

File #: 2025-200

Owner's Name(s): Miguel Angel Reyes

Applicant: Dianelis Montero

Agent: Dianelis Montero

Type of Application: Administrative Variance

Key: Tavernier

RE #: 00446590-000000

Additional Information added to File 2025-200

This Instrument
was Prepared by:
Patricia Keyes, Esq.
The Law Office Of
Patricia Keyes, PA
111 N. Pine Island Road, Suite 203
Plantation, Florida 33324

Property ID #: 00446590-000000

WARRANTY DEED

Property Address: 211 Canal St, Tavernier, FL 33070

THIS WARRANTY DEED, executed this 29th day of February, 2024 by MIGUEL ANGEL REYES and DULCE MILAGROS MORALES a/k/a DULCE MILAGRO MORLAS, a married couple, of 117 Madrid St., Royal Palm Beach, Florida 33411, GRANTOR, and MIGUEL ANGEL REYES and DULCE MILAGROS MORALES, a married couple, of 117 Madrid St., Royal Palm Beach, Florida 33411, GRANTEE, a life estate without any liability for waste, with full power and authority in said life tenant to sell, reconvey to self, convey, mortgage, lease and otherwise dispose of the property described herein, in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to the then serving Trustee of the REYES TRUST, dated February 29, 2024.

(Whenever used herein the term "Grantor," "Grantee," and "Party" shall include all the parties to this instrument whether singular or plural.)

(All TRUSTEES and Successor TRUSTEE are hereby granted the power to protect, conserve and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.)

WITNESSETH, that the said first party, for and in consideration of the sum of TEN ----
-----DOLLARS and other good and valuable considerations to said second party in hand paid by the first party, the receipt of which is hereby acknowledged, has granted, bargained and sold to said second party, heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to wit:

Lot 3, in Block 8, of Ocean Park Village, according to the Plat thereof, as recorded in Plat Book 4, at Page 14, of the Public Records of Monroe County, Florida.

SUBJECT TO:

1. Real Estate Taxes for the current and subsequent years.
2. Applicable zoning regulations and ordinances.
3. Reservations, restrictions, limitations and conditions of record, if any, and easements for public utilities.

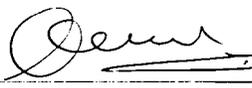
Said property is not the homestead of Grantor.

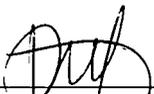
And said first party does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents this 29th day of February, 2024.

Signed, sealed and delivered in presence of (witness as to both):


Witness: CATHERINE LAYSTROM
111 N. Pine Island Rd. Ste. 203
Plantation, Florida 33324


MIGUEL ANGEL REYES, Grantor

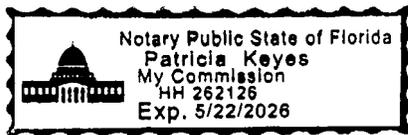

Witness: PATRICIA KEYES
111 N. Pine Island Rd. Ste. 203
Plantation, Florida 33324


DULCE MILAGROS MORALES a/k/a
DULCE MILAGRO MORLAS, Grantor

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day, February 29, 2024, by MIGUEL ANGEL REYES, as Grantor, who is personally known to me or who has produced _____, as identification, and DULCE MILAGROS MORALES a/k/a DULCE MILAGRO MORLAS, as Grantor, who is personally known to me or who has produced _____, as identification.

[Seal]




My commission expires:

N.B. This deed has been prepared at the first party's request without examination or legal opinion of title.

End of Additional File 2025-200

Land Use District Designation(s): IMPROVED SUBDIVISION

Present Land Use of the Property: SINGLE FAMILY RESIDENCE

Proposed Land Use of the Property: SINGLE FAMILY RESIDENCE

Total Land Area: 4,495 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: 25'-0" FRONT SETBACK
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: 19'-0" FRONT 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:
Existing residence is very small approximately 1,006 sq ft, owner would like to build an addition to accommodate his family. Existing home is 2 bedrooms 1 bath.

