File #:	**2025-199**
Owner's Name:	Javier Trucking, Inc
Applicant:	Javier Trucking, Inc
Agent/Contact:	Gelly Juvier
Type of Application:	ROW Abandonment
Key:	Key Largo
RE #:	00464610-000000

Additional Information added to File 2025-199

End of Additional File 2025-199

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
2025-199
OCT 06 2025
MONROE COUNTY
PLANNING DEPT.

Right-of-Way Abandonment Application

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.

Right-of-Way Abandonment Application Fee: $1,890.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00

Date of Application: 9 / 25 / 2025
Month Day Year

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

Javier Trucking INC — Gelly Juvier
Applicant (Name of Person, Business or Organization) — Name of Person Submitting Application

6 Corrine place Key Largo Florida 33037
Mailing Address (Street, City, State and Zip Code)

(305)481-0499 — (305)481-0499 — juvierg@aol.com
Work Phone — Home Phone — Cell Phone — Email Address

Property Owner / Applicant: **(Business/Estate/Joint-ownership must include documents showing who has legal authorization to sign.)**

Javier Trucking INC — Gelly Juvier
Name of Person, Business or Organization — Contact Name

6 Corrine place Key Largo Florida 33037
Mailing Address (Street, City, State and Zip Code)

(305)481-0499 — (305)481-0499 — juvierg@aol.com
Work Phone — Home Phone — Cell Phone — Email Address

Description of right-of-way to be abandoned:
15 feet wide Ally behind my place 102091Overseas Hwy Key Largo Florida 33037

APPLICATION

Applicant seeks the abandonment for the following reasons:

The owners of 102091 Overseas Highway have used it over the years. It has never been used as an ally. There is even a fence blocking access. The fence has been there since 1970. I have kept it and maintain it. There is no public use. We need more space for a buffer, which will allow it to be placed in the best location along the resident's lot, thereby providing them with more privacy.

Legal Description of Property: **(If in metes and bounds, attach legal description on separate sheet.)**

Book: 3	Page: 125	Pamela villa	Key Lago
Block	Lot	Subdivision	Key

Rear of 00464610-000000	15 feet wide Ally
Real Estate (RE) Number	Alternate Key Number

rear of 102091 Overseas Highway Key Largo Florida 33033

Street Address (Street, City, State & Zip Code) — Approximate Mile Marker

Total land area of the right-of-way to be abandoned: 15' wide by 84' = 1,260

Present use of the right-of-way to be abandoned: No public use/ Invasive spice tree there

Proposed use of the right-of-way to be abandoned: Buffer and more space

Granting a right-of-way abandonment is based on specific criteria within Section 19-1 of the Monroe County Code (copy of the code is attached to this application). Please read the Code carefully in order to provide appropriate justification for granting the right-of-way abandonment.

1. Demonstrate the right-of-way is no longer required for public use and that the abandonment will not adversely affect public safety or have a negative impact on County streets or public or private utility facilities: Right of way is no longer use by public, a section to the north has already been granted abandonment making it impossible for anyone to use. It will not affect the public safety. It will not have a negative impact on county or public or private utility facilities.

2. Does the right-of-way provide public access to land on open water?	☐ Yes	■ No
3. Does right-of-way end on a body of open water?	☐ Yes	■ No
4. Will the abandonment hinder public access to the water?	☐ Yes	■ No
5. Are all adjacent property owners in agreement with this petition? *If yes, attach notarized agreement letter from each owner.*	☐ Yes	■ No
6. Is the right-of-way abandonment located at the end of a street?	■ Yes	☐ No
7. Is the right-of-way abandonment part of a current turnaround area?	☐ Yes	■ No
8. Is a turnaround required?	☐ Yes	■ No
a. If yes, is the turnaround shown on the survey?	☐ Yes	■ No
9. Is the right-of-way paved, open to traffic?	☐ Yes	■ No
10. Are there any structures within the required setbacks?	☐ Yes	■ No
11. If so, what is the structure and when was it built?		
12. Is the abandonment requested by a public or governmental agency?	☐ Yes	■ No
13. If so, what public purpose will the abandonment serve?		

14. An end of a road right-of-way abandonment requires adequate turning radius for public safety vehicles.
    Please refer to the Proof of Coordination (page 8)
    a. Have you coordinated with Monroe County Engineering Services? ☒ Yes ☐ No
    b. Have you coordinated with the Monroe County Fire Marshal? ☒ Yes ☐ No
    c. Have you coordinated with the Monroe County Sheriff's Office? ☒ Yes ☐ No
    If a turnaround is required, a Turnaround Agreement will be required
15. Abandonment applications must include written statements (dated within **90** days prior to the application submission date) from all public and private utilities servicing the property (including cable, electric, sewer, telephone, and water) stating any objections or required conditions to the proposed abandonment.
    a. Do you have comment letter from Keys Energy or Electric Co Op? ☒ Yes ☐ No
    b. Do you have comment letter from Florida Keys Aqueduct Authority? ☐ Yes ☐ No
    c. Do you have comment letter from Comcast? ☒ Yes ☐ No
    d. Do you have comment letter from AT&T? ☒ Yes ☐ No
    e. Do you have comment letters from any other utilities? (i.e., KW Resort Utility) ☒ Yes ☐ No
    f. Are easements or utility relocations required by any of the utilities? ☐ Yes ☒ No
    If utilities are relocated, a Utility Agreement will be required.

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 right-of-way abandonment application** (unaltered and unbound)

☒ **Correct fee** (check or money order payable to *Monroe County Planning & Environmental Resources*)

☒ **Legal description of the portion of the right-of-way to be abandoned in metes and bounds**

☒ **Proof of ownership of the Applicant's property(s)** (i.e., Warranty Deed)

☒ **Notarized Agent Authorization Letter** if using an agent to act on Applicant's behalf. An authorization is needed from all owners of the subject property.

☒ **Current Property Record Card(s) from the Monroe County Property Appraiser for the Applicant's property**

☒ **Location map** (i.e., copy of strip map, aerial photograph)

☒ **Photograph(s) of the right-of-way to be abandoned**

☒ **Copy of Recorded Plat** that dedicated Right-of-Way to the County

☒ **Title Certification for the right-of-way** (prepared not more than **90 days prior** to application submission specifying language from the plat that dedicated the right-of-way and the County's interest in the right-of-way).

☒ **Signed and Sealed Survey of right-of-way to be abandoned and all adjoining properties, prepared by a Florida registered surveyor – 2 sets (Survey should be dated within 180 days prior to the date of application submission.**

- The survey shall depict the precise location and dimensions of the area to be vacated and text from the recorded plat that dedicated the right-of-way.
- The survey shall also depict all parcels of land within 200 feet of the subject right-of-way and all public and private easements, public utility facilities and private franchise facilities located in or upon said right-of-way as well as the dimensions of all existing structures, paved areas and utility structures; and all bodies of water on the site and adjacent to the site.
- The portion of the right-of-way to be abandoned should be marked with diagonal lines and the applicant's property should be clearly delineated.
- If a turnaround is required, the survey must show the proposed location and dimensions.

- **Please note, if there are multiple property owners that are benefitting from the right-of-way abandonment, separate surveys and legal descriptions for each property owner indicating and describing their respective portion of the abandonment will be required.**

☒ **Proof of Coordination** from Monroe County Engineering Services, Monroe County Fire Marshal, and Monroe County Sheriff's Office. **(Please submit page 8 as Proof of Coordination, a letter is <u>not</u> required for application submittal)**

☒ **Letters from all utility companies** (written statement from all public and private utilities servicing the subject property **dated not more than 90 days prior** to the date of submission of the application, including water, sewer, electric, telephone, and cable television which state any objection or required conditions to the proposed abandonment).

☒ **Letters of "No Objection" from all affected property owners** (an affected property owner is one who would have a means of access to his or her property affected as a result of the abandonment **or** one whose property abuts the portion of the roadway to be abandoned); **Please note: If a property is owned jointly, all owners must sign. If the property is part of an estate, proof of authority to sign is required.**

☒ **A UTILITY AGREEMENT IS REQUIRED** when a utility requires relocation of a utility's property. **Please contact the County prior to submitting this application for a copy of the agreement**.

☒ **IF A CUL-DE-SAC OR "T-TYPE" TURNAROUND IS REQUIRED** to be constructed, it will be the responsibility of the Applicant to construct. The application should include the "Turnaround Construction Agreement" to construct either the cul-de-sac or "T-type" turnaround per County Standard Specifications and Details. **Please contact the County prior to submitting this application for a copy of the agreement.**

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

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

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

Applicants agree to be responsible for and pay for all costs of advertising and recording fees incurred relative to this request for the abandonment. The filing of a petition does not guarantee approval of abandonment.

Applicants further agree to grant any easement or provide for relocation when necessary for the furnishing of utilities, including without limitation: electric, water, sewer, telephone, gas, cable and other communication services upon request.

