File #: 2019-089

Owner's Name: Gleason, Karla

Applicant: Gleason, Karla

Agent: Brett T. Smith

Type of Application: Admin Variance

Key: Big Coppitt Key

RE #: 00152880.000000
      00152890.000000
Additional Information added to File 2019-089
May 8, 2019

Debra Roberts
Senior Coordinator
Planning Commission
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050-4277

RE: Karla Gleason – Administrative Variance – 321 Avenue E, Big Coppitt Key, FL

Dear Ms. Roberts:

In accordance with your email today, enclosed please find an original executed Agent Authorization from Karla Gleason dated 5/8/19 for the Administrative Variance Application above-referenced.

Per your email, we understand that the authorization submitted with the application package you have reviewed appears to be a copy. Please replace the existing authorization that you currently have in the application package with the enclosed. Thank you.

Sincerely,

/jr

Jodell Roberts
Legal Assistant to Brett Tyler Smith
AGENT AUTHORIZATION FORM

Date of Authorization: 05 / 8 / 2019

I hereby authorize The Smith Law Firm (Wayne Smith & Brett Smith) to be listed as authorized agent representing Karla Gleason for the application submission of an Administrative Variance (rear set back) for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

<table>
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<th>Subdivision</th>
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<tr>
<td>321 Avenue E, Big Coppitt Key, Florida 33040</td>
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<td>1198391 &amp; 1198404</td>
</tr>
</tbody>
</table>

Authorized Agent Contact Information:
509 Whitehead street
305-296-0029 bsmith@thesmithlawfirm.com

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.

Printed Name of Property Owner: Karla Gleason

STATE OF FLORIDA
COUNTY OF Monroe
Sworn to and subscribed before me this 8 day of May, 2019.

by Karla Gleason
(Print Name of Person Making Statement)

(Type of ID Produced)

Signature of Notary Public

My commission expires: 7/6/2021

Print, Type or Stamp Commissioned Name of Notary Public

Last Revised October 2016
End of Additional File 2019-089
### 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

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<th>Brett Tyler Smith</th>
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<td>Subdivision</td>
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<td>Approximate Mile Marker</td>
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Land Use District Designation(s): Improved Subdivision (IS)

Present Land Use of the Property: IS

Proposed Land Use of the Property: IS

Total Land Area: 9,800.00

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%; and

(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: Rear Yard setback of 10 feet (Sec. 131-3(e)(1) Accessory Structure)
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Reduction of 4.8 inch (.4 feet) of rear 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:
   See attached addendum.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
   See attached addendum.

   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:

See attached addendum.

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:

See attached addendum.

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:

See attached addendum.

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

See attached addendum.

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

See attached addendum.

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

See attached addendum.
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 # CE16040041 Describe the enforcement proceedings and if this application is being submitted to correct the violation: Construction of structure without benefit of permits. After the fact permits will be obtained to achieve compliance if variance is granted.

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: 5/3/2019

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me this 3 day of May, 2019, by Karla Gleason, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

____________________________________________________,
(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: 7/6/2024

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, Florida 33050
May 7, 2019

Monroe County Planning Department
2798 Overseas Hwy., Suite 400
Marathon, FL 33050
Attn: Liz Lustberg

RE: Karla Gleason – Administrative Variance – 321 Avenue E, Big Coppitt Key, FL

Dear Ms. Lustberg:

Enclosed please find an original executed Administrative Variance Application as above-referenced and check in the amount of $1,535.00 for the filing fee thereof ($1,250.00 application fee, plus $285.00 for the $3.00 fee for each of the 95 surrounding property owners per SPON list provided by County Planning).

If you have any questions or concerns, please feel free to contact Brett Tyler Smith at The Smith Law Firm.