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Property owner can not accommodate his family on existing home.

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:

No

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:

Yes, the existing home is approved as a non conforming structure. Therefore, any addition or improvement to this home has to be small enough as not to be a substantial improvement. That way the existing setbacks can remain. The only request being made is for the proposed addition to match the existing non conforming front setback.

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:

No

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

No

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

No

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

Yes

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

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

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

- Notarized Agent Authorization Letter

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

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

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

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

* * * * *

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

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

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

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

Signature of Applicant:  Date: 10/2/2025

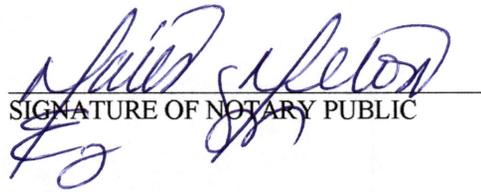
STATE OF Florida

COUNTY OF Palm Beach County

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

on 2nd day of October, 2025 by Miguel A. Beyer
(PRINT NAME OF PERSON MAKING STATEMENT)

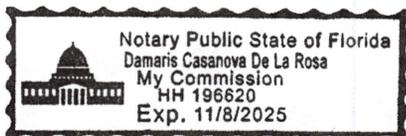
Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.


SIGNATURE OF NOTARY PUBLIC

Damaris De La Rosa
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

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



AGENT AUTHORIZATION FORM

Date of Authorization: 09 / 30 / 2025
Month Day Year

I hereby authorize DIANELIS MONTEIRA be listed as authorized agent
(Print Name of Agent)

representing Miguel Angel Reyes for the application submission
(Print Name of Property Owner(s) the Applicant(s))

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

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

3 8 Ocean Park Village TAVENIER
Lot Block Subdivision Key (Island)

00446590 - 000600
Real Estate (RE) / Parcel ID Number Alternate Key Number

211 Canal Street TAVENIER FLORIDA 33166
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

3225 NW 82 STREET, MIAMI, FL 33147
Mailing Address (Street, City, State and Zip Code)

305-248-8589 dm.mydesign@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: [Signature] Date: 10/2/2025

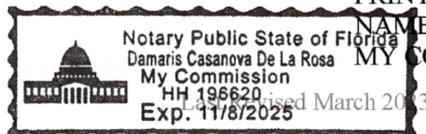
STATE OF Florida COUNTY OF Palm Beach

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization, on 2nd day of October, 2025, by Miguel A. Reyes
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

Damaris DeLaRosa
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC



Monroe County, FL

PROPERTY RECORD CARD

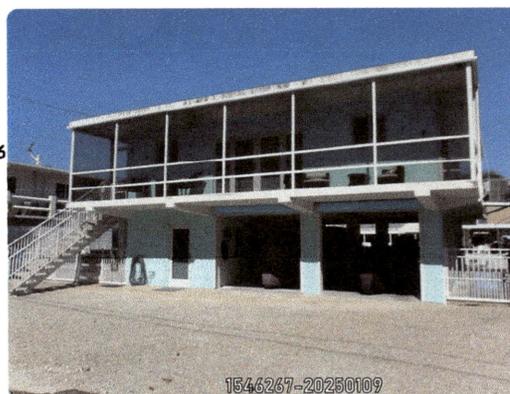
Disclaimer

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 00446590-000000
 Account# 1546267
 Property ID 1546267
 Millage Group 500P
 Location 211 CANAL St, TAVERNIER
 Address
 Legal BK 8 LT 3 OCEAN PARK VILLAGE PB4-14 KEY LARGO OR359-481 OR1370-2325/26
 Description OR2477-149/50 OR2913-755C OR2913-756 OR2913-787D/C OR3265-2446
 (Note: Not to be used on legal documents.)
 Neighborhood 1673
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision OCEAN PARK VILLAGE
 Sec/Twp/Rng 26/62/38
 Affordable No
 Housing



