

File #: 2025-155

Owner's Name: George Gandon & Melissa Gandon

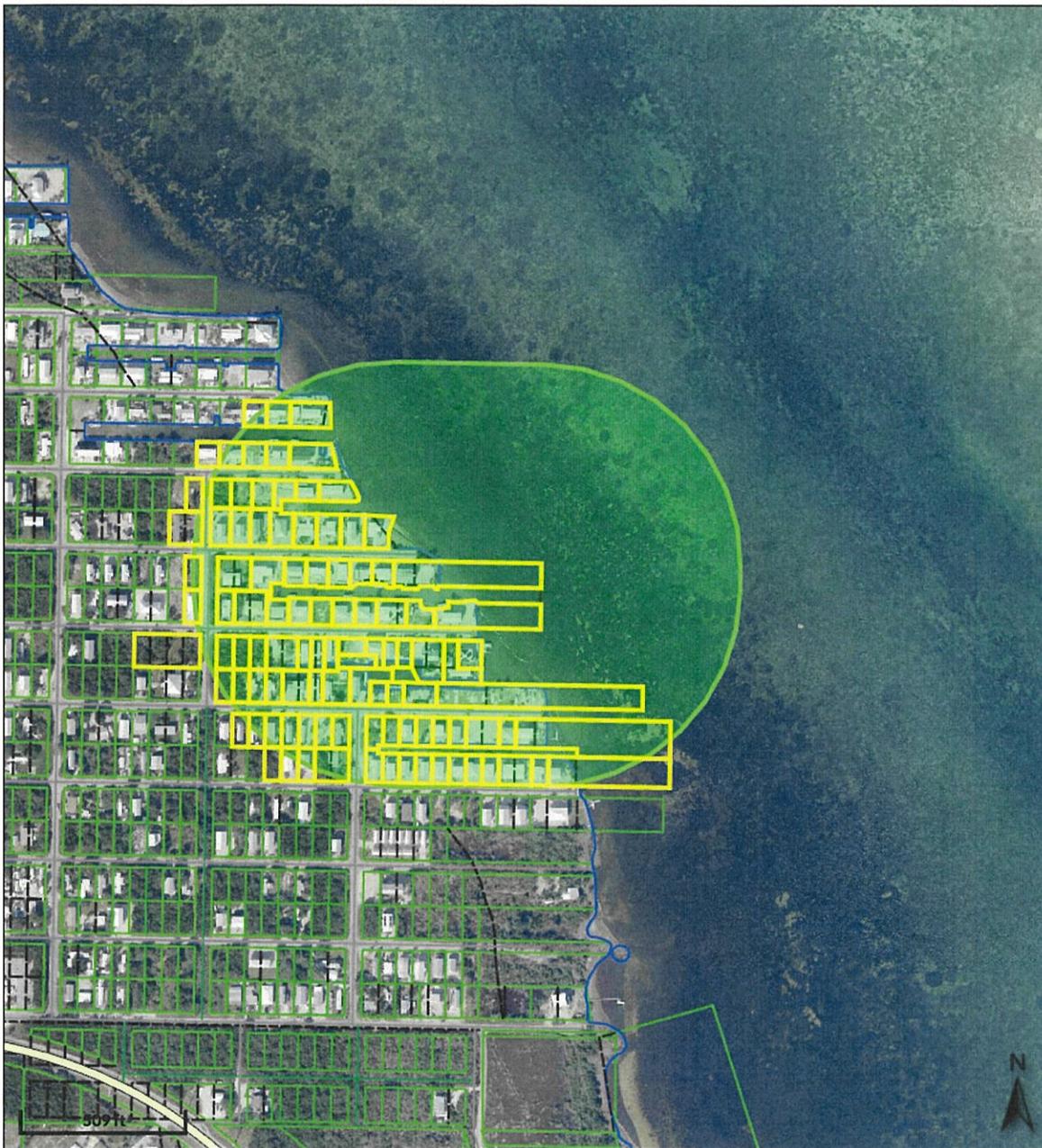
Applicant/Contact: Susel Montera

Type of Application: Admin Variance

Key: Big Pine Key

RE #: 00308400-000000

Additional Information added to File 2025-155



Overview



Legend

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

Date created: 7/18/2025
Last Data Uploaded: 7/18/2025 1:28:27 AM

Developed by  SCHNEIDER
GEOSPATIAL

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00306000-001100	1579 REALTY TRUST	2436 N Federal Hwy	PMB 455	Lighthouse Point, FL 33064
00305870-000000	31380 AVE G LLC	15521 SW 163rd St		Miami, FL 33187
00308250-000000	31454 AVENUE I LLC	715 1st St		Key West, FL 33040
00304440-000100	31516 AVENUE F LLC	31516 Avenue F		Big Pine Key, FL 33043
00304250-000000	ARCHANA FNU	31477 Avenue D		Big Pine Key, FL 33043
00308360-000000	BATISTA JOSE A FADUL	19051 SW 122nd Ave		Miami, FL 33177
00304260-000000	BECHTEL LINDA R	30426 Hawk Ln		Big Pine Key, FL 33043
00306000-000400	BECKER MARTIN A	375 Dock Rd		West Creek, NJ 08092
00304490-000000	BIG PINE PARADISE LLC	15401 SW 32nd Ter		Miami, FL 33185
00304350-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee, FL 32399
00308270-000000	BRASWELL IV EDGAR G	715 1st St		Key West, FL 33040
00306000-000700	BROOKS ABBEY ELAINE	922 Timbercreek Dr	Apt 27	Grand Lodge, MI 48837
00304480-000000	BRUCCULERI DANIEL	12 Holbrook St		Bay Shore, NY 11706
00305990-000000	BURNS SHARON	31434 Avenue G		Big Pine Key, FL 33043
00306000-001000	CALMAME 6 LLC	4000 SW 128th Ave		Miami, FL 33175
00308610-000000	CARAFTIS CANDACE	1 Park Ave		Port Jefferson, NY 11777
00304530-000000	CASTRO OSCAR	2415 NW 16th Street Rd		Miami, FL 33125
00306070-000000	CHATELAINE NANCY	PO Box 431458		Big Pine Key, FL 33043
00304270-000000	CHRENKADADE PROPERTIES INC	10166 N Linden Rd		Clfo, MI 48420
00304510-000000	COLLINS LISA A	31464 Avenue F		Big Pine Key, FL 33043
