File #:	**2019-212**
Owner's Name:	Marivel Mesa & Elizabeth Palma
Applicant:	Marivel Mesa
Agent / Contact:	Marivel Mesa
Type of Application:	Administrative Variance
Key:	Key Largo
RE #:	00526510.000000

Additional Information added to File 2019-212

End of Additional File 2019-212

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
OCT 31 2019
MONROE CO. PLANNING DEPT.

Administrative Variance

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Administrative Variance Application Fee: $1,250.00

In addition to the application fee, the following fees also apply:
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
A signed Affidavit is required with this application

Date of Application: 6 / 3 / 2019
Month Day Year

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

Marivel Mesa
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

49 Silver Springs Dr. Key Largo, Fl. 33037
Mailing Address (Street, City, State and Zip Code)

Work Phone	Home Phone	Cell Phone	Email Address
		305-896-1924	mmesa@alufabusa.com

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

Marivel Mesa/ Elizabth Palma — Marivel Mesa
(Name/Entity) — Contact Person

49 Silver Springs Dr. Key Largo, Fl. 33037
Mailing Address (Street, City, State and Zip Code)

Work Phone	Home Phone	Cell Phone	Email Address
239-226-4872	305-896-1924	305-896-1924	mmesa@alufabusa.com

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

Block	Lot	Subdivision	Key
14	26	Key Largo Park	Key Largo

00526510-000000 — Real Estate (RE) Number
1645745 — Alternate Key Number

Coconut Dr. Key Largo, Fl. 33037 — Street Address (Street, City, State & Zip Code)
Mile Marker 101 — Approximate Mile Marker

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.)

<u>All</u> 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 disctrict. 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 contstuct 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 contstuct 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.

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:** 10/30/19

STATE OF Florida

COUNTY OF Dade

Sworn to and subscribed before me this 30 day of October, 20 19,

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

_____ as identification.
(TYPE OF ID PRODUCED)

_____
Signature of Notary Public, State of Florida

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

ISIS GOMEZ
MY COMMISSION # FF 984073
EXPIRES: August 2, 2020
Bonded Thru Notary Public Underwriters

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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Signature of Applicant: _____ **Date:** 10/30/19

STATE OF Florida

COUNTY OF Dade

Sworn to and subscribed before me this 30 day of October, 20 19,

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

_____ as identification.
(TYPE OF ID PRODUCED)

_____
Signature of Notary Public, State of Florida

ISIS GOMEZ
MY COMMISSION # FF 984073
EXPIRES: August 2, 2020
Bonded Thru Notary Public Underwriters

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

Doc# 1875011 03/21/2012 9:47AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

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

Doc# 1875011
Bk# 2560 Pg# 1931

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

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:

Jaclyn C. Kelley
Printed Name: Jaclyn Kelley
Witness #1 as to both

Rachel Lockhart
Printed Name: Rachel Lockhart
Witness #2 as to both

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

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

MONROE COUNTY
OFFICIAL RECORDS

STATE OF Florida
COUNTY OF Monroe

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

NOTARY PUBLIC STATE OF FLORIDA
RACHEL J. LOCKHART
MY COMMISSION # DD 988896
EXPIRES: June 25, 2014
Bonded Thru Budget Notary Services

MES12117

DANISE D. HENRIQUEZ, C.F.C.
TAX COLLECTOR MONROE COUNTY

2018 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1645745		500K	1645745

R

00526510000000286139
0 VACANT LAND KEY LARGO
BK 14 LT 26 AMD PLAT OF PB3-62 K
EY LARGO PARK KEY LARGO OR597-69
2/94 OR665-870 OR1436-1374D/C OR
1436-1375/76 OR2560-1931

305-640-5588

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

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
KEY LARGO WASTEWATER I		297.05
	NON-AD VALOREM ASSESSMENTS	297.05

PAY YOUR BILL

PAY ONLY ONE AMOUNT IN YELLOW SHADED AREA

COMBINED TAXES AND ASSESSMENTS	468.72	See reverse side for important information.

NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	TAX + PEN
449.97	454.66	459.35	464.03	468.72	

IF PAID BY

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

DANISE D. HENRIQUEZ, C.F.C.
TAX COLLECTOR MONROE COUNTY

2018 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1645745		500K	1645745

R

RETURN WITH PAYMENT

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

00526510000000286139
0 VACANT LAND KEY LARGO
BK 14 LT 26 AMD PLAT OF PB3-62 K
EY LARGO PARK KEY LARGO OR597-69
2/94 OR665-870 OR1436-1374D/C OR
1436-1375/76 OR2560-1931

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	DECEMBER	JANUARY	FEBRUARY	MARCH	TAX + PEN
449.97	454.66	459.35	464.03	468.72	

0000000000 0000046872 0000000001645745 0001 5

qPublic.net™ Monroe County, FL

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00526510-000000
Account#	1645745
Property ID	1645745
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal 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 (Note: Not to be used on legal documents.)
Neighborhood	1905
Property Class	VACANT RES (0000)
Subdivision	KEY LARGO PARK AMD
Sec/Twp/Rng	28/61/39
Affordable Housing	No

Owner

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

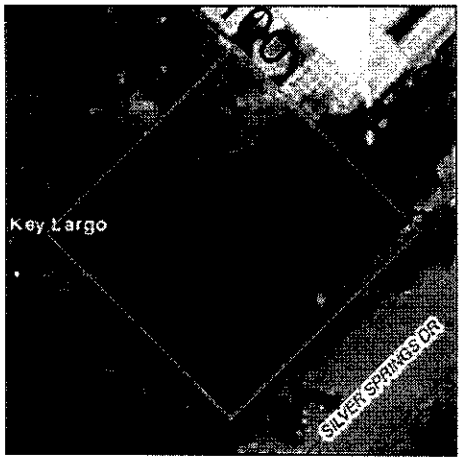
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/19/2012	$33,000	Warranty Deed		2560	1931	05 - Qualified	Vacant

View Tax Info

View Taxes for this Parcel

Photos

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).

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Last Data Upload: 6/4/2019 5:28:24 AM

Version 2.2.22

qPublic.net™ Monroe County, FL

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Property Class	VACANT RES (0000)
Subdivision	KEY LARGO PARK AMD
Sec/Twp/Rng	28/61/39
Affordable Housing	No

Owner

MESA MARIVEL
49 SILVER SPRINGS DR
KEY LARGO FL 33037

PALMA ELIZABETH T/C

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+ Market Misc Value	$0	$0	$0	$0
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= **Just Market Value**	**$20,553**	**$20,553**	**$22,612**	**$26,259**
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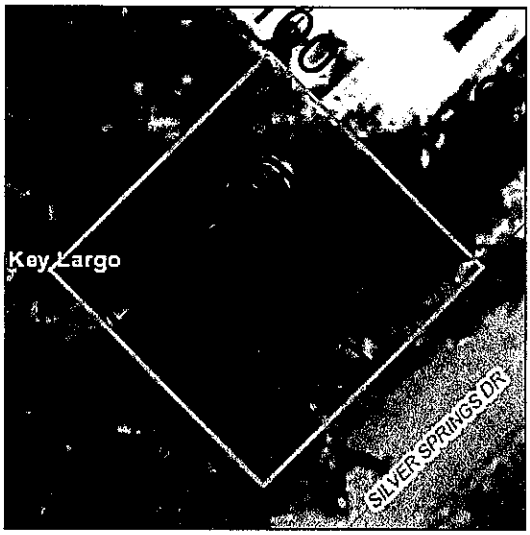
View Tax Info

View Taxes for this Parcel

Photos

Map



TRIM Notice

Trim Notice

2018 Notices Only

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Developed by Schneider GEOSPATIAL

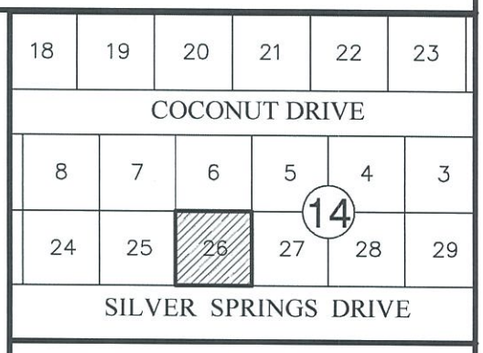
Last Data Upload: 5/31/2019, 5:27:09 AM

Version 2.2.22

MAP OF BOUNDARY SURVEY

SUBJECT PROPERTY

Property Address:
Vacant Lot Silver Springs Drive
City: Key Largo
County: Monroe
State: Florida Zip Code: 33037
ID # 00526510-000000



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 26, 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 L, FIRM Panel Effective/Revised Date 09–11–2009.

