

File #: 2025-087

Owner's Name: Jorge & Elean Martinez

Applicant/Contact: Keys Permitting Services, Inc
(Teresa Smith-Horachek)

Type of Application: Administrative Variance

Key: Ramrod Key

RE #: 00204260-000000

Additional Information added to File 2025-087

End of Additional File 2025-087

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2025-087
APR 29 2025

MONROE COUNTY
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: 04 / 17 / 2025
Month Day Year

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

Keys Permitting Services, Inc.

Teresa Smith-Horachek

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

5409 Overseas Hwy #3341; Marathon, FL 33050

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

305-481-0234

keyspermitting@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Jorge & Elean Martinez

Teresa Smith-Horachek

(Name/Entity)

Contact Person

18960 SW 82nd Ct; Cutler Bay, FL 33157

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

305-333-2863

jmartinezsari@yahoo.com

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

11

15

BREEZESWEPT BEACH ESTATES Ramrod Key

Block

Lot

Subdivision

Key

00204260-000000

1267571

Real Estate (RE) Number

Alternate Key Number

27338 JAMAICA Ln, RAMROD KEY, FL 33042

27

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

Approximate Mile Marker

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:
All work will be privately funded and work will remain within the property in question.

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 setbacks are decreased due to a large cut in boatslip mean high water line requirement, which cuts substantially into the property blueprint.

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:
The overall front setback of 20' will be consistent and/or less than an adjacent property.

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

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

8. The variance is the minimum necessary to provide relief to the applicant:
The variance is needed to achieve a reasonable sized single family residence.

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

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

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

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

- Notarized Agent Authorization Letter

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

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

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

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

* * * * *

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

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

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

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

Signature of Applicant: [Handwritten Signature] Date: 4-17-2025

STATE OF Florida

COUNTY OF Miami-Dade

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 17th day of April, 2025, by Jorge Martinez; Elean Martinez
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced identification.



[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

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

AGENT AUTHORIZATION FORM

Date of Authorization: 04 / 17 / 2025
Month Day Year

I hereby authorize Teresa Smith-Horachek/Keys Permitting Services, Inc. be listed as authorized agent
(Print Name of Agent)
representing Jorge & Elean Martinez for the application submission
(Print Name of Property Owner(s) the Applicant(s))
of Administrative Variance
(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)

Table with 4 columns: Lot, Block, Subdivision, and Ramrod Key. Row 1: 15, 11, BREEZESWEPT BEACH ESTATES, Ramrod Key. Row 2: 00204260-000000, 1267571. Row 3: 27338 JAMAICA Ln, RAMROD KEY, FL 33042, 27. Row 4: 00204260-000000, 1267571. Row 5: 27338 JAMAICA Ln, RAMROD KEY, FL 33042, 27.

Authorized Agent Contact Information:

5409 Overseas Hwy #3341; Marathon, FL 33050
Mailing Address (Street, City, State and Zip Code)
305-481-0234 Home Phone keyspermitting@gmail.com 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: [Handwritten Signature] Date: 4-17-2025
STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,
on 17th day of April, 2025, by JORGE MARTINEZ & ELEAN MARTINEZ
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced identification

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

Doc# 2068806 03/24/2016 11:27AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN
03/24/2016 11:27AM
DEED DOC STAMP CL: Krys \$875.00

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 125,000.00

This Document Prepared By and Return to:
John Jay Watkins, Esquire
P.O. Box 250
LaBelle, FL 33975-0250

Doc# 2068806
Bk# 2788 Pg# 355

Parcel ID Number: 00204260-000000

Warranty Deed

This Indenture, Made this 10 day of March, 2016 A.D., Between
RICHARD VANEK and KIM P. VANEK, husband and wife

of the County of Saint Tammany, State of Louisiana, grantors, and
JORGE A. MARTINEZ and ELENA E. MARTINEZ, husband and wife

whose address is: 18960 SW 82nd Court, Cutler Bay, FL 33157

of the County of Miami-Dade, State of Florida, grantees.

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

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:

Lot 15 and the West one-half of Lot 16, Block 11, BREEZESWEPT BEACH ESTATES, according to the
Plat thereof recorded in Plat book 4, Page 143, Public Records of Monroe County, Florida.

Subject to reservations, restrictions and easements of record, without hereby reimposing same.

Monroe County, FL

PROPERTY RECORD CARD

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.