Applicants certify that the right-of-way to be abandoned does not end at open water.

See Page 5 for Signature and Notary Acknowledgement

APPLICATION

We hereby petition the Honorable Board of County Commissioners to renounce and disclaim any right of the County and the public in and to the above-referenced street, alleyway, road or right-of-way as further depicted and described in the attachments.

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.

ALL OWNERS MUST SIGN IF PROPERTY IS HELD JOINTLY OR IN AN ESTATE PROOF OF SIGNING AUTHORITY IS REQUIRED.

Signature of Applicant: _____ **Date:** 9/25/25

STATE OF FLORIDA

COUNTY OF MONROE

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

on 25th day of Sept, 2025, by Jelly Susier
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ☐ personally known to me OR ☒ produced DL as
(TYPE OF ID PRODUCED)

identification.

ELIZABETH PALMA
MY COMMISSION # HH 326168
EXPIRES: February 26, 2027

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, FL 33050

APPLICATION

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Signature of Applicant: _____ **Date:** 9/25/25

STATE OF FLORIDA

COUNTY OF MONROE

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on 25th day of Sept, 2025, by Elier Josier
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ☐ personally known to me OR ☒ produced DL as
(TYPE OF ID PRODUCED)

identification.

ELIZABETH PALMA
MY COMMISSION # HH 326168
EXPIRES: February 28, 2027

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, FL 33050

ADJACENT PROPERTY OWNERS CONSENT TO ABANDON

Before me this day personally appeared Steve Caputo who, being duly sworn, deposes and says:

I, Steve Caputo, am the owner of 422 lime Dr, Key Largo Parcel ID #00464590-000000 (legal description of property).

I have been furnished a drawing which clearly indicates the right-of-way to be abandoned and its relationship to my property. I hereby consent to the abandonment of the described petition site, which is adjacent to the property as described above.

Signature: _____ **Date:** 9/9/25

STATE OF Florida

COUNTY OF Monroe

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

on 9 day of September, 2025, by Marni Caputo
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is ☑ personally known to me OR ☐ produced _____ as
(TYPE OF ID PRODUCED)

identification.

Danya Herberg
SIGNATURE OF NOTARY PUBLIC

DANYA HERZBERG
MY COMMISSION # HH590444
EXPIRES: October 20, 2028

PRINTED, TYPED OR STAMPED COMMISSIONED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

PLEASE NOTE: IF A PROPERTY IS JOINTLY OWNED ALL OWNERS MUST SIGN. IF PROPERTY IS HELD IN AN ESTATE, PROOF OF SIGNING AUTHORITY IS REQUIRED.

SAMPLE UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Ally 15 wide Rear of 102091 Overseas Highway Key Largo (Brief description of petition site)

Dear FKAA:

Please consider this letter our request for a Letter of No Objection to the proposed abandonment of the above-described Right-of-Way. Enclosed is a copy of the survey and description of the Right-of-Way that is located at rear of 102091 Overseas Highway Key Largo, on Largo Key, Monroe County, Florida, for your review and comments. If you have any questions, or if I may be of further assistance, please contact me at (305)481-0499 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Encl: Petition/survey

PROOF OF COORDINATION

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Rear alley of property 102091 Overseas Hwy K.L
(Brief description of petition site)

Engineering: Sent To: Samantha Yeoman Address/Email: Yeoman-Samantha@monroecounty-fl.com
Fire Marshall: Sent To: Marston Craig Address/Email: Marston-Craig@monroecounty-fl.gov
Sheriff: Sent To: C. Gonzalez Address/Email: Cgonzalez@keysso.net

Pursuant to Monroe County Code 19-1(f) Gelly Juvier (name of applicant) is hereby providing you with notice of our intent to submit an application of the proposed abandonment of the above-described Right-of-Way to the Planning and Environmental Resources Department. Enclosed is a copy of the survey and description of the Right-of-Way proposal that is located at Rear of 102091 Overseas Hwy, on Largo Key, Monroe County, Florida, for your review. We look forward to coordinating with your department on this matter. If you have any questions, or if I may be of further assistance, please contact me at (305) 481-0199 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Gelly Juvier

Encl: Petition/survey

sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
JAVIER TRUCKING INC

Filing Information

Document Number	P16000004371
FEI/EIN Number	81-1064866
Date Filed	01/12/2016
Effective Date	01/12/2016
State	FL
Status	ACTIVE

Principal Address

206 HIBISCUS STREET
TAVERNIER, FL 33070

Mailing Address

206 HIBISCUS STREET
TAVERNIER, FL 33070

Registered Agent Name & Address

JUVIER, ELIER
206 HIBISCUS STREET
TAVERNIER, FL 33070

Officer/Director Detail

Name & Address

Title P

JUVIER, ELIER
206 HIBISCUS STREET
TAVERNIER, FL 33070

Title VP

JUVIER, GELLY
206 HIBISCUS STREET
TAVERNIER, FL 33070

Annual Reports

Report Year	Filed Date
2023	02/17/2023
2024	03/01/2024
2025	02/28/2025

Document Images

02/28/2025 -- ANNUAL REPORT	View image in PDF format
03/01/2024 -- ANNUAL REPORT	View image in PDF format
02/17/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/20/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
01/12/2016 -- Domestic Profit	View image in PDF format

Doc# 2114683 03/16/2017 2:50PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

03/16/2017 2:50PM
DEED DOC STAMP CL: CYNT $2,135.00

Doc# 2114683
Bk# 2844 Pg# 482

This Document Prepared By and Return to:
Patricia Gessel, PL
99530 Overseas Highway #2
Key Largo, FL 33037

Parcel ID Number: 00464610-000000AK#1568231

Warranty Deed

This Indenture, Made this 16th day of March, 2017 A.D., **Between** Palm Beach Materials Corporation, a dissolved Florida corporation

of the County of Monroe, State of Florida, **grantor,** and Javier Trucking Inc., a corporation existing under the laws of the State of Florida
whose address is: 206 Hibiscus Street, Tavernier, FL 33070

of the County of Monroe, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

All of Lot 13, and the Northeasterly One Half of Lot 14, together with an Easement for ingress and egress across the Southeasterly 10 feet of the Southwesterly One Half of Lot 14, Block 5, PAMELA VILLA, according to the plat thereof, as recorded in Plat Book 3, at Page 125, of the Public Records of Monroe County, Florida.

Subject to Monroe County Plan and Land Development Regulations, all conditions, easements, restrictions and limitations of record, if any, and taxes for the year 2017 not yet due and payable.

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

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

Signed, sealed and delivered in our presence:

Printed Name: ANA T. ALONSO
Witness #1

Printed Name: PATRICIA GESSEL
Witness #2

Palm Beach Materials Corporation, a dissolved Florida corporation

By: _____ (Seal)
Diego F. Castro, President
P.O. Address: 77 Marina Avenue, Key Largo, FL 33037

MONROE COUNTY
OFFICIAL RECORDS

(Corporate Seal)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 16th day of March, 2017 by Diego F. Castro, President of Palm Beach Materials Corporation, a dissolved Florida corporation on behalf of the corporation
who is personally known to me or who has produced his Florida driver's license as identification.

ANA T. ALONSO
MY COMMISSION # FF998370
EXPIRES: June 02, 2020

Printed Name: ANA T. ALONSO
Notary Public
My Commission Expires:

JUV17109

Laser Generated by © Display Systems, Inc., 2017 (863) 763-5555 Form FLWD-1

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	00464610-000000
Account#	1568031
Property ID	1568031
Millage Group	500K
Location Address	102091 OVERSEAS Hwy, KEY LARGO
Legal Description	PAMELA VILLA PB3-125 KEY LARGO ALL LOT 13 & NE'LY 1/2 LOT 14 OR515-494 CASE NO 3-1091 OR666-11 OR472-783FJ OR754-1870 OR755-1299 OR778-663 OR778-674 OR778-675 OR1269-36 OR1283-255 OR1428-2136 OR2844-482 (Note: Not to be used on legal documents.)
Neighborhood	10020
Property Class	COMMERCIAL (1000)
Subdivision	PAMELA VILLA
Sec/Twp/Rng	22/61/39
Affordable Housing	No

Owner

JAVIER TRUCKING INC
206 Hibiscus St
Tavernier FL 33070

Valuation

		2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$1,761	$3,668	$3,784	$3,899
+	Market Land Value	$571,032	$571,032	$571,032	$259,560
=	Just Market Value	**$572,793**	**$574,700**	**$574,816**	**$263,459**
=	Total Assessed Value	**$350,662**	**$318,784**	**$289,804**	**$263,459**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$572,793**	**$574,700**	**$574,816**	**$263,459**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$571,032	$0	$3,668	$574,700	$318,784	$0	$574,700	$0
2023	$571,032	$0	$3,784	$574,816	$289,804	$0	$574,816	$0
2022	$259,560	$0	$3,899	$263,459	$263,459	$0	$263,459	$0
2021	$259,560	$0	$4,015	$263,575	$263,575	$0	$263,575	$0
2020	$259,560	$0	$4,130	$263,690	$263,690	$0	$263,690	$0
2019	$257,040	$0	$4,245	$261,285	$261,285	$0	$261,285	$0
2018	$269,640	$0	$4,361	$274,001	$274,001	$0	$274,001	$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
COMMERCIAL HIGHWAY (100H)	10,080.00	Square Foot	56	120

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1998	1999	6 x 290	0	1740 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/16/2017	$305,000	Warranty Deed	2114683	2844	482	01 - Qualified	Improved	PALM BEACH MATERIALS CORPORATION	
10/1/1996	$75,000	Warranty Deed		1428	2136	M - Unqualified	Vacant		
11/1/1993	$1	Warranty Deed		1283	0255	M - Unqualified	Improved		
2/1/1973	$4,000	Conversion Code		778	675	Q - Qualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
COMBLDG-2023-0016	02/08/2024	Active	$159,627	Commercial	Aggregated storage site with an 780 square foot building to be used as an office and an 828 square foot outdoor storage area to accommodate the storage of aggregate materials

View Tax Info

View Taxes for this Parcel

Photos

Map

TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Buildings, Sketches (click to enlarge).

