

File #: 2019-211

Owner's Name: Marivel Mesa &
Elizabeth Palma

Applicant: Marivel Mesa

Agent / Contact: Marivel Mesa

Type of Application: Administrative Variance

Key: Key Largo

RE #: 00526310.000000

Additional Information added to File 2019-211

End of Additional File 2019-211

Land Use District Designation(s): IS

Present Land Use of the Property: Vacant Land

Proposed Land Use of the Property: 1034 SF for Single Family Residence

Total Land Area: 2550 SF

Pursuant to Section 102-186(b) of the Monroe County Land Development Code (LDC), the Director of Planning & Environmental Resources is authorized to grant the following variances:

- (1) Reduction of front or rear yard non-shoreline setback requirements, as provided in LDC Chapter 131, by up to ten (10) feet; and reduction of non-shoreline side yard setback requirements, as provided in LDC Chapter 131, by up to five (5) feet;
- (2) Reduction in the off-street parking requirements in LDC Chapter 114, Article III, by no more than 20%;
- (3) Reduction in the bufferyard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors in LDC Chapter 114, Article III, by no more than 10%;
- (4) Reduction in the total area of landscaping required for off-street parking and loading in LDC Chapter 114, Article III, by no more than 10%; and
- (5) Reduction in the loading/unloading space dimensional requirements in LDC Chapter 114, Article III.

Provide the standards required by the land development regulations: Front yard 25', Rear yard 20', Side yard 10' & 5'
 (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Reduction of front yard setback to 15' & rear yard setback to 10'
 (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 buildable volume leaves very limited amount of room for a decent size house. The additional feet would help considerably. The variance requested follows the spirit of the community as many of the homes have received the variance requested herein for their own property. The subject property contains similar footprint & scale to that of the surrounding homes.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Failure to grant this variance would restrict the applicant from the development of the subject property into a 2 bedroom single family residence. The neighboring properties have been granted the variance being applied for here. Failure to grant the variance would result in an exceptional hardship to the applicant

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners 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:
Granting of this variance will not increase public expense, nor create a threat to public health/ safety, create a public nuisance or cause fraud.
The property is to contain on-site parking.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
The subject property is small unlike the majority of the properties in the IS district. As such, teh setbacks affecting the property render the property unable to be developed into a 2 bedroom single family residence. The property has unique circumstances which apply to the property and other 50 x 51 lots but does not apply to the typical lot found in the IS district.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:
All 50 x 51 lots within the IS district have received a variance to the setbacks to allow for the developement of a single family residence.
This variance does not seek for the applicant to receive any special priviledge not afforded to any other 50 x 51 developed lot in the IS district.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:
The variance requested is the only way in which to consttuct a 2 bedroom single family residence on subject property.
The variance is not based on 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:
The variance requested is the only way in which to consttuct a 2 bedroom single family residence on subject property.
The variance is not based on domestic difficulties of the applicant or her family.

8. The variance is the minimum necessary to provide relief to the applicant:
The variance being requested is the minimum necessary to provide for the construction of a single family residence. The property was deigned & engineered to request the minimum variation to the setback requirements while still providing a single family residence that met all life safety, fire & building code requirements without the variance, the applicant will not be able to construct a 2 bedroom single family residence.

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete administrative variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Boundary Survey, prepared by a Florida registered surveyor-three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Site Plan, prepared by a Florida registered architect, engineer or landscape architect- three (3) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e. concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- Typed name and address mailing labels of all property owners within a 600-foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600-foot radius, each unit owner must be included.

If applicable, the following items must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

* * * * *

Pursuant to LDC Section 102-186 (i), the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Marvel Mesa Date: 10/30/19

STATE OF Florida

COUNTY OF Dade

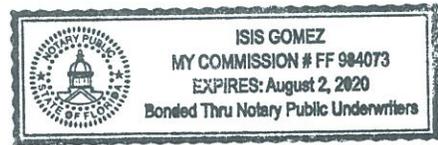
Sworn to and subscribed before me this 30 day of October, 2019.

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

_____ as identification.
(TYPE OF ID PRODUCED)

ISIS GOMEZ
Signature of Notary Public, State of Florida

ISIS gomez
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:



Send complete application package to:

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

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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: [Handwritten Signature] Date: 10/30/19

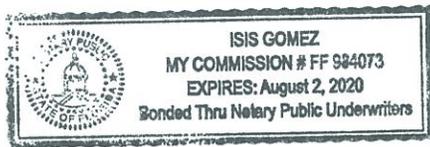
STATE OF Florida

COUNTY OF Dade

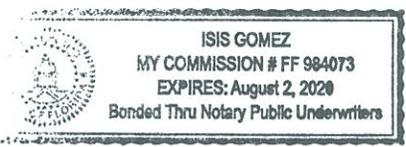
Sworn to and subscribed before me this 30 day of October, 2019.