Owner

REYES MIGUEL ANGEL
 117 Madrid St
 Royal Palm Beach FL 33411

MORALES DULCE MILAGROS
 117 Madrid St
 Royal Palm Beach FL 33411

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$333,629	\$356,961	\$260,505	\$257,406
+ Market Misc Value	\$63,307	\$33,923	\$35,017	\$36,360
+ Market Land Value	\$561,876	\$561,876	\$561,876	\$352,109
= Just Market Value	\$958,812	\$952,760	\$857,398	\$645,875
= Total Assessed Value	\$859,660	\$781,509	\$710,463	\$645,875
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$958,812	\$952,760	\$857,398	\$645,875

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$561,876	\$356,961	\$33,923	\$952,760	\$781,509	\$0	\$952,760	\$0
2023	\$561,876	\$260,505	\$35,017	\$857,398	\$710,463	\$0	\$857,398	\$0
2022	\$352,109	\$257,406	\$36,360	\$645,875	\$645,875	\$0	\$645,875	\$0
2021	\$324,639	\$228,615	\$36,907	\$590,161	\$590,161	\$0	\$590,161	\$0
2020	\$332,131	\$233,696	\$35,482	\$601,309	\$601,309	\$0	\$601,309	\$0
2019	\$339,623	\$236,236	\$36,559	\$612,418	\$612,418	\$0	\$612,418	\$0
2018	\$262,209	\$266,209	\$27,528	\$555,946	\$244,244	\$25,000	\$219,244	\$311,702

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	4,945.00	Square Foot	0	0

Buildings

Building ID	24166	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1970
Building Type	S.F.R. - R1/ R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	2885	Roof Type	REINFORC CONC
Finished Sq Ft	990	Roof Coverage	MIN/PAINT CONC
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	126	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPU	COVERED PARKING UNFIN	630	0	102
SPX	EXEC SC PORCH	205	0	92
FLA	FLOOR LIV AREA	990	990	126
LLF	LOW LEV FIN	360	0	84
OPF	OP PRCH FIN LL	198	0	78
OUF	OP PRCH FIN UL	502	0	222
TOTAL		2,885	990	704

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1985	2009	20 x 10	1	200 SF	2
BOAT LIFT	2011	2012	0 x 0	1	1 UT	2
BRICK PATIO	2016	2017	12 x 26	1	312 SF	2
WOOD DOCKS	2011	2012	10 x 70	1	700 SF	3
SEAWALL	1980	2009	4 x 70	1	280 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/29/2024	\$100	Warranty Deed	2453883	3265	2446	14 - Unqualified	Improved		
6/13/2018	\$740,000	Warranty Deed	2174883	2913	756	01 - Qualified	Improved		
6/13/2018	\$100	Warranty Deed	2174882	2913	755	11 - Unqualified	Improved		
6/25/2010	\$100	Warranty Deed		2477	149	11 - Unqualified	Improved		