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: 9/26/2025, 2:02:30 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Monroe County, FL

DescriptionOR515-494 CASE NO 3-1091 OR666-11 OR472-783FJ OR754-1870 OR755-1299 OR778-663 OR778-674 OR778-675 OR1269-36 OR1283-255 OR1428-2136 OR2844-482

(Note: Not to be used on legal documents)

Please use the map's print tool.

Monroe County, FL

Log In Search search...

Layers | Map | Search | Sales Search | Results | Sales Results | Report | Home | Tax Estimator | Homestead Fraud

Layer List Legend

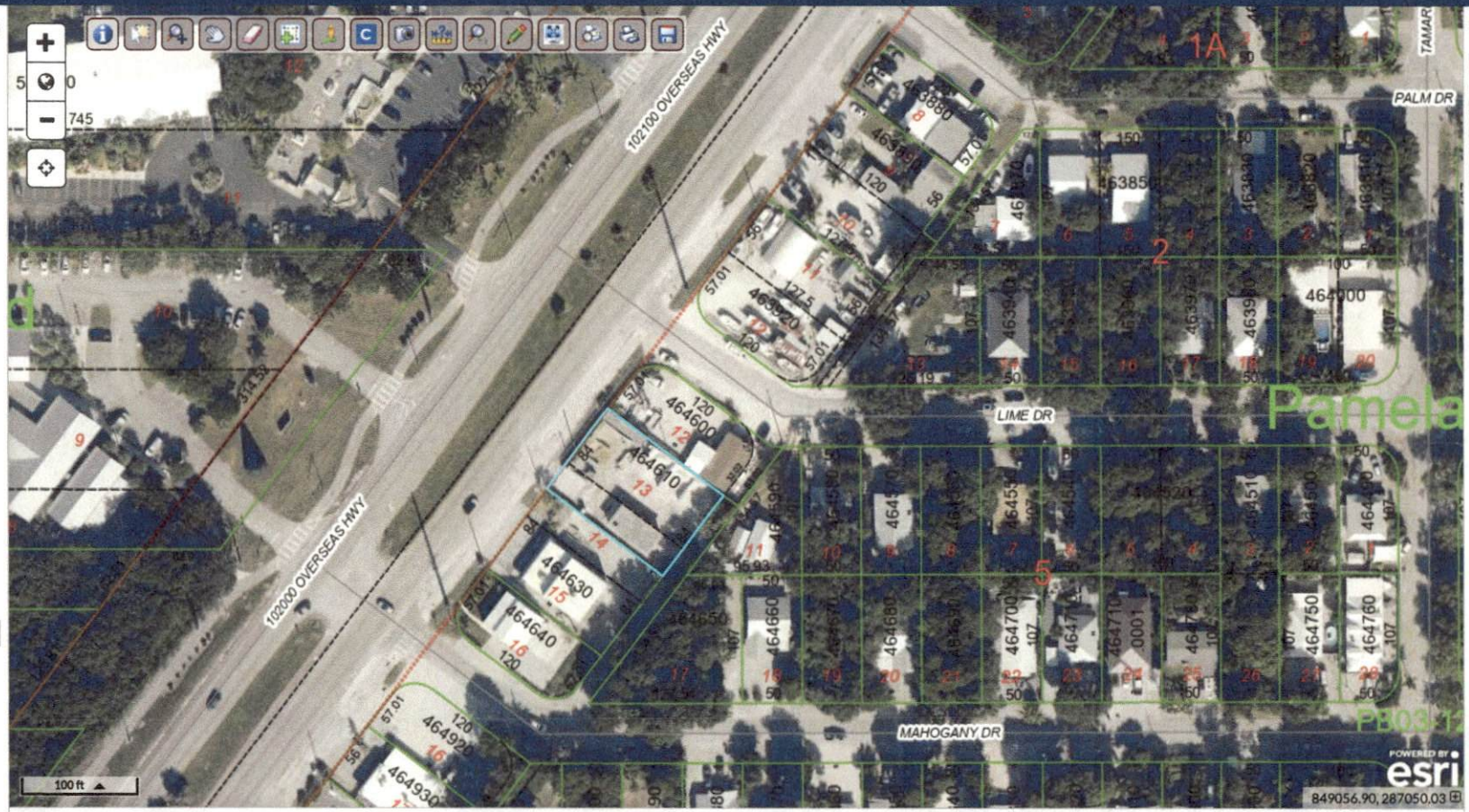
Quick Links:

- Real Property Search
- Tangible Property Search
- View Map

Layers:

- **Annotation**
- Buildings
- *Major Roads*
- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Section Lines
- Shoreline
- Condo Building
- **Qualified Condo Sales**
- **Qualified Parcel Sales**
- Conservation Easement
- FEMA_Flood
- Key Names
- Subdivisions
- Parcels
- Personal Property
- Section Poly
- *County Outline*
- 2025 Aerial Photography
- 2024 Aerial Photography
- 2023 Aerial Photography
- 2022 Aerial Photography
- 2021 Aerial Photography
- 2018 Aerial Photography
- 2015 Aerial Photography
- 2012 Aerial Photography

Restore Layer Defaults



Results:

Parcel ID - 00464610-000000
Alt Id - 1568031
Address - 102091 OVERSEAS Hwy
Owner - JAVIER TRUCKING INC
View: Report | Google Maps

Parcel ID	00464610-000000	**Alternate ID**	1568031	**Owner Address**	JAVIER TRUCKING INC
Sec/Twp/Rng	22/61/39	**Class**	COMMERCIAL		206 Hibiscus St
Property Address	102091 OVERSEAS Hwy KEY LARGO				Tavernier, FL 33070
District	500K				

Brief Tax Description PAMELA VILLA PB3-125 KEY LARGO ALL LOT 13 & NE'LY 1/2 LOT 14 OR515-494 CASE NO 3-1091 OR666-11 OR472-783FJ OR754-1870 OR755-1299 OR778-663 OR778-674 OR778-675 OR1269-36 OR1283-255 OR1428-2136 OR2844-482

(Note: Not to be used on legal documents)


Bobcat


Bobcat

LAW OFFICES OF ERIK S. BLOOM, P.A.

100410 OVERSEAS HIGHWAY, #203
KEY LARGO, FLORIDA 33037

11555 HERON BAY BLVD., #200
CORAL SPRINGS, FLORIDA 33076

TELEPHONE: (954) 464-3210
EMAIL: EBLOOM@ERIKBLOOMPA.COM

September 16, 2025

OPINION OF TITLE

To Whom it May Concern:

1. COMES NOW, AFFIANT Erik Bloom, Esq., am an attorney-at-law duly licensed to practice law in the State of Florida and am a member in good standing of the Florida Bar No. 0330050 with the understanding that this Opinion of Title is furnished to Monroe County as part of an application for and end of road right-of-way abandonment covering the real property hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I have examined a complete Title Search Report issued by CATIC dated September 15, 2025, which covers all official records and court records on file in Monroe County, Florida, covering the period one-hundred years from the beginning through September 7, 2025, inclusive, of the following described property:

That portion of a 15 foot wide alley adjacent and contiguous to the Southerly line of Lots 11, 13 & the Northeasterly 1/2 of Lot 14 and Lot 17, Block 5, of: "PAMELA VILLA", according to the Plat Thereof as Recorded in Plat Book 3, Page 125, of the Public Records of Monroe County, Florida and being more particularly described as follows:

Begin at the Southeasterly corner of said Lot 13, Block 5, thence run S37°26'00"W along the Southeasterly line of said Lot 13 and the Northeasterly 1/2 of Lot 14 for a distance of 84.00 feet; thence run S52°34'00"E for a distance of 15.00 feet on a Southeasterly projection of the Southwesterly line of said Northeasterly 1/2 of Lot 14 to a point on the Westerly line of said Lots 11 and 17; thence run N37°26'00"E along said Westerly line of Lots 11 and 17 for a distance of 84.00 feet; thence run N52°34'00"W for a distance of 15.00 feet on a Northwesterly projection of the Northeasterly line of said Lot 13 to the Point of Beginning. Containing 1,260 square feet.