Sincerely,

/jr

Jodell Roberts
Legal Assistant to Brett Tyler Smith
Clarification:

No proposed changes to the site/tenement boundary survey and site plan are the same one document.
AGENT AUTHORIZATION FORM

Date of Authorization: 04/27/2019

I hereby authorize The Smith Law Firm (Wayne Smith & Brett Smith) to be listed as authorized agent representing Karla Gleason for the application submission of an Administrative Variance (rear set back) for the Property described as: (if in meters and bounds, attach legal description on separate sheet)

15 5 & 6 Johnsonville Big Coppitt

Lot Block Subdivision
00152880-000000 & 00152890-000000 Key (Island)

Real Estate (RE) Number
321 Avenue E, Big Coppitt Key, Florida 33040 Alternate Key Number

Street Address (Street, City, State & Zip Code)
1198391 & 1198404

Approximate Mile Marker

Authorized Agent Contact Information:
509 Whitehead street
305-296-0029 bsmith@thesmithlawfirm.com

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: Karla Gleason

Printed Name of Property Owner: Karla Gleason

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 27th day of April, 2019.

by Karla Gleason, who is personally known to me OR produced

FL DRIVER LICENSE as identification.

Signature of Notary Public

My commission expires: May 14, 2021

JEAN B. POLYNICE
State of Florida-Notary Public
Commission # GG 104143
My Commission Expires May 14, 2021

Last Revised October 2016
ADDENDUM TO ADMINISTRATIVE VARIANCE
APPLICATION OF 321 AVENUE E, BIG COPPIT KEY, FL 33040

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

RESPONSE:

321 Avenue E, Big Coppitt Key, FL 33040 ("Subject Property") was originally developed in 1964 when a permit was pulled to construct a duplex on the Subject Property which was subsequently completed and inspected in 1966. On information and belief, at some point after 1966 a car port was erected on the Subject Property (referred to as “Accessory Structure”). Unfortunately, the Accessory Structure was never permitted; thus, we are unaware as to the exact date it was erected or whether it was fully enclosed when originally erected. Karla Gleason ("Applicant") purchased the Subject Property in May 2010. By the time the Applicant purchased the Subject Property, the Accessory Structure was fully enclosed. Attached as Exhibit “A” is a photograph from 2010 that depicts the Accessory Structure (left of photo) as being completely enclosed.

Since purchasing the Subject Property, the Applicant has made necessary repairs to the Accessory Structure. Because the Accessory Structure was never issued a permit by the County, in order to retain the Accessory Structure it is necessary that the Applicant obtain after the fact permits in order to demonstrate to the County compliance with the code. Unfortunately, the Accessory Structure is within the rear setback and requires an administrative variance, specifically, a variance of 4/10 feet (4.8 inches). Additionally, the Accessory Structure was also within the Subject Property’s side setback.

With respect to the side setback, the Applicant went to extraordinary lengths in order to ameliorate the issue. Beginning last summer, the Applicant retained attorney Marci L. Rose
("Ms. Rose") to locate the owner, negotiate and ultimately purchase the adjacent ½ lot ("Adjacent ½ Lot"). This proved to be no simple task, and for months it was a wholly unsuccessful endeavor. The owner of the adjacent lot ("Adjacent Owner") was a limited liability company (LLC) and the managing member of that LLC was a foreign LLC from Delaware. To give a background on why the foreign Delaware LLC made this so difficult and why these LLC's are often utilized is because Delaware provides for additional layers of secrecy to avoid liability and identification of its true owners which may hold off creditors. The State of Delaware, unlike other states like Florida, does not list the owner's or addresses of their LLC members. This makes it extremely difficult to find the owners of the company. Here, it made it far more challenging to obtain the contact information of a real person that had authority to sell the Adjacent ½ Lot. Ms. Rose, to her credit, utilized every tool in her arsenal to doggedly track down the individuals, whom did not want to be contacted, with authority to entertain an offer to purchase the Adjacent ½ Lot. The process was long, arduous, and time consuming.