00304280-000000	COOK DUANE	55383 59 1/2 St		Hartford, MI 49057
00308220-000000	DE LA NUEZ RIDER R	14826 SW 67th Ln		Miami, FL 33193
00308350-000000	DELAGO JR PIERRE G	9150 Morris Rd		Fort Myers, FL 33967
00308290-000000	DENNING DIANA J	90 Union Rd		Holland, MA 01521
00304220-000000	DOVER WILLIAM	31461 Avenue D		Big Pine Key, FL 33043
00308380-000000	DRESBACH LIMITED LIABILITY COMPANY	1717 5th St		Manhattan Beach, CA 90266
00304600-000000	DVORAK JO ANNE F	4904 Woody Way		Temple Hills, MD 20748
00305950-000000	DVORAK JOANNE F	31433 Avenue F		Big Pine Key, FL 33043
00308390-000100	EMMK INVESTMENT LLC	610 SW 6th St		Cape Coral, FL 33991
00305860-000000	FIGUEROA MARIA GARCIA	31379 Avenue F		Big Pine Key, FL 33043
00308260-000000	FILIPCZYK MICHAEL	5301 Mitchell St		Alexandria, VA 22312
00304430-000000	FLAIL DARREN	181 Key Deer Blvd	#150	Big Pine Key, FL 33043
00304310-000000	FOILES RUTH ANN	3615 Tecumseh River Rd		Lansing, MI 48906
00308670-000000	GANNON MICHAEL D	31581 Avenue D		Big Pine Key, FL 33043
00304370-000000	GREENE RAYMOND KARL LANCE	31471 Avenue E		Big Pine Key, FL 33043
00304360-000000	GREENE RICHARD D	31447 Avenue E		Big Pine Key, FL 33043
00308710-000000	GUERRA ORESME G	3060 S Miami Ave		Miami, FL 33129
00308330-000000	HALL LYNETTE	1710 SW Via Rossa		Port Saint Lucie, FL 34953
00308790-000000	HERRMANN DAVID	2415 Popp Ln		Brillion, WI 54110
00306000-001300	HILL LAWRENCE G	31531 Avenue G		Big Pine Key, FL 33043
00304430-000101	HOLTZINGER RANDALL	50899 County Road 7		Elkhart, IN 46514
00308680-000000	HOUSDEN JAMES V	5210 Cromer Rd		Rockingham, VA 22802
00308600-000000	JANOSKO JACK	6672 Kane Rd		Transfer, PA 16154
00308390-000000	JOHNS LIVING TRUST 05/08/2006	C/O RONALD JOHNS CO-TRUSTEE	31555 Avenue F	Big Pine Key, FL 33043
00306090-000000	JOHNSON JAMES T	20737 6th Ave W		Summerland Key, FL 33042
00308730-000000	JONES DEL	PO Box 430392		Big Pine Key, FL 33043
00304300-000000	LARSON JASON	6712 Windsor Ridge Ln		Windsor, WI 53598