2. Based solely upon my examination of the foregoing, and assuming the accuracy of the information contained therein, it is my opinion that:

> **The record title to the above legally described property is vested in Monroe County, a political subdivision of the State of Florida** (the "record title holder").

3. Said record titleholder(s) has/have fee simple title thereto, however, subject to the following liens, encumbrances, qualifications, and other exceptions: **NONE**

4. GENERAL EXCEPTIONS:

I. Rights of parties in possession not shown by the Public Records.

II. Encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

III. Easements or claims of easements not shown by the Public Records.

IV. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

V. Zoning restrictions imposed by governmental authority.

VI. Any adverse claim to all or any apart of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.

5. SPECIAL EXCEPTION:

A. **Taxes and Assessments**: For the year 2025 and subsequent years although not yet due and payable until on or after November 1, 2025.

B. **Promissory Note(s), Mortgage(s), Security Agreement(s), or Assignment(s) of Rent(s)**: NA

C. **Promissory Note(s), Mortgage(s), Security Agreement(s), or Assignment(s) of Rent(s)**: NA

D. **Warranty Deed, Special Warranty Deed, Mortgage Deed, Tax Deed, Quitclaim Deed**: NA

E. **Trust Instrument**: NA

F. **Certificate(s) of Sale**: NA

G. **Certificate(s) of Title**: NA

H. **Previous Grant of Conservation Easement**: NA

I. **Previous Grant of Conservation Easement**: NA

J. **Lot Aggregation Restrictive Covenant**: NA

K. **(Non-Conservation) Easement(s)**: NA

L. **(Non-Lot Aggregation) Restrictive Covenant(s) or Deed Restriction(s)**: NA

M. **(Non-Lot Aggregation) Restrictive Covenant(s) or Deed Restriction(s)**: NA

N. **Plat or Re-Plat Restriction(s)**: Restrictions, dedications, conditions, reservations,

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 16th day of September, 2025.

By: _____
Name: Erik Bloom
Florida Bar No. 0330050
Date: 9/16/2025

Law Offices of Erik S. Bloom, P.A.
Professional Address:
100410 Overseas Highway, #203
Key Largo, FL 33037
Firm Phone: 954-464-3210
Firm Email: ebloom@erikbloompa.com

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before by (X) physical presence or ( ) online notary, this 16th day of September, 2025, by Erik Bloom, who is personally known to me or has produced _____, as identification

_____
Notary Public

_____
Print Name

My Commission Expires:

ABBIE L. D'ATTILE
Notary Public
State of Florida
Comm# HH267107
Expires 5/23/2026

COMCAST

Engineering – Design Department
6565 Nova Drive. Davie, Fl 33317

September 16, 2025

Gelly Juvier
Javier Trucking Inc.
102091 Overseas Highway
Key Largo, Florida 33070

RE: Alley Vacation No Objection 102091 Overseas Highway Key Largo, Florida 33070

Dear Mr. Gelly Juvier:

On behalf of Comcast this letter shall serve as a notice of "No-Objection" to the following:

1. No objection to the vacation of the 15' alley wide rear, as shows on Sketch and legal description.

If you have any questions, please feel free to contact us.

Sincerely,

Maria Nunez

Digitally signed by Maria Nunez
Date: 2025.09.16 12:04:54 -04'00'

Maria Nunez
Comcast/ Southern Division (RDC)
6565 Nova Drive
Davie, FL 33317
E-MAIL: maria_nunez@comcast.com

SAMPLE UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Ally 15 wide Rear of 102091 Overseas Highway Key Largo (Brief description of petition site)

Dear Comcast:

Please consider this letter our request for a Letter of No Objection to the proposed abandonment of the above-described Right-of-Way. Enclosed is a copy of the survey and description of the Right-of-Way that is located at rear of 102091 Overseas Highway Key Largo, on Largo Key, Monroe County, Florida, for your review and comments. If you have any questions, or if I may be of further assistance, please contact me at (305)481-0499 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Encl: Petition/survey

at&t

9/12/2025

Gelly Juvier

Re: Right of way abandonment of a 15′ alley at the rear of 102091 Overseas Hwy.

Dear Sirs,
AT&T has no objection to the right of way abandonment of the 15′ alley at the rear of 102091 Overseas Hwy as shown on your Armando Alvarez survey sketches dated 8/26/2025.

Please contact Jim Yeager at 305-453-9864 for any further assistance.

Sincerely,

Ricky Costa

Ricky Costa, Area Mgr
Engineering
SE Network Operations
South Florida District

USA Proud Sponsor of the U.S. Olympic Team

SAMPLE UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Ally 15 wide Rear of 102091 Overseas Highway Key Largo (Brief description of petition site)

Dear AT&T:

Please consider this letter our request for a Letter of No Objection to the proposed abandonment of the above-described Right-of-Way. Enclosed is a copy of the survey and description of the Right-of-Way that is located at rear of 102091 Overseas Highway Key Largo, on Largo Key, Monroe County, Florida, for your review and comments. If you have any questions, or if I may be of further assistance, please contact me at (305)481-0499 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Encl: Petition/survey

FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. - FKEC
91630 Overseas Highway, P.O. Box 377, Tavernier, Florida 33070-0377 P (305) 852-2431 F (305) 852-4794

September 10, 2025

Gelly Juvier
102091 Overseas Highway
Key Largo, FL 33037

Re: Proposed abandonment of right-of-way 102091 Overseas Highway, Key Largo, FL 33037

Dear Member,

This letter is in response to your request for a Letter of No Objection to Abandonment received in our office.

Please be advised that Florida Keys Electric Cooperative Association, Inc. (FKEC) has reviewed the surveys you've provided and has no objection to the abandonment of the right-of-way as proposed.

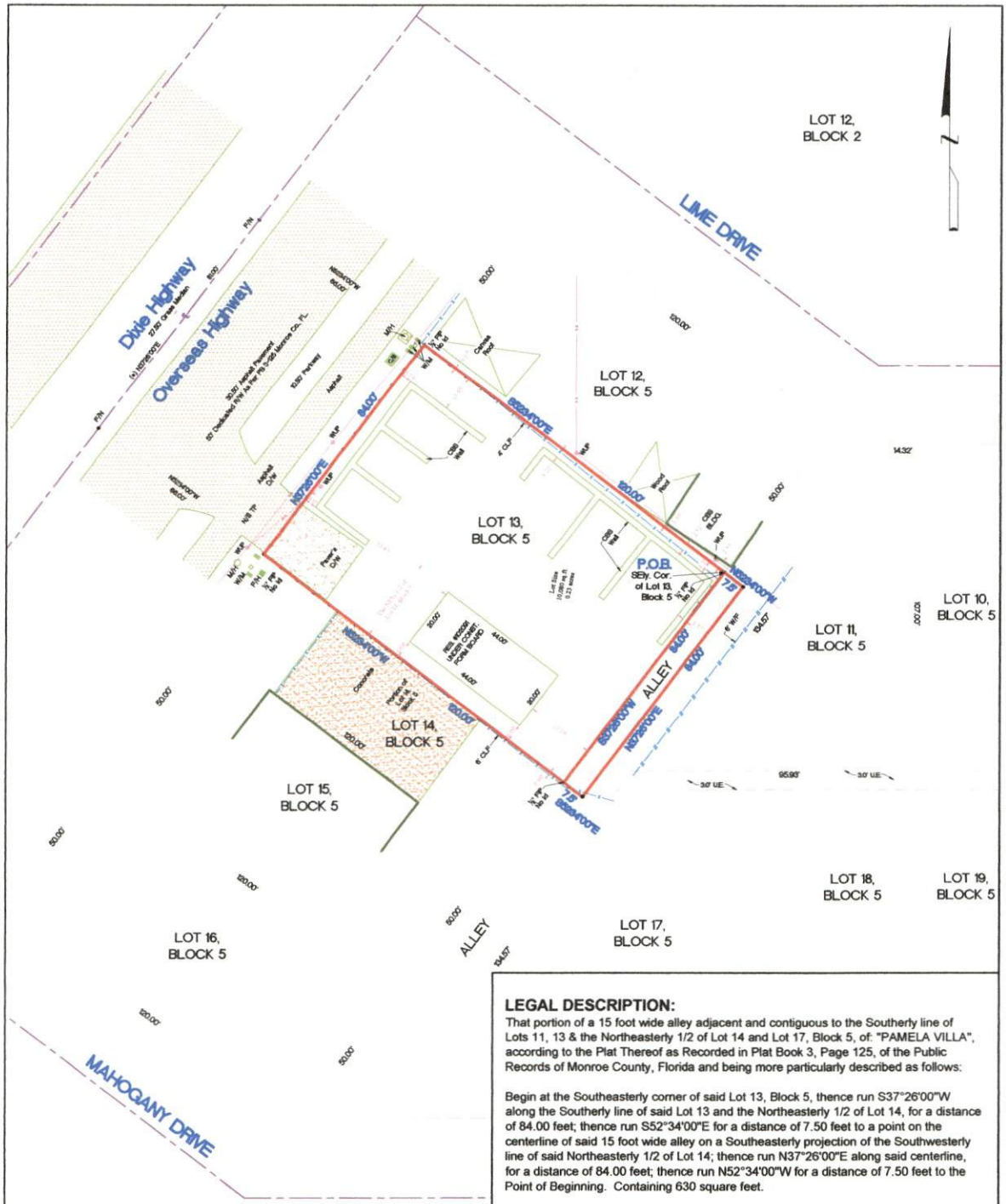
Should you have any questions please feel free to contact me.