Parcel ID 00204260-000000
 Account# 1267571
 Property ID 1267571
 Millage Group 100H
 Location 27338 JAMAICA Ln, RAMROD KEY
 Address
 Legal BK 11 LT 15 AND W1/2 LT 16 BREEZESWEPT BEACH ESTATES RAMROD KEY PB4-
 Description 143 OR619-275 OR1571-1338/40L/E OR2541-1220D/C OR2541-1222D/C OR2541-
 1223 OR2561-1815/16 OR2788-355/56 OR2961-958/959(DEC/REST)
 (Note: Not to be used on legal documents.)
 Neighborhood 707
 Property Class VACANT RES (0000)
 Subdivision BREEZESWEPT BEACH ESTATES
 Sec/Twp/Rng 32/66/29
 Affordable No
 Housing



[MARTINEZ JORGE A](#)
 18960 SW 82nd Ct
 Cutler Bay FL 33157

MARTINEZ ELEAN E
 18960 SW 82nd Ct
 Cutler Bay FL 33157

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$30,150	\$30,965	\$31,780	\$1,110
+ Market Land Value	\$199,550	\$156,050	\$132,050	\$87,050
= Just Market Value	\$229,700	\$187,015	\$163,830	\$88,160
= Total Assessed Value	\$154,817	\$140,743	\$127,948	\$88,160
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$229,700	\$187,015	\$163,830	\$88,160

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$199,550	\$0	\$30,150	\$229,700	\$154,817	\$0	\$229,700	\$0
2023	\$156,050	\$0	\$30,965	\$187,015	\$140,743	\$0	\$187,015	\$0
2022	\$132,050	\$0	\$31,780	\$163,830	\$127,948	\$0	\$163,830	\$0
2021	\$87,050	\$0	\$1,110	\$88,160	\$88,160	\$0	\$88,160	\$0
2020	\$136,550	\$0	\$1,110	\$137,660	\$110,839	\$0	\$137,660	\$0
2019	\$117,050	\$0	\$1,110	\$118,160	\$100,763	\$0	\$118,160	\$0
2018	\$109,550	\$0	\$726	\$110,276	\$91,603	\$0	\$110,276	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	6,000.00	Square Foot	60	100
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

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| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/23/2025, 1:30:30 AM](#)

Contact Us



SITE DATA

<u>SITE ADDRESS:</u>	27338 JAMAICA LANE, RAMROD KEY, FLORIDA 33042
<u>LEGAL DESC.:</u>	BK 11 LT 15 AND W1/2 LT 16 BREEZESWEPT BEACH ESTATES RAMROD KEY PB4-143
<u>FLOOD ZONE:</u>	AE (EL 9) MAP & PANEL - 12087C 1319K EFFECTIVE - 02/18/2005
<u>LOT AREA:</u>	6,095 SQ. FT.
<u>ZONING:</u>	IMPROVED SUBDIVISION
<u>F.L.U.M.:</u>	RESIDENTIAL MEDIUM
<u>SETBACKS:</u>	FRONT 20' SIDES 5' REAR 20'
<u>MAX BUILDING HEIGHT:</u>	35'
<u>MIN. OPEN SPACE:</u>	20%

DESIGN DATA

DESIGN LOADS (MINIMUM):

A	ROOF DEAD LOAD	17 PSF (METAL)
B	ROOF LIVE LOAD	20 PSF
C	DEAD LOAD FOR UPLIFT CALCULATION	7PSF
D	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
G	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
H	STAIRS LIVE LOAD	60 PSF AND 300 LBS NON-CONCURRENT
I	GUARD RAILS/HANDRAILS	200 LBS

WIND DESIGN SPECIFICATIONS:

A	BUILDING OCCUPANCY CATEGORY	II
B	CONSTRUCTION TYPE	V-B
C	OCCUPANCY CLASSIFICATION	RESIDENTIAL
D	WIND SPEED	
a	ULTIMATE (LRFD) =	180 MPH
b	ALLOWABLE (ASD) =	140 MPH
E	WIND EXPOSURE CATEGORY	D
F	ENCLOSURE CLASSIFICATION	ENCLOSED
G	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H	WIND-BORNE DEBRIS AREA	YES
I	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	

27338 JAMAICA LANE, RAMROD KEY, FLORIDA



LOCATION MAP
NOT TO SCALE



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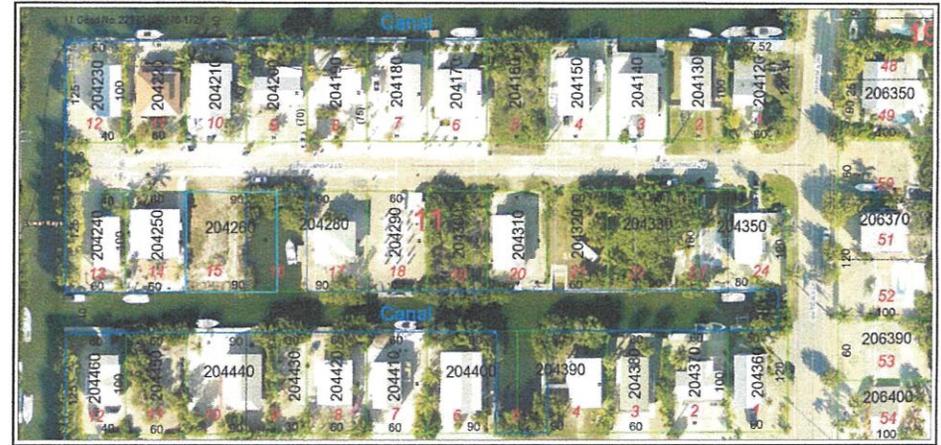
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27338 JAMAICA LANE, RAMROD KEY, FLORIDA