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00308450-000000	LEMOS LAZARO M	3542 W 93rd Pl		Hialeah, FL 33018
00308700-000000	LESAICHERRE MARY	31633 Avenue D		Big Pine Key, FL 33043
00308810-000000	LITTLE MARYKATE	1 Campbell Cir		Tewksbury, MA 01876
00308720-000000	M3L GROUP LLC	1100 SW 57th Ave	Ste 101	West Miami, FL 33144
00308460-000000	MARTINEZ ELIER GONZALEZ	610 SW 6th St		Cape Coral, FL 33991
00308660-000000	MAZZOLA SAM D	31575 Avenue D		Big Pine Key, FL 33043
00308430-000000	MCDANIELS DONALD G	PO Box 831		Cape May, NJ 08204
00306000-000200	MCLEAN DOUGLAS E	31471 Avenue G		Big Pine Key, FL 33043
00308440-000000	MELCHOR JESUS	9022 NW 177th Ter		Hialeah, FL 33018
00306000-000100	MOLNAR FRANK	31479 Avenue G		Big Pine Key, FL 33043
00304290-000000	MONROE COUNTY	1100 Simonton St	Ste 205	Key West, FL 33040
00304680-000100	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave	Ste 207	Key West, FL 33040
00306000-000800	MONROE COUNTY HOUSING AUTHORITY	1400 Kennedy Dr		Key West, FL 33040
00308240-000000	MORRIS JAMES L	31441 Avenue H		Big Pine Key, FL 33043
00304560-000000	MANKIVELL KIRK	31536 Avenue F		Big Pine Key, FL 33043
00306000-000300	OFELIPE'S PARADISE LLC	12890 SW 26th St		Miami, FL 33175
00308420-000000	ORTA ARMANDO F	14940 SW 168th St		Miami, FL 33187
00308300-000000	PADILLA FAMILY LLC	8975 NW 178th Ln		Miami Lakes, FL 33018
00308280-000000	PERES JEANNETTE	15521 SW 163rd St		Miami, FL 33187
00304420-000000	POINXTER CHARLIE HUGH	7310 Creekridge Rd		Henrico, VA 23231
00308410-000000	PUFFENBARGER KIMBERLY MARIA	31516 Avenue G		Big Pine Key, FL 33043
00304500-000000	RAMOS JOSE	9030 SW 46th Ter		Miami, FL 33165
00308760-000000	RODRIGUEZ ANNETTE TRUEBA	4401 SW 89th Ave		Miami, FL 33165
00308750-000000	RODRIGUEZ ANNETTE TRUEBA	8567 Coral Way	# 338	Miami, FL 33155
00308370-000000	RODRIGUEZ CARLOS ERNESTO	14951 SW 150th St		Miami, FL 33196
00308620-000000	RODRIGUEZ GLENN C	31547 Avenue D		Big Pine Key, FL 33043
00304540-000000	RODRIGUEZ HEATHER	31556 Avenue F		Big Pine Key, FL 33043
00308440-000000	SANCHEZ DAVITA	PO Box 19762		Panama City, FL 32417
00308640-000000	SHAFFER TONYA LYONNET	PO Box 436		Boyd, TX 76023
00306000-000900	SHERMAN DAVID ERIC	2251 S Muddy Creek North Rd		Oak Harbor, OH 43449
00308770-000000	SILVEIRA FAMILY REVOCABLE TRUST 07/19/2023	C/O JUAN SILVEIRA TRUSTEE	16001 E Troon Cir	Miami Lakes, FL 33014
00306000-000600	SIXTO SUNSHINE PROPERTIES LLC	6545 SW 110th Ave		Miami, FL 33173
00308630-000000	STRINGER CHAD B	C/O STRINGER DALE	405 Laguna Ave	Key Largo, FL 33037
00304410-000000	SWIERKOS LIVING TRUST 11/07/2018	C/O SWIERKOS ROBERT J AND JENNIFER L TRUSTEES	2439 Fenton Rd	Hartland, MI 48353
00304230-000000	TUTTLE DAVID HINCKLEY	31469 Avenue D		Big Pine Key, FL 33043
00304470-000000	VATH MICHAEL D	31515 Avenue E		Big Pine Key, FL 33043
00304440-000000	YANES AND ASSOCIATE LLC	1301 SW 18th Ave		Miami, FL 33145
00308340-000000	ZAYAS JULISSA	31465 Avenue F		Big Pine Key, FL 33043
	OWNER:			
00308400-000000	GANDON GEORGE	18778 NW 78th Pl		Hialeah, FL 33015