Sincerely,

Juan Moreno
09/11/2025

Juan Moreno
Staking Technician

JM/jr



LEGAL DESCRIPTION:

That portion of a 15 foot wide alley adjacent and contiguous to the Southerly line of Lots 11, 13 & the Northeasterly 1/2 of Lot 14 and Lot 17, Block 5, of: "PAMELA VILLA", according to the Plat Thereof as Recorded in Plat Book 3, Page 125, of the Public Records of Monroe County, Florida and being more particularly described as follows:

Begin at the Southeasterly corner of said Lot 13, Block 5, thence run S37°26'00"W along the Southerly line of said Lot 13 and the Northeasterly 1/2 of Lot 14, for a distance of 84.00 feet; thence run S52°34'00"E for a distance of 7.50 feet to a point on the centerline of said 15 foot wide alley on a Southeasterly projection of the Southwesterly line of said Northeasterly 1/2 of Lot 14; thence run N37°26'00"E along said centerline, for a distance of 84.00 feet; thence run N52°34'00"W for a distance of 7.50 feet to the Point of Beginning. Containing 630 square feet.

AFA & Company, Inc. Land Surveyors

AFA & COMPANY, INC.
13050 S.W. 133rd COURT
MIAMI, FLORIDA 33157
PHONE: (305) 234-0588
EMAIL: AFACOSUR@YAHOO.COM

SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X N/A and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of N/A.
3. No underground utilities or structures were located by this survey.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
6. This parcel lies in N.F.I.P Flood Zone X, base flood elevation N/A, as shown on map panel #12087C0931K, revised on 02/18/05.
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
8. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.

Owner: Javier Trucking Inc.	
Address: 102091 Overseas Highway Key Largo, Florida 33070	
Job No.: 25-921	Date: 08-26-2025
Drawn By: A.T.	Revised By: A.A.
Scale: 1" = 40'	PB 3-125 Mon.
Sheet No. 1 -1	

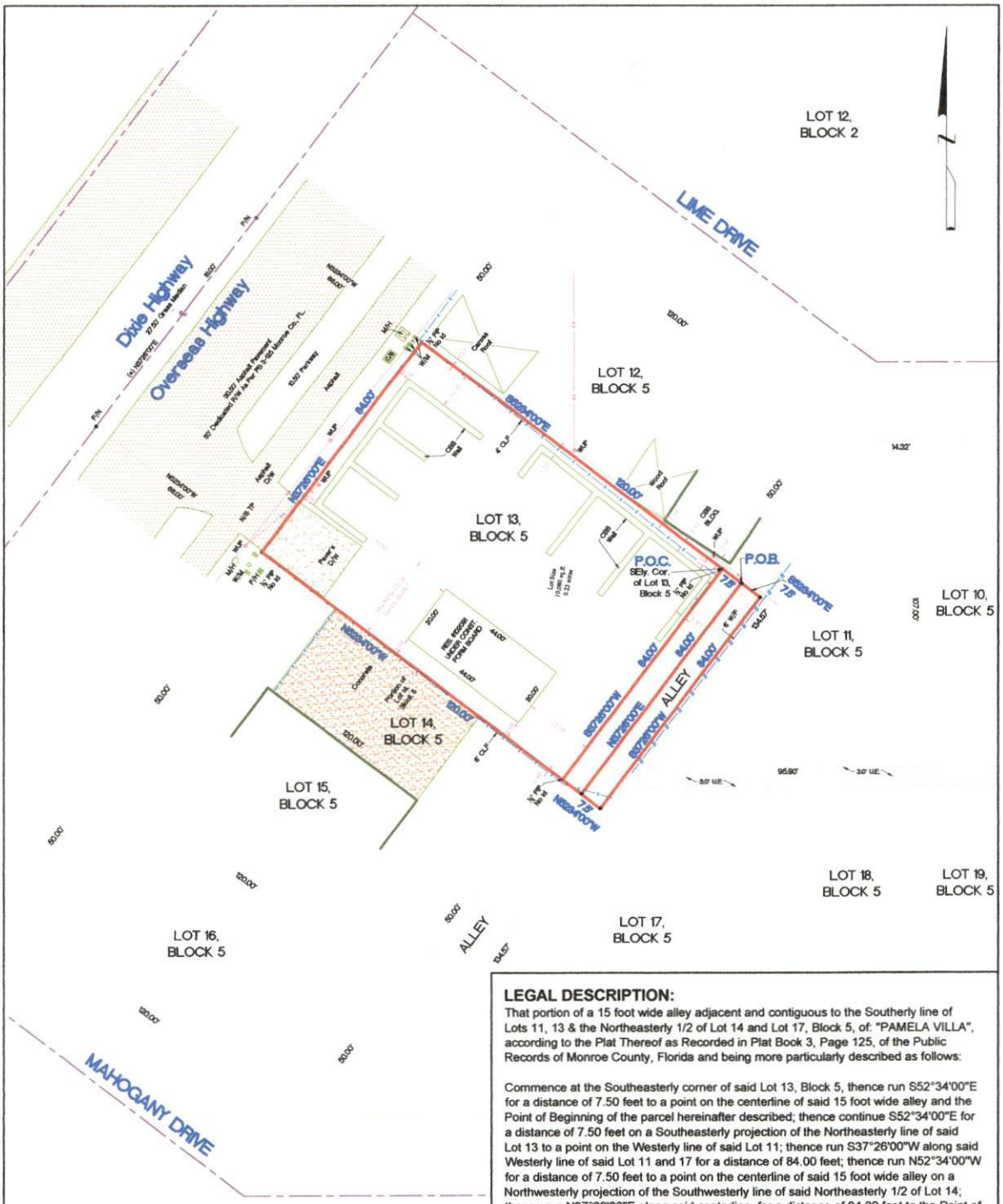
Florida Certificate of Authorization No. LB 7498

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

Armando Alvarez

Digitally signed by Armando Alvarez
DN: c=US, o=AFA and Company Inc, dnQualifier=A01410C000001888CB0346D001E5FA3, cn=Armando Alvarez
Date: 2025.08.28 13:43:53 -04'00'

Armando F. Alvarez, P.S.M. #5526



LEGAL DESCRIPTION:

That portion of a 15 foot wide alley adjacent and contiguous to the Southerly line of Lots 11, 13 & the Northeasterly 1/2 of Lot 14 and Lot 17, Block 5, of: "PAMELA VILLA", according to the Plat Thereof as Recorded in Plat Book 3, Page 125, of the Public Records of Monroe County, Florida and being more particularly described as follows:

Commence at the Southeasterly corner of said Lot 13, Block 5, thence run S52°34'00"E for a distance of 7.50 feet to a point on the centerline of said 15 foot wide alley and the Point of Beginning of the parcel hereinafter described; thence continue S52°34'00"E for a distance of 7.50 feet on a Southeasterly projection of the Northeasterly line of said Lot 13 to a point on the Westerly line of said Lot 11; thence run S37°26'00"W along said Westerly line of said Lot 11 and 17 for a distance of 84.00 feet; thence run N52°34'00"W for a distance of 7.50 feet to a point on the centerline of said 15 foot wide alley on a Northwesterly projection of the Southwesterly line of said Northeasterly 1/2 of Lot 14; thence run N37°26'00"E along said centerline, for a distance of 84.00 feet to the Point of Beginning. Containing 630 square feet.