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

_____ as identification.
(TYPE OF ID PRODUCED)



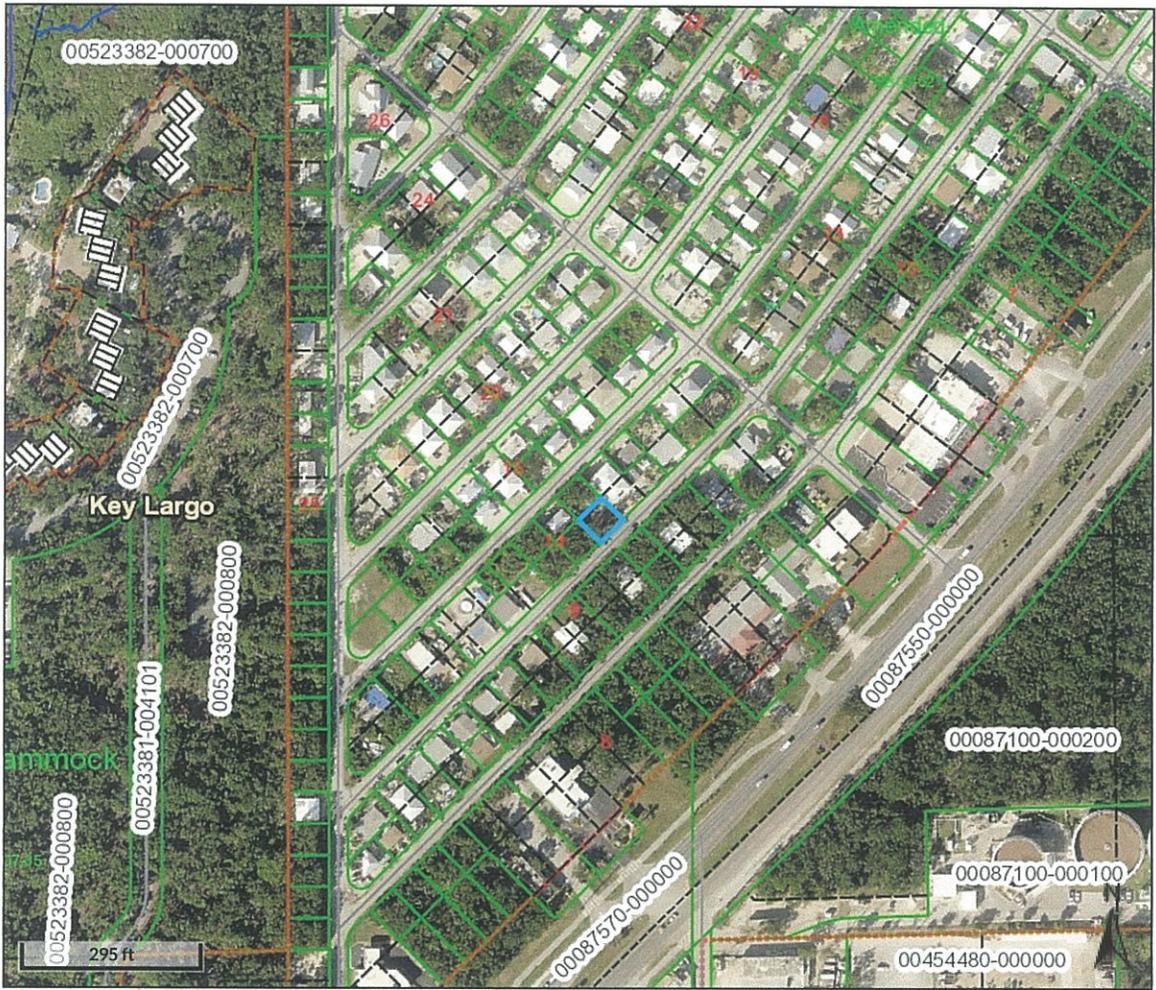
[Handwritten Signature]
Signature of Notary Public, State of Florida



ISIS gomez
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

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



Overview



Legend

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

Parcel ID	00526510-000000	Alternate ID	1645745	Owner Address	MESA MARIVEL
Sec/Twp/Rng	28/61/39	Class	VACANT RES		49 SILVER SPRINGS DR
Property Address	VACANT LAND				KEY LARGO, FL 33037PALMA ELIZABETH T/C
	KEY LARGO				
District	500K				
Brief Tax Description	BK 14 LT 26 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR597-692/94 OR665-870 OR1436-1374D/C OR1436-1375/76 OR2560-1931				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/1/2019
 Last Data Uploaded: 5/31/2019 5:27:09 AM

Developed by  **Schneider**
 GEOSPATIAL

LOCATION MAP

Prepared by:
Patricia Gessel, PL
99530 Overseas Highway
#2
Key Largo, FL 33037

03/21/2012 9:47AM
DEED DOC STAMP CL: RE \$231.00

Doc# 1875011
Bk# 2580 Pg# 1931

Parcel ID Number: 00526510-000000&00526310-000000

Warranty Deed

This Indenture, Made this 19th day of March, 2012 A.D., **Between**
Steven C. Jordan and Anita M. Jordan, husband and wife

of the County of Miami-Dade, State of Florida, **, grantors,** and
Marivel Mesa, a married woman and Elizabeth Palma, a single woman

whose address is: 49 Silver Springs Drive, Key Largo, FL 33037

of the County of Monroe, State of Florida, **, grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

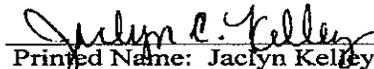
Lots 6 and 26, Block 14, AMENDED PLAT OF KEY LARGO PARK, according to the plat thereof, as recorded in Plat Book 3, Page 62, of the Public Records of Monroe County, Florida

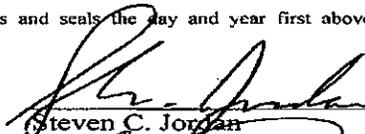
Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2011.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Jaclyn Kelley
Witness #1 as to both

 (Seal)
Steven C. Jordan
P.O. Address: 9530 SW 92nd Avenue, Miami, FL 33176


Printed Name: Rachel Lockhart
Witness #2 as to both

 (Seal)
Anita M. Jordan
P.O. Address: 9530 SW 92nd Avenue, Miami, FL 33176

STATE OF Florida
COUNTY OF Monroe

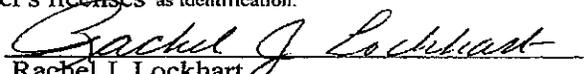
MONROE COUNTY
OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this 19th day of March, 2012 by Steven C. Jordan and Anita M. Jordan, husband and wife

who are personally known to me or who have produced their Florida driver's licenses as identification.



