

File #: 2023-109

Property Owner: Vincent A Scardina &
Rick Thompson

Applicant: A Plus Roofing of Key West Inc.

Contact: Vincent Scardina

Type of Application: Minor Deviation

Parcel ID: 00124820-000000

Key: Stock Island

Additional Information added to File 2023-109

End of Additional File 2023-109

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Associated
Permit 21102153
RECEIVED

APR 27 2023

MONROE CO. PLANNING DEPT.

Request for a Minor Deviation to a Conditional Use Permit

After a conditional use permit has been issued, certain adjustments may be approved as minor deviations. Such development is limited by the thresholds provided in Monroe County Code Section 110-73(c)(2).

Minor Deviation to a Conditional Use Permit Application Fee: \$1,770.00
Traffic Study Review: \$5,000.00 (if applicable)

Date of Application: 4 / 18 / 2023
Month Day Year

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

A Plus Roofing of Key West, Inc.

Vincent A Scardina

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

1107 Key Plaza #317, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)

305-296-2568

305-923-1514

aplusroof@aol.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Vincent A Scardina & Rick Thompson

Vincent A Scardina

(Name/Entity)

Contact Person

1107 Key Plaza #317, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)

305-296-2568

305-923-1514

aplusroof@aol.com

Work Phone

Home Phone

Cell Phone

Email Address

Approval (Development Order / Resolution) #: _____

Legal Description of Property:

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

7&14

Maloney

Stock Island

Block

Lot

Subdivision

Key

00124820-000000

Real Estate (RE) / Parcel ID Number

Alternate Key Number

5684 MacDonald Ave., Stock Island, FL 33040

4

Street Address (Street, City, State, Zip Code)

Approximate Mile Marker

APPLICATION

Please describe what the requested minor deviation would allow: (If necessary, attach additional sheets.)

A concrete slab (approx. 12' X 24') in the back yard of our office to keep our equipment off the ground.

Approval (Development Order / Resolution) #: NA

Expiration Date of Development Order / Resolution: NA

Minor deviations to minor and major conditional use permits may be approved but are limited to the following: Additional development that requires a deviation of up to ten percent (10%) of one or more the following requirements as follows:

Do the proposed modifications decrease the approved number of parking spaces?

Yes No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes No

Do the proposed modifications decrease any approved landscaping?

Yes No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes No

Do the proposed modifications affect any approved access drives/configuration?

Yes No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes No

Do the proposed modifications decrease the approved amount of open space?

Yes No

Do the proposed modifications increase the approved number of residential dwelling units? (up to 5% deviation)

Yes No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (up to 5% deviation)

Yes No

APPLICATION

IMPORTANT: If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes No

Deviation Requirements per Code Section 110-73	Approved or Deemed Conditional Use Permit	Proposed Development	Percent Change between Approved or Deemed CUP and Proposed Development	Result (no deviation, minor dev, major dev, amendment to CUP)
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Off-street parking				
Loading/unloading spaces				
Parking landscaping				
Bufferyard width and/or plantings				
Access				
Non-residential floor area				
Open space	9,051 sq. ft	280	-3%	minor deviation
<i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i>				
Dwelling units				
Hotel-motel, RV and/or institutional residential units				
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Commercial retail intensity (trip generation)				
<i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i>				
Schedule or phasing				

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

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.)

- Completed application form
- 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
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

If applicable, 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.)

MA

- Notarized Agent Authorization
- Proposed landscape plan
- Proposed building floor plans
- Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval)
- Proposed phasing plan

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

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.

APPLICATION

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: USA [Signature] Date: 4/18/2023

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 18 day of April, 2022, by means of physical presence or online notarization

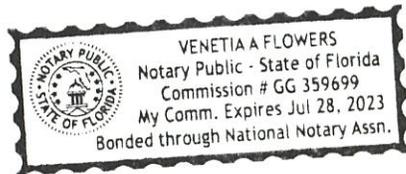
by Vincent A Scardina, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

Vincent A Scardina as identification.
(TYPE OF ID PRODUCED)

[Signature]
Signature of Notary Public, State of Florida

Venetia A Flowers

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: 7/28/23



Send complete application package to:

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

APPLICATION

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.

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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: UAAJN Date: 4/18/2023

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 18 day of April, 2023, by means of physical presence or online notarization

by Vincent A Scardina, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

Vincent A Scardina as identification.
(TYPE OF ID PRODUCED)

Venetia A Flowers
Signature of Notary Public, State of Florida

Venetia A Flowers
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, FL 33050



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

A-PLUS ROOFING OF KEY WEST, INC.