AFA & Company, Inc.
Land Surveyors

AFA & COMPANY, INC.
13050 S.W. 133rd COURT
MIAMI, FLORIDA 33157
PHONE: (305) 234-0588
EMAIL: AFACOSUR@YAHOO.COM

SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X N/A and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of N/A.
3. No underground utilities or structures were located by this survey.
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Owner: Javier Trucking Inc.	
Address: 102091 Overseas Highway Key Largo, Florida 33070	
Job No.: 25-921	Date: 08-26-2025
Drawn By: A.T.	Revised By: A.A.
Scale: 1" = 40'	PB 3-125 Mon.
Sheet No. 1 -1	

Florida Certificate of Authorization No. LB 7498

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

Armando Alvarez

Digitally signed by Armando Alvarez
DN: c=US, o=AFA and Company Inc, dnQualifier=A01410C000001888CB0346D001E5FA3, cn=Armando Alvarez
Date: 2025.08.28 13:44:06 -04'00'

Armando F. Alvarez, P.S.M. #5526

LEGAL DESCRIPTION:

That portion of a 15 foot wide alley adjacent and contiguous to the Southerly line of Lots 11, 13 & the Northeasterly 1/2 of Lot 14 and Lot 17, Block 5, of: "PAMELA VILLA", according to the Plat Thereof as Recorded in Plat Book 3, Page 125, of the Public Records of Monroe County, Florida and being more particularly described as follows:

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AFA & Company, Inc. Land Surveyors

AFA & COMPANY, INC.
13050 S.W. 133rd COURT
MIAMI, FLORIDA 33157
PHONE: (305) 234-0588
EMAIL: AFACOSUR@YAHOO.COM

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Owner: Javier Trucking Inc.	
Address: 102091 Overseas Highway Key Largo, Florida 33070	
Job No.: 25-921	Date: 08-26-2025
Drawn By: A.T.	Revised By: A.A.
Scale: 1" = 40'	PB 3-125 Mon.
Sheet No. 1 -1	

Florida Certificate of Authorization No. LB 7498

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

Armando Alvarez

Digitally signed by Armando Alvarez
DN: c=US, o=AFA and Company Inc, dn/Qualifier=A01410C000001888CB0346D001E5FA3, cn=Armando Alvarez
Date: 2025.08.28 13:44:17 -04'00'

Armando F. Alvarez, P.S.M. #5526

UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Ally 15 wide Rear of 102091 Overseas Highway Key Largo (Brief description of petition site)

Dear FKEC:

Please consider this letter our request for a Letter of No Objection to the proposed abandonment of the above-described Right-of-Way. Enclosed is a copy of the survey and description of the Right-of-Way that is located at rear of 102091 Overseas Highway Key Largo, on Largo Key, Monroe County, Florida, for your review and comments. If you have any questions, or if I may be of further assistance, please contact me at (305)481-0499 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Encl: Petition/survey

From: **Alfonso, Matthew** Matthew.Alfonso@keysenergy.com
Subject: RE: Request for Letter of No Objection – Alley Abandonment
Date: September 9, 2025 at 1:59 PM
To: Gelly juvier juvierg@aol.com

MA

Good afternoon Gelly,

I am sorry but KEYS Energy Services does not cover this territory. We cover from The South end of the 7-Mile bridge to Key West. The Florida Keys Electric Cooperative would the correct utility that you will have to make the request to.

Thank you,

Matthew Alfonso
Engineering Supervisor
305.295.1055 Office
305.395.9380 Cell
Matthew.Alfonso@Keysenergy.com

From: Gelly juvier <juvierg@aol.com>
Sent: Tuesday, September 9, 2025 1:09 PM
To: Alfonso, Matthew <Matthew.Alfonso@keysenergy.com>
Subject: Request for Letter of No Objection – Alley Abandonment

You don't often get email from juvierg@aol.com. Learn why this is important

Dear Keys Energy Service,

My name is Gelly Juvier, and I am writing to formally request a Letter of No Objection regarding the proposed abandonment of the 15-foot-wide alley located at the rear of my property at 102091 Overseas Highway, Key Largo, FL 33037.

Attached, please find a letter outlining my request, along with a copy of the survey that includes both the alley and my property.

I would greatly appreciate your cooperation and assistance with this matter. Please let me know if any additional documentation or information is required to proceed.

Thank you for your time and consideration.

Sincerely,

Gelly Juvier

(305)481-0499

(305)481-0499

Survey.pdf

UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Ally 15 wide Rear of 102091 Overseas Highway Key Largo (Brief description of petition site)

UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Ally 15 wide Rear of 102091 Overseas Highway Key Largo (Brief description of petition site)

Dear Keys Energy Services :

Please consider this letter our request for a Letter of No Objection to the proposed abandonment of the above-described Right-of-Way. Enclosed is a copy of the survey and description of the Right-of-Way that is located at rear of 102091 Overseas Highway Key Largo, on Largo Key, Monroe County, Florida, for your review and comments. If you have any questions, or if I may be of further assistance, please contact me at (305)481-0499 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Encl: Petition/survey

From: **Alexis Irizarry** alexis.irizarry@klwtd.com
Subject: Re: Request for Letter of No Objection – Alley Abandonment
Date: October 1, 2025 at 11:18 AM
To: Gelly juvier juvierg@aol.com

Received,

I'll start to prepare the paperwork.
The request does have to go before the KLWTD Board for approval.

The next board meeting will be held on the 21st of October.
I will place the request on the agenda for this date and will send the executed letter after approval.

In the meantime, if you have any questions or concerns, please do not hesitate to contact me.

Best regards,

Alexis Irizarry
Key Largo Wastewater Treatment District
Customer Account Specialist
(305) 451-4019 Ext: 209

From: Gelly juvier <juvierg@aol.com>
Sent: Tuesday, September 30, 2025 2:40 PM
To: Alexis Irizarry <Alexis.Irizarry@klwtd.com>
Cc: Customer Service <CustomerService@klwtd.com>
Subject: Re: Request for Letter of No Objection – Alley Abandonment

I apologize for the delay. It was hard to get my husband to arrive at the house from work before 5 pm to go and get the application notarized. We work very long hours. Attached is the full application. Please let me know when to expect a reply with the letter, so I can inform the county.

Thank you again for looking into this for me. It's a big and important process for us

Sincerely,

Gelly Juvier

On Sep 15, 2025, at 8:35 AM, Alexis Irizarry <alexis.irizarry@klwtd.com> wrote:

Good Morning Gelly,

Thank you for submitting the survey of the proposed proportions. Your request has been received and is being processed.

To proceed, I'll need a copy of the Abandonment application you submitted to Monroe County on your behalf.

Additionally, please note that the Letter of No Objection request must be presented to the Key Largo Wastewater Treatment District (KLWTD) for approval.

Once we confirm that KLWTD does not have any sewer infrastructure that would interfere with your request, we can move forward with presenting it to the board for final approval.

I will go ahead and schedule for my team to verify the sewer infrastructure on the property.

If you have any questions or concerns in the meantime, please feel free to reach out to me.

Best regards,

Alexis Irizarry
Key Largo Wastewater Treatment District
Customer Account Specialist
(305) 451-4019 Ext: 209

From: Gelly juvier <juvierg@aol.com>
Sent: Thursday, September 11, 2025 3:45 PM
To: Customer Service <CustomerService@klwtd.com>
Subject: Fwd: Request for Letter of No Objection – Alley Abandonment

Begin forwarded message:

From: Gelly juvier <juvierg@aol.com>
Subject: Request for Letter of No Objection – Alley Abandonment
Date: September 9, 2025 at 1:14:12 PM EDT
To: "dianeb@klwtd.com" <dianeb@KLWTD.com>
Cc: "miked@klwtd.com" <miked@KLWTD.com>, "Esqnick@mulicklaw.com" <Esqnick@Mulicklaw.com>

Dear: Key Largo Wastewater Treatment District (KLWTD)
My name is Gelly Juvier, and I am writing to formally request a Letter of No Objection regarding the proposed abandonment of the 15-foot-wide alley located at the rear of my property at 102091 Overseas Highway, Key Largo, FL 33037.
Attached, please find a letter outlining my request, along with a copy of the survey that includes both the alley and my property.
I would greatly appreciate your cooperation and assistance with this matter. Please let me know if any additional documentation or information is required to proceed.
Thank you for your time and consideration.
Sincerely,

Gelly Juvier
(305)481-0499

UTILITY COMPANY LETTER

SUBJECT: PETITION TO ABANDON RIGHT-OF-WAY

LOCATION: Ally 15 wide Rear of 102091 Overseas Highway Key Largo (Brief description of petition site)

Dear KLWTD:

Please consider this letter our request for a Letter of No Objection to the proposed abandonment of the above-described Right-of-Way. Enclosed is a copy of the survey and description of the Right-of-Way that is located at rear of 102091 Overseas Highway Key Largo, on Largo Key, Monroe County, Florida, for your review and comments. If you have any questions, or if I may be of further assistance, please contact me at (305)481-0499 (daytime phone number). Thank you for your assistance in this matter.

Sincerely,

(Applicant or agent)

Encl: Petition/survey

From: **Kimberly Judge** kjudge@fkaa.com
Subject: FW: Request for Letter of No Objection – Alley Abandonment
Date: September 16, 2025 at 7:20 AM
To: Gelly Juvier juviertrucking@gmail.com

KJ

Good morning Gelly,
The attached form needs to be filled out and emailed to me.
I will need to submit the information by October 1st for our October 15th Board meeting.
Thank you! Kim

From: Gelly Juvier <juviertrucking@gmail.com>
Sent: Monday, September 15, 2025 7:32 PM
To: Kimberly Judge <kjudge@fkaa.com>
Subject: Re: Request for Letter of No Objection – Alley Abandonment

This Message originated outside your organization.