End of Additional File 2025-155

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
JUL 18 2025
2025-155
MONROE CO. PLANNING DEPT.

Administrative Variance

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

Administrative Variance Application Fee: \$1,250.00 ✓

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

Surrounding Property Owner Notification: \$3.00 for each property owner required to be notified ✓ \$255.00
A signed Affidavit is required with this application 86 OWNERS

Date of Application: 7 / 8 / 2025
Month Day Year

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

Susel Monterera Susel Monterera
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application
14963 NW 89th PL Miami Lakes, FL 33018
Mailing Address (Street, City, State and Zip Code)
n/a n/a 786-586-2398 suselmontera@gmail.com
Work Phone Home Phone Cell Phone Email Address

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

George Gandon & Melissa Gandon Melissa Gandon
(Name/Entity) Contact Person
18778 NW 78th PL Hialeah, FL 33015
Mailing Address (Street, City, State and Zip Code)
n/a n/a 305-343-0670 melgandon@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.)

8 Ross Haven Big Pine key
Block Lot Subdivision Key
00308400-000000 1380539
Real Estate (RE) Number Alternate Key Number
31532 Avenue G Big Pine key, FL 33043 31±
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Land Use District Designation(s): Improved Subdivision (IS)
Present Land Use of the Property: Single Family Residence
Proposed Land Use of the Property: Single Family Residence
Total Land Area: 10,750 sq ft

Pursuant to Section 102-186(b) of the Monroe County Land Development Code (LDC), the Director of Planning & Environmental Resources is authorized to grant the following variances:

- (1) Reduction of front or rear yard non-shoreline setback requirements, as provided in LDC Chapter 131, by up to ten (10) feet; and reduction of non-shoreline side yard setback requirements, as provided in LDC Chapter 131, by up to five (5) feet;
- (2) Reduction in the off-street parking requirements in LDC Chapter 114, Article III, by no more than 20%;
- (3) Reduction in the bufferyard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors in LDC Chapter 114, Article III, by no more than 10%;
- (4) Reduction in the total area of landscaping required for off-street parking and loading in LDC Chapter 114, Article III, by no more than 10%; and
- (5) Reduction in the loading/unloading space dimensional requirements in LDC Chapter 114, Article III.

Provide the standards required by the land development regulations: Front yard setback 25'
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Reduction of 8' from front yard setback
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

I respectfully ask for this variance so that the owners can build a 4 bedroom 3 bath SFR in harmony with the zoning code. This property is narrow and has water on both east and south sides. Granting the variance would allow to accommodate the house desired.

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Failure to grant the variance would be an exceptional hardship for the Gandon family since their intention is to build a home for their family's long term needs and at the same time contribute positively to the community. Without the variance they would not be able to build the home they desire despite having invested time and resources.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship.

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:

We believe that granting this variance will not result in increased public expenses, or in any way create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public.

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:

This property is the very last on Avenue G. It has open water to its East side and the canal to its South side. The closer a property is to water the risk increase with any storm. This is why the owners wish to build towards the street needing the variance.

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

Granting the variance will not give the owners any special privilege denied to other properties in the immediate neighborhood. There have been multiple front yard setback variances approved in the avenues nearby. A variance was also granted to an immediate neighbor on Avenue G.

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

No, granting of this variance is not based on disabilities, handicaps or health of the owners.

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

No, granting of this variance is not based on domestic difficulties of the owners and or their family.

