

File #: 2025-109

Owner's Name: Lazaro Arango & Beatriz Arango

Applicant: Smith Hawks, PL

Agent/Contact: Barton Smith/Jess Goodall

Type of Application: PC Appeal

Key: Key Largo

RE #: 00476670-000000

Additional Information added to File 2025-109

End of Additional File 2025-109

APPLICATION
MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
2025-109
MAY 28 2025
MONROE COUNTY
PLANNING DEPT.

APPEAL TO THE PLANNING COMMISSION
[MUST BE RECEIVED WITHIN 30 CALENDAR DAYS OF THE DECISION]

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.

Application Fee: \$1500.00 (required)

Advertisement Fee: \$245.00 (required)

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

Pursuant to Monroe County Code Section 102-185, the Planning Commission shall hear and decide upon appeals to administrative actions regarding provisions of the Land Development Code, excluding those related to floodplain management and actions by the Historic Preservation Commission.

Date of Application: 05 / 02 / 2025
Month Day Year

Appellant:

LAZARO ARANGO & BEATRIZ MIGUEZ ARANGO c/o Agent

Appellant (Name of Person, Business or Organization) Contact Name

c/o Agent

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

c/o Agent

Appellant Phone #

c/o Agent

Appellant Email Address

Agent Authorized to Act for Appellant (if applicable):

SMITH HAWKS, PL Barton W. Smith/Jess Miles Goodall

Agent (Name of Person, Business or Organization) Contact Name

138 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Agent Phone #

Bart@SmithHawks.com;
Jess@SmithHawks.com;
Brandi@SmithHawks.com

Agent Email Address

APPLICATION

Decision being appealed:

Eva Korous, Senior Biologist, Planning and Environmental Resources' determination that the location of the Appellants' proposed dock should be revised.

Date of decision being appealed: January 24, 2025 and February 21, 2025

Property Owner of Affected Property (if applicable): LAZARO ARANGO & BEATRIZ MIGUEZ ARANGO

Check Box if not applicable []

Property Owner (Name of Person, Business or Organization)

c/o Agent

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

Legal Description of Affected Property (if applicable):

Check Box if not applicable []

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

12 Block	31 Lot	LARGO SOUND VILLAGE Subdivision	KEY LARGO Key
00476670-000000		1583774	
Real Estate (RE) / Parcel ID Number(s)		Alternate Key Number(s)	
626 ISLAND DRIVE, KEY LARGO, FLORIDA 33037			~96
Street Address (Street, City, State & Zip Code)			Approximate Mile Marker

A notice of appeal in the form prescribed by the Planning Director must be filed with the County Administrator and with the office or department rendering the decision, determination or interpretation within 30 calendar days of the decision. Failure to file such appeal shall constitute a waiver of any rights under this Land Development Code to appeal any decision, interpretation or determination made by an administrative official. Such notice shall be accompanied by the names and addresses of the owner, applicant, property owner, and adjacent property owners.

* * * * *

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 (unaltered and unbound)
- Applicable fees (check or money order to *Monroe County Planning & Environmental Resources*)
- Full and unedited copy of the document(s) that provides the administrative decision being appealed
- Basis for the appeal in the nature of an initial brief and any evidence, including testimony, affidavits and the curriculum vitae of any expert witness that will be called (the brief must at a minimum state all grounds for the appeal, including but not limited to, the law being appealed and any facts necessary for interpretation of those laws) Will be supplemented.

If applicable, the following must be submitted in order to have a complete application submittal:

- Agent Authorization form (*required if application is submitted on behalf of another party*)
- Proof of ownership (i.e. Warranty Deed) (*required if appellant is owner of a specific property that is subject of the appeal*)
- Property Record Card(s) from the Monroe County Property Appraiser (*required if a specific property(s) is subject of the appeal*)
- A list of names and addresses of all 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.

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.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

APPLICATION

The applicant 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.

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: [Signature] Date: May 2, 2025

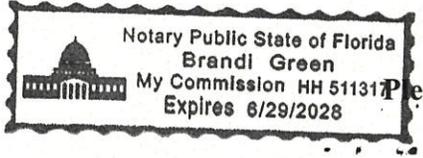
STATE OF FLORIDA
COUNTY OF MONROE

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 2nd day of MAY, 2025, by BARTON W. SMITH
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced N/A as
(TYPE OF ID PRODUCED) identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC

BRANDI GREEN
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/29/2028



Please submit or send the application package to:
Monroe County Administrator
The Gato Building
1100 Simonton Street, Key West, FL 33040

and to:

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

Pursuant to Section 286.0105, Florida Statutes, notice is given that if a person decides to appeal any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Note: A transcript made from recordings or other secondary means does not provide a sufficiently accurate record of all the speakers. Therefore, such "secondary" transcripts may not be accepted as a valid verbatim transcript.

