

File #: 2018-223

Owner's Name: Scott McGrath

Applicant: Scott McGrath

Agent: N/A

Type of Application: Admin Variance

Key: Key Largo

RE: 00517740-000000

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Administrative Variance

Paid / #080 \$1490.00

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: 10 / 1 / 2018
Month Day Year

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

<u>Scott McGrath</u>	<u>Scott McGrath</u>
<small>Applicant (Name of Person, Business or Organization)</small>	<small>Name of Person Submitting this Application</small>

<u>210 Willowbay Ridge Street, Sanford, FL, 32771</u>	
<small>Mailing Address (Street, City, State and Zip Code)</small>	

<u>386-878-8624</u>	<u>407-729-9849</u>	<u>mcgrathscotta@yahoo.com</u>
<small>Work Phone</small>	<small>Home Phone</small>	<small>Cell Phone</small>
		<small>Email Address</small>

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

<u>Scott and Viktoryia McGrath</u>	<u>Scott McGrath</u>
<small>(Name/Entity)</small>	<small>Contact Person</small>

<u>210 Willowbay Ridge Street, Sanford, FL, 32771</u>	
<small>Mailing Address (Street, City, State and Zip Code)</small>	

<u>386-878-8624</u>	<u>407-729-9849</u>	<u>mcgrathscotta@yahoo.com</u>
<small>Work Phone</small>	<small>Home Phone</small>	<small>Cell Phone</small>
		<small>Email Address</small>

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

<u>9</u>	<u>10</u>	<u>Bat Haven Section 3</u>	<u>Largo</u>
<small>Block</small>	<small>Lot</small>	<small>Subdivision</small>	<small>Key</small>

<u>00517740-000000</u>	<u>1636991</u>
<small>Real Estate (RE) Number</small>	<small>Alternate Key Number</small>

<u>4 Pine Avenue, Key Largo, FL, 33037</u>	<u>95</u>
<small>Street Address (Street, City, State & Zip Code)</small>	<small>Approximate Mile Marker</small>

Land Use District Designation(s): SR

Present Land Use of the Property: Single Family Dwelling

Proposed Land Use of the Property: Single Family Dwelling

Total Land Area: 5,000 Sq Ft.

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: 25' front yard setback, 10' primary yard setback
 (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Reduction of front yard to 21', reduction of primary side to 5 feet.
 (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 house is placed on the lot inconsistent with the current zoning. The dwelling was permitted through Monroe County as is. The owner intends to enclose existing covered porches within the existing building envelope.
This should be allowed as the this is within the existing building envelope, not a expansion, not an open deck or patio.
This is not a substantial improvement as defined by FBC, FEMA, or Monroe County. Nonconformity is not increased.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Many of the homes in my area have already undertaken these same expansions. None of the homes in the Bay Haven Subdivision conform with current zoning, all were permitted through the County when originally constructed. Failure to grant this variance would directly affect my home value in comparison to my neighbors. Failure to grant this variance keeps me from enjoying my property to the same effect as my neighbors. The regulations placed on my property by the County create a true and sustainability hardship.

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:

This is variance is for a private residence on private property. It not create an additional expenses to the public. It will in no way negatively affect the public health, safety, and welfare. Granting of this variance will not cause public nuisance or cause fraud or victimization of the public. Granting of this variance will increase public safety by bringing portions of the building up to 2017 building code standards and meeting current wind loads.

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 house is placed on the lot inconsistent with the current zoning. The dwelling was permitted through Monroe County. The entire Bay Haven Subdivision is build inconsistent with the current zoning and therefor nonconforming.

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 of this variance will allow the same level of property enjoyment as many of my existing neighbors. It will in no way grant special privilege.

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

The Granting of this 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 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, this is the minimum variance required to relieve the applicants and complete the project.

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: _____

STATE OF Florida

COUNTY OF Volusia

Sworn to and subscribed before me this 16th day of NOVEMBER, 2018,

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

_____ as identification.

(TYPE OF ID PRODUCED)

Denise M. Brooke
Signature of Notary Public, State of Florida

DENISE M. BROOKE

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 3-9-22



Send complete application package to:

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



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 00517740-000000
 Account # 1636991
 Property ID 1636991
 District Group Tavernier
 Millage Group 1 - SCHOOL STATE - SCHOOL STATE - (1)
 Location 4 PINE Ave, KEY LARGO
 Address
 Legal BK 9 LT 10 BAY HAVEN SEC 3 P82-41 KEY LARGO OR636-630 OR1084-1880 OR1600-1778R/S
 Description OR2197-1846/1870DEC OR2312-1281/83DEC OR2425-22/23D/C OR2710-2087
 (Note: Not to be used on legal documents)
 Neighborhood 1737
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision BAY HAVEN SEC 3
 Sec/Twp/Rng 14/62/38
 Affordable No
 Housing



Owner

MCGRATH SCOTT A AND VIKTORIA P
 210 WILLOWBAY RIDGE ST
 SANFORD FL 32771

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$98,291	\$99,637	\$92,930	\$99,717
+ Market Misc Value	\$134	\$140	\$152	\$137
+ Market Land Value	\$110,000	\$110,000	\$110,231	\$72,652
= Just Market Value	\$208,425	\$209,777	\$203,313	\$172,506
= Total Assessed Value	\$208,425	\$208,732	\$189,756	\$172,506
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$208,425	\$209,777	\$203,313	\$172,506

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,000.00	Square Foot	50	100

Buildings

Building ID	29121	Exterior Walls	WD FRAME
Style	STILT 1 STORY	Year Built	1988
Building Type	S.F.R. - R1 / R1	Effective Year Built	1998
Gross Sq Ft	2100	Foundation	CONC PILINGS
Finished Sq Ft	768	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CERM/CLAY TILE
Perimeter	112	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	28	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	884	0	0
FLA	FLOOR LIV AREA	768	768	0
OUF	OP PRCH FIN UL	448	0	0
TOTAL		2,100	768	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1990	2004	1	32 SF	1