LOCATION MAP
NOT TO SCALE







ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
00204070-000000	ADAMS DANIEL J	15 Lake Eloise Ln			Winter Haven, FL 33884	
00204530-000000	ANDERSON JEREMY	27370 Saint Croix Ln			Summerland Key, FL 33042	
00203980-000100	ARENCEBIA CORINA	4710 SW 166th Ave			Southwest Ranches, FL 33331	
00204240-000000	BALCAZAR ALICE	62 Via Milan Ter			Davie, FL 33325	
00204740-000000	BARATUTI YURINIA AVILA	27342 Anguilla Ln			Ramrod Key, FL 33042	
00204750-000000	BARNES ELIZABETH ULRICH	27352 Anguilla Ln			Ramrod Key, FL 33042	
00201290-000000	BARRETT MONICA	453 Indies Rd			Summerland Key, FL 33042	
00204420-000000	BARRIOS LUIS G	15831 SW 97th Ave			Miami, FL 33157	
00204020-000000	BARROWS ANTHONY	27336 Tobago Ln			Summerland Key, FL 33042	
00203900-000000	BARTA CHARLES M	27417 Tobago Ln			Summerland Key, FL 33042	
00203850-000000	BEARD JOSEPH K	27414 Saint Lucie Ln			Summerland Key, FL 33042	
00201370-000000	BELANGER JEFFREY MICHAEL	553 Indies Rd			Ramrod Key, FL 33042	
00203760-000100	BELLUNO INVESTMENT REVOCABLE TRUST 03/25/2025	C/O CARLOS ALFREDO SEQUINI FERNANDEZ TRUSTEE	4710 SW 166th Ave		Southwest Ranches, FL 33331	
00204710-000000	BENEDICT ROBERT CHARLES	27312 Anguilla Ln			Summerland Key, FL 33042	
00114270-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee, FL 32399	
00204670-000000	BOUNDRY LTD	26351 Old State Road 4A			Ramrod Key, FL 33042	
00204150-000000	BROOKS ALFRED T	5400 Crosby Rd			Rock Hall, MD 21661	
00203830-000000	BROOKS GREGG R	144 S Tessier Dr			St Pete Beach, FL 33706	
00204570-000000	BUEHLER BRYAN	27430 Saint Croix Ln			Ramrod Key, FL 33042	
00203950-000000	BURGG S YASIRIS	27345 Tobago Ln			Ramrod Key, FL 33042	
00204410-000000	BURKE CHRISTOPHER JAMES	27361 Saint Croix Ln			Summerland Key, FL 33042	
00204000-000000	BURLEY LEWIS J	1565 Ellis Ave			Clementon, NJ 08021	
00204120-000000	BURTNER BRITTANY FORD	27459 Jamaica Ln			Summerland Key, FL 33042	
00204520-000000	BUSH RUTH ANN	27360 Saint Croix Ln			Ramrod Key, FL 33042	
00204760-000000	CAMPBELL WILLIAM	C/O OROPEZA STONES & CARDENAS PLLC	211 Simonton St		Key West, FL 33040	
00203760-000000	CAR RAMROD LLC	94411 Overseas Hwy			Tavernier, FL 33070	
00204330-000000	COPLEY PAUL	763 Raccoon Rd			Gallipolis, OH 45631	
00203960-000000	CUSICK JOAN	27347 Tobago Ln			Ramrod Key, FL 33042	
00201310-000000	DALE JEFFREY M	503 Indies Rd			Ramrod Key, FL 33042	
00204440-000000	DAVIS JOSEPH FRANKLIN	14622 US Highway 319 N			Thomasville, GA 31757	
00204050-000000	DELIA LEONARD F	27376 Tobago Ln			Summerland Key, FL 33042	
00204460-000000	DEPINET NICHOLAS	27311 Saint Croix Ln			Ramrod Key, FL 33042	
00204350-000000	DESANTIS J TIMOTHY	27458 Jamaica Ln			Summerland Key, FL 33042	
00204100-000000	DEXTER KAYLA JENA	27436 Tobago Ln			Ramrod Key, FL 33042	
00203840-000000	DONCHENKO PETE	27394 Saint Lucie Ln			Ramrod Key, FL 33042	
00114270-000100	DOT/ST.OF FL	(STATE OF FLORIDA SRD)			TALLAHASSEE, FL 32399	
00206370-000000	DREKER FAMILY REVOCABLE TRUST 08/01/2022	611 W Indies Dr			Summerland Key, FL 33042	
00201340-000000	DUNN STACY	212 Fernwood Dr			Houma, LA 70364	
00204110-000000	EMERICK BERNADETTE N	465 12th PI SE			Vero Beach, FL 32962	
00204220-000000	ESCHBACH JANA L	27329 Jamaica Ln			Ramrod Key, FL 33042	
00204610-000000	FUERST RAYMOND W	27413 Anguilla Ln			Ramrod Key, FL 33042	
00204190-000000	GARDNER WESLEY	27359 Jamaica Ln			Ramrod Key, FL 33042	
00203880-000000	GIGANTE MICHAEL G	530 W Indies Dr			Ramrod Key, FL 33042	
00204390-000000	GONZALEZ FARAH M	27401 Saint Croix Ln			Summerland Key, FL 33042	
00201350-000000	GONZALEZ JANIER	8132 NW 68th Ter			Tamarac, FL 33321	
00204370-000000	GRUCHACZ CHRISTOPHER	831 SE 6th Ave			Pompano Beach, FL 33060	
00201390-000000	GUN SHIRLEY	573 Indies Rd			Summerland Key, FL 33042	
00204700-000000	HACKWORTH JASON E	3230 Old Stagecoach Rd			Bethune, SC 29009	
00204360-000000	HART JEFFREY AND SHANNON TRUST	2420 Noble Rd			Williamston, MI 48895	
00203140-000000	HARTY BERYN	603 Indies Rd			Summerland Key, FL 33042	
00201240-000000	HEILAND SARAH ANN CRAWFORD REVOCABLE TRUST 05/10/2014	403 Indies Rd			Ramrod Key, FL 33042	
00204680-000000	HEIM CARL	18701 NW 5th St			Pembroke Pines, FL 33029	
00204200-000000	HILTON DANIEL S	27349 Jamaica Ln			Ramrod Key, FL 33042	
00204160-000000	HUDEK III JOSEPH D	4107 W Empedrado St			Tampa, FL 33629	
00203980-000000	IRARRAGORRI LEYDEN	12441 SW 192nd Ter			Miami, FL 33177	
00204720-000000	IRWIN CHERYL	27322 Anguilla Ln			Summerland Key, FL 33042	
00204620-000000	JOHNSTON BRYAN	11874 W 6000S Rd			Herscher, IL 60941	
00204170-000000	JUAN EDUARDO	6390 Mitchell Dr			Coral Gables, FL 33158	