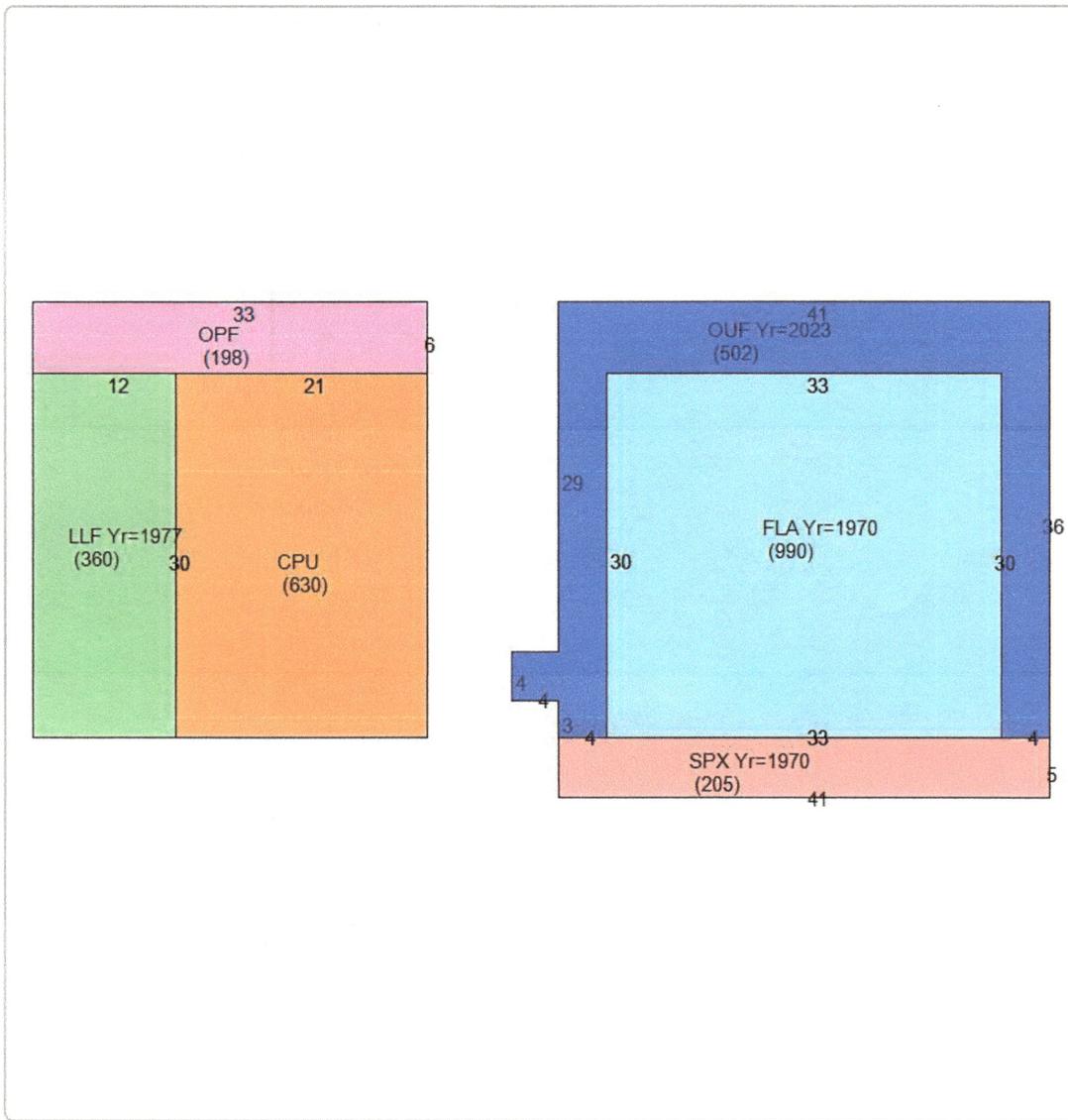
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
21301555	11/16/2021	Completed	\$2,300	Residential	DEMO ENCLOSED LL
11300454	03/10/2011	Completed	\$1	Residential	NEW DOCK & BOAT LIFT
09300804	03/24/2009	Completed	\$1	Residential	REPLACEMENT WINDOWS & DOORS

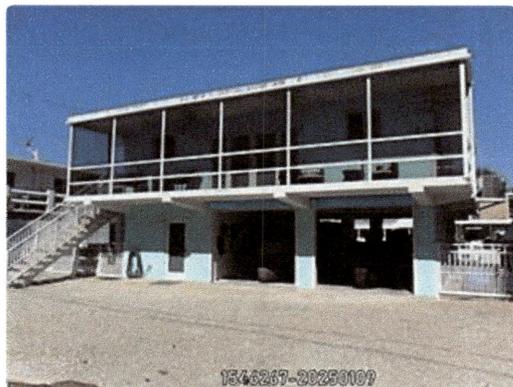
View Tax Info

[View Taxes for this Parcel](#)