SMITH / HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
E-mail: Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

HAND DELIVERED

May 2, 2025

Devin Tolpin, AICP, CFM, *Senior Director of Planning and Environmental Resources*
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050
Email: Tolpin-Devin@MonroeCounty-FL.gov

**Re: NOTICE OF APPEAL: *PLANNING AND ENVIRONMENTAL RESOURCES'*
DETERMINATION THAT THE LOCATION OF THE APPELLANTS' PROPOSED
*DOCK SHOULD BE REVISED.***

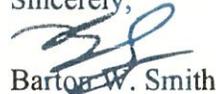
Dear Devin,

Please allow this correspondence to serve as a formal appeal application (“Appeal”), by LAZARO ARANGO and BEATRIZ MIGUEZ ARANGO (collectively, “Appellants”), pursuant to Section 102-185 of the Monroe County Land Development Code (“Code”). Applicants are appealing Monroe County Planning & Environmental Resources Department’s determination that the location of the Appellants’ proposed dock for their real property located at 626 Island Drive, Key Largo, Florida 33037 should be revised, attached hereto as **Exhibit A**.

Applicant will supplement this Appeal with a memorandum of law and witness list within the required time frame prior to the planning commission hearing.

If you have any questions and/or concerns, or require anything further, please do not hesitate to reach out to the office.

Sincerely,



Barton W. Smith

BWS/bg

Enclosure

Devin Tolpin, AICP, CFM, Senior Director of Planning and Environmental Resources

RE: *Appeal Application*

May 2, 2025

Page 2 of 2

Cc:

Christine Hurley, County Administrator, (Hurley-Christine@monroecounty-fl.gov)

Ilze Aguila, Senior Administrator, Operations, (Aguila-Ilze@MonroeCounty-FL.Gov)

Jessica McKinney, Sr. Planning Commission Coordinator, (McKinney-Jessica@MonroeCounty-FL.Gov)

Lindsay Ballard, Business Manager, (Ballard-Lindsey@MonroeCounty-FL.Gov)

Staff | 3/31/25 12:17 PM

Cycle 2

Staff | Environmental

Please be advised that the following items requiring attention were identified when performing a Biological plans review:

1. Pursuant to MCLDC Sec. 118-12(m)(2) *Width*. Docks shall not exceed ten percent (10%) of the width of the waterbody as measured laterally across the waterbody from the point of mean low water (MLW) of the proposed location of placement, prior to construction of any dock, to the opposing point of mean low water, prior to construction of any dock. The County Biologist shall use the best available data to determine the point of MLW prior to construction of docks. Along open water shorelines adjacent to manmade waterways where no breakwater, rip-rap, or structure(s) exists along the outside of the waterway, the opposing point of mean low water shall be measured as the edge of the lawfully dredged area.

The lawfully dredged area measures approximately 60ft in width therefore the proposed pier type dock exceeds 10% width and only the proposed seawall and/or marginal dock and boat lifts would be permissible. Please revise the site plan to indicate the width of the lawfully dredged area and remove the proposed "331.5-square-foot wood dock with grated decking" and revise the location of the proposed "new 20,000-lb. capacity boat lift, and a 10,000-lb. capacity double jet-ski lift."

The dredged area terminates approx. after the boat basin of 622 Island Dr. therefore the permitting of the pier docks of 622, 620, 616, and 614 Island Dr. were to code and approved.



If you have any questions regarding this review, please contact Eva Korous at 305-453-8795 or via email at: korous-eva@monroecounty-fl.gov

EXHIBIT A

AGENT AUTHORIZATION FORM

Date of Authorization: 5 / 2 / 25
Month Day Year

I hereby authorize SMITH HAWKS, PL / Barton W. Smith, Esq. / Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing LAZARO ARANGO & BEATRIZ MIGUEZ ARANGO for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of ANY/ALL MONROE COUNTY PLANNING DEPARTMENT APPLICATIONS
(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)

12 31 LARGO SOUND VILLAGE KEY LARGO
Lot Block Subdivision Key (Island)
00476670-000000 1583774
Real Estate (RE) / Parcel ID Number Alternate Key Number
626 ISLAND DRIVE, KEY LARGO, FLORIDA 33037 96
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code) Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com
(305) 296-7227
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.