Finding the owners was only the first step, once their true identity was discovered, Ms. Rose had to express to the owner that the Applicant wanted to purchase the Adjacent ½ Lot and why. Ms. Rose soon discovered it was not just one person, but multiple investors that needed to be consulted for ultimate approval. Ms. Rose then had to negotiate a purchase price (almost $20,000.00 total with costs) and terms, and to get a contract prepared by the Adjacent Lot Owner's attorney. Ms. Rose offered to prepare the contract to speed up the process; however, the Adjacent ½ Lot owner was adamant that they must follow their own internal procedure and utilize their own attorney. The contract called for the Applicant to pay all back taxes (two years were paid in full by the applicant), to accept a quitclaim deed with no warranties of title on a property that was purchased by the Adjacent Lot Owner on a tax deed. Ms. Rose then had to see
if the Applicant could get title insurance, which is almost never issued on a quitclaim deed, especially one from a seller who purchased on a tax deed. Ms. Rose had to work with her underwriter for title insurance and get the Adjacent Lot Owner to agree to sign affidavits and other documents that it was not inclined, but ultimately consented to execute. Attached as Exhibit “B” is a copy of the Title Commitment – see pages 2-3, showing that there were 21 arduous requirements necessary to insure that Applicant received valid title.

Immediately following the closing, Ms. Rose ordered an updated survey that included both the Subject Property and the Adjacent ½ Lot along with a roof peak elevation. The survey indicates that the side setback issue has been resolved and that the rear wall of the accessory Structure is 9.6 to 9.9 feet from the rear property line. Additionally, the peak of the Accessory Structure is 11.77 feet. Accordingly, the variance requested is for a de minimis distance of 4/10 feet, i.e. 4.8 inches.

The Applicant then sought out an estimate for potentially relocating the Accessory Structure onto the Adjacent ½ Lot to resolve the rear setback. The Applicant received an estimate from Joseph F. Caffrey Construction, Inc. for the cost of relocating the Accessory Structure which came out to $135,600.00. Attached as Exhibit “C” is a signed estimate from Joseph F. Caffrey Construction, Inc. The Applicant being of limited means had utilized all her available resources towards purchasing the Adjacent ½ Lot. Accordingly, it is financially unfeasible for the Applicant to relocate the Accessory Structure.

The conditions present on the Subject Property were not caused by the Applicant. As depicted in Exhibit A, the Accessory Structure has been present on the Subject Property well before the Applicant purchased it in 2010. However, because the Accessory Structure was never permitted, without the proposed variance the Applicant will be forced to demolish the structure.
The Applicant has gone to great lengths to demonstrate good and sufficient cause by doing everything she possibly could do to ensure that she is requesting the absolute bare minimum variance that is necessary in order to maintain this structure that has been there since 1960's.

2. **Failure to grant the variance would result in exceptional hardship to the applicant:**

**RESPONSE:**

Failure to grant the variance would result in an exceptional hardship to the Applicant. Complete compliance with the current regulations is not financially or physically feasible. As stated above, if the proposed variance is not granted then the Accessory Structure must be demolished or relocated. The estimated relocation cost is over $135,000 and is beyond any type of financial feasibility. It is too great a cost for the Applicant to bear. Further, the Applicant did not create the issue that is the subject of this variance request; thus, the Applicant will be exceptionally harmed if she is required to demolish the Accessory Structure that was in place when she purchased the Subject Property. The Applicant also went to great lengths and expense to address the side setback which is now no longer an issue. It would be an exceptional hardship to relocate the Accessory Structure as it is not only financially prohibited, but if the structure could be relocated, it would require the majority of the trees to be removed on the newly purchased Adjacent ½ Lot which is currently wooded. The hardship of relocation or demolition are both exceptional given that the Accessory Structure has been located on the Subject Property for half a century.
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:**

RESPONSE:

The granting of 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 granting of the variance will reduce the setback for an already existing Accessory Structure by 4.8 inches, and will benefit the public welfare by allowing Applicant to obtain after the fact permits to ensure that the Accessory Structure is compliant with the code.

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:**

RESPONSE:

The Subject Property is unique in that the Accessory Structure has been present on the Subject Property for over half of a century, but was unfortunately not erected with the benefit of a building permit. Thus, the Accessory Structure must meet the current code requirements. Additionally, the improvements on the Subject Property are such that moving the Accessory Structure to comply with the rear setback requirement is not financially feasible.