RACHEL J. LOCKHART
NY COMMISSION # DD 988896
EXPIRES: June 25, 2014
Bonded Thru Budget Notary Services


Rachel J. Lockhart
Notary Public
My Commission Expires: 06/25/14

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1645541		500K	1645541

R

00526310000000286139
0 VACANT LAND KEY LARGO
BK 14 LT 6 AMD PLAT OF PB3-62 KE
Y LARGO PARK KEY LARGO OR597-692
/94 OR665-870 OR1436-1374D/C OR1
436-1375/76 OR1436-1375/76 OR256
0-1931

0052



124
6 - 35033

MESA MARIVEL
PALMA ELIZABETH T/C
49 SILVER SPRINGS DR
KEY LARGO FL 33037-2589



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
SCHOOL STATE LAW	1.5600	20,553		20,553	32.06
SCHOOL LOCAL BOARD	1.7980	20,553		20,553	36.95
GENERAL REVENUE FUND	.7495	20,553		20,553	15.40
F&F LAW ENFORCE JAIL JUDICIAL	1.9068	20,553		20,553	39.19
HEALTH CLINIC	.0394	20,553		20,553	0.81
GENERAL PURPOSE MSTU	.1823	20,553		20,553	3.75
FLORIDA KEYS MOSQUITO CONTROL	.4555	20,553		20,553	9.36
M C LOCAL ROAD PATROL LAW ENF	.3682	20,553		20,553	7.57
SO FL WATER MANAGEMENT DIST	.1209	20,553		20,553	2.48
OKEECHOBEE BASIN	.1310	20,553		20,553	2.69
EVERGLADES CONSTRUCTION PRJT	.0417	20,553		20,553	0.86
K L FIRE RESC & EMERG MEDICAL	1.0000	20,553		20,553	20.55
TOTAL MILLAGE	8.3533		AD VALOREM TAXES		171.67

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
KEY LARGO WASTEWATER I		297.05
PAY ONLY ONE AMOUNT IN YELLOW SHADED AREA		
NON-AD VALOREM ASSESSMENTS		297.05



PAY YOUR BILL

COMBINED TAXES AND ASSESSMENTS		468.72				See reverse side for important information.
NOVEMBER 449.97	DECEMBER 454.66	JANUARY 459.35	FEBRUARY 464.03	MARCH 468.72	TAX + PEN	IF PAID BY

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1645541		500K	1645541

R

00526310000000286139
0 VACANT LAND KEY LARGO
BK 14 LT 6 AMD PLAT OF PB3-62 KE
Y LARGO PARK KEY LARGO OR597-692
/94 OR665-870 OR1436-1374D/C OR1
436-1375/76 OR1436-1375/76 OR256
0-1931

MESA MARIVEL
PALMA ELIZABETH T/C
49 SILVER SPRINGS DR
KEY LARGO, FL 33037-2589

CHECKS ON U.S. BANKS ONLY TO DANISE D. HENRIQUEZ, C.F.C. • P.O. BOX 1129 • KEY WEST, FL 33041-1129 (305) 295-5000					
NOVEMBER 449.97	DECEMBER 454.66	JANUARY 459.35	FEBRUARY 464.03	MARCH 468.72	TAX + PEN

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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 00526310-000000
 Account# 1645541
 Property ID 1645541
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 14 LT 6 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR597-692/94
 Description OR665-870 OR1436-1374D/C OR1436-1375/76 OR1436-1375/76 OR2560-1931
 (Note: Not to be used on legal documents.)
 Neighborhood 1905
 Property VACANT RES (0000)
 Class
 Subdivision KEY LARGO PARK AMD
 Sec/Twp/Rng 28/61/39
 Affordable No
 Housing



Owner

MESA MARIVEL
 49 SILVER SPRINGS DR
 KEY LARGO FL 33037

PALMA ELIZABETH T/C

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,553	\$20,553	\$22,612	\$26,259
= Just Market Value	\$20,553	\$20,553	\$22,612	\$26,259
= Total Assessed Value	\$20,553	\$20,553	\$19,256	\$17,506
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,553	\$20,553	\$22,612	\$26,259