00203910-000000	KAAZ STEPHEN L TRUST 09/29/1997	27397 Tobago Ln		Ramrod Key, FL 33042
00204080-000000	KAPP EDWARD ANDREW	27396 Tobago Ln		Summerland Key, FL 33042
00204490-000000	KAZEN MARK AND WENDY REVOCABLE TRUST 06/23/2023	910 S Patrick Cir		West Palm Beach, FL 33406
00201450-000000	KNOOP MICHAEL D	643 Indies Rd		Summerland Key, FL 33042
00201420-000000	KURUC ANNETTE	804 Sandra Ave		West Islip, NY 11795
00204560-000000	LAGUE PETER JOSEPH REVOCABLE TRUST 11/19/2024	27380 Saint Croix Ln		Summerland Key, FL 33042
00204510-000000	LEE AN HSIANG	27350 Saint Croix Ln		Cudjoe Key, FL 33042
00204250-000000	LEMOINE ERIC	22840 Wolf Branch Rd		Sorrento, FL 32776
00204380-000000	LERA HOLDINGS LLC	810 NE 74th St		Miami, FL 33138
00201280-000000	LINDAUER REVOCABLE TRUST 5/10/2002	C/O LINDAUER PHILIP ANDREW AND MARY DEIDRA CO-TRS	17115 Canterbury Green Ct	Sugar Land, TX 77498
00204640-000000	LITWIN THOMAS	27373 Anguila Ln		Summerland Key, FL 33042
00204320-000000	LOPEZ ANTONIO O	15325 SW 74th Ct		Palmetto Bay, FL 33157
00206330-000000	LYDELL ONE REVOCABLE TRUST 09/20/2023	90 Alton Rd	Apt 2202	Miami Beach, FL 33139
00201330-000000	LYONS BRENTTEN S	513 Indies Rd		Summerland Key, FL 33042
00201360-000000	MADEIRA LAND TRUST 08/14/2008	C/O FOERST APRIL ANGELA TRUSTEE	441 W INDIES DR	RAMROD KEY, FL 33042
00204090-000000	MCNABB DONALD M	27416 Tobago Ln		Summerland Key, FL 33042
00203920-000000	MONROE LISA L	27387 Tobago Ln		Ramrod Key, FL 33042
00204210-000000	MUNGALL STEVEN AND ANDREA REVOCABLE TRUST 08/09/2022	C/O ANDREA MUNGALL	27339 JAMAICA LANE	Summerland Key, FL 33042
00204140-000000	MURCHIE SUZANNE	27419 Jamaica Ln		Summerland Key, FL 33042
00203760-000200	MURTON CARLA R	27344 Saint Lucie Ln		Summerland Key, FL 33042
00204590-000000	PELL JAMES	12924 SE Papaya St		Hobe Sound, FL 33455
00203940-000000	PERROTT JAMES	1800 Antietam St		Pittsburgh, PA 15206
00204300-000000	RAMROD KEY REAL ESTATE LLC	10535 SW 114th Ter		Miami, FL 33176
00204230-000000	RODRIGUEZ CARLO F	5954 Paradise Point Dr		Palmetto Bay, FL 33157
00204480-000000	SIMONAITIS AMY	27320 Saint Croix Ln		Ramrod Key, FL 33042
00201270-000000	STALTER ERIC R	433 Indies Rd		Ramrod Key, FL 33042
00204310-000000	STANEK MICHAEL D	27388 Jamaica Ln		Ramrod Key, FL 33042
00204630-000000	STELL CLARISE	PO Box 627		Ocean City, NJ 08226
00203890-000000	STRANG WILLIAM	27437 Tobago Ln		Ramrod Key, FL 33042
00206420-000000	SWANSON FREDERICK J TRUSTEE	PO Box 510205		Key Colony Beach, FL 33051
00204290-000000	TAMBURRO JOSEPH M	27368 Jamaica Ln		Ramrod Key, FL 33042
00204130-000000	TIFFIN LORI LASHEA	27439 Jamaica Ln		Summerland Key, FL 33042
00204040-000000	TOBAGO LANE LLC	C/O SCHLESINGER GANNON AND LAZETERA LLP	535 Madison Ave	New York, NY 10022
00206350-000000	TUMBEL DAVID	571 W Indies Dr		Summerland Key, FL 33042
00204400-000000	UNDERHILL JR ROBERT Q	30 Shamrock Dr		Brookfield, CT 06804
00204800-000000	UPMAL GALE	27412 Anguila Ln		Ramrod Key, FL 33042
00204280-000000	VAN PELT DAVID W	13 Meadowlark Dr		Deposit, NY 13754
00201400-000000	VANSANT ANTHONY P	23 Tradewinds Ln		Lewes, DE 19958
00201430-000000	VAUGHN TODD	5083 Poplar St		Buford, GA 30518
00204790-000000	WHITLATCH JILL	27392 Anguila Ln		Ramrod Key, FL 33042
00206390-000000	WILLIAMS KATHY J	PO Box 165		Herrin, IL 62948
00204780-000000	WILSON DONNA	27382 Anguila Ln		Summerland Key, FL 33042
00204180-000000	WORLEY CHRISTINA M	431 SW Kestor Dr		Port Saint Lucie, FL 34953
00201260-000000	ZIBRIDA JEROME M	311 N Tessier Dr		St Pete Beach, FL 33706