Filing Information

Document Number	M68199
FEI/EIN Number	65-0037377
Date Filed	02/08/1988
State	FL
Status	ACTIVE

Principal Address

5686 Maloney Ave
Key West, FL 33040

Changed: 04/13/2023

Mailing Address

1107 Key Plaza
P.M.B. 317
Key West, FL 33040-4077

Changed: 04/13/2023

Registered Agent Name & Address

FARRELLY, GREGORY G
506 Louisa St
Key West, FL 33040

Name Changed: 01/13/2003

Address Changed: 04/13/2023

Officer/Director Detail

Name & Address

Title DVP

Scardina, Vincent A
5686 Maloney Ave
Key West, FL 33040

Title P

THOMPSON, RICK E
 1703 South St
 Key West, FL 33040

Annual Reports

Report Year	Filed Date
2021	03/13/2021
2022	03/07/2022
2023	04/13/2023

Document Images

04/13/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
03/07/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/17/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
03/12/2016 -- ANNUAL REPORT	View image in PDF format
03/12/2015 -- ANNUAL REPORT	View image in PDF format
03/05/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
03/05/2012 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
02/21/2008 -- ANNUAL REPORT	View image in PDF format
02/22/2007 -- ANNUAL REPORT	View image in PDF format
02/15/2006 -- ANNUAL REPORT	View image in PDF format
03/30/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
02/20/2002 -- ANNUAL REPORT	View image in PDF format
01/22/2001 -- ANNUAL REPORT	View image in PDF format
01/27/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
02/11/1998 -- ANNUAL REPORT	View image in PDF format
01/23/1997 -- ANNUAL REPORT	View image in PDF format
02/13/1996 -- ANNUAL REPORT	View image in PDF format
02/01/1995 -- ANNUAL REPORT	View image in PDF format

This Instrument Prepared by and Return to:
JOHN M. SPOTTSWOOD, JR.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 FLEMING STREET
Key West, FL 33040

Doc# 1530805 07/26/2005 9:07AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

07/26/2005 9:07AM
DEED DOC STAMP CL: PW \$5,762.00

Parcel ID Number: 001248220-000000

Doc# 1530805
Bk# 2135 Pg# 2425

Warranty Deed

This Indenture, Made this 15th day of July, 2005 A.D., Between
EDGAR WATTERSON, a married man, as to an undivided 1/3 interest and
GERALD ABREU, a single man, as to an undivided 1/3 interest and GEORGE
SANTANA, a married man, as to an undivided 1/3 interest
of the County of Monroe, State of Florida, grantors, and
VINCENT A. SCARDINA, a married man and RICK E. THOMPSON, a married man,
as tenants in common
whose address is: 1107 Key Plaza, Suite 317, Key West, FL 33040

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:

A parcel of land in Parts of Lots 7, 8, 13 and 14, all in Block 35, of
McDONALD'S PLAT OF STOCK ISLAND, Monroe County, Florida, as recorded
in Plat Book 1, Page 55, Public Records of Monroe County, Florida, and
more particularly described by metes and bounds as follows:

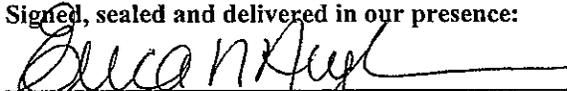
COMMENCING at the Southeast corner of Lot 11 of the aforesaid Block
35, run in a Westerly direction along the Northerly right-of-way line
of First Avenue for a distance of 100 feet to a Point of Beginning;
said Point of Beginning being the Southwest corner of Lot 12 of the
aforesaid Block 35; thence at a right angle in a Northerly direction
along the Westerly boundary of Lot 12 of the aforesaid Block 35 for a
distance of 69 feet to a point; thence at a right angle in a Westerly
direction and parallel to the Northerly boundary of First Avenue for a
distance of 18 feet to a point; thence at a right angle in a Northerly
direction and parallel to Second Street of the aforesaid Plat for a
distance of 107.6 feet to a point on the Southerly right-of-way of

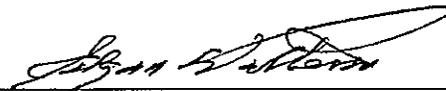
(Continued on Attached)