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

Yes, this variance with the reduction of 8' from the front yard setback would be the minimum necessary to provide relief to the owners. It would allow them to accommodate the house desired.

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 # VNSAFE - APR 25 - 0016 Describe the enforcement proceedings and if this

application is being submitted to correct the violation: This violation was to enforce the demo of the existing SFR damaged by Irma. This application is not to correct the violation. A Demo permit has already been obtained.

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: Susel Date: 7-9-2025

STATE OF FLORIDA

COUNTY OF Miami Dade

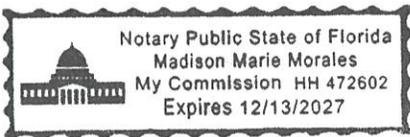
Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 9 day of July, 2025, by Susel Montero
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

Madison Morales
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/13/2027



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: 07 / 08 / 2025
Month Day Year

I hereby authorize Susel Montero be listed as authorized agent
(Print Name of Agent)

representing George Gandon & Melissa Gandon for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Administrative Variance Application
(List the Name and Type of applications for the authorization)

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

8 Ross Haven Big Pine Key
Lot Block Subdivision Key (Island)

00308400 - 000000 1380539
Real Estate (RE) / Parcel ID Number Alternate Key Number

31532 Ave G Big Pine Key Fla. 33043. 31 +/-
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

14963 N.W. 89th Pl. Miami Lakes, FL. 33018.
Mailing Address (Street, City, State and Zip Code)

n/a n/a 786.586.2398 Susel.montera@gmail.com
Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: Melissa Gandon Date: 07-08-2025

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization, on 8th day of July, 2025, by George Gandon & Melissa Gandon.
(PRINT NAME OF PERSON MAKING STATEMENT)

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

SIGNATURE OF NOTARY PUBLIC



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

Doc# 1977554 04/22/2014 3:13PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

04/22/2014 3:13PM
DEED DOC STAMP CL: Krya \$2,877.00

Consideration: \$411,000.00

This document prepared by (and after recording return to):
Name: John T. Padgett
Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600
Atlanta, GA 30319
Phone: (855) 339-6325
After recording return to: 18778 NW 78 Place, Hialeah, FL 33015
Asset No. 7128003790
File No. CE1401-FL-1396019

Doc# 1977554
Bk# 2680 Pg# 1605

Above This Line Reserved
For Official Use Only

**SPECIAL WARRANTY DEED
AND
SUPPORTING AFFIDAVIT OF POWER OF ATTORNEY**

STATE OF FLORIDA
COUNTY OF Monroe

THIS DEED, made this 27 day of March, 2014, by and between U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S7, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and George Gandon and Melissa Gandon, Husband and wife, Tenants by the entirety hereinafter called the Grantee, whose mailing address is:

18778 NW 78 Place, Hialeah, FL 33015

WITNESSETH, that the Grantor, for and in consideration for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Monroe, State of Florida, to wit:

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

PARCEL ID #: 0030840000000256629
Located at 31532 Avenue G, Big Pine Key, FL 33043

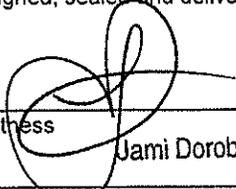
TOGETHER, with all of the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

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

AND the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Jami Dorobiala

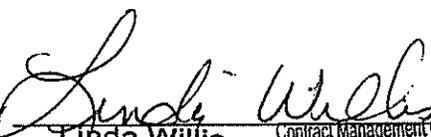
Print Name

U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S7 by Ocwen Loan Servicing, LLC as Attorney-In-Fact



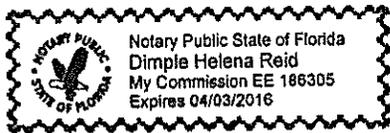
Witness Chris Heinichen

Print Name

BY 
Linda Willis Contract Management Coordinator
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: 1661 Worthington Road, Suite 100,
West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27 day of March, 2014, by Linda Willis as Contract Management Coordinator of Ocwen Loan Servicing, LLC as Attorney-in-Fact for U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S7, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



(Notarial Seal)



Notary Public
Printed Name Dimple Helena Reid
My Commission Expires: 4.3.16 3-27-14

Doc# 1977554
Bk# 2680 Pg# 1607

EXHIBIT "A"