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:**

RESPONSE:

There are no special privileges that will be conferred by the granting of the proposed variance. Applicant is unaware as to whether any other similarly situated properties were denied such a request. However, given that the requested variance is for only 4.8 inches which is the minimum required to maintain compliance, it is unlikely that the granting of this request will confer a special privilege on Applicant.
6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of her family:

RESPONSE:

As stated above, the purpose of the variance request is to cure a setback issue that has spanned for half of a century and that was present prior to Applicant’s purchase of the Subject Property. Accordingly, the requested variance is not based on any disabilities, handicaps or health of the Applicant or members of her family.

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

RESPONSE:

As stated above, the purpose of the variance request is to cure a setback issue that has spanned for half of a century and was present prior to the applicant purchasing the Subject Property. Accordingly, the requested variance is not based on the domestic difficulties of the applicant or her family.

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

RESPONSE:

The requested variance, a reduction of the rear setback by 4.8 inches, is the minimum necessary to provide relief to the Applicant as it is the minimum necessary to allow the Accessory Structure to comply with Section 131-3(c)(1). It cannot be emphasized enough the lengths to which the Applicant has gone through to reduce what would be needed to provide relief to the Applicant. Every avenue was pursued, the Applicant purchased the Adjacent ½ Lot, the Applicant sought out an estimate for relocation, the Applicant worked with the surveyor and contractor to determine if there were overhangs to be removed. Ultimately, the Applicant has reached the point where no more can be done, and at this point the Applicant is requesting the
current variance request for a reduction of the rear setback by 4.8 inches. The Applicant is confident that there is no other alternative available and that the current request is the absolute bare minimum required to provide the relief that is sought.

CONCLUSION

The Applicant did not create the issue for which this variance is now being requested. When the Applicant purchased the Subject Property it came with the Accessory Structure which was not compliant with the setback requirements. Since purchasing the Subject Property the Applicant has demonstrated good and sufficient cause for granting this variance as reflected from her purchase of the Adjacent ½ Lot which resolved the side setback along with exhausting all possibilities with respect to a resolution of the rear setback. However, at this point the Applicant has no other option then to request the current variance. The amount requested is the bare minimum necessary and 4.8 inches is a de minimis amount to be requested. The Applicant would be greatly harmed if the variance is not granted and she is required to demolish the Accessory Structure. For the foregoing reasons, the Applicant respectfully requests that her application be granted.
AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITTMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Issued through the Office of

MARCI L. ROSE - 19798
810 THOMAS STREET
Key West, FL 33040

Authorized Signatory
MARCI L. ROSE
Attorney at Law

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1311

By: ________________________________

[Signature]

Attorn

[Signature]

Secretary
Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule A

Transaction Identification Data for reference only:

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<th>Revision Number: None</th>
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<td>Loan ID Number: None</td>
<td>ALTA Universal ID: None</td>
<td>Issuing Agent: MARCI L. ROSE</td>
</tr>
</tbody>
</table>

1. Commitment Date: January 23, 2019 @ 11:00 PM

2. Policy to be issued: Proposed Policy Amount:

   OWNER’S: ALTA Owner’s Policy (6/17/06) (With Florida Modifications) $16,500.00

   Proposed Insured: Karla Gleason, A Single Woman

   MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) $16,500.00

   Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple. (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

   TARPOON IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

5. The Land is described as follows:

   The West one-half (1/2) of Lot 6, Square 15, Johnsonville, Big Coppitt, according to the map or Plat thereof as recorded in Plat Book 1, Page 53, Public Records of Monroe County, Florida.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

AUTHORIZED SIGNATORY
MARCI L. ROSE
Attorney at Law

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice: the Commitment to Issue Policy: the Commitment Conditions: Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.
Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT

Schedule B-I

Issuing Office File Number: 19-004

Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
   
   A. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   B. MODIFIED: Deed from IDGAS Properties, LLC, a Florida limited liability company to the proposed insured purchaser(s).