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

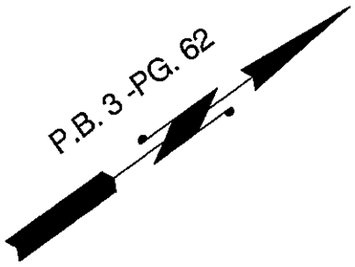
Seal:

Job # 19-01095

Date: 01-29-2019

Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660

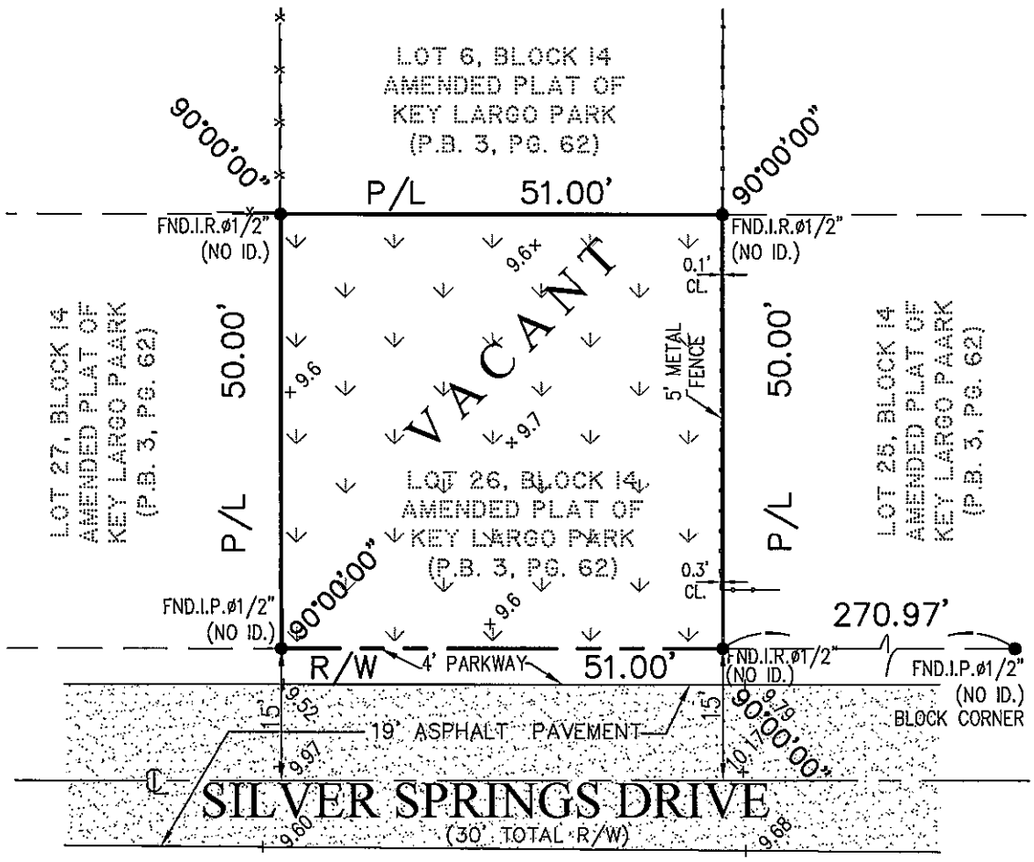
MAP OF BOUNDARY SURVEY



Scale: 1" = 20'

0' 10' 20' 40'