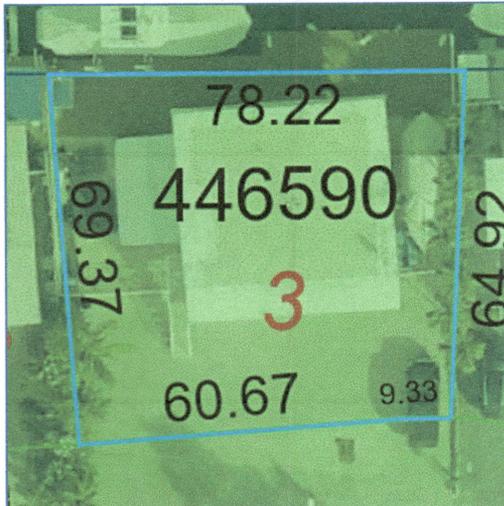
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 10/1/2025, 2:00:17 AM](#)

Contact Us



This Instrument Prepared by and Return to:
Patricia B. Rojas
My Home Title Services, Inc.
10281 Sunset Drive, Suite 102
Miami, Florida 33173

06/22/2018 3:17PM
DEED DOC STAMP CL: Krys \$5,180.00

Property Appraisers Parcel Identification (Folio) Numbers: 00446590-000000

SPACE ABOVE THIS LINE FOR RECORDING DATA

Trustee's Deed

This Trustee's Deed made this 13 day of **June, 2018** between **Mary E. Baker and Ronald C. Baker, individually and as Trustees of the Baker Family Living Trust dated February 13, 2009** whose post office address is **211 Canal Street, Key Largo, FL 33070**, grantor, and **Miguel Angel Reyes and Dulce Milagro Morlas** husband and wife, whose post office address is **117 Madrid St., West Palm Beach, FL 33070**, grantee: RE MI

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **MONROE** County, Florida, to-wit:

Lot 3, in Block 8, of Ocean Park Village, according to the Plat thereof, as recorded in Plat Book 4, at Page 14, of the Public Records of Monroe County, Florida.

Doc# 2174883
BK# 2913 Pg# 756

Together with all 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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

PAUL ANDREWS
Witness #1 Signature

Paul Andrews
Witness #1 Printed Name

[Signature]
Witness #2 Signature

SALLY STRIBLING
Witness #2 Printed Name

Mary E. Baker, individually and as Trustees
Mary E. Baker, individually and as Trustees

Ronald C. Baker individually and as Trustees
Ronald C. Baker, individually and as Trustees

After Recording Return To:
UNITED WHOLESale MORTGAGE, LLC
1414 EAST MAPLE RD
TROY, MI 48083

Doc# 2174885 06/22/2018 3:17PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

ATTN: POST CLOSING MANAGER

06/22/2018 3:17PM
INTANGIBLE TAX CL: Krys \$1,058.00
MORTGAGE DOC STAMP CL: \$1,851.50

This Document Prepared By:
DANIELLE JOHNSON
UNITED WHOLESale MORTGAGE, LLC
1414 EAST MAPLE RD
TROY, MI 48083
(800) 981-8898

Doc# 2174885
Bk# 2913 Pg# 770

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MORTGAGE

REYES
Loan #: 1518015185
Serv. #: 0109977033
MIN: 100879412018126006
MERS Phone: 1-888-679-6377
PIN: 00446590-000000

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "**Security Instrument**" means this document, which is dated **JUNE 15, 2018**, together with all Riders to this document.

(B) "**Borrower**" is **MIGUEL ANGEL REYES AND DULCE MILAGRO MORLAS, HUSBAND AND WIFE**. Borrower is the mortgagor under this Security Instrument.

(C) "**MERS**" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "**Lender**" is **SUNVEST MORTGAGE GROUP LLC**. Lender is a **CORPORATION** organized and existing under the laws of **FL**. Lender's address is **12794 FOREST HILL BOULEVARD SUITE 29, WELLINGTON, FL 33414**.

(E) "**Note**" means the promissory note signed by Borrower and dated **JUNE 15, 2018**. The Note states that Borrower owes Lender **FIVE HUNDRED TWENTY-NINE THOUSAND AND 00/100 Dollars (U.S. \$529,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **JULY 1, 2048**.