CE1401-FL-1396019

THE FOLLOWING PROPERTY IN MONROE COUNTY, FLORIDA:
LOT 8, ROSS HAVEN, A RE-SUBDIVISION OF PART OF BLOCK 42, SAND'S SUBDIVISION (P.B. 1,
P. 65) AND ADJACENT SUBMERGED LAND, BIG PINE KEY, MONROE COUNTY, FLORIDA,
ACCORDING TO THE PLAT OF ROSS HAVEN, RECORDED IN PLAT BOOK 5, PAGE 65, IN THE
OFFICE OF CLERK OF THE CIRCUIT COURT IN AND FOR MONROE COUNTY, FLORIDA.

Parcel ID No.: 0030840000000256629

**MONROE COUNTY
OFFICIAL RECORDS**

PROPERTY RECORD CARD

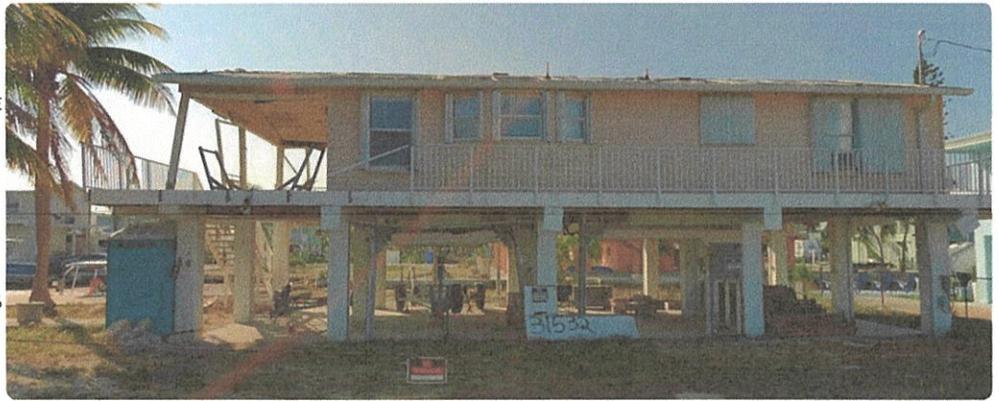
Disclaimer

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 00308400-000000
 Account# 1380539
 Property ID 1380539
 Millage Group 100H
 Location 31532 AVENUE G, BIG PINE KEY
 Address KEY
 Legal LT 8 ROSS HAVEN PB5-65
 Description BIG PINE KEY OR615-522 OR875-2134D/C OR1465-2177D/C OR1465-2179 OR1465-2178DC OR1500-168C OR1510-2306 OR1548-607/08/TR OR2172-879 OR2211-2056 OR2657-1353/56C/T OR2680-1605/07
 (Note: Not to be used on legal documents.)



Neighborhood 555
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision ROSS HAVEN
 Sec/Twp/Rng 25/66/29
 Affordable No
 Housing

Owner

GANDON GEORGE
 18778 NW 78th Pl
 Hialeah FL 33015

GANDON MELISSA
 18778 NW 78th Pl
 Hialeah FL 33015

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$91,854	\$90,122	\$98,326	\$86,218
+ Market Misc Value	\$30,918	\$31,285	\$31,652	\$31,026
+ Market Land Value	\$897,571	\$915,308	\$587,164	\$347,708
= Just Market Value	\$1,020,343	\$1,036,715	\$717,142	\$464,952
= Total Assessed Value	\$618,851	\$562,592	\$511,447	\$464,952
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,020,343	\$1,036,715	\$717,142	\$464,952

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$897,571	\$91,854	\$30,918	\$1,020,343	\$618,851	\$0	\$1,020,343	\$0
2023	\$915,308	\$90,122	\$31,285	\$1,036,715	\$562,592	\$0	\$1,036,715	\$0
2022	\$587,164	\$98,326	\$31,652	\$717,142	\$511,447	\$0	\$717,142	\$0
2021	\$347,708	\$86,218	\$31,026	\$464,952	\$464,952	\$0	\$464,952	\$0
2020	\$337,066	\$88,246	\$31,394	\$456,706	\$456,706	\$0	\$456,706	\$0
2019	\$337,066	\$89,261	\$31,801	\$458,128	\$458,128	\$0	\$458,128	\$0
2018	\$352,976	\$91,289	\$27,817	\$472,082	\$455,140	\$0	\$472,082	\$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
RES CANAL/WATERFRONT (01CW)	10,750.00	Square Foot	0	0
(9500)	0.53	Acreage	0	0