GRAPHIC SCALE



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

ABBREVIATIONS & LEGEND

A	Arc	Pg.	Page	(MH)	Unknown Manhole		Fire Hydrant
FND	Found	R/W	Right-of-Way	(S)	Sewer Manhole	E	Electric Box
U.E.	Utility Easement	℄	Center Line	(T)	Telephone Manhole	MLP	Light Pole
IP	Iron Pipe	M	Monument Line	WM	Water Meter		Utility Pole
IR	Iron Rebar	TBM	Temporary Benchmark	WV	Water Valve	CLP	Concrete Light Pole
N&D	Nail & Disc	PWY	Parkway		Catch basin		Property Corner
COL.	Column	W/P	Water Pump				
P.B.	PLat Book	ENC	Encroachment				

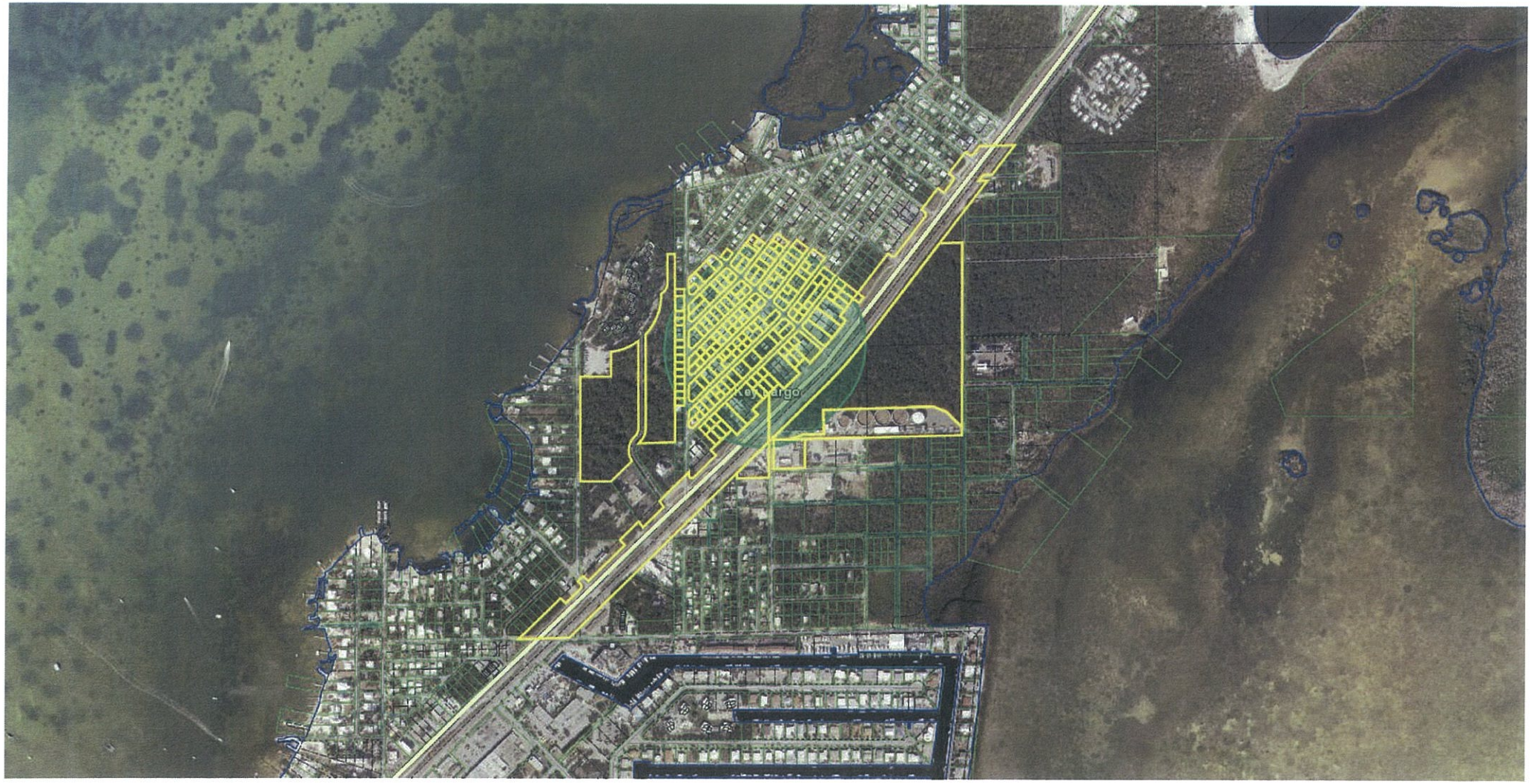
Chain Link Fence
Wood Fence
Metal or plastic Fence
Overhead Utility line
0.00 Spot Elevation