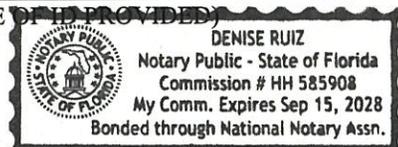
Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature] Date: 5-2-25
Signature of Property Owner: Beatriz M Arango Date: 5-2-25
STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,
on 2nd day of May, 2025, by LAZARO ARANGO & BEATRIZ MIGUEZ ARANGO
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced as
identification. (TYPE OF ID PROVIDED)

[Signature]
SIGNATURE OF NOTARY PUBLIC



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

Staff | 3/31/25 12:17 PM

Cycle 2

Staff | Environmental

Please be advised that the following items requiring attention were identified when performing a Biological plans review:

1. Pursuant to MCLDC Sec. 118-12(m)(2) *Width*. Docks shall not exceed ten percent (10%) of the width of the waterbody as measured laterally across the waterbody from the point of mean low water (MLW) of the proposed location of placement, prior to construction of any dock, to the opposing point of mean low water, prior to construction of any dock. The County Biologist shall use the best available data to determine the point of MLW prior to construction of docks. Along open water shorelines adjacent to manmade waterways where no breakwater, rip-rap, or structure(s) exists along the outside of the waterway, the opposing point of mean low water shall be measured as the edge of the lawfully dredged area.

The lawfully dredged area measures approximately 60ft in width therefore the proposed pier type dock exceeds 10% width and only the proposed seawall and/or marginal dock and boat lifts would be permissible. Please revise the site plan to indicate the width of the lawfully dredged area and remove the proposed "331.5-square-foot wood dock with grated decking" and revise the location of the proposed "new 20,000-lb. capacity boat lift, and a 10,000-lb. capacity double jet-ski lift."

The dredged area terminates approx. after the boat basin of 622 Island Dr. therefore the permitting of the pier docks of 622, 620, 616, and 614 Island Dr. were to code and approved.



If you have any questions regarding this review, please contact Eva Korous at 305-453-8795 or via email at: korous-eva@monroecounty-fl.gov

Doc # 2318551 Bk# 3095 Pg# 2448 Electronically Recorded 5/10/2021 at 11:00 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and Return to:

Michelle Marie Garcia-Barbon
AmeriTitle, LLC.
3000 S.W. 117TH Avenue, Suite 206
Miami, FL 33183

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is made this 21 day of April 2021 between Clark Boeken, a single man, whose post office address is 16260 San Pedro Ave, San Antonio, TX 78232, grantor, and Lazaro Arango and Beatriz Miguez Arango, Husband and Wife, whose post office address is 626 Island Drive, Key Largo, FL 33037, grantee:

(Whenever 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, trusts and/or trustees)

Witnesseth, that grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, and for such other good and valuable consideration received by the grantor from the grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the grantee, and grantee's successors and assigns forevermore, the following described real property situated, lying and being in Monroe County, Florida to wit:

Lot 31, Block 12, LARGO SOUND VILLAGE, according to the plat thereof as recorded in Plat Book 4, Page 92, Public Records of Monroe County, Florida.

a/k/a 626 Island Drive, Key Largo, FL 33037

Parcel Id #00476670-000000

Together with all the tenements, hereditaments and appurtenances thereon belonging, or in any manner affixed and/or appurtenant thereto.

Subject: To taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Furthermore: The subject property was not and is not the homestead of Affiant(s). The subject property did not adjoin the homestead of Affiant(s), and no member of Affiant(s) family resided therein.

To Have and to Hold in fee simple forever.

And grantor hereby covenants with grantee that grantor is lawfully seized of the property described hereinabove in fee simple; that grantor has good, right and lawful authority to sell and to convey the property described hereinabove; that grantor hereby fully warrants the title to the real property described hereinabove and will defend such title against any and all lawful claims of all persons whomsoever; and that the real property described hereinabove is free from all encumbrances, except taxes accruing subsequent hereto.

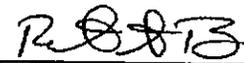
In Witness Whereof, grantor has hereunto set grantor's hand and seal on the day and year above first written. Signed, sealed and delivered in our presence:

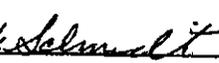
GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2021054048 BK 7444 Pgs 0326-0327 04/26/2021 09:32:35 AM
REC FEE 18.50 INDEX DEED DOC 8,743.00

Prepared by and Return to:

Michelle Marie Garcia-Barbon
AmeriTitle, LLC.
8000 S.W. 117TH Avenue, Suite 206
Miami, FL 33183


Clark Boeken

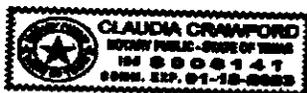

Witness
Printed Name: Roberto A. Ramirez

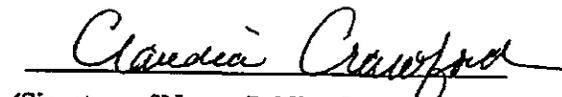

Witness
Printed Name: Sheila Schmidt

STATE OF Texas

COUNTY OF Bexar

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 4th day of April 2021, by Clark Boeken.
Personally Known OR Produced Identification _____
Type of Identification Produced _____




(Signature of Notary Public - State of
Texas)

Claudia Crawford
(Print, Type, or Stamp Commissioned Name of
Notary Public)

GREGORY C HARRELL MARION COUNTY FL
CFN# 2021054048 OR BK 7444 PG 327 Pgs 0326-0327 04/26/2021 09:32:35 AM

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.