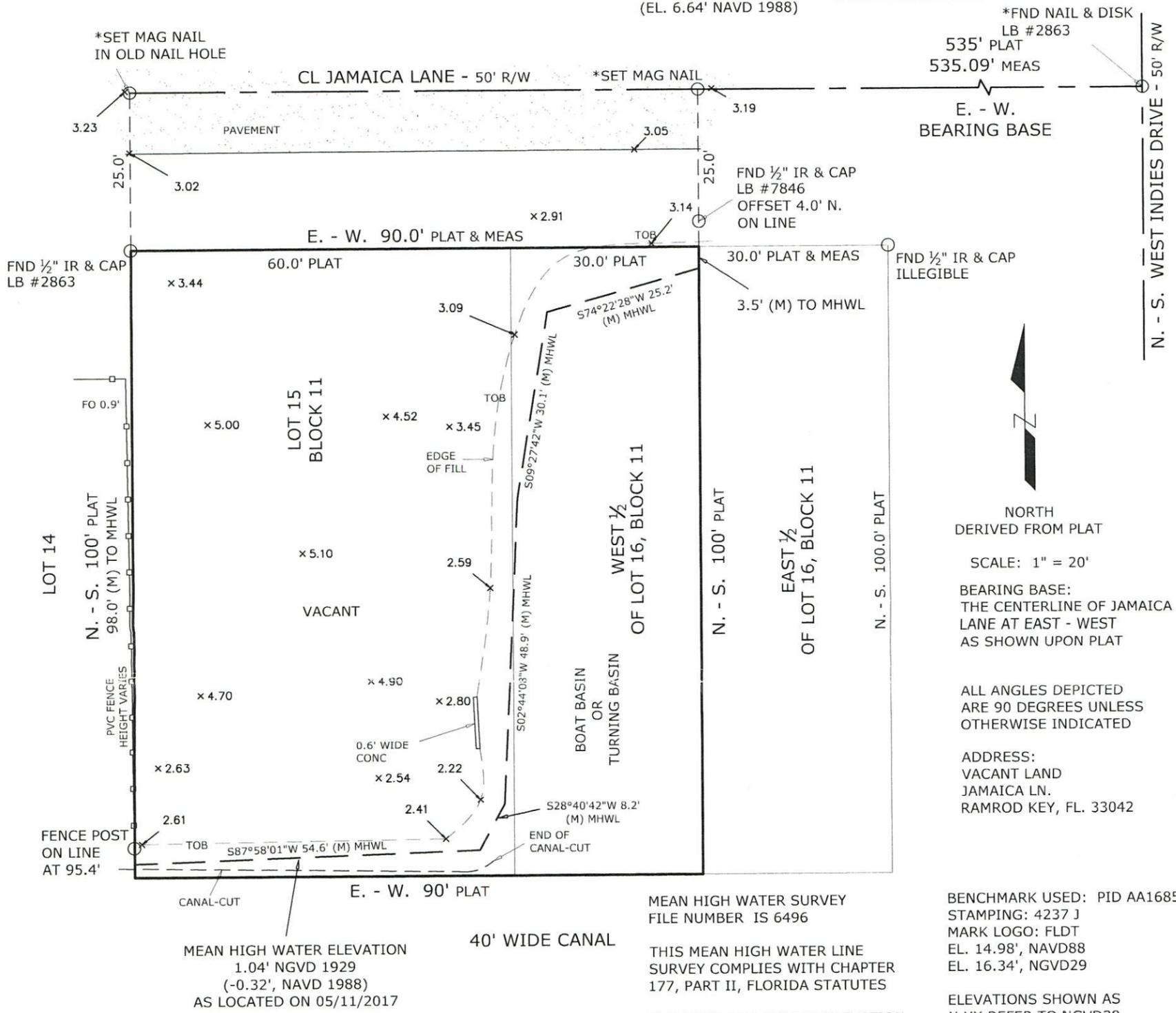
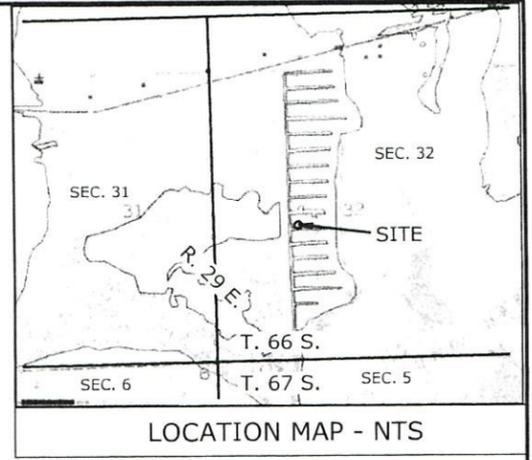
MAP OF BOUNDARY & MEAN HIGH WATER LINE SURVEY