Land

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

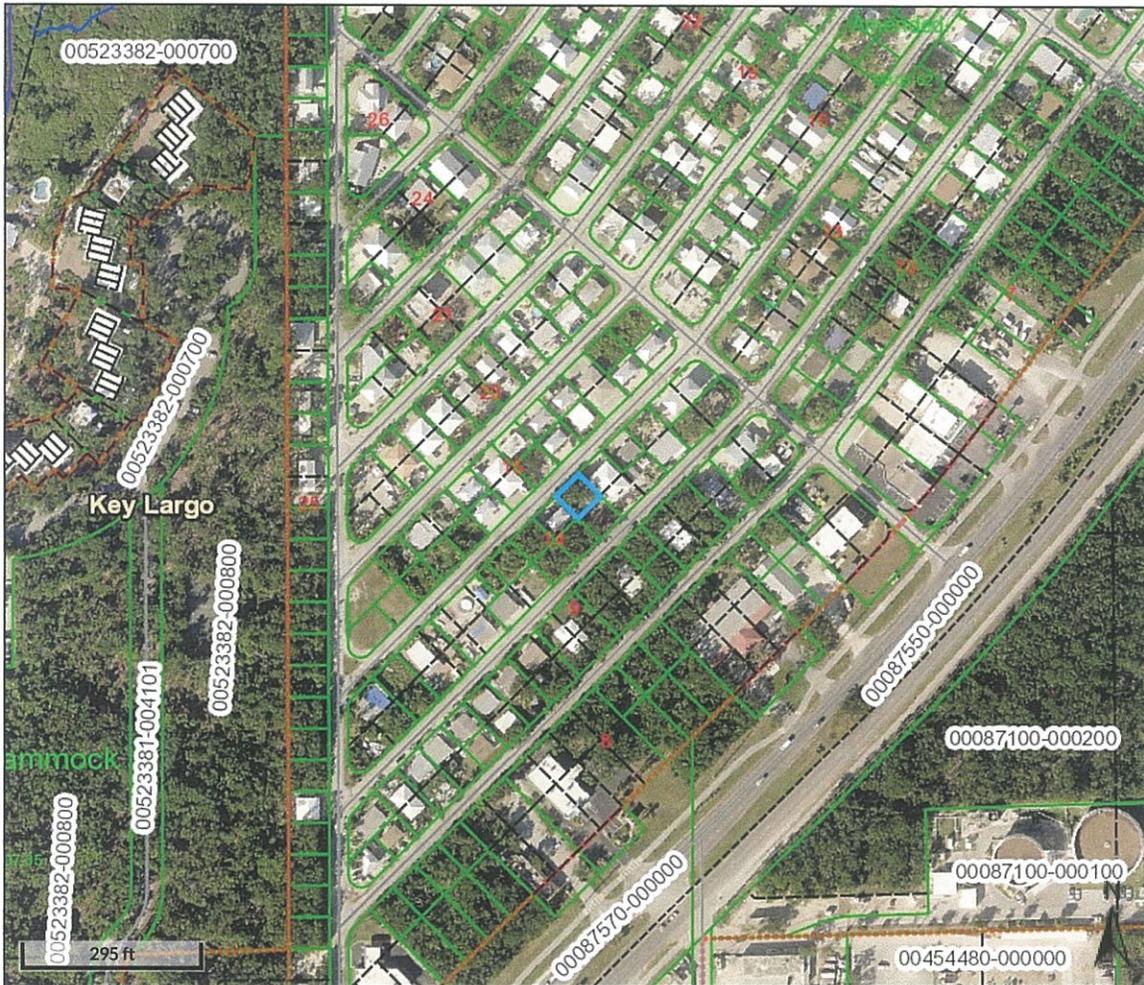
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/19/2012	\$33,000	Warranty Deed		2560	1931	05 - Qualified	Vacant

View Tax Info

[View Taxes for this Parcel](#)

Photos



Overview



Legend

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

Parcel ID	00526310-000000	Alternate ID	1645541	Owner Address	MESA MARIVEL
Sec/Twp/Rng	28/61/39	Class	VACANT RES		49 SILVER SPRINGS DR
Property Address	VACANT LAND				KEY LARGO, FL 33037PALMA ELIZABETH T/C
	KEY LARGO				
District	500K				
Brief Tax	BK 14 LT 6 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR597-692/94 OR665-870 OR1436-1374D/C OR1436-1375/76				
Description	OR1436-1375/76 OR2560-1931				
	(Note: Not to be used on legal documents)				

Date created: 6/1/2019
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Developed by  Schneider
 GEOSPATIAL



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the



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Version 2.2.22

NOTICE OF PUBLIC POSTING

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

Date of Posting:

March 14th, 2019

Public Comment Period Ends 30 days from Date of POSTING of
this NOTICE

**MARATHON GOVERNMENT CENTER
2798 OVERSEAS HIGHWAY, 2ND FLOOR
MARATHON, FL 33050
MONROE COUNTY**

Summary of Proposal: The applicant is requesting approval of a variance of five (5) feet from the required 25-foot primary front yard setback along the Coconut Drive right-of-way and adjacent the southeastern property line, ten (10) feet from the required 20-foot rear yard setback adjacent the northwestern property line, and one and a half (1.5) feet from the required 10-foot primary side yard setback adjacent the northeastern property line, for the subject property. If approved, the required primary front yard setback would be 20 feet, the required rear yard setback would be ten (10) feet, and the required primary side yard setback would be eight and a half (8.5) feet. The variance is requested in order to construct a single family residence.

Applicant: Key Largo 432, LLC (File #2018-194)

Subject Property Location: Coconut Drive, Key Largo, FL. The subject property is legally described as Block 15, Lot 15, Amended Plat of Key Largo Park, Key Largo, FL having real estate number 00526710.000100.

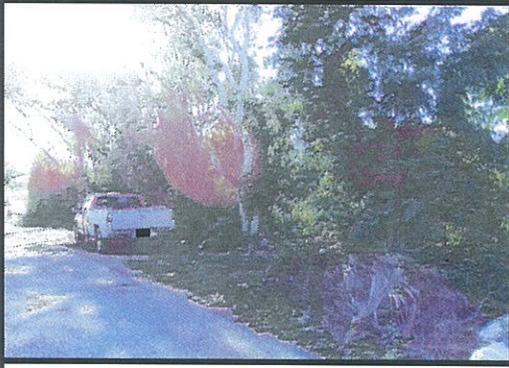
For more information, call: The Monroe County Planning Department at 305-289-2522.