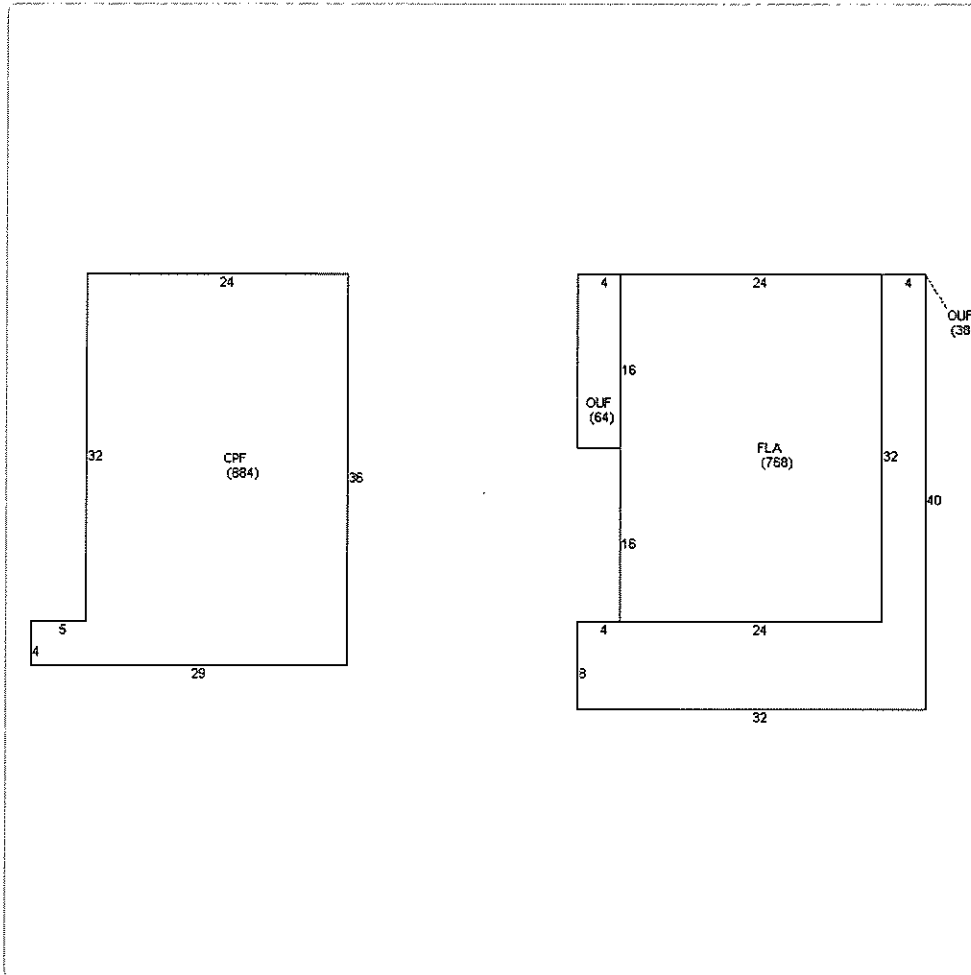
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/30/2014	\$203,000	Warranty Deed		2710	2087	02 - Qualified	Improved
7/30/2009	\$0	Death Certificate		2425	22	88 - Unqualified	Improved
10/11/1999	\$104,500	Warranty Deed		1600	1778	Q - Qualified	Improved
1/1/1989	\$75,000	Warranty Deed		1084	1880	Q - Qualified	Improved

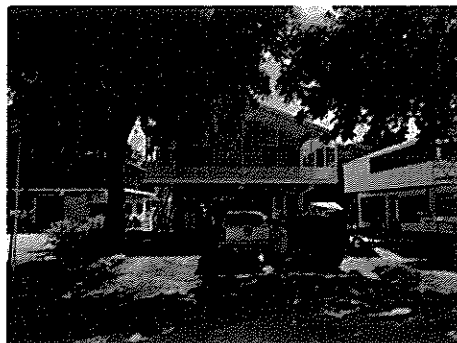
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12302391	5/29/2012	6/4/2012	\$1		RE-ROOF - METAL

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Doc# 2004321 11/05/2014 4:02PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by:
Maureen Tracy, C.L.C.
Southern Title Holding Company, LLC
440 Deltona Blvd
Deltona, FL 32725

11/05/2014 4:02PM
DEED DOC STAMP CL: Krys \$1,421.00

File Number: DL141345

Doc# 2004321
Bk# 2710 Pg# 2087

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 30th day of October, 2014, between Lael Manzo, an unmarried person whose post office address is 9720 Biscayne Blvd., Miami Shores, FL 33138, grantor, and Scott A. McGrath and Viktoryia P. McGrath, husband and wife whose post office address is 210 Willowbay Ridge Street, Sanford, FL 32771-7992, grantees;

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Monroe County, Florida, to-wit:

LOT 10, BLOCK 9, BAY HAVEN SECTION 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 41, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Parcel Identification Number: 1636991

The property is not the homestead of the Grantor(s).

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; that the grantor hereby fully 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, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Agatha M^cFarlane
Witness Signature

AGATHA M^cFARLANE
Witness Printed Name

Mercedes L. Rodriguez
Witness Signature

Mercedes L. Rodriguez
Witness Printed Name

Lael Manzo
Lael Manzo

State of Florida
County of DADE

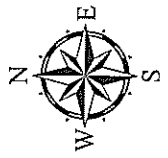
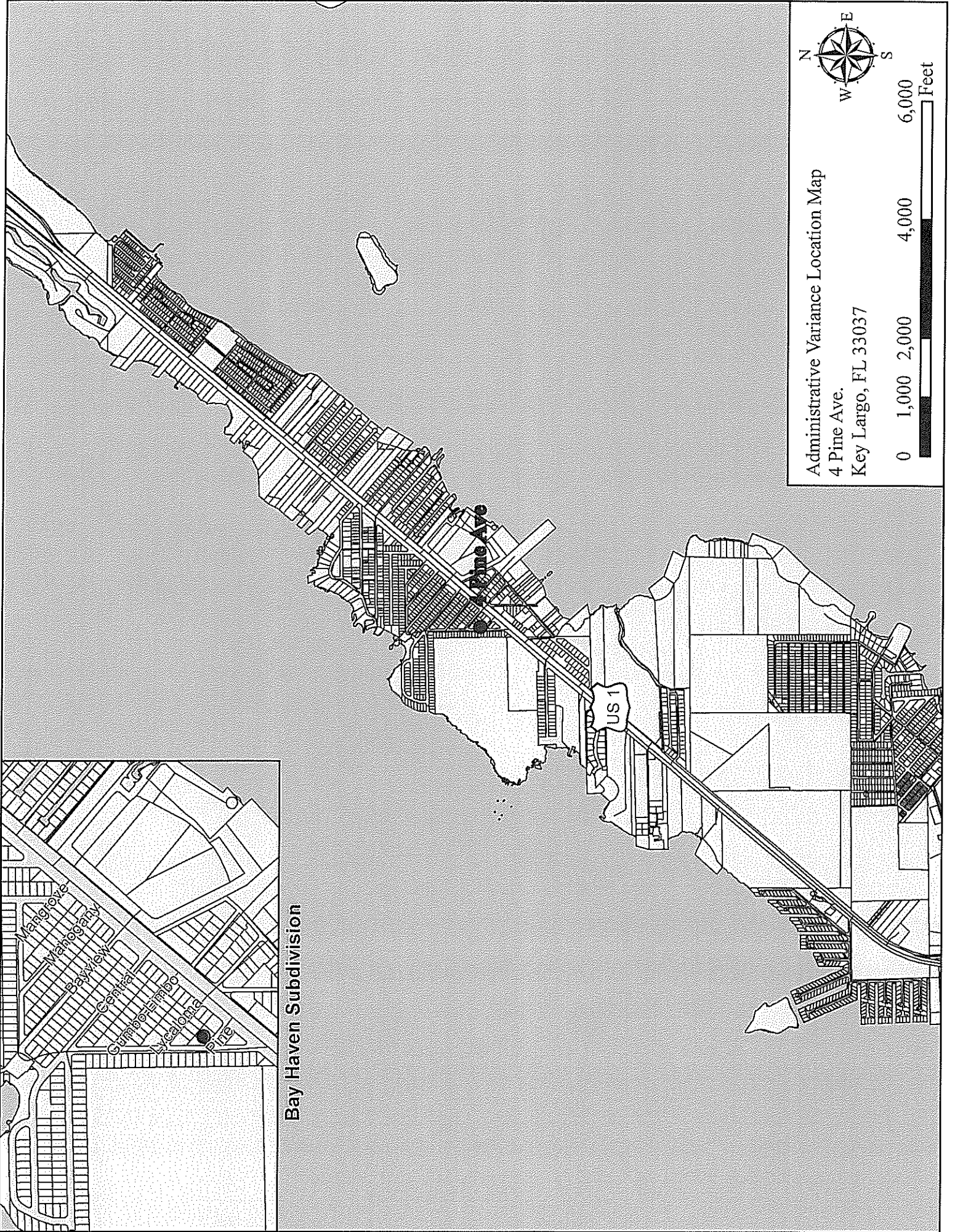
The foregoing instrument was acknowledged before me this 30th day of October, 2014, by Lael Manzo, who (X) is personally known to me or () has produced Driver(s) License as identification.