Buildings

Building ID	16111	Exterior Walls	VINYL SIDING
Style	STILT 1 STORY	Year Built	1999
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2007
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	3520	Roof Type	GABLE
Finished Sq Ft	1095	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	139	Bedrooms	3
Functional Obs	50	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,296	0	156
FLA	FLOOR LIV AREA	1,095	1,095	139
OUU	OP PR UNFIN UL	651	0	329
OUF	OP PRCH FIN UL	240	0	68
PTX	PATIO CUSTOM	238	0	62
TOTAL		3,520	1,095	754

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1968	1969	75 x 5	1	375 SF	1
CONC DAVITS	1990	1991	0 x 0	1	1 UT	1
SEAWALL	1975	1976	4 x 75	1	300 SF	3
UTILITY BLDG	1990	1991	10 x 10	1	100 SF	2
CONCRETE DOCK	1990	1991	14 x 30	1	420 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/27/2014	\$411,000	Warranty Deed		2680	1605	12 - Unqualified	Improved		
11/5/2013	\$100	Certificate of Title		2657	1353	12 - Unqualified	Improved		
5/19/2006	\$850,000	Warranty Deed		2211	2056	Q - Qualified	Improved		
5/1/1997	\$77,500	Warranty Deed		1465	2179	Q - Qualified	Improved		
2/1/1975	\$35,000	Conversion Code		615	522	Q - Qualified	Improved		

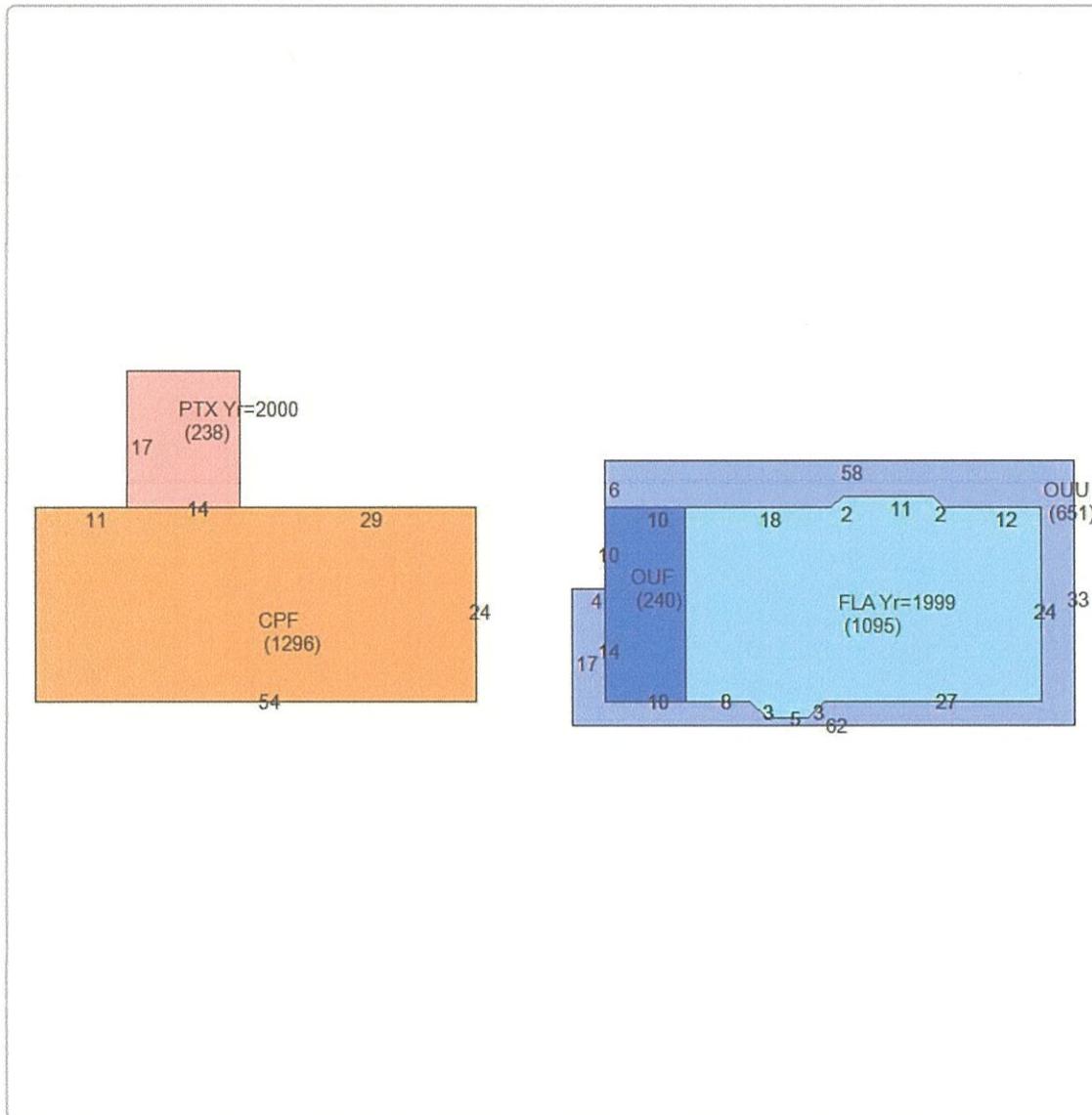
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
R-SEWTIN-2023-0144	10/10/2023	Completed	\$4,500	Residential	Abandon septic tank at existing one story, single family residence and connect to sewer.
17105467	10/13/2017	Completed	\$100	Residential	EMERGENCY TEMPORARY FEMA TRAILER
06103527	06/05/2006	Completed	\$0	Residential	FEMA INSPECTION OF LOWER ENCLOSURE UPON SALE
00103442	10/12/2000	Completed	\$5,000	Residential	ENCLOSE 624 SF FOR PARKING & STORAGE ONLY
99100060	09/08/1999	Completed	\$1,200	Residential	SFR - MODULAR 24 X 54 FT WITH 288 SF ENCLOSURE (REPLACEMENT OF MOBILE HOME)
99101208	04/28/1999	Completed	\$11,500	Residential	390 SF DOCK WITH PILINGS & DAVITS
99100060	02/25/1999	Completed	\$110,000	Residential	REPLACE MOBILE WITH SFR