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCity/State/Zip
00525230-000000	AGELIS GEORGE	2 Florida Dr		Key Largo, FL 33037
00526780-000000	ALLEN MARLIN K L/E	88 Coconut Dr		Key Largo, FL 33037
00523382-000105	ALVAREZ BORIS	4603 SW AVENUE		MIRAMAR, FL 33027
00525190-000000	ANDERSON BRUCE WILLIAM	8 Silver Springs Dr		Key Largo, FL 33037
00528730-000000	ANDERSON SUSAN	41 Florida Dr		Key Largo, FL 33037
00523382-000205	BENJAMIN SHEMIRAN	29525 SW 182nd Ave		Homestead, FL 33030
00526730-000000	BERGLIC LLC	12220 SW 95th Ave		Miami, FL 33176
00527840-000000	BOWLING JR THADDEUS R	6 Polinciana Dr		Key Largo, FL 33037
00528480-000000	BRENNAN CATHRYN	800 Oceana Dr		Key Largo, FL 33037
00528480-000000	BRENNAN RANDOLPH	800 Oceana Dr		Key Largo, FL 33037
00526460-000000	BUCKLES MICHELLE S	15 Silver Springs Dr		Key Largo, FL 33037
00523382-000104	CAHILL MARY E	301 Glenwood Ave		Media, PA 19063
00527870-000000	CARNOHAN MICHELE	70 Florida Dr		Key Largo, FL 33037
00523382-000202	CECILY DIANE	202 Sanctuary Dr		Key Largo, FL 33037
00527820-000000	CERRA ALINA C	9390 SW 34th St		Miami, FL 33165
00523382-000501	CHELL HENRY A	501 Sanctuary Dr		Key Largo, FL 33037
00523382-000501	CHELL WANDAL	501 Sanctuary Dr		Key Largo, FL 33037
00525020-000000	CHURCH OF THE NAZARENE DIST ADV BD	2680 Placid View Dr		Lake Placid, FL 33852
00525120-000000	CLEMMONS ROBERT M	1 Tina Pl		Key Largo, FL 33037
00087500-000300	COMMUNITY BANK OF HOMESTEAD	PO Box 900400		Homestead, FL 33090
00526630-000000	CORDELL JAMES E	12 Orange Dr		Key Largo, FL 33037
00528810-000000	COUNTY OF MONROE	C/O BOARD OF COUNTY COMMISSIONERS	500 WHITEHEAD ST	KEY WEST, FL 33040
00523382-000201	GRANDALL DIANA K TR AG 6/28/05	23542 Military Rd		Dearborn Heights, MI 48127
00524880-000000	CUTLER SOPHIE TESTAMENTARY TRUST	C/O SANFORD DR MARGARET CUTLER	2604 Wallingford Dr	Beverly Hills, CA 90210
00523382-000207	DARDEN BARBARA S	806 Altara Ave		Coral Gables, FL 33146
00526660-000000	DE VARONA JOSE LUIS	3601 SW 117th Ave		Miami, FL 33175
00526660-000000	DE VARONA ODALYS H/W	3601 SW 117th Ave		Miami, FL 33175
00527630-000000	DEGRAAFF MARY B	7 Orange Dr		Key Largo, FL 33037
00527630-000000	DEGRAAFF WAYNE	7 Orange Dr		Key Largo, FL 33037
00526640-000000	DEL VALLE ANA C	10 Orange Dr		Key Largo, FL 33037
00523382-000102	DILS JEFFREY E AND LYNN C REV LIV TR 6/29/95	102 Sanctuary Dr		Key Largo, FL 33037
00087380-000000	DOHERTY ROBERT M	13 Bay Rd		Key Largo, FL 33037
00087380-000000	DOHERTY YVETTE	13 Bay Rd		Key Largo, FL 33037
00523382-000209	DONAHOE MARDI J H/W	2880 NE 14th Street Cswy		Pompano Beach, FL 33062
00523382-000209	DONAHOE THOMAS J	2880 NE 14th Street Cswy		Pompano Beach, FL 33062
00087550-000000	DOT/ST OF FL	3900 Commonwealth Blvd		Tallahassee, FL 32399
00527650-000000	DUDLEY NICOLE	10 Buttonwood Dr		Key Largo, FL 33037
00527650-000000	DUDLEY RANDY	10 Buttonwood Dr		Key Largo, FL 33037