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

Job # 19-01095
Date: 01-29-2019

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00524540-000000	100500 O/S HWY LLC	91220 Overseas Hwy		Tavernier, FL 33070
00525580-000000	41 ROCK HARBOR LLC	715 Grouper Ln		Key Largo, FL 33037
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
00525190-000000	ANDERSON BRUCE WILLIAM	8 Silver Springs Dr		Key Largo, FL 33037
00526380-000000	ANDERSON RICHARD R	6 Coconut Dr		Key Largo, FL 33037
00528730-000000	ANDERSON SUSAN	41 Florida Dr		Key Largo, FL 33037
00526730-000000	BERGLC LLC	12220 SW 95th Ave		Miami, FL 33176
00524440-000000	BOB KRISTIE HOLDINGS LLC	104 Coral Way		Key Largo, FL 33037
00526070-000000	BOGUESS JERRY	1200 Cypress Ave		Virginia Beach, VA 23451
00527840-000000	BOWLING JR THADDEUS R	6 Poinciana Dr		Key Largo, FL 33037
00527470-000000	BRASHARES SARAH P H/W	23 Orange Dr		Key Largo, FL 33037
00527470-000000	BRASHARES THOMAS E	23 Orange 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
00528130-000000	BRENNAN RANDOLPH W	800 Oceana Ave		Key Largo, FL 33037
00526460-000000	BUCKLES MICHELLE S	15 Silver Springs Dr		Key Largo, FL 33037
00527870-000000	CARNOHAN MICHELE	70 Florida Dr		Key Largo, FL 33037
00524480-000000	CB SCHMITT REAL ESTATE CO	11100 Overseas Hwy		Marathon, FL 33050
00527820-000000	CERRA ALINA C	9390 SW 34th St		Miami, FL 33165
00525020-000000	CHURCH OF THE NAZARENE DIST ADV BD STHRN FL DIST	2680 Placid View Dr		Lake Placid, FL 33852
00526920-000000	CID JUANA YICEL	12736 SW 68th Ln		Miami, FL 33183
00525120-000000	CLEMMONS ROBERT M	1 Tina Pl		Key Largo, FL 33037
00524450-000000	COMMERCIAL CENTER OF THE FLORIDA KEYS LLC	1709 Atlantic Blvd		Key West, FL 33040
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
00525550-000200	CRISTOBAL ELSA FERRER	10605 SW 87th Ave		Miami, FL 33176
00525550-000200	CRISTOBAL KATRINA	10605 SW 87th Ave		Miami, FL 33176
00524880-000000	CUTLER SOPHIE TESTAMENTARY TRUST	C/O SANFORD DR MARGARGET CUTLER	2604 Wallingford Dr	Beverly Hills, CA 90210
00528040-000000	DANTOS CHRISTOPHER W ESTATE	C/O CONSTANTINE DANTOS P/R	20 POINCIANA	Key Largo, FL 33037
00526120-000000	DASH DARLENE	1314 Royal Palm Dr		Key Largo, FL 33037
00526130-000000	DASH DARRELL CLINTON	35 SILVER SPRINGS DR		Key Largo, FL 33037
00526100-000000	DASH ROBERT C	1314 Royal Palm Dr		Key Largo, FL 33037
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
00087380-000000	DOHERTY ROBERT M	13 Bay Rd		Key Largo, FL 33037
00087380-000000	DOHERTY YVETTE	13 Bay Rd		Key Largo, FL 33037
00087550-000000	DOT/ST.OF FL	3900 Commonwealth Blvd		Tallahassee, FL 32399
00528080-000000	DUBON SUZANNE	16 Poinciana Dr		Key Largo, FL 33037