Agatha M^cFarlane
Notary Public Signature

My Commission Expires: 1/12/2015

(seal)



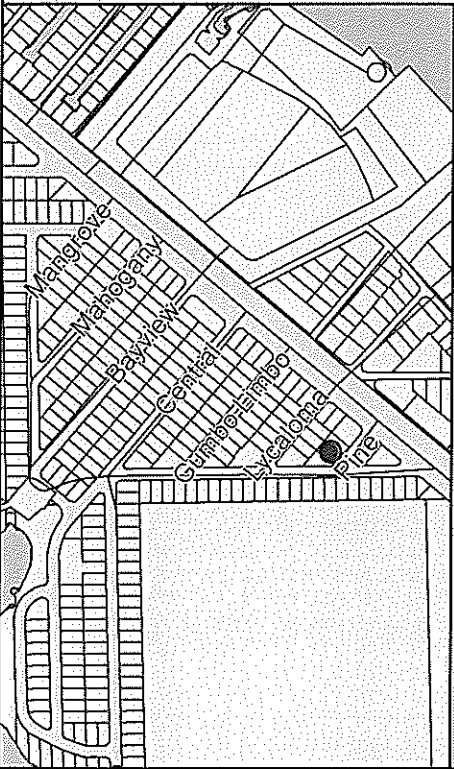


Administrative Variance Location Map

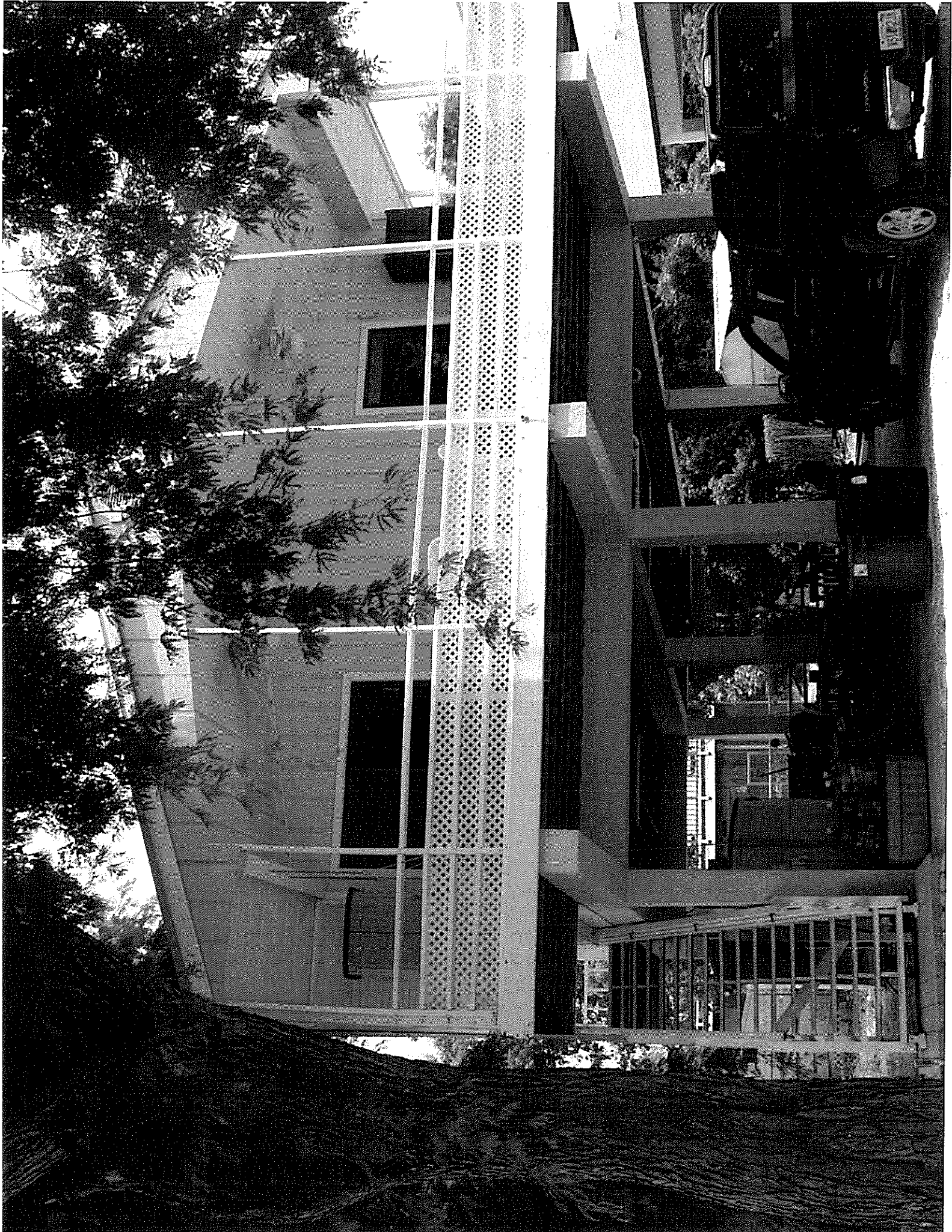
4 Pine Ave.

Key Largo, FL 33037

0 1,000 2,000 4,000 6,000 Feet



Bay Haven Subdivision





14 MERIDIAN LLC
6508 NW 82nd Ave
Miami, FL 33166

ABIT INVESTMENTS LLC
PO BOX 628
TAVERNIER, FL 33070

ALVAREZ MARY ANN
8321 SW 33rd Ter
Miami, FL 33155

ARCIA EMILY
46 Gumbo Limbo Ave
Key Largo, FL 33037

BAYHAVEN LLC
8850 NW 194th Ter
Miami Lakes, FL 33018

BD OF TR'S OF THE INT IMP TR FUND OF
3900 The Capitol
Tallahassee, FL 32399

~~BD OF TR'S OF THE INT IMP TR FUND OF
3900 The Capitol
Tallahassee, FL 32399~~

BEARGIE WILLIAM T
6 Eleven
Rocky River, OH 44116

BEAUCHAMP SCOTT
238 E Main St
Wales, WI 53183

BERNAL JUAN A
7704 SW 193RD ST
CUTLER BAY, FL 33157

BETANCOURT MIGUEL A R/S
17 MERIDIAN AVE
KEY LARGO, FL 33037

BODZIAK MATHEW SCOTT
32 Gumbo Limbo Ave
Key Largo, FL 33037

BONAWITZ MARK E REV TR 3/23/2011
9410 N Hollybrook Lake Dr
Pembroke Pines, FL 33025