5. (1) Confirm those identified in the clerk's notice of tax deed application include all of the following pre-tax deed interest holder(s): Eligio Blanco by virtue of Tax Deed, recorded in O.R. Book 2496, Page 2230; (2) Determine that the former owner is not protected by the Servicemen's Civil Relief Act; (3) Determine that for the immediately preceding four years: (a) real estate taxes have been paid by or for the benefit of tax deed grantee or successors, and (b) no other claim exists against the land; and (4) obtain an affidavit from a knowledgeable person that: (a) neither the prior legal owner nor any claimant under said owner continued in actual possession one year after issuance of the tax deed and before an ejectment action was filed, or (b) the tax deed grantee has been in actual possession of the property in excess of four years. If the foregoing cannot be achieved, then successfully quiet title to eliminate the interests of all those identified in 197.502(4), F.S. and any party with an adverse claim. Further requirements may be necessary upon review of all pleadings and running of applicable appeals period.

6. Proof of redemption of Tax Sale Certificate No. 559 for taxes for the year 2017 must be furnished.

7. Proof of payment of taxes for the year 2018 must be furnished.

8. Satisfactory evidence must be furnished establishing that Tarpon IV, LLC, a Delaware limited liability company is duly organized, validly existing, and in good standing under the laws of Delaware (at date of acquisition of the interest or lien on the insured property and at the present time, or at date of purchase and at date of sale). If there is no governmental agency in charge of business entity records from which a certificate of good standing can be obtained, then an attorney or notary public in the state or country of origin, who has examined the appropriate business entity records, can provide the certificate.

9. For foreign limited liability companies: (1) confirm the proper persons to execute a deed, mortgage, or other instruments to be insured on behalf of a limited liability company by the laws of the jurisdiction of formation of the company. This may require a legal opinion from an attorney licensed to practice law in the jurisdiction of formation of the foreign limited liability company. (2) Determine that the LLC is not a debtor in bankruptcy, and for an LLC that is one of a family of entities, determine that none are debtors in bankruptcy and, if any are, Fund Underwriting Counsel must approve the transaction before title is insured. (3) For a sole member LLC, a determination must be made that there are no creditors who have acquired or attempted to acquire control of the LLC by execution of the Member's interest or otherwise.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

FORM CF6R SCH. B-I (8/1/16)(With Florida Modifications)
10. Affidavit to be executed by Tarpon IV, LLC, a Delaware limited liability company stating: 1) There are no matters pending against the affiant that could give rise to a lien that would attach to the property between 1/23/2019 and the recording of the interest to be insured. 2) That the affiant(s) have not and will not execute any instruments that would adversely affect the interest to be insured.

11. Closing funds are to be disbursed by or at the direction of the Title Agent identified at bottom of Schedule A.

12. Title Agent is to record the insured instruments as soon as possible after closing.

13. Affidavit from the owner of the subject property, or some other person having actual knowledge, establishing that no person other than the owner is in possession.

14. Affidavit from a reliable person must be furnished establishing that more than 90 days has elapsed since the completion of all improvements for which payment has not been made in full.

15. A survey meeting the Company's requirements and an affidavit of the owner, or other person with actual knowledge, establishing that there are no unrecorded easements or claims of easements in existence, must be furnished. If the survey reveals any encroachments, encumbrances, violations, variations, or adverse circumstances, including but not limited to easements, they will appear as exceptions in the policy to be issued based upon this commitment.

16. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.

17. FOR INFORMATIONAL PURPOSES ONLY: Agent must comply with Rule 690-186.003 (1) (a) 2 which prohibits issuance of an Owner's policy with coverage less than "full insurable value" of the property.

18. ADDED: Record a Deed from Tarpon IV, LLC, a Delaware limited liability company to IDGAS Properties, LLC, a Florida limited liability company. THIS must be recorded first.

19. ADDED: Satisfactory evidence must be furnished establishing that IDGAS Properties, LLC, a Florida limited liability company is duly organized, validly existing, and in good standing under the laws of Florida (at date of acquisition of the interest or lien on the insured property and at the present time, or at date of purchase and at date of sale).