LOT 15 & THE WEST 1/2 OF LOT 16, BLOCK 11, BREEZESWEPT BEACH ESTATES

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY NO.: 125129; MAP NO.: 12087C-1319K; MAP DATE: 02-18-05 THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN - FLOOD ZONE: AE (EL 9)

* SURVEYORS NOTE:
CENTERLINE SURVEY CONTROL SHOWN AS LOCATED ON 03/11/12 HAS BEEN DESTROYED BY SANITARY SEWER CONSTRUCTION

TBM
FND NAIL & DISK, LB
7846 IN UPW AT 27369
JAMAICA LANE (LOT 7)
EL. 8.00' NGVD 1929
(EL. 6.64' NAVD 1988)



LEGAL DESCRIPTION -
Lot 15 and the West 1/2 of Lot 16, Block 11, BREEZESWEPT BEACH ESTATES, according to the Plat thereof as recorded in Plat Book 4, Page 143, of the Public Records of Monroe County, Florida.

CERTIFIED TO -
JORGE AND ELENA MARTINEZ

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|----------------------------------|-----------------------------|---------------------------------|
| C = CALCULATED | GL = GROUND LEVEL | ROL = ROOF OVERHANG LINE |
| CL = CENTERLINE | GW = GUY WIRE | ROWL = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | IP = IRON PIPE | R/W = RIGHT OF WAY |
| CONC = CONCRETE | IR = IRON ROD | SCO = SANITARY CLEAN-OUT |
| D = DEED | LE = LOWER ENCLOSURE | SIR = SET IRON ROD 1/2" LB 7846 |
| DMH = DRAINAGE MANHOLE | LS = LANDSCAPING | SMH = SANITARY MANHOLE |
| EB = ELECTRIC BOX | M = MEASURED | SN&D = SET NAIL & DISK LB7846 |
| EL = ELEVATION | MHWL = MEAN HIGH WATER LINE | SV = SEWER VALVE |
| ELEV = ELEVATED | NAVD = NORTH AMERICAN | TBM = TEMPORARY BENCHMARK |
| EM = ELECTRIC METER | VERTICAL DATUM (1988) | TOB = TOP OF BANK |
| ENCL = ENCLOSURE | NGVD = NATIONAL GEODETIC | TOS = TOE OF SLOPE |
| FFE = FINISHED FLOOR ELEVATION | VERTICAL DATUM (1929) | TYP = TYPICAL |
| FH = FIRE HYDRANT | NTS = NOT TO SCALE | UPC = CONCRETE UTILITY POLE |
| FI = FENCE INSIDE | OHW = OVERHEAD WIRES | UPW = WOOD UTILITY POLE |
| FND = FOUND | P = PLAT | WD = WOOD DECK |
| FN&D = FOUND NAIL & DISK (#XXXX) | PK = PARKER KALON NAIL | WDF = WOOD FENCE |
| FO = FENCE OUTSIDE | PM = PARKING METER | WL = WOOD LANDING |
| FOL = FENCE ON LINE | POB = POINT OF BEGINNING | WM = WATER METER |
| GB = GRADE BREAK | POC = POINT OF COMMENCEMENT | WV = WATER VALVE |