BROWARSKI JEFFREY G AND GAYLE A
7310 REDRIFF TER
WEST BLOOMFIELD, MI 48323

BROWN KEVIN AND ELISABETH
18 MERIDIAN AVE
KEY LARGO, FL 33037

~~BROWN KEVIN W AND ELIZABETH
18 MERIDIAN AVE
KEY LARGO, FL 33037~~

~~BROWN KEVIN W AND ELIZABETH M
18 MERIDIAN AVE
KEY LARGO, FL 33037~~

BUSCHUR KIMBERLY
16 LYCALOMA AVE
KEY LARGO, FL 33037

CASAS JOSE LEON REVOCABLE TRUST
7525 SW 100th Ave
Miami, FL 33173

COOK LAUREL E
8 Ocean View Blvd
Key Largo, FL 33037

DE BARROS JEFFREY A
70 CENTRAL AVE
KEY LARGO, FL 33037

FARBER WESLEY Q
9 MERIDIAN Ave
KEY LARGO, FL 33037

FLEMING JANENE E
47 GUMBO LIMBO AVE
KEY LARGO, FL 33037

FLORIAN DAVID W AND HONEY M
35 COPPER RIDGE RD
SOUTHINGTON, CT 06489

FOLEY ADAM
412 Coconut Dr
Key Largo, FL 33037

HERNANDEZ FRANK
14814 SW 140th St
Miami, FL 33196

HERNANDEZ GABRIELLE
21423 SW 94th Ct
Cutler Bay, FL 33189

HERRERA WALKYRIA M
15 LYCALMOMA AVE
KEY LARGO, FL 33037

HINTON WILLIAM HAROLD
41 Gumbo Limbo Ave
Key Largo, FL 33037

HODES MICHAEL P
PO Box 373191
Key Largo, FL 33037



HODES MICHAEL PHILLIP H/W
PO Box 373191
Key Largo, FL 33037

HOEFEL CHARLES A
5 MERIDIAN AVE
KEY LARGO, FL 33037

HOEFERT KIM
94680 OVERSEAS HWY
KEY LARGO, FL 33037

HOUGH SUN CHA
15 MERIDIAN AVE
KEY LARGO, FL 33037

HUKILL AMELIA S
PO Box 394
East Marion, NY 11939

KEY LARGO REEF LLC
1923 SE 10TH ST
HOMESTEAD, FL 33035

KINKOPF JOAN REVOCABLE TRUST 10/2
82 Central Ave
Key Largo, FL 33037

KOVSKY GREGORY ALAN
307 Lime St
Key Largo, FL 33037

LASSITER JOAN M H/W
38 Gumbo Limbo Ave
Key Largo, FL 33037

LAWRENCE TRACY L
1799 Lucas Avenue
Cottkill, NY 12419

LEMUS JESUS P AND CARMEN J
9261 SW 70TH ST
MIAMI, FL 33173

LIMA OCTAVIO A
45 GUMBO LIMBO AVE
KEY LARGO, FL 33037

LINDBACK AMY A
20 Lycaloma Ave
Key Largo, FL 33037

LOPEZ-CASTRO MARIA
608 Valencia Ave
Coral Gables, FL 33134

~~LOPEZ-CASTRO MARIA
608 Valencia Ave
Coral Gables, FL 33134~~

MAPEL DAWN AMY
34 GUMBO LIMBO AVE
KEY LARGO, FL 33037

MARSHALL JAY WARD REVOCABLE TRL
C/O JOSTOCK ERIC H TRUSTEE
150 N Michigan Ave Ste 130
Chicago, IL 60601

MATTY DENNIS R AND CAROLYN DENISE
6920 SW 8TH ST
PEMBROKE PINES, FL 33023

~~MCGRATH SCOTT A AND VIKTORYIA P
210 WILLOWBAY RIDGE ST
SANFORD, FL 32771~~

~~MONROE COUNTY COMPREHENSIVE PL
1200 Truman Ave
Key West, FL 33040~~

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1200 Truman Ave
Key West, FL 33040~~

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1200 Truman Ave
Key West, FL 33040~~