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

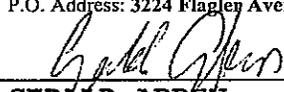
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Erica N. Hughes
Witness


EDGAR WATTERSON (Seal)
P.O. Address: 3224 Flagler Avenue, Key West, FL 33040

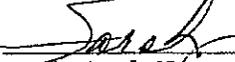

Printed Name: SARAH L. VEGA
Witness

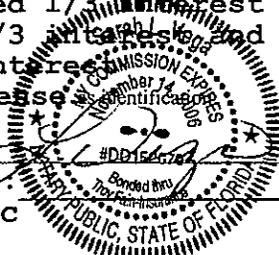

GERALD ABREU (Seal)
P.O. Address:


GEORGE SANTANA (Seal)
P.O. Address: 3255 Flagler Avenue, Key West, FL 33040

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 15th day of July, 2005 by
EDGAR WATTERSON, a married man, as to an undivided 1/3 interest and
GERALD ABREU, a single man, as to an undivided 1/3 interest and GEORGE
SANTANA, a married man, as to an undivided 1/3 interest
who are personally known to me or who have produced their Florida driver's license


Printed Name: _____
Notary Public
My Commission Expires: _____



Warranty Deed - Page 2

Parcel ID Number: 001248220-000000

Doc# 1530805
Bk# 2135 Pg# 2426

Maloney Avenue, as constructed; thence in a Westerly direction along the Southerly right-of-way of Maloney Avenue, as constructed, for a distance of 66 feet, more or less, to a point; thence in a Southerly direction and parallel to Second Street for a distance of 202.5 feet to a point on the Northerly right-of-way of First Avenue; thence at a right angle in an Easterly direction along the Northerly right-of-way of First Avenue for a distance of 82 feet, more or less, back to the Point of Beginning.

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2005 and subsequent years.

MONROE COUNTY
OFFICIAL RECORDS

FUND OWNER'S FORM
SCHEDULE A

Policy No.: OPM-2357073

Effective Date: 07/26/05

Agent's File Reference: 05-242JS

9:07.00 a.m.

Amount of Insurance: \$ 966,000.00

1. Name of Insured:

VINCENT A. SCARDINA, a married man and RICK E. THOMPSON, a married man,
as tenants in common

2. The estate or interest in the land described herein and which is covered by this policy is a **Fee Simple**

(if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded in
Official Records Book 2135, Page 2425, of the Public Records
of Monroe County, Florida.

3. The land referred to in this policy is described as follows:

A parcel of land in Parts of Lots 7, 8, 13 and 14, all in Block 35, of McDONALD'S
PLAT OF STOCK ISLAND, Monroe County, Florida, as recorded in Plat Book 1, Page 55,
Public Records of Monroe County, Florida, and more particularly described by metes
and bounds as follows:

COMMENCING at the Southeast corner of Lot 11 of the aforesaid Block 35, run in a
Westerly direction along the Northerly right-of-way line of First Avenue for a
distance of 100 feet to a Point of Beginning; said Point of Beginning being the
Southwest corner of Lot 12 of the aforesaid Block 35; thence at a right angle in a
Northerly direction along the Westerly boundary of Lot 12 of the aforesaid Block
35 for a distance of 69 feet to a point; thence at a right angle in a Westerly
direction and parallel to the Northerly boundary of First Avenue for a distance of
18 feet to a point; thence at a right angle in a Northerly direction and parallel
to Second Street of the aforesaid Plat for a distance of 107.6 feet to a point on
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direction along the Southerly right-of-way of Maloney Avenue, as constructed, for
a distance of 66 feet, more or less, to a point; thence in a Southerly direction
and parallel to Second Street for a distance of 202.5 feet to a point on the
Northerly right-of-way of First Avenue; thence at a right angle in an Easterly
direction along the Northerly right-of-way of First Avenue for a distance of 82
feet, more or less, back to the Point of Beginning.

SPOTTSWOOD, SPOTTSWOOD
AND SPOTTSWOOD
ATTORNEYS AT LAW

ISSUING AGENT - ATTORNEY OR FIRM OF ATTORNEYS

500 FLEMING STREET

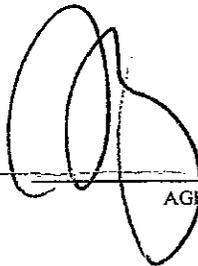
MAILING ADDRESS
FUND Form OPM-SCH.A (Rev. 1/98) [486]

6816

AGENT NO.

