

File #: 2019-231

Owner's Name: Key Largo Tree, LLC

Applicant: URBN Design Group

Agent: Christopher Collins

Type of Application: PC Variance

Key: Key Largo

RE #: 00087350-000000

Additional Information added to File 2019-231

End of Additional File 2019-231

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Variance Application to the Monroe County Planning Commission

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.

Planning Commission Variance Application Fee: \$1,610.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 12 / 3 / 19
Month Day Year

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

Urban Design Group Christopher Collins
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

696 NE 125 St. Miami, FL 33161
Mailing Address (Street, City, State and Zip Code)

321-276247 ccollins@urbandesigngroup.com
Work Phone Home Phone Cell Phone Email Address

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

Key Largo Tree LLC Yoram Izhak
(Name/Entity) Contact Person

696 NE 125 St.
Mailing Address (Street, City, State and Zip Code)

305-720-2079 sabreu@urbandesigngroup.com
Work Phone Home Phone Cell Phone Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

8
Block Lot Subdivision Key

Real Estate (RE) Number Alternate Key Number

101000 Overseas Highway Key Largo, FL 33037
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation(s): _____

Present Land Use of the Property: Store (1100)

Proposed Land Use of the Property: SC

Total Land Area: 3.31 Acres

Provide the standards required by LDC 114-195- curb cuts along U.S. 1 must be placed at least 400 feet the land development regulations: away from any other curb cut.
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: _____
(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 driveway location is existing and presently has not caused any safety or vehicular concerns.
In addition the driveway location was approved by FDOT.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
The existing driveway is critical to allow truck access, fire and emergency service to the property.

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:
There is no increase in public expense or threat to safety with the approval of the variance.
Maintaining this existing driveway will increase safety for the site.

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 project that was previously constructed was bound to location of Dollar Tree. Based on the location of the store, this variance request is unavoidable.

APPLICATION

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

Granting this variance will not provide us any special privileges . The driveway spacing will eventually meet County Code once the appeal is complete. In addition, the site meets the primary governing requirements when related to traffic study, which is outlined by FDOT.

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

Granting of the requested variance is not based on the health or physical condition of the applicant or their family.

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

Granting of the requested variance is not based on any domestic difficulties faced by the applicant or their family.

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

Granting of the requested variance will provide adequate circulation throughout the site for delivery trucks, garbage trucks, and emergency vehicles and is the minimum necessary will allow for the safest and most efficient use of the land and will provide the applicant/landowner with the desired layout that best serves its clientele. As mentioned above, the applicant has made every effort to bring the existing driveway into compliance with FDOT.

APPLICATION

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 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)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- eight (8) 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)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect-five (5) 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 item 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.

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 3 / 19
Month Day Year

I hereby authorize Christopher Collins be listed as authorized agent
(Print Name of Agent)

representing Key Largo Tree LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Variance Application to the Monroe County Planning Commission
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

8
Lot Block Subdivision Key (Island)

Real Estate (RE) Number Alternate Key Number
101000 Overseas Highway Key Largo, FL 33037
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:
6946 NE 25 St. Miami, FL 33141
Mailing Address (Street, City, State and Zip Code)

321-217-6247 ccollins@urbndesigngroup.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner:

Printed Name of Property Owner: Yoram Izhak

STATE OF FL COUNTY OF Dade

Sworn to and subscribed before me this 3 day of December, 2019,

by Yoram Izhak, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.
(Print Name of Person Making Statement)

Signature of Notary Public

Sandra Abreu
Comm. #GG916841
Expires: May 26, 2020
Bonded Thru Aaron Notary
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

Consideration \$2,000,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dale S. Wilson
Dale S. Wilson, P.A.
718 N Orange Avenue
Green Cove Springs, FL 32043
Our File No.: 2012-120

Doc# 1923216 03/05/2013 3:52PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/05/2013 3:52PM
DEED DOC STAMP CL: DS \$14,000.00

Property Appraisers Parcel Identification (Folio) Numbers: 000873500000000
Florida Documentary Stamps in the amount of \$14,000.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

Doc# 1923216
Bk# 2616 Pg# 1471

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of February, 2013 by TRJ Investment Group LLC, a Florida Limited Liability Company, herein called the grantor, to Key Largo Tree, LLC, a Florida Limited Liability Company whose post office address is 696 NE 125th Street, N. Miami, Florida 33037, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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:

TRJ Investment Group LLC, a Florida Limited Liability Company

Robert S. Pacos
Robert S. Pacos, Managing Member

x Wenjie Li
Witness #1 Signature

Wenjie Li
Witness #1 Printed Name

x Brian Baca
Witness #2 Signature

Brian Baca
Witness #2 Printed Name

STATE OF California
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of February, 2013 by Robert S. Pacos, Managing Member of TRJ Investment Group LLC, a Florida Limited Liability Company on behalf of the Company. He/She is personally known to me or has produced Driver License as identification.

SEAL

My Commission Expires: 3/18/2014

Wenjie Li
Notary Signature
Wenjie Li
Printed Notary Name



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 00087350-000000
 Account# 1095931
 Property ID 1095931
 Millage Group 500K
 Location 101000 OVERSEAS Hwy, KEY LARGO
 Address
 Legal 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253
 Description OR701-878 OR704-29 OR796-1825/26 OR854-1942 OR854-1943/45 OR1869-1191/93 OR2167-937/39 OR2431-1763/66 OR2616-1471/72
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class STORE (1100)
 Subdivision
 Sec/Twp/Rng 28/61/39
 Affordable No
 Housing



Owner

KEY LARGO TREE LLC
 696 NE 125th St
 North Miami FL 33161

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$1,815,209	\$803,512	\$1,371,584	\$1,032,742
+ Market Misc Value	\$289,920	\$132,330	\$132,711	\$133,455
+ Market Land Value	\$1,009,288	\$1,387,771	\$496,500	\$493,350
= Just Market Value	\$3,114,417	\$2,323,613	\$2,000,795	\$1,659,547
= Total Assessed Value	\$3,114,417	\$2,008,052	\$1,825,502	\$1,659,547
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,114,417	\$2,008,052	\$1,825,502	\$1,659,547

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	144,184.00	Square Foot	0	0

Commercial Buildings

Style 1 STY STORE-B / 11B
 Gross Sq Ft 10,834
 Finished Sq Ft 10,200
 Perimeter 702
 Stories 2
 Interior Walls
 Exterior Walls METAL SIDING
 Quality 250 ()
 Roof Type
 Roof Material
 Exterior Wall1 METAL SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover

Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1974
 Year Remodeled 0
 Effective Year Built 2000
 Condition FAIR

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	234	0	90
FLA	FLOOR LIV AREA	10,200	10,200	404
OPF	OP PRCH FIN LL	400	0	208
TOTAL		10,834	10,200	702

Style 1 STY STORE-B / 11B
 Gross Sq Ft 9,674
 Finished Sq Ft 8,121
 Perimeter 852
 Stories 1
 Interior Walls DRYWALL
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type FLAT OR SHED
 Roof Material TAR & GRAVEL
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONCRETE SLAB
 Interior Finish DRYWALL
 Ground Floor Area
 Floor Cover CERM/CLAY TILE
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 2018
 Year Remodeled 0
 Effective Year Built 2018
 Condition GOOD

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	8,121	8,121	384
OPF	OP PRCH FIN LL	608	0	336
PTO	PATIO	945	0	132
TOTAL		9,674	8,121	852

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	2018	1974	1	100000 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/23/2013	\$2,000,000	Warranty Deed		2616	1471	12 - Unqualified	Improved
8/26/2009	\$3,816,400	Warranty Deed		2431	1763	12 - Unqualified	Improved
11/16/2005	\$4,650,000	Warranty Deed		2167	937	O - Unqualified	Improved
2/28/2003	\$950,000	Warranty Deed		1869	1191	Q - Qualified	Improved
5/1/1982	\$100,000	Warranty Deed		854	1943	U - Unqualified	Improved
12/1/1979	\$321,900	Conversion Code		796	1825	Q - Qualified	Improved