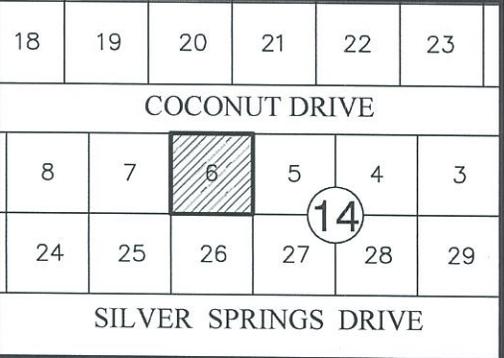
00526600-000000	MARTINEZ MIRTHA CARRILLO	18 ORANGE DR	KEY LARGO, FL 33037
00526810-000000	MATLOCK STEPHANIE	1315 Royal Palm Dr	Key Largo, FL 33037
00525250-000000	MATTHEWS HARRY J	68 Silver Springs Dr	Key Largo, FL 33037
00525250-000000	MATTHEWS VICKI D	68 Silver Springs Dr	Key Largo, FL 33037
00526610-000000	MCCREA MICHELLE M	16 Orange Dr	Key Largo, FL 33037
00526320-000000	MEES HOPE	18 Coconut Dr	Key Largo, FL 33037
00525080-000000	MEIKLEJOHN TODD S	13155 Ixora Ct	North Miami, FL 33181
00523382-000206	MIENENDEZ INES M	206 Sanctuary Dr	Key Largo, FL 33037
00523382-000206	MIENENDEZ RAFAEL	206 Sanctuary Dr	Key Largo, FL 33037
00526510-000000	MESA MARVEL	49 Silver Springs Dr	Key Largo, FL 33037
00526530-000000	MESA MEREDITH	23 Silver Springs Dr	Key Largo, FL 33037
00527600-000000	MILLAN PATRICIA A	20 Buttonwood Dr	Key Largo, FL 33037
00527680-000000	MIRANDA ALFREDO J REV TRUST 7/17/2017	5 Orange Dr	Key Largo, FL 33037
00525170-000000	MISKIN HOLDINGS LLC	25 Elm St	Windsor, CT 06095
00526540-000000	MOLINA-LARMAN KIM L	27 Silver Springs Dr	Key Largo, FL 33037
00526640-000000	MOLTER ROLANDO S DUBOUE	10 Orange Dr	Key Largo, FL 33037
00526550-000000	MONZON ROSA	541 SE 5th St	Hialeah, FL 33010
00523382-000107	MOON MELISSA BARLETT	107 Sanctuary Dr	Key Largo, FL 33037
00528850-000000	MORRISON DOUGLAS	17 Florida Dr	Key Largo, FL 33037
00526390-000000	MORTON HELENA H	24 Baker Rd	Key Largo, FL 33037
00526390-000000	MORTON JAMES C	24 Baker Rd	Key Largo, FL 33037
00525420-000000	MURRAY BRIAN C C	44 Rock Harbor Dr	Key Largo, FL 33037
00523382-000109	NATIONAL COMMUNICATION LIMITED CORP	318 NW 23rd St	Miami, FL 33127
00527740-000000	NEUMANN JR WILLIAM R	9 Orange Dr	Key Largo, FL 33037
00526770-000000	O'KEEFE DAVID	605 W 42nd St	New York, NY 10036
00526770-000000	O'KEEFE MARYANN	605 W 42nd St	New York, NY 10036
00526470-000000	OSBERG JAMES	13 Silver Springs Dr	Key Largo, FL 33037
00525290-000000	PALMERO AURELIO	7475 NW 144th St	Miami Lakes, FL 33014
00525290-000000	PALMERO ZENAIDA	7475 NW 144th St	Miami Lakes, FL 33014
00528740-000000	PARE JANICE M REVOCABLE TRUST	PO Box 371211	Key Largo, FL 33037
00528720-000000	PEREZ HERIBERTO	43 Florida Dr	Key Largo, FL 33037
00528720-000000	PEREZ HERIKA	43 Florida Dr	Key Largo, FL 33037
00527880-000000	PFAFF MEGAN	40 Florida Dr	Key Largo, FL 33037
00527880-000000	PFAFF PAUL H	40 Florida Dr	Key Largo, FL 33037
00528930-000000	PILAFIAN JAMES S	C/O NERISA PILAFIAN TRUSTEE	Lutz, FL 33558
00528930-000000	PILAFIAN MARINI H	6208 Shelter Cove Pointe	Midlothian, VA 23112
00528930-000000	PILAFIAN NERISA G	2621 W Lutz Lake Fern Rd	Lutz, FL 33558
00526600-000000	POLANCO CARLOS JESUS	18 ORANGE DR	KEY LARGO, FL 33037
00528680-000000	QUINCOSES ANDRE R AND FAITH M JOINT REV TR AG	7800 90th Ave SW	Miami, FL 33173



MAP OF BOUNDARY SURVEY



Property Address:
 Vacant Lot Coconut Drive
 City: Key Largo
 County: Monroe
 State: Florida Zip Code: 33037
 ID # 00526310-000000



SUBJECT PROPERTY

LOCATION SKETCH
 NOT TO SCALE



SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: January 29th, 2019.

2. LEGAL DESCRIPTION:

Lot 6, Block 14, of AMENDED PLAT OF KEY LARGO PARK, according to the Plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.

3. AREA:

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

4. ACCURACY:

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

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

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

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.
 Benchmark used: NGS PID No. AC1013 Elevation=9.45' (N.G.V.D. 1929)

6. FLOOD INFORMATION:

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

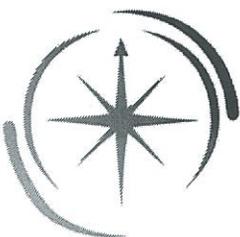
7. LIMITATIONS:

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

SURVEYOR'S CERTIFICATION:

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

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



FormTech
Land Surveying, Inc.