20. Confirm the authority of the person designated to bind the LLC by at least one of the following means of authority: (1) A duly appointed manager of a manager managed LLC; (2) A member of a member managed LLC, who has been confirmed not to be a debtor in bankruptcy, dissociated, nor wrongfully caused dissolution of the company; (3) A Statement of Authority; or (4) Power of Attorney, Resolution, or other delegation of authority, with confirmation that the authority has been legally delegated. If there is knowledge that the authority as confirmed conflicts with the Operating Agreement or the information published by the Florida Department of State on sunbiz.org, then all of the members of the LLC, or a majority of the members-in-interest if the number of the members is substantial, must execute an affidavit consenting to the transaction.

21. Determine that the LLC is not a debtor in bankruptcy, and where an LLC is one of a family of entities, determine that none are debtors in bankruptcy and if any are, Fund Underwriting Counsel must approve the transaction before title is insured. For a sole member LLC, a determination must be made that there are no creditors who have acquired or attempted to acquire control of the LLC by execution of the Member's interest or otherwise.
Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
Schedule B-II

Issuing Office File Number: 19-004

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.

2. a. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
   b. Rights or claims of parties in possession not recorded in the Public Records.
   c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
   d. Easements or claims of easements not recorded in the Public Records.
   e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
Commitment Conditions

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I-Requirements;
   (f) Schedule B, Part II-Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   (a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
      (i) comply with the Schedule B, Part I-Requirements;
      (ii) eliminate, with the Company’s written consent, any Schedule B, Part II-Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.

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FORM CF6R (8/1/16) (With Florida Modifications)
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
JOSEPH F. CAFFREY CONSTRUCTION INC.       4/11/19

17367 Allamanda Dr
Sugarloaf Key Fl. 33042    CBC040651    305-304-2847

Proposal for Karla Gleason 321 Avenue E Big Coppitt Key Fl

Scope of work: We propose to move existing structure twelve feet toward Ave E so as to increase rear setback of structure, we also propose to elevate structure as necessary to comply with flood codes.

The price includes an allowance of $20,000.00 for architectural and engineering costs, and permitting fees.

Price $135,600.00

A payment schedule will be provided upon acceptance

Joseph Caffrey

accepted

Karla Gleason
WARRANTY DEED

THIS WARRANTY DEED dated June 4, 2010, by Marcelino Ruiz, an unmarried widow, hereinafter called the grantor, to Karla Gleason, a single woman, whose post office address is 5307 Linus Neck Road, Opa Locka, FL 33054, 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 $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Monroe County, Florida, to wit:

Lot Five (5) and the Easterly One-half (1/2) of Lot Six (6) in Block Fifteen (15), JOHNSTONVILLE, Big Coppitt, as per Plat duly recorded in Plat Book 1, Page 53 of the Public Records of Monroe County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2009.

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:

Marceline Ruiz
Attorney-in-Fact

Address:
321 Avenue E
Big Coppitt Key, FL 33045

State of Florida
County of MONROE

The foregoing instrument was acknowledged before me this 4th day of May, 2010 by Marcelino Ruiz by Marta Ruiz D’Ortenzio as his Attorney-in-fact [ ], who is personally known to me or [ ] who has produced a [ ] identification.

Notary Public
My commission expires:
Quit Claim Deed

This Quit Claim Deed made this 27th day of March, 2019 between IDGAS Properties, LLC, a Florida limited liability company, whose post office address is 100 S Biscayne Blvd, Suite 500, Miami, FL 33131, (the "Grantor"), and Karla H Gleaton, whose post office address is 321 Avenue E, Key West, FL 33040 (the "Grantee")

(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 corporate trusts and trusts)

Witnesseth that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

The West one-half (1/2) of Lot 6, Square 15, Johnsonville, Big Coppett, according to the map or plat thereof as recorded in Plat Book 1, Page 53, Public Records of Monroe County, Florida

"The preparer of this instrument has not been furnished with nor requested to review an abstract of title and therefore expresses no opinion as to condition of title.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title interest, ten, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

[Intentionally left blank—signature and notary page to follow]
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.

IDGAS Properties LLC,
a Florida limited liability company.

[Signature]
By Jerome Hollo
Its Manager

Witness Name [Signature]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of March, 2019 by Jerome Hollo, as manager of IDGAS Properties LLC, a Florida limited liability company, who to my knowledge is personally known to me or [ ] has produced [identification as identification and who did take an oath.