Summary

Parcel ID 00476670-000000
 Account# 1583774
 Property ID 1583774
 Millage Group 500K
 Location 626 ISLAND Dr, KEY LARGO
 Address
 Legal Description BK 12 LT 31 LARGO SOUND VILLAGE PB4-92 KEY LARGO OR353-261/62 OR356-10 OR700-545 OR757-1760 OR952-1277/1278 OR969-2009 OR1331-1476 OR1340-2207/2208 OR1665-1104 OR2655-190 OR2656-1691 OR2852-1995/96 OR2998-2109 OR2998-2111 OR3095-2448
 (Note: Not to be used on legal documents.)
 Neighborhood 1826
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision LARGO SOUND VILLAGE
 Sec/Twp/Rng 11/61/39
 Affordable No
 Housing



Owner

ARANGO LAZARO 626 Island Dr Key Largo FL 33037
 ARANGO BEATRIZ MIGUEZ 626 Island Dr Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$317,659	\$222,648	\$225,961	\$181,333
+ Market Misc Value	\$74,171	\$75,660	\$76,827	\$76,391
+ Market Land Value	\$1,211,280	\$1,414,602	\$882,504	\$575,358
= Just Market Value	\$1,603,110	\$1,712,910	\$1,185,292	\$833,082
= Total Assessed Value	\$1,434,203	\$1,303,821	\$1,185,292	\$833,082
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,603,110	\$1,712,910	\$1,185,292	\$833,082

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,211,280	\$317,659	\$74,171	\$1,603,110	\$1,434,203	\$0	\$1,603,110	\$0
2023	\$1,414,602	\$222,648	\$75,660	\$1,712,910	\$1,303,821	\$0	\$1,712,910	\$0
2022	\$882,504	\$225,961	\$76,827	\$1,185,292	\$1,185,292	\$0	\$1,185,292	\$0
2021	\$575,358	\$181,333	\$76,391	\$833,082	\$833,082	\$0	\$833,082	\$0
2020	\$553,728	\$173,778	\$47,004	\$774,510	\$774,510	\$0	\$774,510	\$0
2019	\$644,000	\$256,181	\$48,239	\$948,420	\$773,584	\$25,500	\$748,084	\$174,836
2018	\$893,088	\$190,975	\$42,396	\$1,126,459	\$759,160	\$25,500	\$733,660	\$367,299

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
RES WATERFRONT (010W)	8,400.00	Square Foot	80	140

Buildings

Building ID	26356	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1966
Building Type	S.FR. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	2532	Roof Type	REINFORC CONC
Finished Sq Ft	1989	Roof Coverage	MIN/PAINT CONC
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	136	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	500
Interior Walls	PLASTER	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	119	0	48
FLA	FLOOR LIV AREA	1,989	1,989	284
GBF	GAR FIN BLOCK	408	0	82
OUF	OP PRCH FIN UL	16	0	16
TOTAL		2,532	1,989	430

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1984	1985	0 x 0	1	2316 SF	2
FENCES	1988	1989	5 x 60	1	300 SF	5
TILE PATIO	2002	2008	0 x 0	1	1119 SF	1
TIKI	2005	2008	12 x 18	1	216 SF	2
SEAWALL	1977	1978	5 x 61	1	305 SF	4
CONCRETE DOCK	1977	1978	0 x 0	1	530 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/21/2021	\$1,249,000	Warranty Deed	2318551	3095	2448	01 - Qualified	Improved		
12/5/2019	\$100	Warranty Deed	2248191	2998	2111	11 - Unqualified	Improved		
12/5/2019	\$975,000	Warranty Deed	2248190	2998	2109	03 - Qualified	Improved		
3/31/2017	\$100	Warranty Deed	2121816	2852	1995	14 - Unqualified	Improved	BAKER JOAN D	
10/23/2013	\$64,000	Warranty Deed		2656	1691	37 - Unqualified	Improved		
10/31/2000	\$192,600	Warranty Deed		1665	1104	K - Unqualified	Improved		
8/1/1985	\$125,000	Warranty Deed		952	1277	Q - Qualified	Improved		
2/1/1977	\$70,000	Conversion Code		700	545	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
21301270	09/08/2021	Completed	\$11,000	Residential	RE-INSTALL FENCE AND GATE BETWEEN COLUMNS. REMOVE AND INSTALL NEW LIGHTS.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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](#) | [GDPR Privacy Notice](#)
Last Data Upload: 02/05/2025, 01:31:16

[Contact Us](#)