MOORE DAVID AND STEPHANIE
12 MERIDIAN AVE
KEY LARGO, FL 33037

MULLEN DAVID
42 Gumbo Limbo Ave
Key Largo, FL 33037

MULQUEEN TIMOTHY J
36 CLAY LN
LEVITTOWN, NY 11756

NOBLE JAMES A JR
6 PINE AVE
KEY LARGO, FL 33037

ORTEGA-CASTINEIRAS CRISTINA
23 LYCALOMA AVE
KEY LARGO, FL 33037

PAGE KATHRYN
5005 NW 104th Way
Coral Springs, FL 33076

PAZOS LUIS AND MARINA L/E
27 LYCALOMA AVE
KEY LARGO, FL 33037

PENA WILFREDO M JR AND BARBARA L
31 GUMBO LIMBO AVE
KEY LARGO, FL 33037

PENATE CARLOS AND MILAGROS DIAZ
76 CENTRAL AVE
KEY LARGO, FL 33037

PEREZ ALBERT
80 Central Ave
Key Largo, FL 33037

POE REBECCA DAWN
16 Meridian Ave
Key Largo, FL 33037

R AND M LAND HOLDINGS INC
13627 Deering Bay Dr
Coral Gables, FL 33158

RAMIREZ DENNIS
22 Meridian Ave
Key Largo, FL 33037

REDLAND INVESTMENT LLC
17951 SW 280TH ST
HOMESTEAD, FL 33031

REYNOLDS ANNMARIE
6 Mews Rd
Milford, DE 19963

RICHMOND ALBERT VERNON REVOCABI
306 Lime St
Key Largo, FL 33037

RIFICE ALEXANDER S
36 Gumbo Limbo Ave
Key Largo, FL 33037

RODRIGUEZ LIAM
21 LYCALOMA AVE
KEY LARGO, FL 33037

RODRIGUEZ MILAGRO
40 GUMBO LIMBO AVE
KEY LARGO, FL 33037

RODRIGUEZ REGINO RUDOLFO
8786 NW 168TH LN
HIALEAH, FL 33018

ROGERS ROBERT R
3261 NW 64TH ST
FORT LAUDERDALE, FL 33309

SAWYER GERALD P
37 Gumbo Limbo Ave
Key Largo, FL 33037

SCHRY DONALD A LIVING TRUST 03/12/0
8345 SW 98th St
Miami, FL 33156

SHAW KRISTA M H/W
7 Ocean View Blvd
Key Largo, FL 33037

SKRUMBELLOS RONALD A
5 Ocean View Blvd
Key Largo, FL 33037

SLADE LORAIN
PO BOX 84
MARTIN, KY 41649

SNAPPERS KEY LARGO LLC
139 Seaside Ave
Key Largo, FL 33037

SNAPPERS KEY LARGO LLC
139 Seaside Ave
Key Largo, FL 33037

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Key Largo, FL 33037





SNAPPERS KEY LARGO LLC
139 Seaside Ave
Key Largo, FL 33037

TANZINI LAURA G
6 Ocean View Blvd
Key Largo, FL 33037

THOMPSON JAMES J
209 Laurelfeld Dr
Friendswood, TX 77546

TIFF LLC
94500 OVERSEAS HWY
KEY LARGO, FL 33037

TIFF
3900 The Capitol
Tallahassee, FL 32399

~~TIFF
3900 The Capitol
Tallahassee, FL 32399~~

~~TIFF
3900 The Capitol
Tallahassee, FL 32399~~

~~TIFF
3900 The Capitol
Tallahassee, FL 32399~~

VEGA ANGEL AND ROSA A
8500 W FLAGLER ST STE 204
MIAMI, FL 33144

WRIGHT DALE K
18 Lycaloma Ave
Key Largo, FL 33037

WRIGHT PHILLIP C
PO BOX 1779
ISLAMORADA, FL 33036

ZALDIVAR ROGELIO J AND SILVIA I
2741 SW 130TH AVE
MIAMI, FL 33175

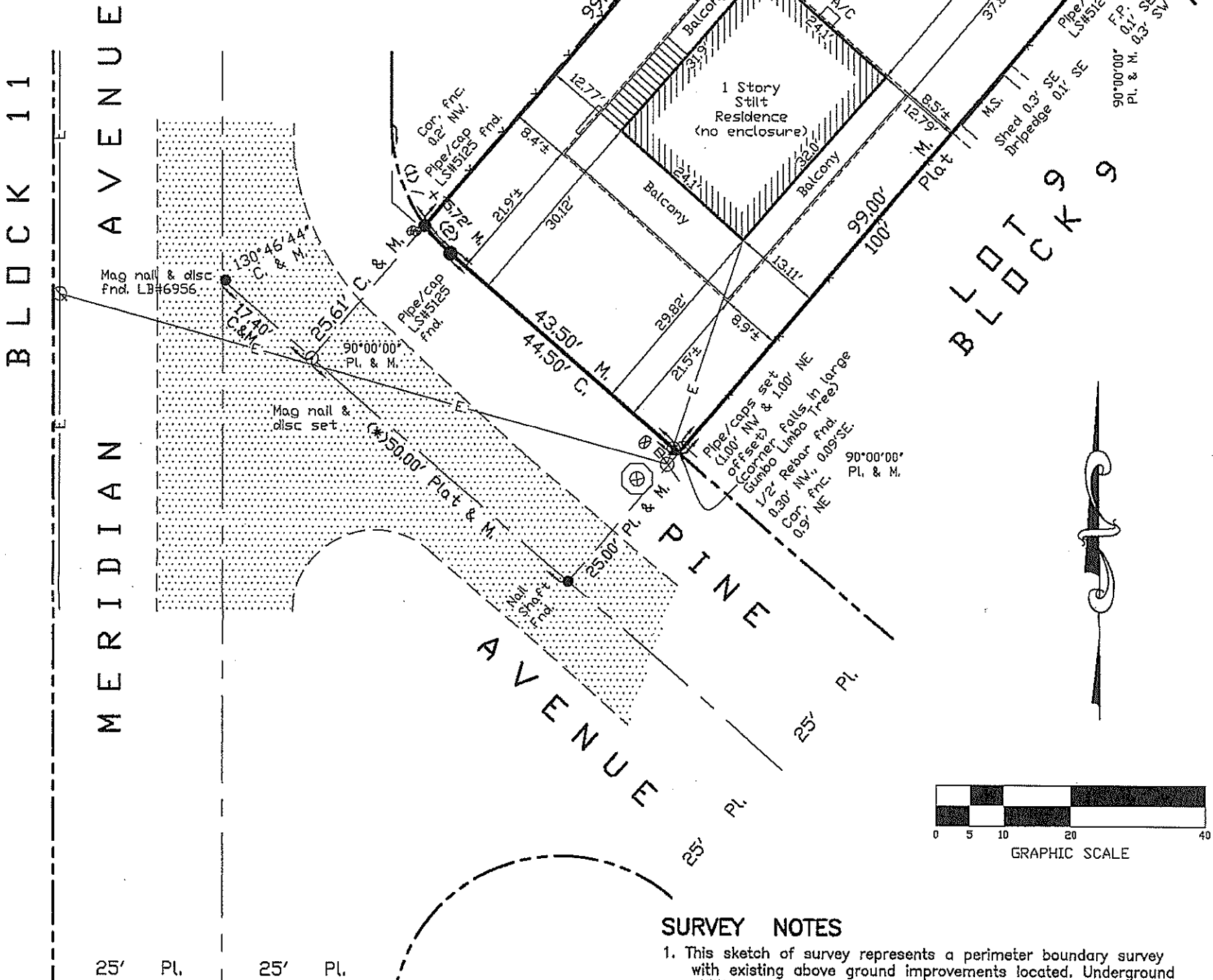
ZOLOT SAMUEL P AND JANICE H
105 SOUTHBRIDGE CT
JAMESTOWN, NC 27282



DESCRIPTION:

Lot 10, Block 9, BAY HAVEN SECTION 3, according to the Plat thereof as recorded in Plat Book 2, at Page 41 of the Public Records of Monroe County, Florida.

Curve number 1	Curve number 2
Radius= 25.00'	Radius= 25.00'
Delta= 36°30'06"	Delta= 12°43'10"
Arc= 15.93'	Arc= 5.55'
Tangent= 8.24'	Tangent= 2.79'
Chord= 15.66'	Chord= 5.54'



SURVEY NOTES

- This sketch of survey represents a perimeter boundary survey with existing above ground improvements located. Underground utilities or structures were not located.
- This residence has a physical address of: 4 Pine Ave., Key Largo, Fl. 33037
- This parcel is in N.F.I.P., flood zone AE, El. 7' as shown on F.E.M.A. map panel #12087C0935, revised 2/18/05, and/or is depicted hereon if parcel is in more than one zone.
- No encroachments or notorious evidence of occupation and/or use of the described parcel for right-of-ways, ingress and egress were noted by this survey unless shown hereon.
- The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
- The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).
- By his signature and embossed seal, the Florida P.S.M. or P.L.S. signing this survey hereby certifies to the following named parties that this survey was performed under his direct supervision and that it is true and correct to the best of his knowledge and belief:
 RP FUNDING INC.
 SOUTHERN TITLE HOLDING COMPANY LLC
 FIRST AMERICAN TITLE INSURANCE CO.
 SCOTT A. MCGRATH & VIKTORIYA MCGRATH

ABBREVIATIONS/LEGEND

P.L.S. - Professional Land Surveyor	L.S. - Land Surveyor	○ - Nail / PK Nail Found
P.S.M. - Professional Surveyor & Mapper	L.B. - Licensed Business	○ - Nail/Pk Nail LB #7882 set
R. - Record	C. - Calculated	○ - Pipe Found
Fr. - Wood frame	Fnd. - Found	○ - Pipe/Cap LB #7882 set
Fin.Fir. - finished floor	D. - Dead	○ - Wood Utility Pole
El. - Elevation	Pl. - Plat	○ - Rebar Found
CB - concrete block	M. - Measured	○ - Overhead electric lines
Balc. - Balcony	con. - concrete	○ - Overhead telephone lines
Fnc. - fence	cor. - corner	○ - Overhead cable television
Res. - residence	FP - fence post	○ - Chainlink fence
PK - PARKER KALON FASTENERS	A/C - air conditioner	○ - Wood fence
MAG. - Magnetic Nail	Cond. - Conduit	○ - Plastic fence
N.I.S. - not in service	F.S. - frame shed	○ - Metal fence
LP.G.T. - liquid petroleum gas tank	M.S. - metal shed	○ - Water Meter
U.G.E. - Underground Electric	P.S. - plastic shed	○ - Water valve
U.G.T. - underground telephone	C.B.S. - conc. block shed	○ - Rock
WL - buried waterline	Add. - addition	⊗ - Concrete Davit Base
Rad./N.R. - Radial/Non-Radial	Plt. - plater	
N.S.E.W. - North, South, East, West	R.O.W. - right of way	
P.O.C. - Point of Commencement	W.F.T. - wood fish table	
P.O.B. - Point of Beginning	C.F.T. - conc. fish table	
P.C.P. - Permanent Control Point	F.F.T. - plastic fish table	
P.C.C. - Point of Compound Curve	T.R. - telephone riser	
P.R.C. - Point of Reverse Curvature	L.P. - light/lamp pole	
P.C./P.T. - Point of Curvature/Tangency	G.A. - guy anchor	
P.R.M. - Permanent Reference Monument	Bldg. - Building	
NGVD - National Geodetic Vertical Datum	M.H.W.L. - mean high water line	
NAVD - North American Vertical Datum	S.U.L. - safe upland line	
A.M.H.W.L. - Apparent Mean High Water Line		