State of Florida LB # 7980
 12209 S.W. 129th Court, Miami, Florida, 33186
 Ph: (786)429-3034 (786)443-0285 (786)443-0678
 www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal:

Job # 19-01094

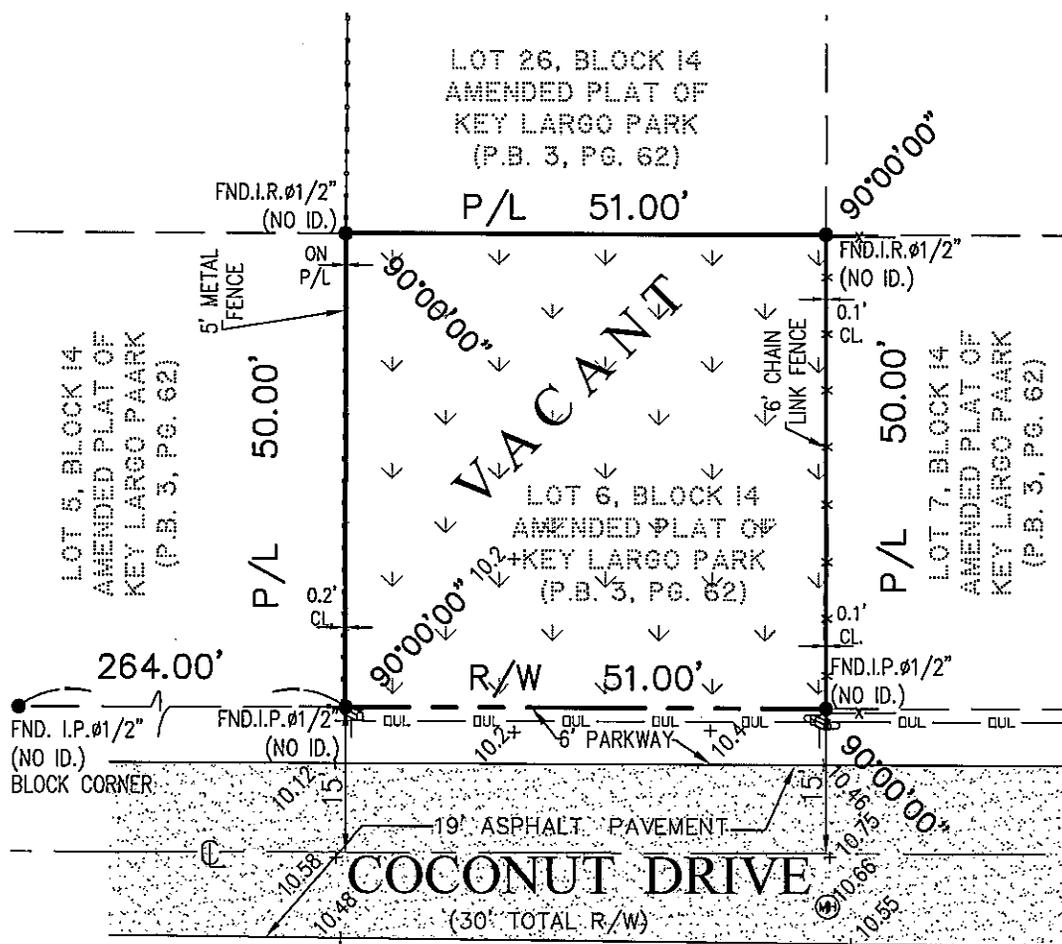
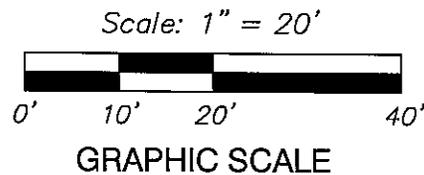
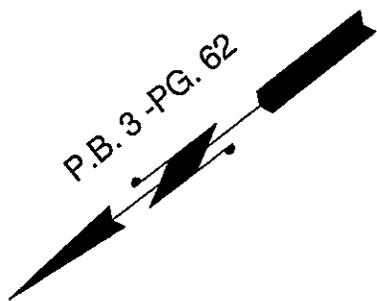
Date:

01-29-2019

Eugenia L. Formoso, P.S.M.

State of Florida LS # 6660

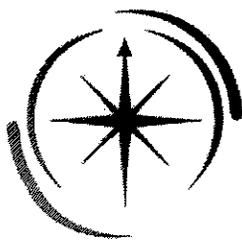
MAP OF BOUNDARY SURVEY



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

ABBREVIATIONS & LEGEND

A Arc	Pg. Page	(MH) Unknown Manhole	⊗ Fire Hydrant	-x-x- Chain Link Fence
FND Found	R/W Right-of-Way	(S) Sewer Manhole	E Electric Box	-// Wood Fence
U.E. Utility Easement	CL Center Line	(T) Telephone Manhole	⊠ MLP Light Pole	-o-o- Metal or plastic Fence
IP Iron Pipe	M Monument Line	WM Water Meter	⊙ Utility Pole	-DUL Overhead Utility line
IR Iron Rebar	TBM Temporary Benchmark	WV Water Valve	CLP Concrete Light Pole	+ Spot Elevation
N&D Nail & Disc	PWY Parkway	CB Catch basin	● Property Corner	
COL. Column	W/P Water Pump			
P.B. PLat Book	ENC Encroachment			