Developed by
SCHNEIDER
GEO SPATIAL

619 ISLAND DRIVE PROPERTY LAND TF
C/O FRANCISCO JOE AGUILERA CO TR
50 CAYUGA ROAD
Sea Ranch Lakes, FL 33308

624 ISLAND DRIVE LLC
12251 SW 47th St
Miami, FL 33175

ABATE PAUL G
444 Avenue A
Key Largo, FL 33037

ABBOTT HOMERO
21231 SW 88th Pl
Cutler Bay, FL 33189

ACCARDI CARLO JOHN IRREVOCABLE
1037 Laurel Blvd
Lanoka Harbor, NJ 08734

ARANGO BEATRIZ MIGUEZ
626 Island Dr
Key Largo, FL 33037

BIANCHINI GREGORY A
436 4th Rd
Key Largo, FL 33037

BOILINI JAMES J
544 Sound Dr
Key Largo, FL 33037

BOT TIIF
C/O DEP DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 10
Tallahassee, FL 32399

BOWYER SANDRA F
531 Sound Dr
Key Largo, FL 33037

BUTLER CAROL M
11569 Heatherwood Ct
Shelby Township, MI 48315

CASARIEGO FAMILY LIVING TRUST 02/
550 Avenue A
Key Largo, FL 33037

CASARIEGO FAMILY LIVING TRUST 2/24
C/O CASARIEGO OSCAR
550 Avenue A
Key Largo, FL 33037

CASARIEGO JENNIFER
617 Island Dr
Key Largo, FL 33037

COLE MITCHELL H REVOCABLE TRUS
PO Box 816417
Hollywood, FL 33081

CONNER JR DAVID B
430 4th Rd
Key Largo, FL 33037

CULLIN DEBORAH A
PO Box 371865
Key Largo, FL 33037

DEL FANTE SUSAN
616 Island Dr
Key Largo, FL 33037

DIAGO CARMEN E 2004 REV TRUST 09/
3919 Durango St
Coral Gables, FL 33134

DUARTE JORGE
562 Avenue A
Key Largo, FL 33037

FERGUSON THOMAS L
527 Sound Dr
Key Largo, FL 33037

FERNANDEZ ANTONIO A
1011 SW 69th Ave
Miami, FL 33144

GIVEN BERYL M
525 Sound Dr
Key Largo, FL 33037

GONZALEZ REGINA I
1151 NW 185th Ter
Pembroke Pines, FL 33029

GUEVARA BEATRIZ
3240 SW 129th Ave
Miami, FL 33175

HERRERA KALIE VALDES
600 Island Dr
Key Largo, FL 33037

KELLY TRACTOR CO
PO Box 520775
Miami, FL 33152

KENT WILLIAM A REV INTER TRUST AG
5755 Powerline Rd
Fort Lauderdale, FL 33309

KLOCK KATHY M
604 Island Dr
Key Largo, FL 33037

KNOBLOCK BETSY
610 Island Dr
Key Largo, FL 33037

LARGO TRUST 08/24/2018
C/O INGALLS KATHERINE
PO BOX 1085
St George Parish, NB E5C 3S9 Canada