00527520-000000	LYONS HARRY J	2772 NE 3rd St		Pompano Beach, FL 33062
00527520-000000	LYONS LEAH F	2772 NE 3rd St		Pompano Beach, FL 33062
00528830-000000	MACKEL MARILYN	1205 16th Ave NE		Fort Lauderdale, FL 33304
00528830-000000	MACKEL MICHAEL	1205 16th Ave NE		Fort Lauderdale, FL 33304
00526080-000000	MANUEL PATRICIA MARIE	41 Silver Springs Dr		Key Largo, FL 33037
00525180-000000	MARTIN JAMIE L	PO Box 372911		Key Largo, FL 33037
00528100-000000	MARTIN ROLLAND REV TR 9/3/2010	5795 SW 7th Ct		Cape Coral, FL 33914
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
00527430-000000	MCKAY MICHAEL	PO Box 378531		Key Largo, FL 33037
00527430-000000	MCKAY SUSAN	PO Box 378531		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
00526040-000000	MESA MARCO	49 Silver Springs Dr		Key Largo, FL 33037
00526040-000000	MESA MARIVEL	49 Silver Springs Dr		Key Largo, FL 33037
00526530-000000	MESA MEREDITH	23 Silver Springs Dr		Key Largo, FL 33037
00525500-000000	MIGUEL MARTA	14810 180th Ter SW		Miami, FL 33187
00525500-000000	MIGUEL RAFAEL	14810 180th Ter SW		Miami, FL 33187
00527600-000000	MILIAN 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
00524550-000000	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave		Key West, FL 33040
00526550-000000	MONZON ROSA	541 SE 5th St		Hialeah, FL 33010
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
00527440-000000	NANCE CRISTINA SCALLY	25 Orange Dr		Key Largo, FL 33037
00527440-000000	NANCE GEORGE MANUEL DANIEL	25 Orange Dr		Key Largo, FL 33037
00526910-000000	NARVAEZ ANTONIO	32 Orange Dr		Key Largo, FL 33037
00526910-000000	NARVAEZ MARLEN	32 Orange Dr		Key Largo, FL 33037
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
00525590-000000	ORR MARY JANE	43 Rock Harbor Dr		Key Largo, FL 33037
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


Roy Hargo

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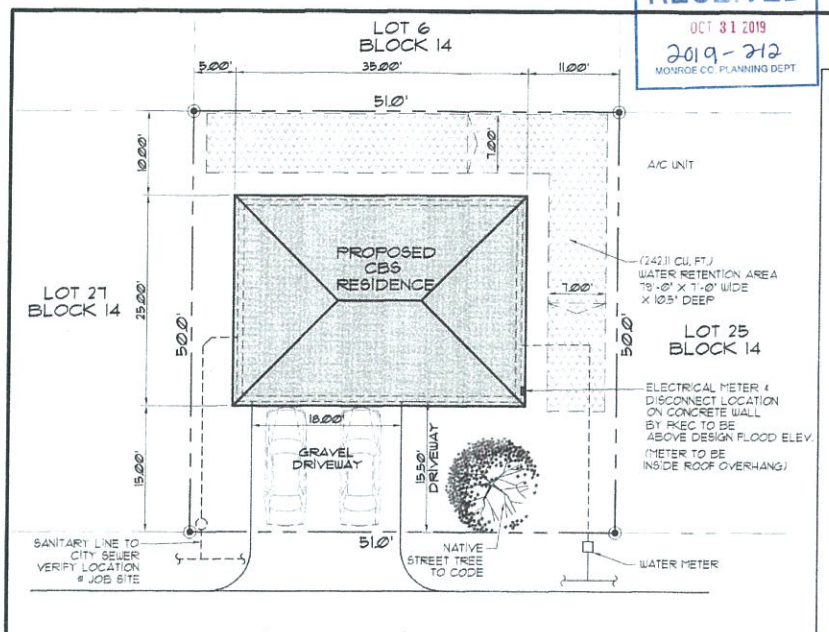
MONROE CO. PLANNING DEPT.



SITE PLAN
SCALE: 1" = 10'

CONNECT TO EXISTING SEWER SYSTEM

LEGAL DESCRIPTION

LOT 26, 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

COMPLIANCE WITH THE FLORIDA BUILDING CODE

TO THE BEST OF THE UNDERSIGNED'S ABILITY AND PROFESSIONAL JUDGEMENT,
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 1816.1-1816.8

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 treatment for the prevention of subterranean termites. Treatment is accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

UNIT AREA	
RESIDENCE ROOF AREA	875 S.F.
DRIVEWAY	279 S.F.