MASSEY-RICHARDS SURVEYING & MAPPING, LLC

Phone: (305)853-0066 / Fax: (305)853-0233
 88888 Overseas Highway / P.O. Box 619, Tavernier, Fl. 33070

Client: McGrath	Section 14 Township 62 South, Range 38 East
Key Largo	Monroe County, Florida
Surveyed: 10/27/14	Fieldbook No. 178
Drawing No. 12366	Drawn By: AMR Scale: 1" = 20'

Florida Certificate of Authorization No. LB #7882
 I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
 David S. Massey, P.S.M. # 5125

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SITE PLAN NOTES

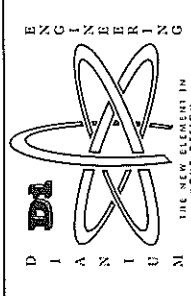
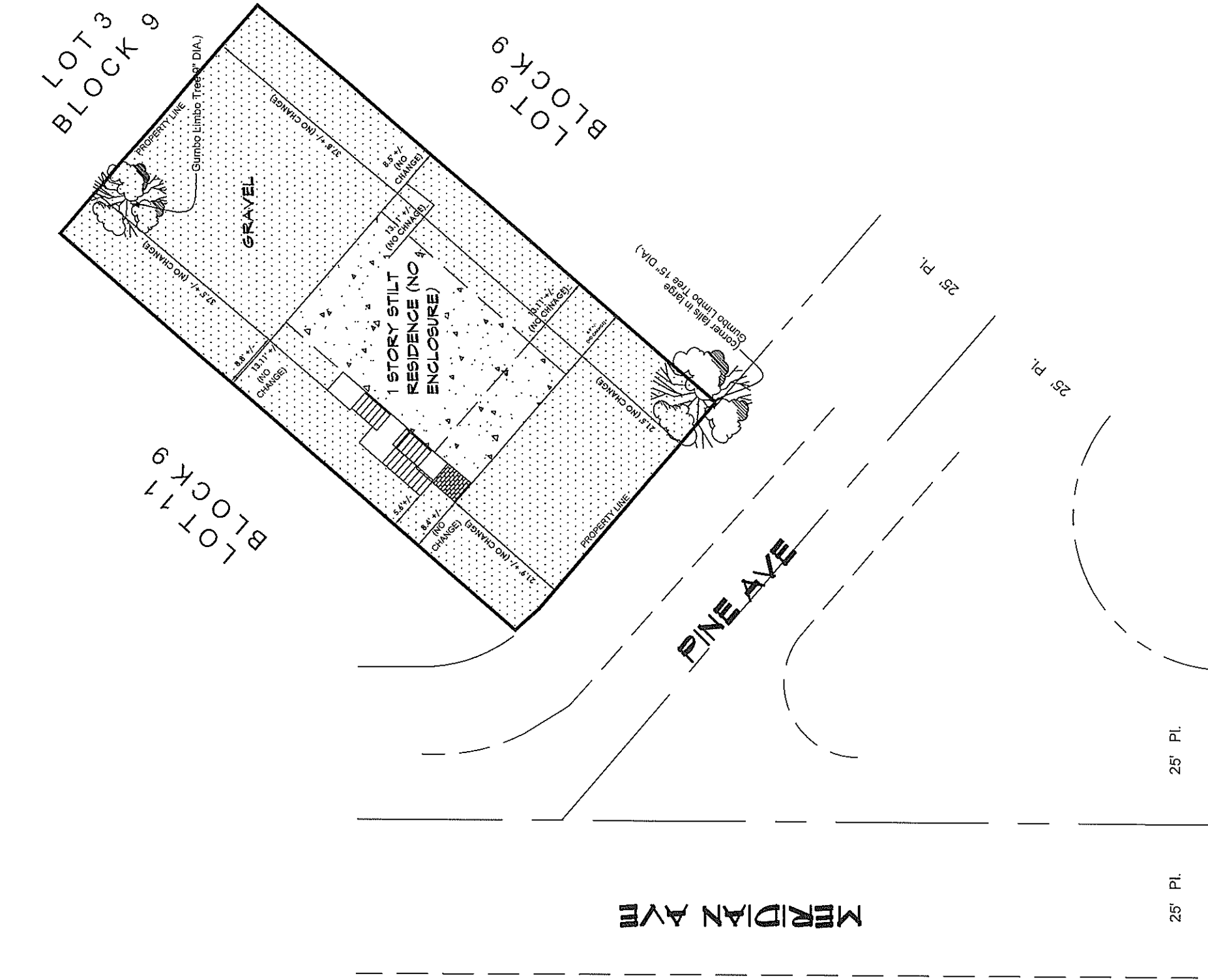
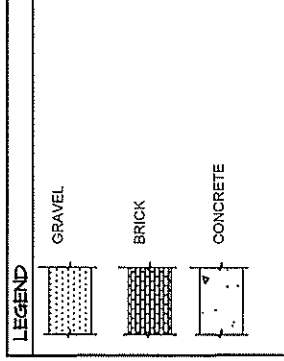
LEGAL DESCRIPTION:
BK 9 LT 10 BAY HAVEN SEC 3 PRE-41 KEY LARGO DR/366/630 OR/1044-1400 OR/1020/1776/65
OR/197-1949/1870/62 OR/317-128/1005/62 OR/425-2375/30/6 OR/710-0307

PROPERTY CLASS:
SINGLE FAMILY RESID (R100)

ZONE:
DR

CITE PLAN FOR PLANNING ONLY. REFERENCE LEGAL SURVEY FOR INFORMATION NOT PROVIDED
IN THIS DRAWING.

SETBACKS:
FRONT: 25 FT
REAR: 10 FT
SIDE: 5 FT, 10 FT



Diana M. Higgins P.E., FL# 69317 CA# 29831
PO BOX 91, TERRA CEIA, FL 34250 | 941.932.5892

PROJECT:
MCGRATH RESIDENCE
4 PINE AVE
KEY LARGO, FL

Engineer of Record:
Diana M. Higgins P.E.,
FL# 69317

TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND
BELIEF, THE STRUCTURAL PLANS AND
SPECIFICATIONS COMPLY WITH 2017 FLORIDA
BUILDING CODE 6TH EDITION, SECTION 1609 FOR
180 MPH, 3 SEC. GUST EXPOSURE "D", ENCLOSED
(INTERNAL PRESSURE COEFFICIENT = ±0.18) WIND
ZONE

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER
THE DATE IT IS SIGNED AND SEALED. SIGNED AND SEALED FOR
THE STRUCTURAL PORTION OF THIS DRAWING ONLY.