LIJ INVESTMENT INC
5803 NW 151st St
Ste 203
Miami Lakes, FL 33014

MACHADO ANTHONY J
9356 SW 112th St
Miami, FL 33176

MARKS JAMES D SR DECLARATION OF
564 Avenue A
Key Largo, FL 33037

MARQUEZ JORGE RODRIGUEZ
614 Island Dr
Key Largo, FL 33037

MCQUEEN REALTY CORP INC
C/O MCQUAIDE MARGARET M
6520 SW 7th St
Margate, FL 33068

MEIGHAN PADRAIC P AND ANN MARIE
526 Sound Dr
Key Largo, FL 33037

MORELL FAMILY TRUST 08/21/2024
C/O GONZALO MORELL TRUSTEE
120 SW 125th Ave
Miami, FL 33184

NISLOW PETER
546 Sound Dr
Key Largo, FL 33037

NOVAL MARTHA
434 4th Rd
Key Largo, FL 33037

PERRIN DAVID ERIC
1 Grove Isle Dr
Apt 504
Miami, FL 33133

PINK SHELLS LLC
11901 SW 3rd St
Plantation, FL 33325

PITALUGA NORMA
9867 NW 133rd St
Hialeah Gardens, FL 33018

RICE CINTHIA M
PO Box 66
Harrison, ID 83833

RODAMMER EUGENE E
630 Island Dr
Key Largo, FL 33037

RODRIGUEZ JUAN F
608 Island Dr
Key Largo, FL 33037

RODRIGUEZ MARIA CARIDAD
541 Sound Dr
Key Largo, FL 33037

RODRIGUEZ MIRIAM C
PO Box 371319
Key Largo, FL 33037

ROHRS FREDRICK MARVIN TRUST 12/1
C/O FREDRICK MARVIN ROHRS CO TRI
522 SOUND DRIVE
Key Largo, FL 33037

SARRACINO ENRIQUE
638 Island Dr
Key Largo, FL 33037

SENSALE JAMES JOSEPH
9731 SW 131st St
Miami, FL 33176

SHEEHAN JEANNETTE
140 Salem St
Reading, MA 01867

STOKY 523 SOUND DRIVE LLC
14 Rainbow Dr
Key Largo, FL 33037

VAZQUEZ WILLIAM
16425 Loch Doon Rd
Miami Lakes, FL 33014

VIGIL ADALBERTO J
539 Sound Dr
Key Largo, FL 33037

VIGIL ERIC A
529 Sound Dr
Key Largo, FL 33037

VISALLI MARGARET
224 E Charleston Ave
Wildwood, NJ 08260

WEBB JANICE L
548 Sound Dr
Key Largo, FL 33037

YORK AMANDA LEE
386 Darby Rd
Defuniak Springs, FL 32435

YOUNG LESTER ROBERT
543 Sound Dr
Key Largo, FL 33037

ZIJIC MILAN P
560 Avenue A
Key Largo, FL 33037

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCity/Zip
1	00476440-000000 619 ISLAND DRIVE PROPERTY LAND TRUST 12/27/2022	C/O FRANCISCO JOE AGUILERA CO TRUSTEE	50 CAYUGA ROAD	Sea Ranch Lakes, FL 33308
2	00476650-000100 624 ISLAND DRIVE LLC	12251 SW 47th St		Miami, FL 33175
3	00476130-000000 ABATE PAUL G	444 Avenue A		Key Largo, FL 33037
4	00474990-000000 ABBOTT HOMERO	21231 SW 88th Pl		Cutler Bay, FL 33189
5	00476400-000000 ACCARDI CARLO JOHN IRREVOCABLE TRUST 12/9/2013	1037 Laurel Blvd		Lanoka Harbor, NJ 08734
6	00476170-000200 BIANCHINI GREGORY A	436 4th Rd		Key Largo, FL 33037
7	00474920-000000 BOILINI JAMES J	544 Sound Dr		Key Largo, FL 33037
8	00085150-000000 BOTT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee, FL 32399
9	00476300-000000 BOWYER SANDRA F	531 Sound Dr		Key Largo, FL 33037
10	00476390-000000 BUTLER CAROL M	11569 Heatherwood Ct		Shelby Township, MI 48315
11	00476470-000000 CASARIEGO FAMILY LIVING TRUST 02/24/2016	550 Avenue A		Key Largo, FL 33037
12	00474890-000000 CASARIEGO FAMILY LIVING TRUST 2/24/2016	C/O CASARIEGO OSCAR	550 Avenue A	Key Largo, FL 33037
13	00476450-000100 CASARIEGO JENNIFER	617 Island Dr		Key Largo, FL 33037
14	00475000-000000 COLE MITCHELL H REVOCABLE TRUST 05/26/2021	PO Box 816417		Hollywood, FL 33081
15	00476200-000000 CONNER JR DAVID B	430 4th Rd		Key Largo, FL 33037
16	00476510-000000 CULLIN DEBORAH A	PO Box 371865		Key Largo, FL 33037
17	00476620-000000 DEL FANTE SUSAN	616 Island Dr		Key Largo, FL 33037
18	00476380-000100 DIAGO CARMEN E 2004 REV TRUST 09/01/2021	3919 Durango St		Coral Gables, FL 33134
19	00474820-000000 DUARTE JORGE	562 Avenue A		Key Largo, FL 33037
20	00476270-000000 FERGUSON THOMAS L	527 Sound Dr		Key Largo, FL 33037
21	00476630-000000 FERNANDEZ ANTONIO A	1011 SW 69th Ave		Miami, FL 33144
22	00476260-000000 GIVEN BERYL M	525 Sound Dr		Key Largo, FL 33037
23	00474940-000000 GONZALEZ REGINA I	1151 NW 185th Ter		Pembroke Pines, FL 33029
24	00476710-000000 GUEVARA BEATRIZ	3240 SW 129th Ave		Miami, FL 33175
25	00476500-000000 HERRERA KALIE VALDES	600 Island Dr		Key Largo, FL 33037
26	00476480-000000 KELLY TRACTOR CO	PO Box 520775		Miami, FL 33152
27	00476570-000000 KENT WILLIAM A REV INTER TRUST AGR 04/05/2019	5755 Powerline Rd		Fort Lauderdale, FL 33309
28	00476560-000000 KLOCK KATHY M	604 Island Dr		Key Largo, FL 33037
29	00476590-000000 KNOBLOCK BETSY	610 Island Dr		Key Largo, FL 33037
30	00476390-000100 LARGO TRUST 08/24/2018	C/O INGALLS KATHERINE	PO BOX 1085	St George Parish, NB ESC 359 Canada
31	00476150-000000 LIJ INVESTMENT INC	5803 NW 151st St	Ste 203	Miami Lakes, FL 33014
32	00474840-000000 MACHADO ANTHONY J	9356 SW 112th St		Miami, FL 33176
33	00474800-000000 MARKS JAMES D SR DECLARATION OF TRUST 05/12/2021	564 Avenue A		Key Largo, FL 33037
34	00476610-000000 MARQUEZ JORGE RODRIGUEZ	614 Island Dr		Key Largo, FL 33037
35	00474880-000000 MCQUEEN REALTY CORP INC	C/O MCQUAIDE MARGARET M	6520 SW 7th St	Margate, FL 33068
36	00475020-000000 MEIGHAN PADRAIC P AND ANN MARIE JOINT LIVING TRUST 10/24/2024	C/O GONZALO MORELL TRUSTEE	120 SW 125th Ave	Key Largo, FL 33037
37	00476600-000000 MORELL FAMILY TRUST 08/21/2024	546 Sound Dr		Key Largo, FL 33037
38	00474910-000000 NISLOW PETER	434 4th Rd		Key Largo, FL 33037
39	00476180-000000 NOVAL MARTHA	1 Grove Isle Dr	Apt 504	Miami, FL 33133
40	00474970-000000 PERRIN DAVID ERIC	11901 SW 3rd St		Plantation, FL 33325
41	00476700-000000 PINK SHELLS LLC	9867 NW 133rd St		Hialeah Gardens, FL 33018
42	00476650-000000 RICE CINTHIA M	PO Box 66		Harrison, ID 83833
43	00476370-000000 RODAMMER EUGENE E	630 Island Dr		Key Largo, FL 33037
44	00476580-000000 RODRIGUEZ JUAN F	608 Island Dr		Key Largo, FL 33037
45	00476340-000000 RODRIGUEZ MARIA CARIDAD	541 Sound Dr		Key Largo, FL 33037
46	00476580-000000 RODRIGUEZ MARIAM C	PO Box 371319		Key Largo, FL 33037
47	00476170-000100 RODRIGUEZ MIRIAM C	C/O FREDRICK MARVIN ROHRS CO TRUSTEE	522 SOUND DRIVE	Key Largo, FL 33037
48	00475050-000000 ROHRS FREDRICK MARVIN TRUST 12/18/1992	638 Island Dr		Key Largo, FL 33037
49	00476730-000000 SARRACINO ENRIQUE	9731 SW 131st St		Miami, FL 33176
50	00474870-000000 SENSALE JAMES JOSEPH			