KEY WEST

CITY



AGENT'S SIGNATURE

, FL 33040

ZIP

(1205 DisplaySoft 01-WIN-FL-SCHA3)

FUND OWNER'S FORM
SCHEDULE B

Policy No.: **OPM-2357073**

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, recorded in Official Records Book 668, Page 43, of the Public Records of Monroe County, Florida.
8. Subject to County Ordinance 10-77, providing for annual levy of garbage and trash collection fees to be assessed upon this parcel of land.
9. This Policy does not insure riparian or littoral rights and water privileges incident to ownership of subject property.
10. Any adverse matters relating to soil or groundwater contamination at the property (none shown of record).
11. Rights of parties having unrecorded leases or contracts to purchase.
12. The effect of county zoning and the results of the exercise of governmental police powers of the County of Monroe, and the State of Florida.
13. This policy does not insure against impact fees imposed by the County of Monroe, in the State of Florida, or by Utility Companies operating in Monroe County, Florida, because of undiscovered or unclaimed units on the subject property.

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 00124820-000000
 Account# 1158941
 Property ID 1158941
 Millage Group 110A
 Location 5684 MACDONALD Ave, STOCK ISLAND
 Address
 Legal STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 E'LY 36' LOTS 7 & 14 & PT
 Description LOTS 8 & 13 SQR 35 OR205-242 OR382-1000-1001 OR542-128 OR688-610 RE:
 12484 COMBINED FOR ASSESSING PURPOSES 2-23-89 OR1317-1539/41Q/C
 OR1317-1542/44 OR2135-2425/26
 (Note: Not to be used on legal documents.)
 Neighborhood 10060
 Property Class WAREHOUSE (4800)
 Subdivision MALONEY SUBD
 Sec/Twp/Rng 35/67/25
 Affordable No
 Housing



AK1158941 5684-5686 MACDONALD AVE. 6/17/2013

Owner

SCARDINA VINCENT A
 1107 Key
 Key West FL 33040

[THOMPSON RICK E](#)

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$272,796	\$272,796	\$272,796	\$297,596
+ Market Misc Value	\$8,407	\$8,863	\$9,319	\$9,776
+ Market Land Value	\$680,873	\$612,785	\$367,671	\$378,263
= Just Market Value	\$962,076	\$894,444	\$649,786	\$685,635
= Total Assessed Value	\$786,240	\$714,764	\$649,786	\$685,635
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$962,076	\$894,444	\$649,786	\$685,635

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(4800)	14,410.00	Square Foot	0	0

Buildings

Building ID	41885	Exterior Walls	C.B.S. with 1% MIN WOOD SIDING
Style	STILT 1 STORY	Year Built	1963
Building Type	OFF BLDG MUL STY-D / 18D	EffectiveYearBuilt	1985
Gross Sq Ft	5159	Foundation	CONCRETE SLAB
Finished Sq Ft	4852	Roof Type	FLAT OR SHED
Stories	6 Floor	Roof Coverage	ROLLED COMPOS
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	688	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	50	Half Bathrooms	2
Interior Walls	DRYWALL	Grade	300
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,852	4,852	0
CLP	LOAD PLATFM	270	0	0
SBU	UTIL UNFIN BLK	37	0	0
TOTAL		5,159	4,852	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1962	1963	1	50 SF	4
FENCES	1962	1963	1	50 SF	4
CONC PATIO	1962	1963	1	56 SF	2
WALL AIR COND	1981	1982	1	1 UT	3
CH LINK FENCE	1981	1982	1	132 SF	2
CH LINK FENCE	1981	1982	1	486 SF	2
CH LINK FENCE	1981	1982	1	504 SF	1
CH LINK FENCE	1981	1982	1	750 SF	2
WALL AIR COND	1994	1995	1	1 UT	2
WALL AIR COND	1995	1996	1	1 UT	2
WOOD DECK	1999	2000	1	120 SF	3
FENCES	1999	2000	1	70 SF	2
ASPHALT PAVING	2007	2008	1	1891 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/15/2005	\$966,000	Warranty Deed		2135	2425	Q - Qualified	Improved
7/1/1994	\$150,000	Warranty Deed		1317	1542	Q - Qualified	Improved