My Commission Expires

EMILIA C. ALONSO
Notary Public
State of Florida
Commission # GG 215524
My Comm. Expires July 16, 2022
Bonded through National Notary Assn.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA
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: 00152880-000000
Account#: 1198391
Property ID: 1198391
Millage Group: 1008
Location Address: 321 AVENUE E, BIG COPPITT KEY
Legal Description: LT 5 AND 6 1/2 LT 6 SQR 15 JOHNSONVILLE PB-1-53 BIG COPPITT Z-342 ORS10-889 ORS792-1140 OR2467-1339
(Note: Not to be used on legal documents.)
Neighborhood: 243
Property Class: MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision: JOHNSONVILLE SUBD
Sec/Twp/Rng: 22/67/26
Affordable Housing: No

Owner

GLEASON KARLA
321 Avenue E
Key West FL 33040

Valuation

+ Market Improvement Value: $200,947
+ Market Misc Value: $21,233
+ Market Land Value: $159,679
= Just Market Value: $381,859
= Total Assessed Value: $252,704
= School Exempt Value: ($25,000)
= School Taxable Value: $229,590

Land

Land Use: MULTI RES DRY (0800)
Number of Units: 7,350.00
Unit Type: Square Foot
Frontage: 73.5
Depth: 100

Buildings

Building ID: 9549
Style: GROUND LEVEL
Building Type: M/F - R2/R2
Gross Sq Ft: 2368
Finished Sq Ft: 1584
Stories: 1
Condition: AVERAGE
Perimeter: 180
Functional Obs: 0
Economic Obs: 0
Depreciation #: 26
Interior Walls: PLYWOOD PANEL

Code | Description | Sketch Area | Finished Area | Perimeter | Exterior Walls | Year Built | EffectiveYearBuilt | Foundation | Roof Type | Roof Coverage | Flooring Type | Heating Type | Bedrooms | Full Bathrooms | Half Bathrooms | Grade | Number of Fire Pl
-----|-------------|--------------|---------------|-----------|---------------|------------|-------------------|------------|-----------|--------------|--------------|-------------|---------|---------------|---------------|-------|----------------|----------|
FLA  | FLOOR LIV AREA | 1,584 | 1,584 | 180 | C.B.S. with 3% WD FRAME | 1966 | 2000 | CONCRETE SLAB | GABLE/HIP | METAL | CONC ABOVE GRD | NONE with 0% NONE | 2 | 2 | 0 | 500 | 0
OPU  | OP PR UNFIN LL | 744 | 0 | 276 | | | | | | | | | | | |
SBF  | UTIL FIN BLK | 40 | 0 | 26 | | | | | | | | | | | |
TOTAL | | | | | | | | | | | | | | | |

12/20/2018, 7:48 PM
## Yard Items

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## Sales

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## Permits

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## Sketches (click to enlarge)
TRIM Notice

Trim Notice

2018 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

Last Data Upload: 12/20/2018, 1:48:28 AM
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<td>BILLINGS WILLIAM C</td>
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LEGAL DESCRIPTION:
Lots 5 and 6, Block 15, JOHNSONVILLE, according to the Plat thereof as recorded in Plat Book 1, Page 53, of the Public Records of Monroee County, Florida.

CERTIFIED TO:
Karla Gleason
Marti R. Rose, Esq.
Old Republic National Title Insurance Company

GENERAL NOTES:
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHATSOEVER. NO RELIANCE SHOULD BE PLACED UPON THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINAL INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER. S. ALL SURVEY MODIFICATIONS, NOT TO SCALE, PARTIAL PLOTS AND PROPERTY PLANS, ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY/ARTIST.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS SOLELY PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

SCALE: 1" = 20'
0.75" 1/4" SCALE FOR BOUNDARY
0.5" 1/2" SCALE FOR TOPOGRAPHIC

RECEIVED AND EXAMINED: SIGNED: ROBERT R. REECE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. BL 8432

RECEE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5022