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCity/Zip
1	00476440-000000	619 ISLAND DRIVE PROPERTY LAND TRUST 12/27/2022		Sea Ranch Lakes, FL 33308
2	00476650-000100	624 ISLAND DRIVE LLC	50 CAYUGA ROAD	Miami, FL 33175
3	00476130-000000	ABATE PAUL G		Key Largo, FL 33037
4	00474990-000000	ABBOTT HOMERO		Cutter Bay, FL 33189
5	00476400-000000	ACCARDI CARLO JOHN IRREVOCABLE TRUST 12/9/2013		Lanoka Harbor, NJ 08734
6	00476170-000200	BIANCHINI GREGORY A		Key Largo, FL 33037
7	00474920-000000	BOILINI JAMES J		Key Largo, FL 33037
8	00085150-000000	BOT TIF	3900 Commonwealth Blvd Mail Station 108	Tallahassee, FL 32399
9	00476300-000000	BOWYER SANDRA F		Key Largo, FL 33037
10	00476390-000000	BUTLER CAROL M		Shelby Township, MI 48315
11	00476470-000000	CASARIEGO FAMILY LIVING TRUST 02/24/2016	550 Avenue A	Key Largo, FL 33037
12	00474890-000000	CASARIEGO FAMILY LIVING TRUST 2/24/2016		Key Largo, FL 33037
13	00476450-000100	CASARIEGO JENNIFER		Key Largo, FL 33037
14	00475000-000000	COLE MITCHELL H REVOCABLE TRUST 05/26/2021		Key Largo, FL 33037
15	00476200-000000	CONNOR JR DAVID B		Hollywood, FL 33081
16	00476510-000000	CULLIN DEBORAH A		Key Largo, FL 33037
17	00476620-000000	DEL FANTE SUSAN		Key Largo, FL 33037
18	00476380-000100	DIAGO CARMEN E 2004 REV TRUST 09/01/2021		Key Largo, FL 33037
19	00474820-000000	DUARTE JORGE		Coral Gables, FL 33134
20	00476270-000000	FERGUSON THOMAS L		Key Largo, FL 33037
21	00476630-000000	FERNANDEZ ANTONIO A		Key Largo, FL 33037
22	00476260-000000	GIVEN BERYL M		Miami, FL 33144
23	00474940-000000	GONZALEZ REGINA I		Key Largo, FL 33037
24	00476710-000000	GUEVARA BEATRIZ		Miami, FL 33152
25	00476500-000000	HERRERA KALIE VALDES		Fort Lauderdale, FL 33309
26	00476480-000000	KELLY WILLIAM A REV INTER TRUST AGR 04/05/2019		Key Largo, FL 33037
27	00476570-000000	KENT TRACIA M		Key Largo, FL 33037
28	00476560-000000	KLOCK KATHY M		Key Largo, FL 33037
29	00476590-000000	KNOBLOCK BETSY		Key Largo, FL 33037
30	00476390-000100	LARGO TRUST 08/24/2018		Key Largo, FL 33037
31	00476150-000000	LJ INVESTMENT INC		St George Parish, NB ESC 359 Canada
32	00474840-000000	MACHADO ANTHONY J		Miami Lakes, FL 33014
33	00474800-000000	MARKS JAMES D SR DECLARATION OF TRUST 05/12/2021		Miami, FL 33176
34	00476610-000000	MARQUEZ JORGE RODRIGUEZ		Key Largo, FL 33037
35	00474880-000000	MCQUEEN REALTY CORP INC		Key Largo, FL 33037
36	00475020-000000	MEIGHAN PADRAIC P AND ANN MARIE JOINT LIVING TRUST 10/24/2024		Margate, FL 33068
37	00476600-000000	MORELL FAMILY TRUST 08/21/2024		Key Largo, FL 33037
38	00474910-000000	NISLOW PETER		Miami, FL 33184
39	00476180-000000	NOVAL MARTHA		Key Largo, FL 33037
40	00474970-000000	PERRIN DAVID ERIC		Key Largo, FL 33037
41	00476700-000000	PINK SHELLS LLC		Miami, FL 33133
42	00476650-000000	PITALUGA NORMA		Plantation, FL 33325
43	00476370-000000	RICE CINTHIA M		Hialeah Gardens, FL 33018
44	00476690-000000	RODAMMER EUGENE E		Harrison, ID 83833
45	00476580-000000	RODRIGUEZ JUAN F		Key Largo, FL 33037
46	00476340-000000	RODRIGUEZ MARIA CARIDAD		Key Largo, FL 33037
47	00476170-000100	RODRIGUEZ MIRIAM C		Key Largo, FL 33037
48	00475050-000000	ROHRS FREDRICK MARVIN TRUST 12/18/1992		Key Largo, FL 33037
49	00476730-000000	SARRACINO ENRIQUE		Key Largo, FL 33037
50	00474870-000000	SENSALE JAMES JOSEPH		Key Largo, FL 33037