REVISION:

DATE	DESCRIPTION

SHEET TITLE:

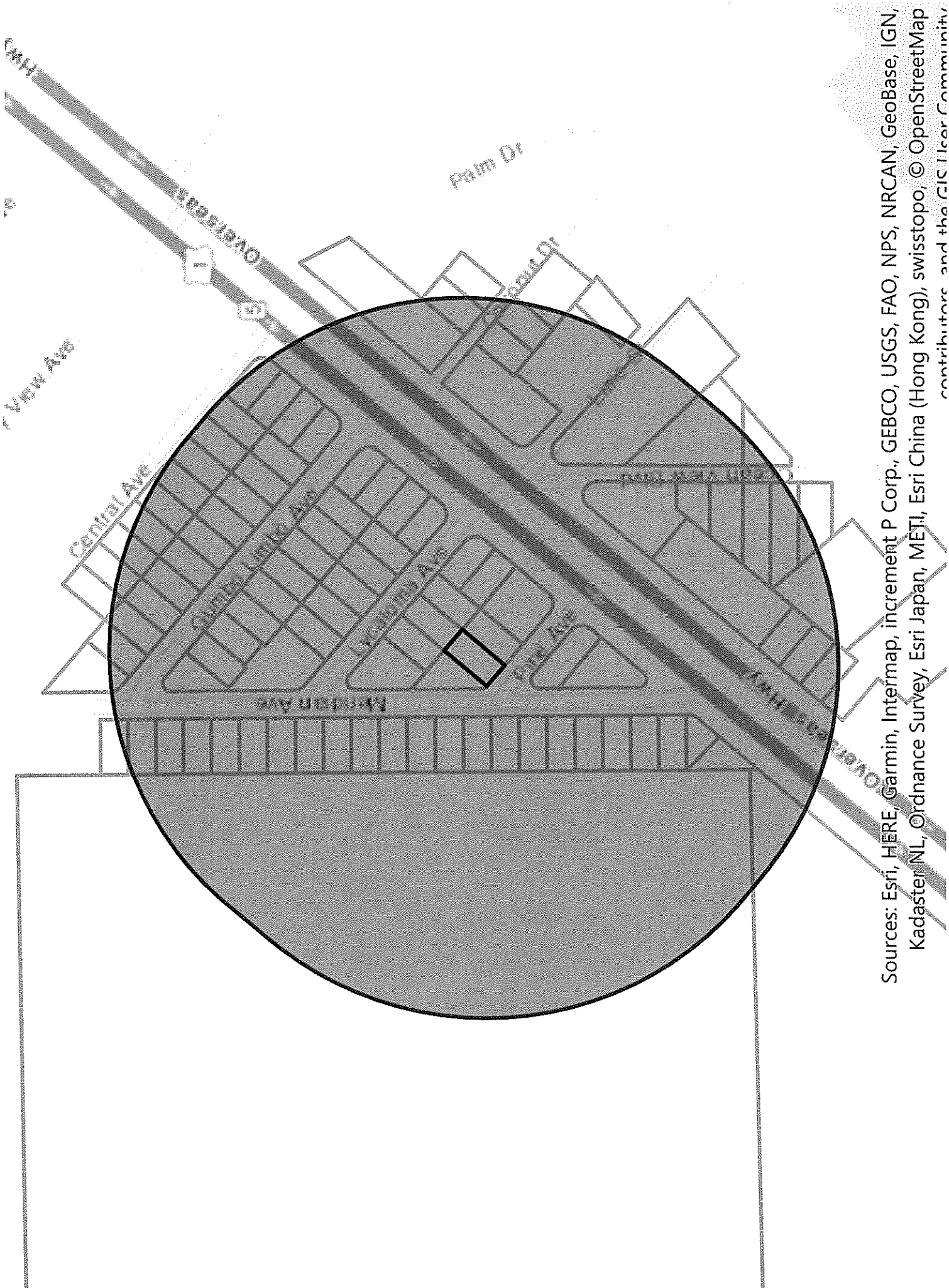
SITE

SHEET INFORMATION:

JOB NO.: 18091
DATE ISSUED: 10.08.18
DRAWN BY: DMH
REVIEWED BY:

sheet:

Additional Information added to File 2018-223



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), swisstopo, © OpenStreetMap contributors and the GIS User Community