Attached is the adjoining property owner's letter of consent. Do you know when or around when the board meeting is? It will be helpful to have an approximate time.

If you need any additional paper, please let me know.

Thank you for your help with this matter.

Gelly Juvier
(305)481-0499

On Sep 15, 2025, at 4:23 PM, Kimberly Judge <kjudge@fkaa.com> wrote:

Hi Gelly,
I have reviewed the right-of-way abandonment.
-We need: A letter of no objection from the adjoining property owner of the abandonment.
-Our process is that once all information is in order, we will present to the FKAA Board at their meeting. Once approved, we will send a letter and any other documentation.
You can email the requested information directly to me. Thank you! Kim

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From: Marnie Walterson <mwalterson@fkaa.com>
Sent: Tuesday, September 9, 2025 1:12 PM
To: Gelly Juvier <juviertrucking@gmail.com>
Cc: Kimberly Judge <kjudge@fkaa.com>
Subject: RE: Request for Letter of No Objection – Alley Abandonment

Good afternoon, I am looping in Kim Judge. She will be able to help you with your request.

Marnie Walterson
Construction Manager
Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, Florida 33040
Phone: (305) 295-2154
Email: mwalterson@fkaa.com
Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com

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From: Gelly Juvier <juviertrucking@gmail.com>
Sent: Tuesday, September 9, 2025 1:07 PM
To: Marnie Walterson <mwalterson@fkaa.com>
Subject: Fwd: Request for Letter of No Objection – Alley Abandonment

This Message originated outside your organization.

Dear FKAA,

My name is Gelly Juvier, and I am writing to formally request a Letter of No Objection regarding the proposed abandonment of the 15-foot-wide alley located at the rear of my property at 102091 Overseas Highway, Key Largo, FL 33037.

Attached, please find a letter outlining my request, along with a copy of the survey that includes both the alley and my property.

I would greatly appreciate your cooperation and assistance with this matter. Please let me know if any additional documentation or information is required to proceed.

Thank you for your time and consideration.

Sincerely,

Gelly Juvier
(305) 481-0499

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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<FKAA.pdf><Survey.pdf>

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APPLICATION

ADJACENT PROPERTY OWNERS CONSENT TO ABANDON

Before me this day personally appeared _____ who, being duly sworn, deposes and says:

I, _____, am the owner of

_____

PAMELA VILLA

A SUBDIVISION IN SECTION 22-TOWNSHIP 61 SOUTH-RANGE 39 EAST

KEY LARGO — MONROE COUNTY — FLORIDA

SCALE 1"=100'

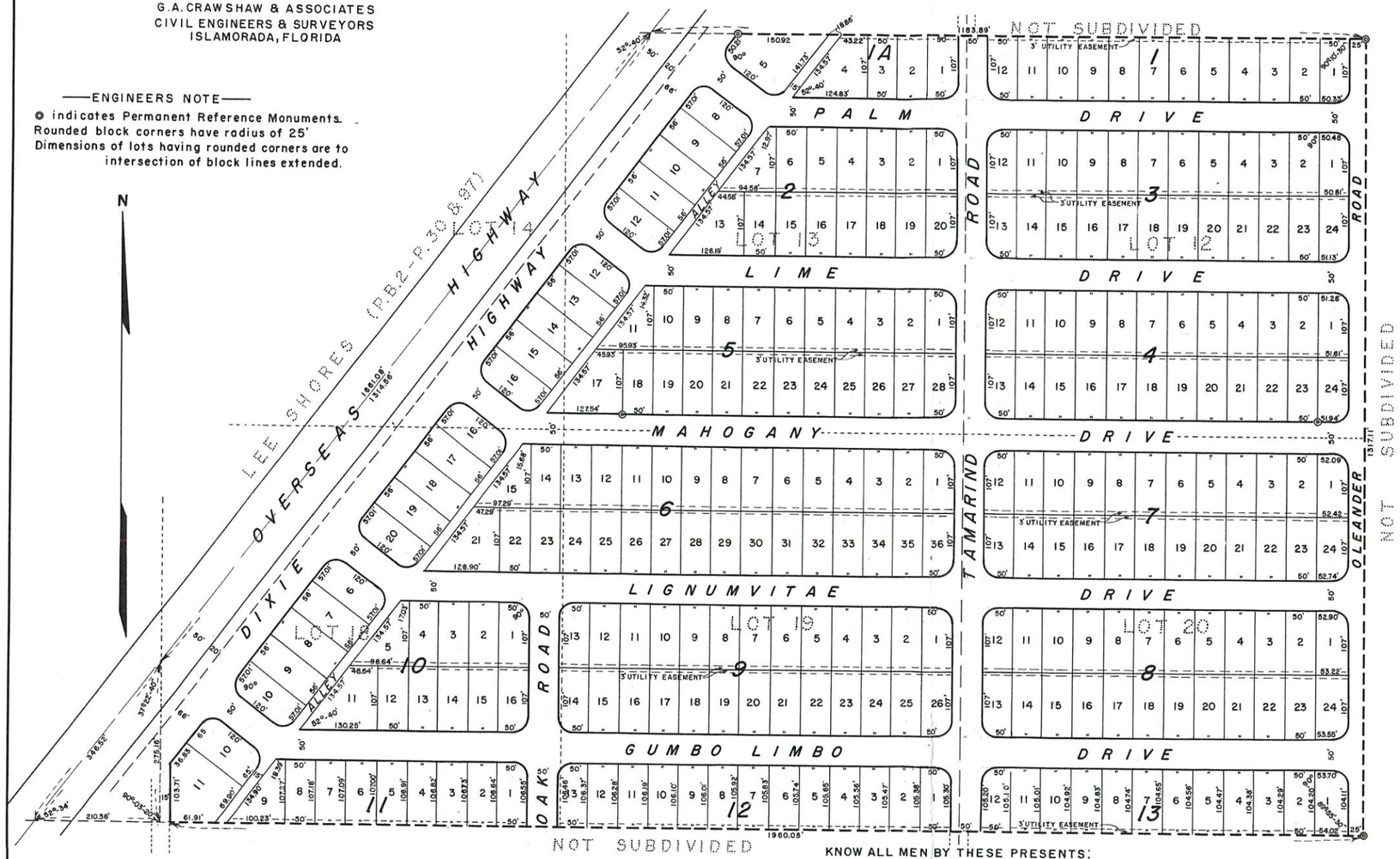
SCALE IN FEET
0 50 100 200 300 400 500

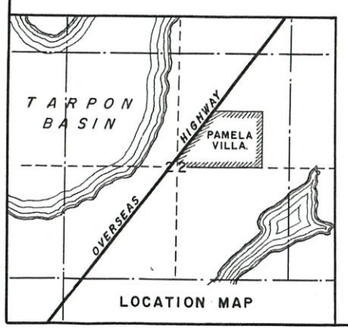
OCTOBER 1955

G.A. CRAWSHAW & ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
ISLAMORADA, FLORIDA

—ENGINEERS NOTE—

⊙ indicates Permanent Reference Monuments.
Rounded block corners have radius of 25'
Dimensions of lots having rounded corners are to intersection of block lines extended.





LOCATION MAP

This plat was approved by Resolution of the Board of County Commissioners of Monroe County, State of Florida, this 3RD day of JANUARY A.D.1956, and filed for record in Plat Book 3 at Page 125, Public Records of Monroe County.

Earl R. Adams
Clerk of the Circuit Court

Gerald L. Saunders
Chairman of the Board.

I HEREBY CERTIFY that the attached plat of PAMELA VILLA is a true and correct representation of the property as recently surveyed and platted under my direction, and that Permanent Reference Monuments were set in accordance with Section 7, Chapter 10275 (No.253), Laws of the State of Florida.

G. A. Crawshaw
G.A. Crawshaw
Registered Engineer No.1557
" Surveyor No. 198
State of Florida

KNOW ALL MEN BY THESE PRESENTS:
That Aaron Weinkle, Henry Weiner and Alan B. Kessler, owners and holders of a certain mortgage encumbering the property described hereon, do hereby consent to and join in the foregoing dedication.

Witness our hands and seals this 3rd day of November A.D.1955.

Aaron Weinkle (SEAL)
Henry Weiner (SEAL)
Alan B. Kessler (SEAL)

STATE OF FLORIDA
COUNTY OF DADE SS

I hereby certify that on this day personally appeared before me, the undersigned authority, Aaron Weinkle, Henry Weiner and Alan B. Kessler, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal this 3rd day of November A.D.1955.

My commission expires
JUNE 17, 1957

Stanley M. Pred
Notary Public
State of Florida at large

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2025-149
OCT 06 2025
MONROE COUNTY
PLANNING DEPT.