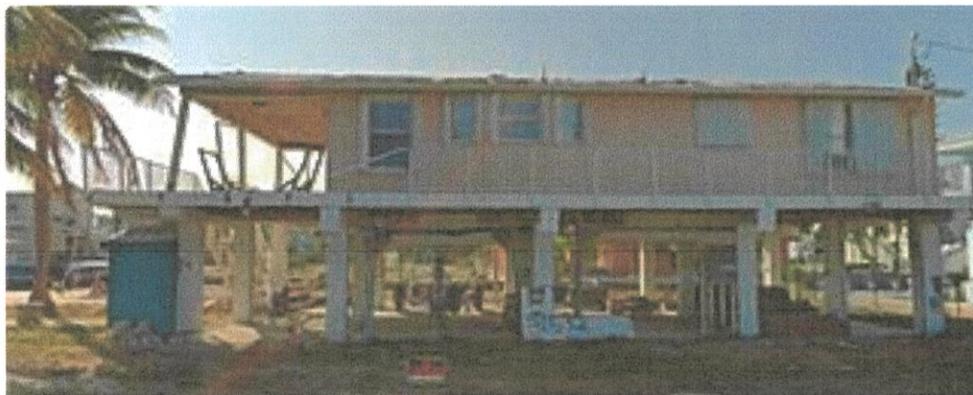
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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Monroe County, FL



Overview



Legend

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

Parcel ID	00308400-000000	Alternate ID	1380539	Owner Address	GANDON GEORGE
Sec/Twp/Rng	25/66/29	Class	SINGLE FAMILY RESID		18778 NW 78th Pl
Property Address	31532 AVENUE G				Hialeah, FL 33015
	BIG PINE KEY				
District	100H				
Brief Tax	LT 8 ROSS HAVEN PB5-65 BIG PINE KEY OR615-522 OR875-2134D/C OR1465-2177D/C OR1465-2179 OR1465-2178DC OR1500-				
Description	168C OR1510-2306 OR1548-607/08/TR OR2172-879 OR2211-2056 OR2657-1353/56C/T OR2680-1605/07				
	<i>(Note: Not to be used on legal documents)</i>				

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