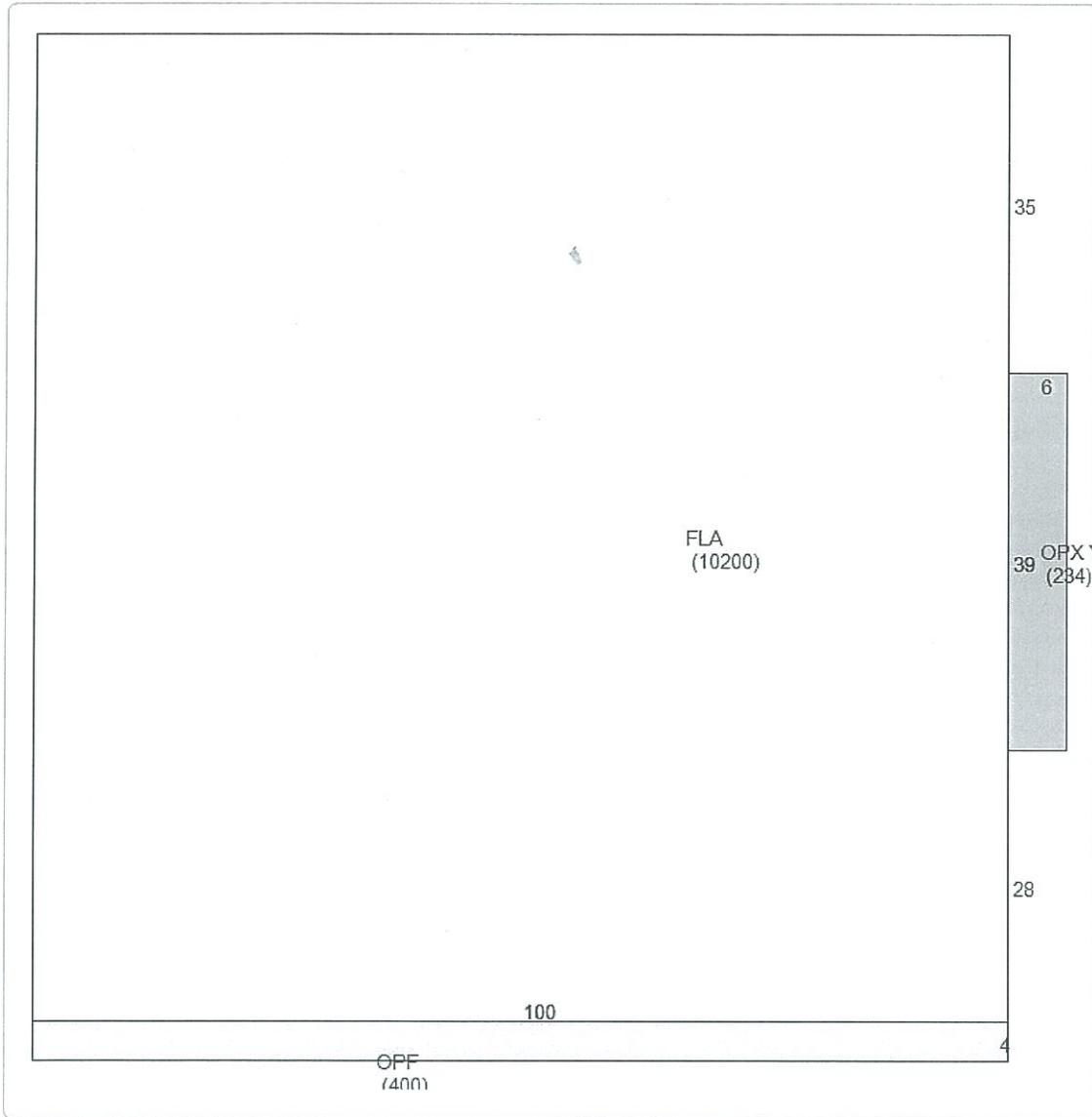
Permits

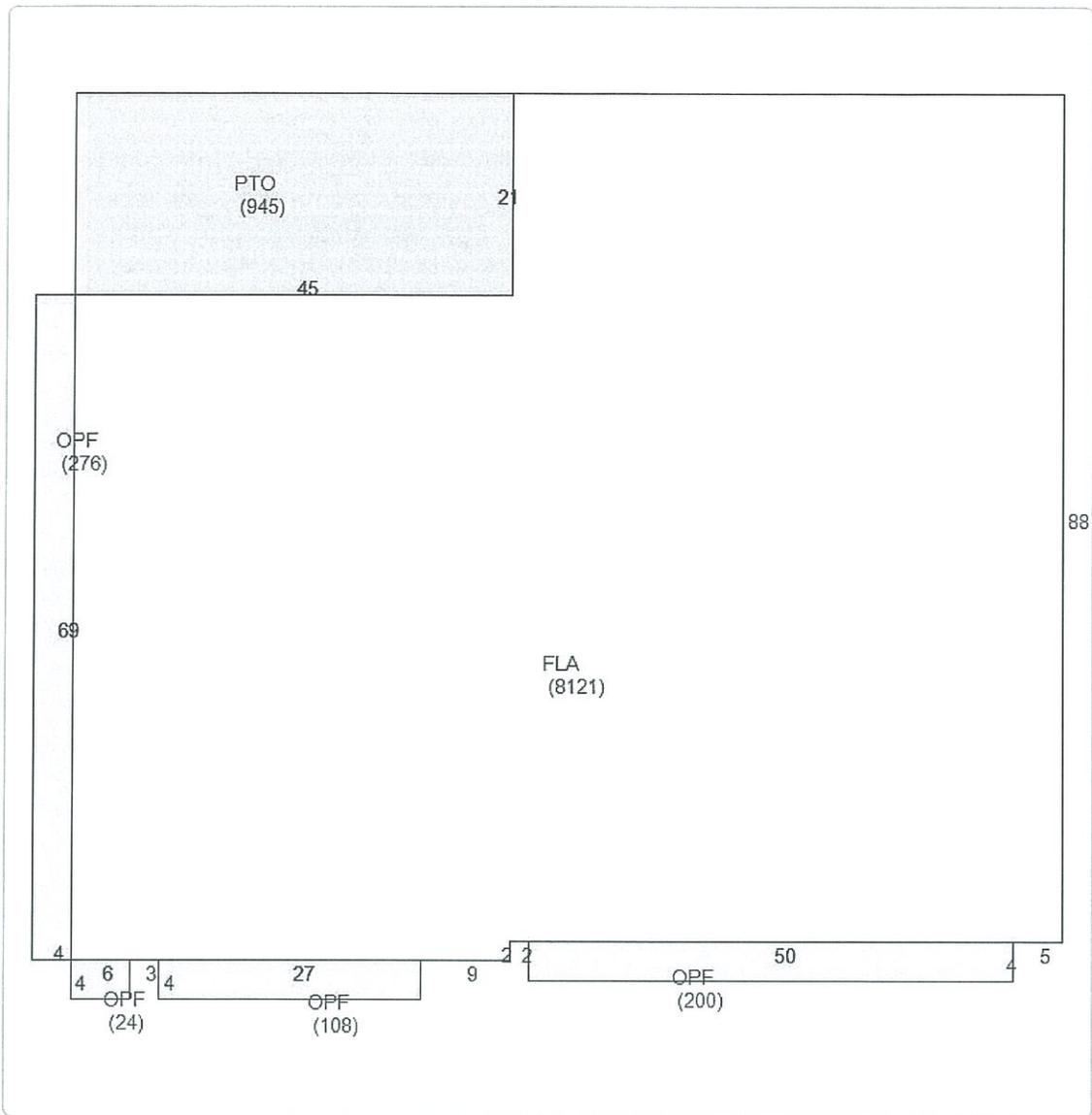
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17302095	8/25/2017	3/22/2019	\$70,000	Commercial	INT/EXT REMODEL/REPAIR
16308593	8/8/2017		\$2,123,200	Commercial	COMMERCIAL BUILDING
13304891	5/5/2014	6/4/2014	\$10,000	Commercial	INT REMODEL/CONSTRUCT NEW HANDICAP BATHROOMS
13303159	10/18/2013	1/16/2014	\$25,000	Commercial	REPLACE HVAC UNITS
13303159	10/18/2013	6/25/2014	\$1	Commercial	REPLACE (2) A/C UNITS
13300821	5/9/2013	7/2/2013	\$100,000	Commercial	INT/EXT REMODEL/REPAIR
10300104	1/13/2010	9/3/2010	\$1	Commercial	CHAIN LINK FENCE
05305654	11/4/2005	10/20/2006	\$1	Commercial	CHAINLINK FENCE
04302743	10/25/2004	3/22/2006	\$1	Commercial	REROOF (METAL)
9930014	3/31/1999	12/10/1999	\$1		INTERIOR REMODEL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice



2019 Notices Only

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

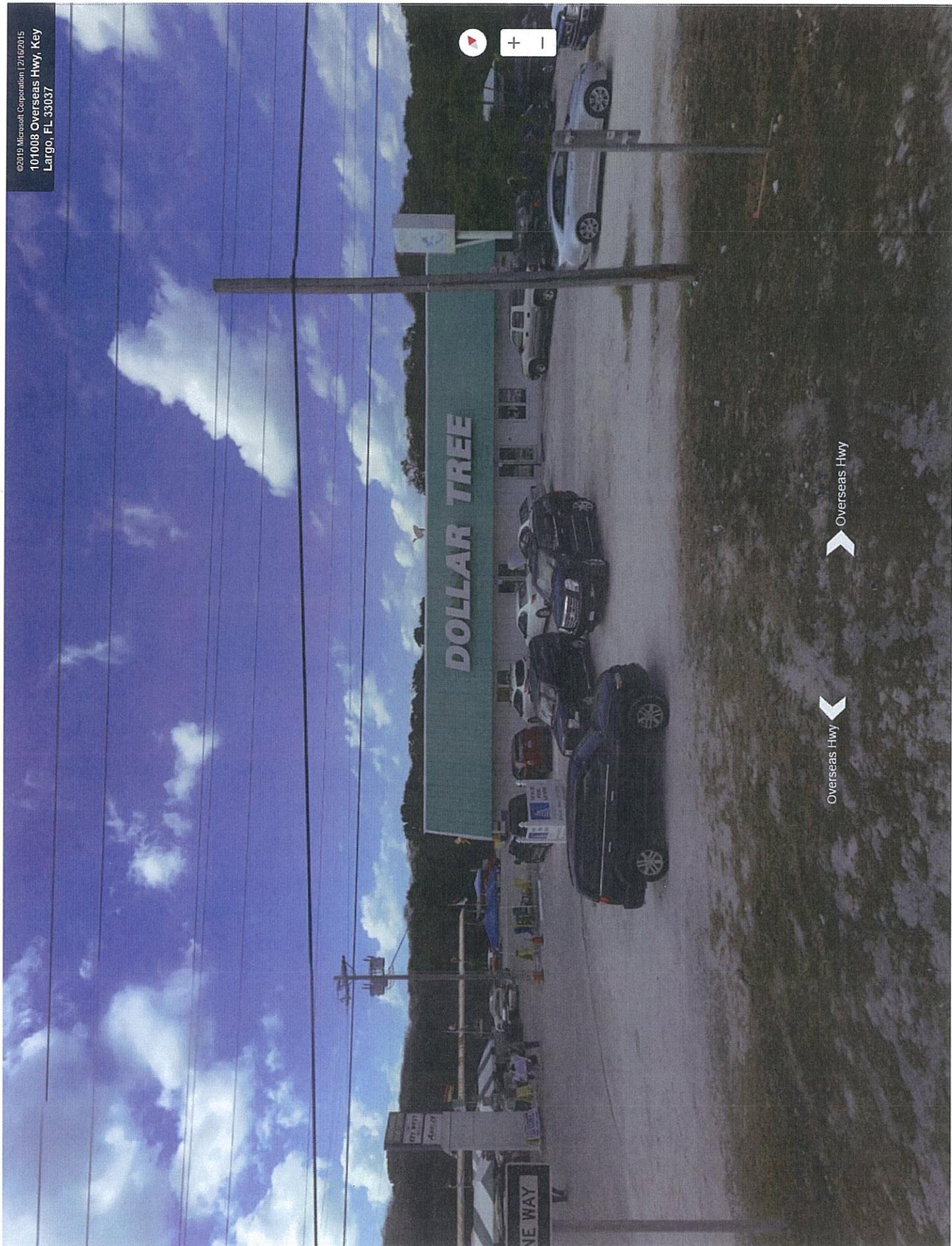
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GDPR Privacy Notice

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Largo, FL 33037



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