51 00474960-000000 SHEEHAN JEANNETTE
52 00476230-000100 STOKY 523 SOUND DRIVE LLC
53 00474850-000000 VAZQUEZ WILLIAM
54 00476330-000000 VIGIL ADALBERTO J
55 00476280-000100 VIGIL ERIC A
56 00476390-000200 VISALLI MARGARET
57 00474900-000000 WEBB JANICE L
58 00476190-000000 YORK AMANDA LEE
59 00476350-000000 YOUNG LESTER ROBERT
60 00474830-000000 ZIJIC MILAN P

140 Salem St
14 Rainbow Dr
16425 Loch Doon Rd
539 Sound Dr
529 Sound Dr
224 E Charlestown Ave
548 Sound Dr
386 Darby Rd
543 Sound Dr
560 Avenue A

Reading, MA 01867
Key Largo, FL 33037
Miami Lakes, FL 33014
Key Largo, FL 33037
Key Largo, FL 33037
Wildwood, NJ 08260
Key Largo, FL 33037
Defuniak Springs, FL 32435
Key Largo, FL 33037
Key Largo, FL 33037



Monroe County, FL



Overview



Legend

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

Parcel ID	00476670-000000	Alternate ID	1583774	Owner Address	ARANGO BEATRIZ MIGUEZ
Sec/Twp/Rng	11/61/39	Class	SINGLE FAMILY RESID		626 Island Dr
Property Address	626 ISLAND Dr				Key Largo, FL 33037
	KEY LARGO				
District	500K				
Brief Tax	BK 12 LT 31 LARGO SOUND VILLAGE PB4-92 KEY LARGO OR353-261/62 OR356-10 OR700-545 OR757-1760 OR952-1277/1278				
Description	OR969-2009 OR1331-1476 OR1340-2207/2208 OR1665-1104 OR2655-190 OR2656-1691 OR2852-1995/96 OR2998-2109				
	OR2998-2111 OR3095-2448				

(Note: Not to be used on legal documents)

Date created: 5/2/2025

Last Data Uploaded: 5/2/2025 1:31:16 AM

Developed by SCHNEIDER
GEO SPATIAL