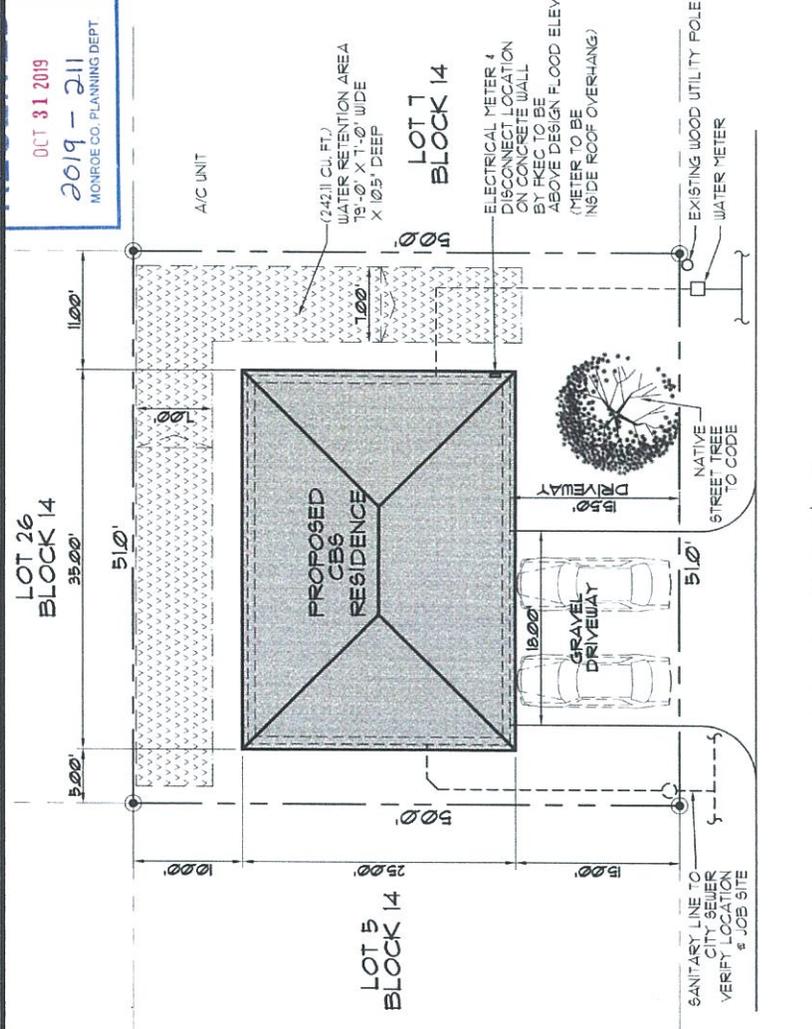


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Job # 19-01094
Date: 01-29-2019

RECEIVED
 OCT 31 2019
 2019 - 211
 MONROE CO. PLANNING DEPT



SITE PLAN
 SCALE: 1" = 10'

LEGAL DESCRIPTION
 LOT 6, BLOCK 14, OF A WIDENED FLAT OF KEY LARGO PARK, ACCORDING TO THE FLAT THEREOF AS RECORDED IN FLAT BOOK 3, AT PAGE 62, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

COMPLIANCE WITH THE FLORIDA BUILDING CODE
 To the best of the undersigned's ability and professional judgment, these plans meet the requirements of the Florida Building Code (FBC), 2017

TERMITE PROTECTION
 Provide preconstruction treatment protection against subterranean termites in compliance w/ FBC Section 916.1-1916.8
 A Certificate of Compliance shall be issued to the building department by a licensed pest control company that contains the following statement:
 "The building has received a complete statement for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

CONNECT TO EXISTING SEWER SYSTEM

UNIT AREA

RESIDENCE ROOF AREA	919 SF.
DRIVEWAY	219 SF.

BASE FLOOD ELEVATION 'X' ZONE
 BASE FLOOD ELEVATION = 402' NAVD 83
 REF. SURVEY COMPLETED BY "EUGENIA FORRO" P.01

STRUCTURAL DESIGN CRITERIA
 ASCE 7-2010
 BASIC VELOCITY = 110 MPH AT A HEIGHT OF 30 FEET.
 EXPOSURE: D
 RISK CATEGORY: II

MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

Roofs/Slabs	A	0.00	Sidewalks	D	0.00
Decks / Patios	B	0.00	Pool/Deck	F	0.00
Driveways	C	0.00	Other	E	0.00

Impervious Coverage EXISTING prior to improvement: **0.00**

2. Determine NEW Impervious Coverage PROPOSED with improvement:

Roofs/Slabs	A	875.00	Sidewalks	D	0.00
Decks / Patios	B	0.00	Pool/Deck	F	0.00
Driveways	C	279.00	Other	E	10.00

Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F): **1,164.00**

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) = **1,164.00**

3. Determine "Disturbed Area" [(114-3)(0.2)A]
 Disturbed Area = **2,550.00** sq ft

4. Determine Required Swale Volume - Complete a, b, or c:
 a. For a NEW home with less than 40% Impervious Coverage, use:
 Disturbed Area = 2,550.00 sq ft x 0.083 = **212.63** cu ft
 Swale Volume = **212.63** cu ft
 b. For a NEW home with 40% or greater Impervious Coverage, use:
 Disturbed Area = 2,550.00 sq ft x 0.208 = **530.40** cu ft
 Swale Volume = **530.40** cu ft
 c. When the total lot impervious area requires storm water retention (Existing Single Family & Duplexes Only):
 1. When the total lot impervious area remains below 40% after the additional development:
 Impervious Coverage PROPOSED = 1,164.00 sq ft x 0.083 = **96.78** cu ft
 Swale Volume = **96.78** cu ft
 2. When the new development increases the total lot impervious area to 40% or above:
 Impervious Coverage PROPOSED = 1,164.00 sq ft x 0.208 = **242.11** cu ft
 Swale Volume = **242.11** cu ft

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)
 Swale Volume = 242.11 cu ft
 Swale Length = 242.11 cu ft / (4 ft x 3.05 ft) = **79.06** ft