FLOOD ZONE INFORMATION	
FLOOD ZONE	X
EXISTING GRADE ELEVATION	+ 4.7' NGVD 29
REF. SURVEY COMPLETED BY "EUGENIA FORTUSSO" P.S.M.	

STRUCTURAL DESIGN CRITERIA

ASCE 7-2010
BASIC VELOCITY - 170 MPH, AT A HEIGHT OF 30 FEET.
EXPOSURE: D
RISK CATEGORY: II

PRINT FORM

MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. **Determine Total Impervious Coverage on site:**

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	0.00 ft²	Sidewalks	D	0.00 ft²		
Decks / Patios	B	0.00 ft²	Pool/Deck	E	0.00 ft²		
Driveways	C	0.00 ft²	Other	F	0.00 ft²		

Impervious Coverage EXISTING prior to improvements (A + B + C + D + E + F) 0.00 1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	875.00 ft²	Sidewalks	D	0.00 ft²		
Decks / Patios	B	0.00 ft²	Pool/Deck	E	0.00 ft²		
Driveways	C	279.00 ft²	Other	F	10.00 ft²		

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

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

2. **Determine Percentage of Impervious Coverage on site:**

1,164.00 1 ft² / 2,560.00 ft² = 45.65% 2 % of Impervious Coverage
Total Impervious Coverage — Total Lot Area

3. **Determine "Disturbed Area" [(114-3(f)(2) 4]**

2,560.00 ft² - 0.00 ft² = 2,560.00 3 Disturbed Area
Total Lot Area — Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas (vegetative buffer strips from natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and soil not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangrove, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed and maintained properly.

4. **Determine Required Swale Volume – Complete a, b, or c:**

a. For a NEW home with less than 40% Impervious Coverage, use:
2,560.00 3 ft² X 0.083 = 4a ft³ Swale Volume
Disturbed Area

b. For a NEW home with 40% or greater Impervious Coverage, use:
2,560.00 3 ft² X 0.208 X 45.65% 2 % = 242.11 4b ft³ Swale Volume
Disturbed Area — % of Impervious Coverage

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):
1. When the total lot impervious coverage remains below 40% after the additional development:
1,164.00 1b ft² X 0.083 = 4c1 ft³ Added Swale Volume
Impervious Coverage PROPOSED — Swale Volume
2. When the new development increases the total lot impervious area to 40% or above:
3,164.00 1b ft² X 0.208 = 4c2 ft³ Added Swale Volume
Impervious Coverage PROPOSED — Swale Volume

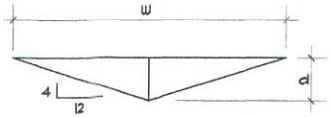
5. **Determine Swale Length** (Swale side slopes must be no steepr than 4:1)

(7.00 ft X 0.88 ft) / 2 = 3.06 ft² Cross Sectional Area**
Width — Depth

242.11 ft³ / 3.06 ft² = 79.06 ft Swale Length
Swale Volume — Cross Sectional Area
Either 4 - a, b, c1 or c2 — (** e.g. a V-shaped swale with 4:1 slopes, 6 feet wide and 1 foot deep has 6 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & c. of Monroe County Code 114-3
Updated 8/5/2012

DEPTH: d = 10.5'
WIDTH: w = 7'-0"
AREA = 3.06 SQFT.



SWALE TYPICAL CROSS SECTION
N.T.S.

ORLANDO PEREZ, JR. 305-571-0052
ARCHITECT
13404 SW 53 CT, FLORAL PK, FL 33186
orlandoperezjr@yahoo.com
AR0014554

A CBS RESIDENCE FOR
MARIVEL MESA & ELIZABETH PALMA
SILVER SPRINGS DR, KEY LARGO,
MONROE COUNTY, FLORIDA 33037
REF: 00526510-0000000

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DRAWN BY: J.L.A.
DATE: 10/15/19
C-0