KNOW ALL MEN BY THESE PRESENTS:
That Pamela Villa, Inc., a Florida corporation, owners of the following described property, have caused to be made the attached plat entitled PAMELA VILLA.

Description:— Lots 12, 19 and 20, and all that part of Lots 13, 14 and 18 of Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, lying southeasterly of a line which is parallel to and 70 feet distant southeasterly of and measured at right angles to the center line of the Florida East Coast Railway (now Overseas Highway) right of way, according to the survey made by P. F. Jenkins, C.E., and plat thereof recorded in Plat Book I, Page 68, Public Records of Monroe County, Florida, and containing 48.14 acres, more or less.

The drives and roads as shown are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

IN WITNESS WHEREOF Pamela Villa, Inc. has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed by its Secretary this 15 day of November A.D. 1955.

PAMELA VILLA, INC.

Witnessed by

Laura G. Bryant
Stanley M. Pred

William Kneapler, President
Alan B. Kessler, Secretary

STATE OF FLORIDA
COUNTY OF MONROE SS

I hereby certify that on this day personally appeared before me, the undersigned authority, William Kneapler, President and Alan B. Kessler, Secretary of Pamela Villa, Inc., to me well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily, that they affixed thereto the official seal of said corporation all by and with the authority of the Board of Directors, and that it is the free act and deed of said corporation.

Witness my hand and official seal this 15th day of November A.D.1955.

My commission expires
JUNE 17, 1957

Stanley M. Pred
Notary Public
State of Florida at large

KNOW ALL MEN BY THESE PRESENTS:
That the Commercial Bank of Miami, a Florida banking corporation, owner and holder of a certain mortgage encumbering the property described hereon, does hereby consent to and joins in the foregoing dedication.

IN WITNESS WHEREOF the Commercial Bank of Miami has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed by its Cashier this 10th day of November A.D.1955.

Witnessed by

Lola Mark
Ellen J. Morphonios

COMMERCIAL BANK OF MIAMI
H. T. Maroon, President
W. H. Boyette, Cashier

STATE OF FLORIDA
COUNTY OF DADE SS

I hereby certify that on this day personally appeared before me, the undersigned authority, H. T. Maroon, President, and W. H. Boyette, Cashier, of the Commercial Bank of Miami, to me well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily, that they affixed thereto the official seal of said corporation all by and with the authority of the Board of Directors, and that it is the free act and deed of said corporation.

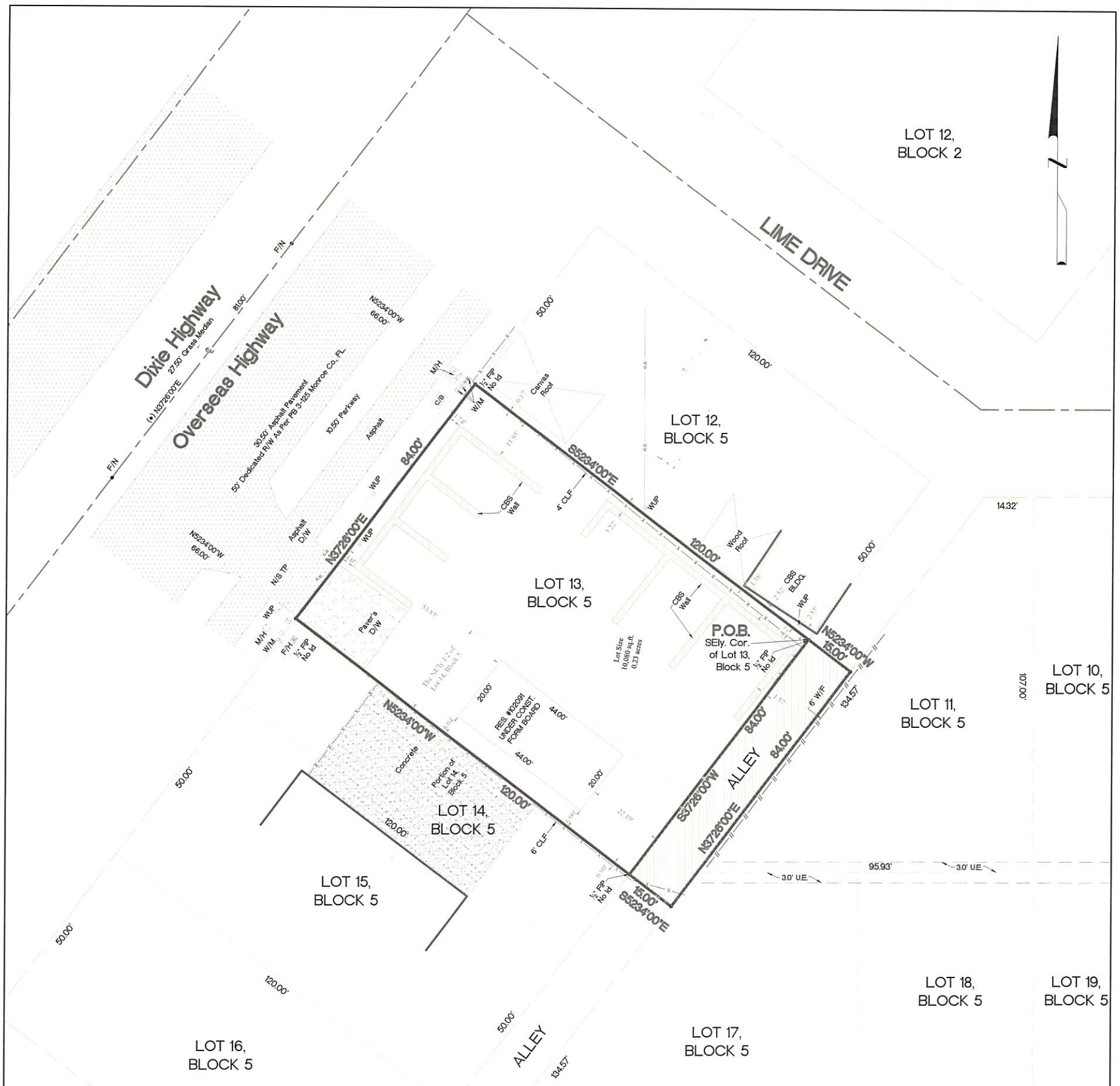
Witness my hand and official seal this 10 day of November A.D.1955.

My commission expires
December 12, 1958

Ellen J. Morphonios
Notary Public
State of Florida at large

FILED JAN. 10, 1956, 10:50 A.M., 45989

125



LEGAL DESCRIPTION:

That portion of a 15 foot wide alley adjacent and contiguous to the Southerly line of Lots 11, 13 & the Northeasterly 1/2 of Lot 14 and Lot 17, Block 5, of: "PAMELA VILLA", according to the Plat Thereof as Recorded in Plat Book 3, Page 125, of the Public Records of Monroe County, Florida and being more particularly described as follows:

Begin at the Southeasterly corner of said Lot 13, Block 5, thence run S37°26'00"W along the Southeasterly line of said Lot 13 and the Northeasterly 1/2 of Lot 14 for a distance of 84.00 feet; thence run S52°34'00"E for a distance of 15.00 feet on a Southeasterly projection of the Southwesterly line of said Northeasterly 1/2 of Lot 14 to a point on the Westerly line of said Lots 11 and 17; thence run N37°26'00"E along said Westerly line of Lots 11 and 17 for a distance of 84.00 feet; thence run N52°34'00"W for a distance of 15.00 feet on a Northwesterly projection of the Northeasterly line of said Lot 13 to the Point of Beginning. Containing 1,260 square feet.

AFA & Company, Inc.
Land Surveyors

AFA & COMPANY, INC.
13050 S.W. 133rd COURT
MIAMI, FLORIDA 33157
PHONE: (305) 234-0588
EMAIL: AFACOSUR@YAHOO.COM

SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X N/A and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of N/A.
3. No underground utilities or structures were located by this survey.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
6. This parcel lies in N.F.I.P Flood Zone X, base flood elevation N/A, as shown on map panel #12087C0931K, revised on 02/18/05.
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
8. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.

Owner: Javier Trucking Inc.	Florida Certificate of Authorization No. LB 7498
Address: 102091 Overseas Highway Key Largo, Florida 33070	I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
Job No.: 25-921 / Date: 08-26-2025	
Drawn By: A.T. / Revised By: A.A.	Armando Alvarez Digitally signed by Armando Alvarez DN: c=US, o=AFA and Company Inc, dnQualifier=A01410C000001888CB0346D001E5FA3, cn=Armando Alvarez Date: 2025.08.28 13:44:17 -04'00'
Scale: 1" = 40' / PB 3-125 Mon.	
Sheet No. 1 -1	Armando F. Alvarez, P.S.M. #5526

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2025-199
OCT 06 2025
MONROE COUNTY
PLANNING DEPT.