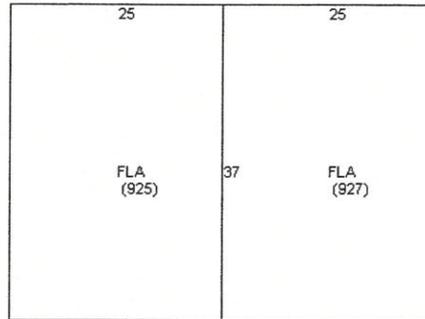
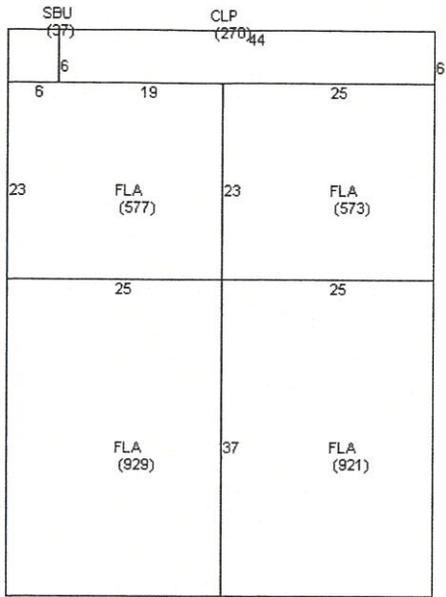
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17102652	5/1/2017		\$1,500	Commercial	DEOMO EXISTING CANTELEVER AWNING. REMOVE DEBRIS AND STUCCO WALL. REMOVE WALLPAPER AND PAINT WALLS. REMOVE CARPET AND INSTALL "PEEL AND STICK" FLOOR COVERING
15103207	7/7/2015	8/10/2015	\$7,500		
06104925	10/3/2006	7/3/2007	\$3,000	Commercial	PAVING
981232	8/28/1998	10/20/1999	\$500	Commercial	DEMOLITION
95-1251	2/1/1996	10/1/1996	\$48,000	Commercial	COMMERCIAL REMODEL
95-0233	2/1/1995	10/1/1995	\$2,800	Commercial	EXTERIOR RENOVATIONS

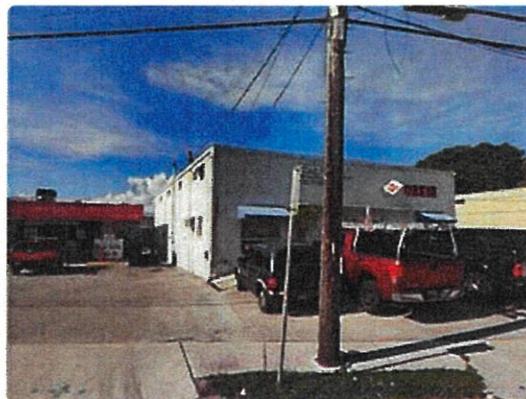
View Tax Info

[View Taxes for this Parcel](#)

[Sketches \(click to enlarge\)](#)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