RE Number: 00200950-000000

Key: Ramrod Key

Applicant Name: LOWE EDWARD AND WANDA

Restriction Type: AFH Restriction

Monroe County Clerk Book/Page Document Recorded: 1855/404

Application Type: Purchase Owner

Qualification Type: owner-occupant

AFH LOG ID: 62

Building Permit Number: 02103163

SPON LIST
2018-223 RE#00517740-000000

RECHAR	NAME	ADD1	ADD2	CITY	STATE	ZIP
00491670-000000	ABIT INVESTMENTS LLC	PO BOX 628		TAVERNIER	FL	33070
00517840-000000	ALVAREZ MARY ANN	8321 SW 33rd Ter		Miami	FL	33155
00517520-000000	ARCIA WILFREDO	46 Gumbo Limbo Ave		Key Largo	FL	33037
00517530-000000	BAYHAVEN LLC	8850 NW 194th Ter		Miami Lakes	FL	33018
00088920-000000	BD OF TR'S OF THE INT IMP TR FUND OF THE ST	3900 The Capitol		Tallahassee	FL	32399
00517600-000000	BEARGIE WILLIAM T	6 Eleven		Rocky River	OH	44116
00517650-000000	BEAUCHAMP SCOTT	238 E Main St		Wales	WI	53183
00517990-000000	BERNAL JUAN A	7704 SW 193RD ST		CUTLER BAY	FL	33157
00517950-000000	BETANCOURT MIGUEL A R/S	17 MERIDIAN AVE		KEY LARGO	FL	33037
00517450-000000	BODZIAK MATHEW SCOTT	32 Gumbo Limbo Ave		Key Largo	FL	33037
00517440-000000	BONAWITZ MARK E REV TR 3/23/2011	9410 N HOLLYBROOK LAKE DR APT 308		PEMBROKE PINES	FL	33025
00517820-000000	BROWARSKI JEFFREY G AND GAYLE A	7310 REDRIFF TER		WEST BLOOMFIELD	MI	48323
00517970-000000	BROWN KEVIN W AND ELIZABETH M	18 MERIDIAN AVE		KEY LARGO	FL	33037
00517680-000000	BUSCHUR KIMBERLY	16 LYCALOMA AVE		KEY LARGO	FL	33037
00492630-000000	CASAS JOSE LEON REVOCABLE TRUST	7525 SW 100TH AVE		MIAMI	FL	33173
00517850-000000	CASTILLO MIGUEL A	25100 SW 189th Ave		Homestead	FL	33031
00492510-000000	CASTRO AMADEO LOPEZ JR	608 VALENCIA AVE		CORAL GABLES	FL	33134
00492080-000000	COOK LAUREL E	8 Ocean View Blvd		Key Largo	FL	33037
00517290-000000	DANNELS MARK D REV LIVING TRUST 6/16/2009	149 N Bay Harbor Dr		Key Largo	FL	33037
00517220-000000	DE BARROS JEFFREY A	70 CENTRAL AVE		KEY LARGO	FL	33037
00517340-000000	FLEMING JANENE E	47 GUMBO LIMBO AVE		KEY LARGO	FL	33037
00491790-000000	FLORIAN DAVID W AND HONEY M	35 COPPER RIDGE RD		SOUTHINGTON	CT	6489
00492620-000000	FOLEY ADAM	412 Coconut Dr		Key Largo	FL	33037
00517470-000000	HALLOCK THOMAS J	36 GUMBO LIMBO AVE		KEY LARGO	FL	33037
00517260-000000	HERNANDEZ FRANK	14814 SW 140th St		Miami	FL	33196
00517400-000000	HERNANDEZ FRANK	21423 SW 94th Ct		Cutler Bay	FL	33189
00517580-000000	HERRERA WALKYRIA M	15 LYCALMOMA AVE		KEY LARGO	FL	33037
00517370-000000	HINTON WILLIAM HAROLD	41 Gumbo Limbo Ave		Key Largo	FL	33037
00492130-000000	HODES MICHAEL P	PO Box 373191		Key Largo	FL	33037
00517830-000000	HOEFEL CHARLES A	5 MERIDIAN AVE		KEY LARGO	FL	33037
00517710-000000	HOEFERT KIM	94680 OVERSEAS HWY		KEY LARGO	FL	33037
00517930-000000	HOUGH SUN CHA	15 MERIDIAN AVE		KEY LARGO	FL	33037
00518010-000000	HUKILL WILLIAM P	PO Box 394		East Marion	NY	11939
00491800-000000	KEY LARGO REEF LLC	1923 SE 10TH ST		HOMESTEAD	FL	33035
00517280-000000	KINKOPF JOAN REVOCABLE TRUST 10/29/2013	82 Central Ave		Key Largo	FL	33037
00492180-000000	KOVSKY GREGORY ALAN	307 Lime St		Key Largo	FL	33037
00517480-000000	LASSITER KEITH J	38 Gumbo Limbo Ave		Key Largo	FL	33037
00517510-000000	LAWRENCE TRACY L	1799 Lucas Avenue		Key Largo	FL	33037
00517880-000000	LEMUS JESUS P AND CARMEN J	9261 SW 70TH ST		Cottekill	NY	12419
00517350-000000	LIMA OCTAVIO A	45 GUMBO LIMBO AVE		MIAMI	FL	33173
00517660-000000	LINDBACK AMY A	20 Lycaloma Ave		KEY LARGO	FL	33037
00517920-000000	LOPEZ MADELYN	8272 NW 164 ST		Key Largo	FL	33037
00492520-000000	LOPEZ-CASTRO AMADEO III	7400 SW 57TH CT STE 202		MIAMI	FL	33016
00517460-000000	MAPEL DAWN AMY	34 GUMBO LIMBO AVE		SOUTH MIAMI	FL	33143
00517570-000000	MARSHALL JAY WARD REVOCABLE TRUST 10/10/2003	C/O JOSTOCK ERIC H TRUSTEE	1 E WACKER DR STE 2520	KEY LARGO	FL	33037
				Chicago	IL	60601

SPON LIST
2018-223 RE#00517740-000000

00517750-000000	MATTY DENNIS R AND CAROLYN DENISE	6920 SW 8TH ST	PEMBROKE PINES	FL	33023
00517310-000000	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave	Key West	FL	33040
00517900-000000	MOORE DAVID AND STEPHANIE	12 MERIDIAN AVE	KEY LARGO	FL	33037
00517500-000000	MULLEN DAVID	42 Gumbo Limbo Ave	Key Largo	FL	33037
00517770-000000	MULQUEEN TIMOTHY J	36 CLAY LN	LEWISTOWN	NY	11756
00517730-000000	NOBLE JAMES A JR	6 PINE AVE	KEY LARGO	FL	33037
00517620-000000	ORTEGA-CASTINEIRAS CRISTINA	23 LYCALOMA AVE	KEY LARGO	FL	33037
00517640-000000	PAZOS LUIS AND MARINA L/E	27 LYCALOMA AVE	KEY LARGO	FL	33037
00517420-000000	PENA WILFREDO M JR AND BARBARA L/E	31 GUMBO LIMBO AVE	KEY LARGO	FL	33037
00517250-000000	PENATE CARLOS AND MILAGROS DIAZ	76 CENTRAL AVE	KEY LARGO	FL	33037
00517270-000000	PEREZ ALBERT	80 Central Ave	Key Largo	FL	33037
00517940-000000	POE REBECCA DAWN	16 Meridian Ave	Key Largo	FL	33037
00088840-000000	R AND M LAND HOLDINGS INC	13627 Deering Bay Dr	Coral Gables	FL	33158
00518000-000000	RAMIREZ DENNIS	22 Meridian Ave	Key Largo	FL	33037
00517590-000000	REDLAND INVESTMENT LLC	17951 SW 280TH ST	HOMESTEAD	FL	33031
00491990-000000	RICHMOND ALBERT VERNON REVOCABLE TRUST 2/22/2016	306 Lime St	Key Largo	FL	33037
00517610-000000	RODRIGUEZ LIAM	21 LYCALOMA AVE	KEY LARGO	FL	33037
00517490-000000	RODRIGUEZ MILAGRO	40 GUMBO LIMBO AVE	KEY LARGO	FL	33037
00517910-000000	RODRIGUEZ REGINO RUDOLFO	8786 NW 168TH LN	HIALEAH	FL	33018
00517890-000000	ROGERS ROBERT R	3261 NW 64TH ST	FORT LAUDERDALE	FL	33309
00517390-000000	SAWYER GERALD P	37 Gumbo Limbo Ave	Key Largo	FL	33037
00491720-000000	SCHRY DONALD A LIVING TRUST 03/12/04	8345 SW 98th St	Miami	FL	33156
00491780-000000	SHAW SCOTT T	7 Ocean View Blvd	Key Largo	FL	33037
00491770-000000	SKRUMBELLOS RONALD A	5 Ocean View Blvd	Key Largo	FL	33037
00517760-000000	SLADE LORAINÉ	PO BOX 84	MARTIN	KY	41649
00491700-000000	SNAPPERS KEY LARGO LLC	139 Seaside Ave	Key Largo	FL	33037
00492030-000000	TANZINI PHILIP J	6 Ocean View Blvd	Key Largo	FL	33037
00517430-000000	THOMPSON JAMES J	209 Laurelfeld Dr	Friendswood	TX	77546
00491650-000000	TIFF LLC	94500 OVERSEAS HWY	KEY LARGO	FL	33037
00517330-000000	TIFF	C/O DEP	3900 COMMONWEALTH BLVD	FL	32399
00517380-000000	VEGA ANGEL AND ROSA A	8500 W FLAGLER ST STE 204	MIAMI	FL	33144
00517670-000000	WRIGHT DALE K	18 Lycaloma Ave	Key Largo	FL	33037
00517360-000000	WRIGHT PHILIP C	PO BOX 1779	ISLAMORADA	FL	33036
00517860-000000	ZALDIVAR ROGELIO J AND SILVIA I	2741 SW 130TH AVE	MIAMI	FL	33175
00492500-000000	ZOLOT SAMUEL P AND JANICE H	105 SOUTHBRIDGE CT	JAMESTOWN	NC	27282

End of Additional File 2018-223