(F) "**Property**" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "**Loan**" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

FLORIDA -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

317.35

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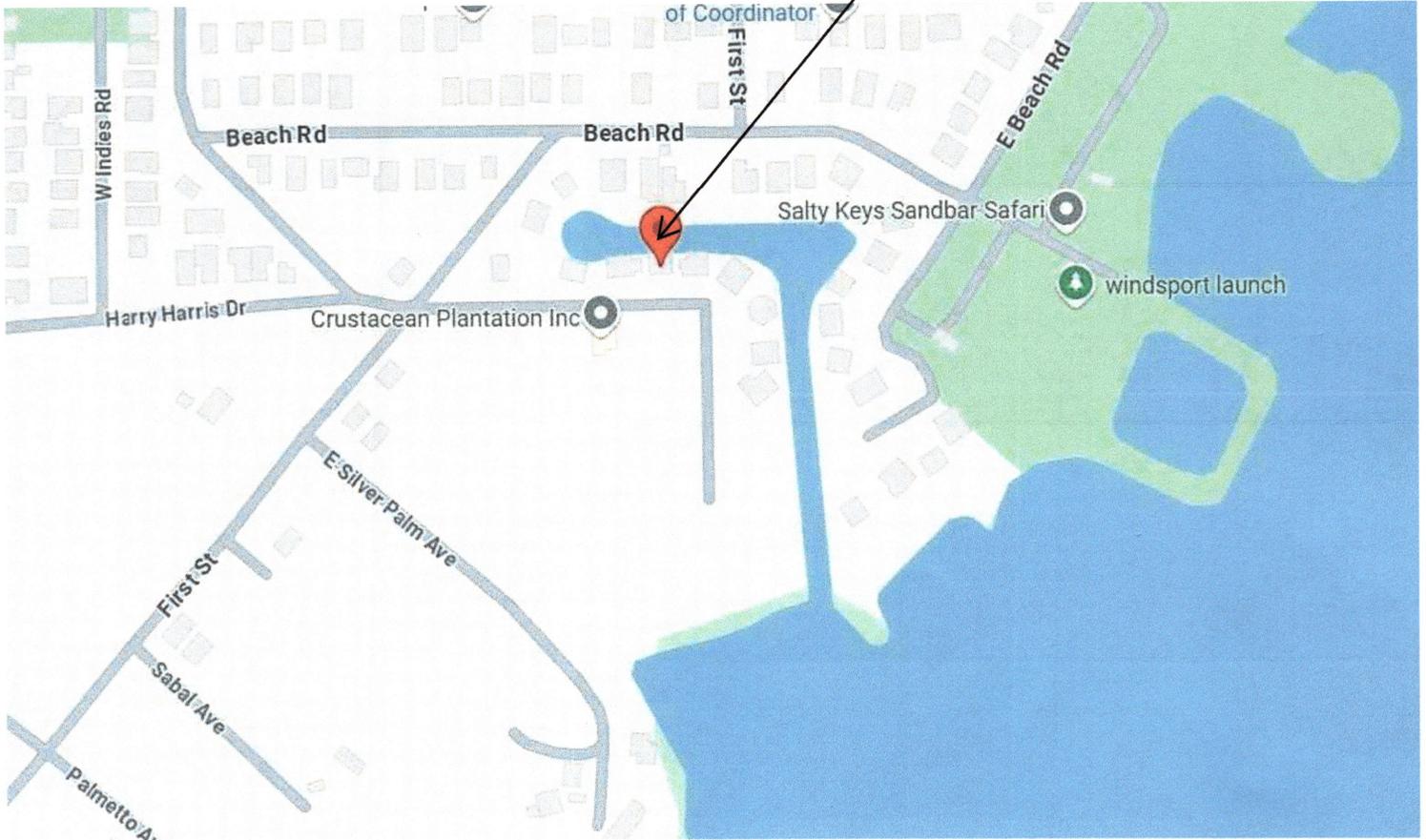
Form 3010 1/01