SCALE:	1"=20'
FIELD WORK DATE	05/11/17
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RR
INVOICE #:	17041712

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

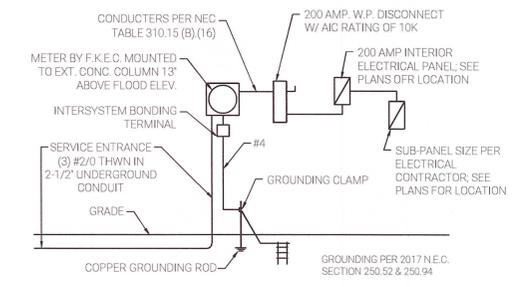
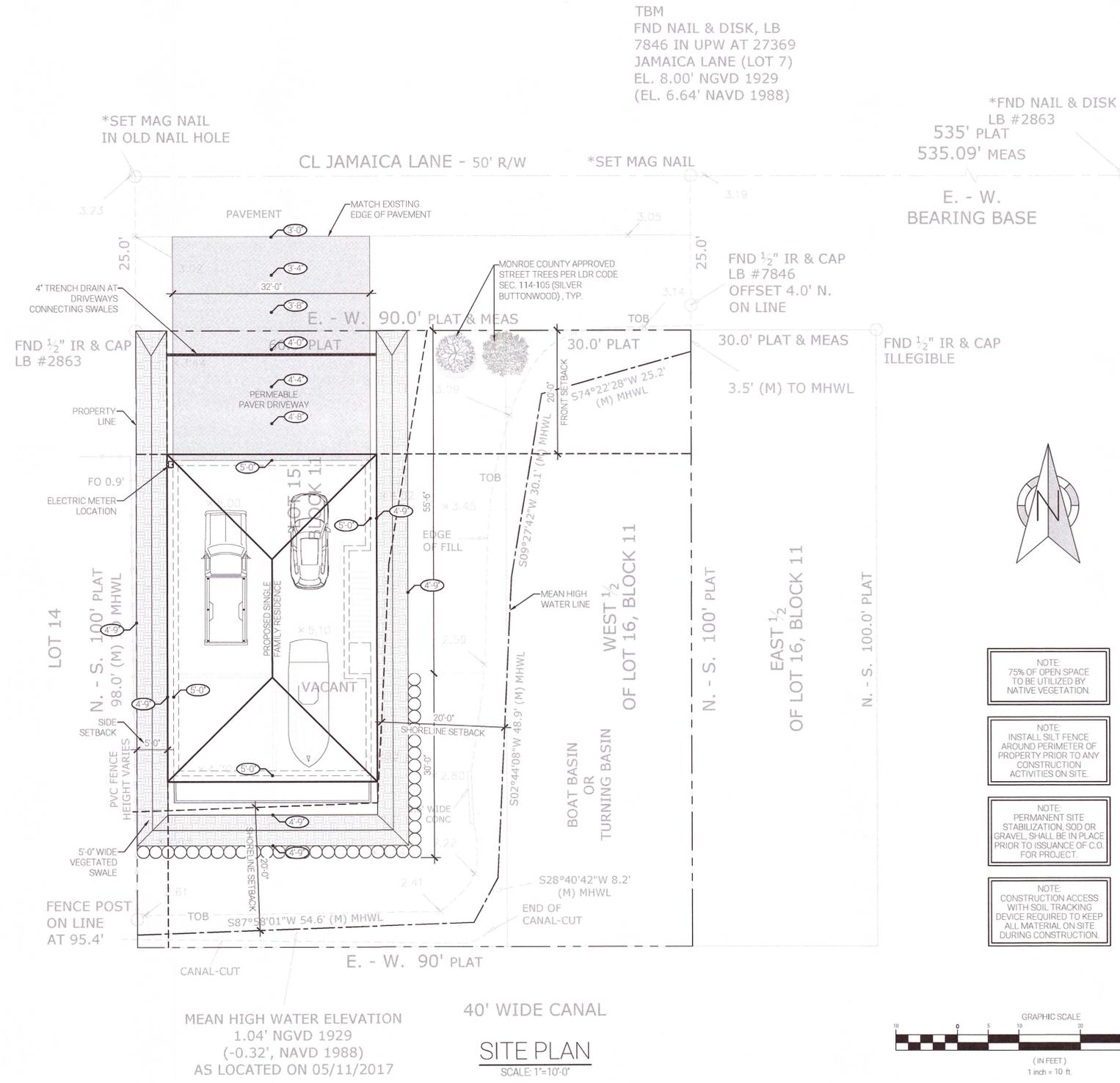
SIGNED