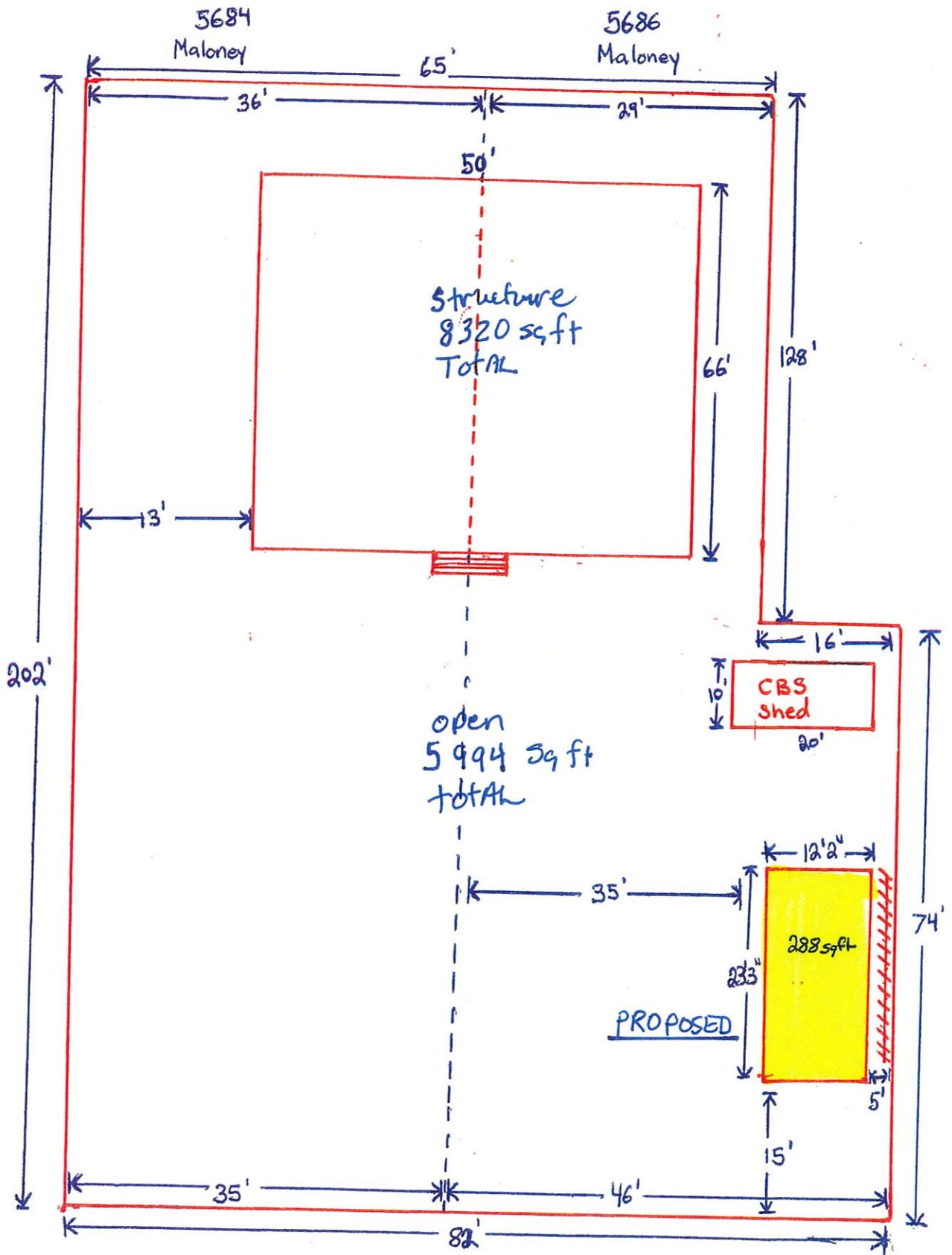
2022 Notices Only

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)

Developed by
 Schneider
GEOSPATIAL

Last Data Upload: 10/31/2022, 3:16:28 AM

Version 2.3.227



Total Property Square Footage = 14,410 sq ft.

/// = swale
24" x 30"

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name VINCENT SCARDINI & RICK THOMPSON				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5684-5686 MACDONALD AVENUE				Company NAIC Number:	
City STOCK ISLAND		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00124820-000000) (STOCK ISLAND MALONEY SUB PT LOTS 7, 8, 13 & 14, BLK 35)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>24.5724 N</u> Long. <u>-81.7364 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number MONROE COUNTY 125129			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1528	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 03/05/2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5684-5686 MACDONALD AVENUE			Policy Number:
City STOCK ISLAND	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: G 121 RESET Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

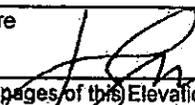
Datum used for building elevations must be the same as that used for the BFE.

	Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____	6.7	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor _____	15.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) _____	0.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) _____	0.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____	9.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) _____	4.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) _____	6.1	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____	5.3	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name J. LYNN O'FLYNN	License Number 6298	 Place Seal Here 1-08-19	
Title P.S.M.			
Company Name J. LYNN O'FLYNN, INC.			
Address 3430 DUCK AVENUE			
City KEY WEST	State Florida		ZIP Code 33040
Signature 	Date 01/08/2019		Telephone (305) 296-7422

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2. e) – ELECTRICAL EQUIPMENT

LONGITUDE AND LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5684-5686 MACDONALD AVENUE			Policy Number:
City STOCK ISLAND	State Florida	ZIP Code 33040	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here: The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5684-5686 MACDONALD AVENUE			Policy Number:
City STOCK ISLAND	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW & FOUNDATION 01/08/2019



Photo Two

Photo Two Caption REAR VIEW & FOUNDATION 01/08/2019

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5684-5686 MACDONALD AVENUE			Policy Number:
City STOCK ISLAND	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section AB.



Photo One

Photo One Caption SIDE VIEW 01/08/2019



Photo Two

Photo Two Caption SIDE VIEW & ELECTRIC METER 01/08/2019