ROBERT E. REECE, LS 5632, PROFESSIONAL SURVEYOR AND MAPPER

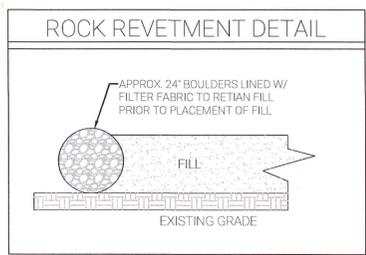
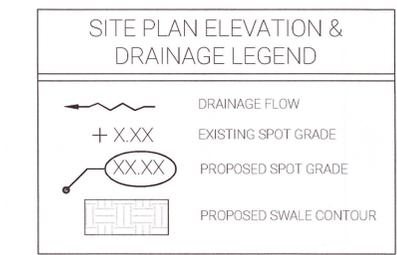
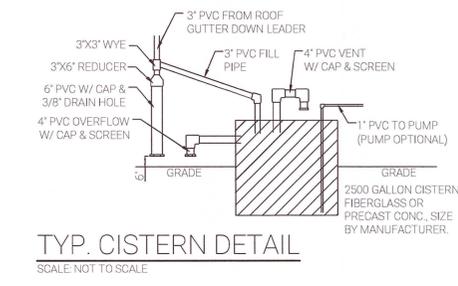
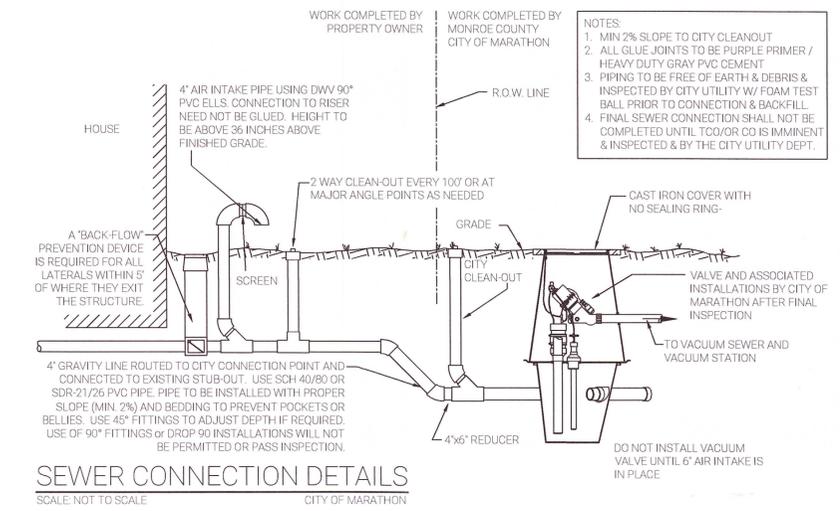
REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



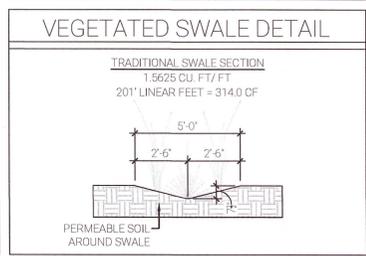
ELECTRICAL SERVICE
RISER DIAGRAM
SCALE: 1/4"=1'-0"



SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE (ABOVE MEAN HIGH WATER LINE)	6,094.7 SQ. FT.
EXISTING IMPERVIOUS TO REMAIN - CONC. SITE WALL	5.0 SF
NEW IMPERVIOUS COVERAGE: BUILDING AREA, STAIRS, PORCHES:	1,915.6 SF
TOTAL IMPERVIOUS	1,920.6 SF = 31.5%
TOTAL DISTURBED AREA	6,094.7 SF
6,094.7 SF X 0.164 X 31.5% = 313.93 CUBIC FT. REQ'D	
CUBIC FT. PROVIDED	314.0 CF

ALL SWALE PLANTINGS PER MONROE COUNTY APPROVED PLANTING LIST. CONTRACTOR TO VERIFY SWALE LENGTH, LOCATION, AND PLANTING SELECTION W/ OWNER IN FIELD.



CONSTRUCTION PROPOSED FOR
THE FOLLOWING LOCATION:
27338 JAMAICA LANE
RAMROD KEY, FLORIDA

CAMPBELL ENGINEERING
CONSULTANTS LLC
William R. Campbell, P.E. License # 79269
Email: will@cecfk.com CA/Registry # 31437
Phone # 305-735-4626

PLANS ARE NOT
VALID UNLESS
SIGNED AND DATED



RECEIVED
2025-031
APR 29 2025
MONROE COUNTY
PLANNING DEPT.

PROJECT #
2734
Date:
FEBRUARY 07, 2022

SHEET 3 of 13
SHEET #
SP