WIK
DMM

211 CANAL STREET, TAVERNIER, FLORIDA 33166
OWNER: MIGUEL ANGEL REYES

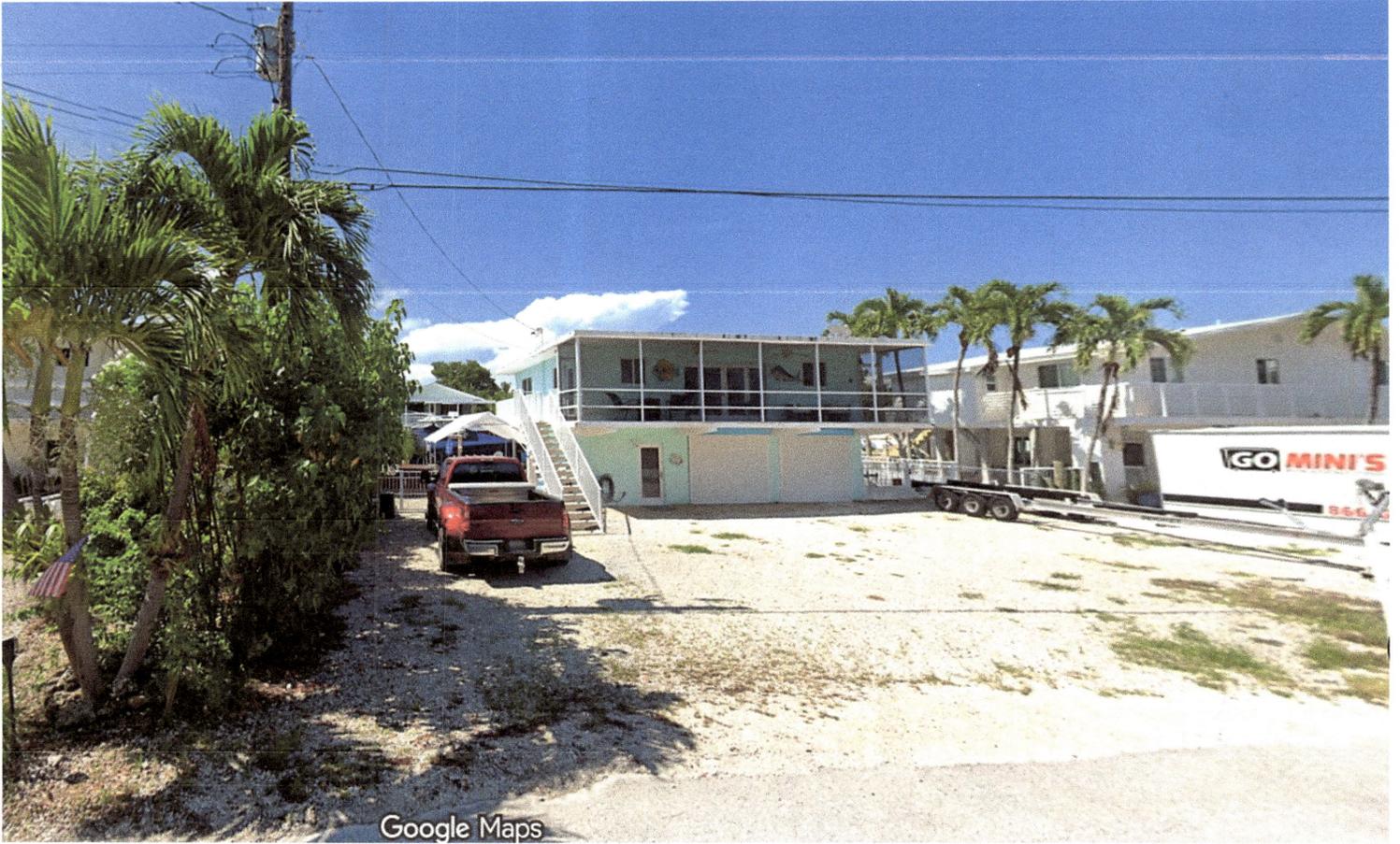
LOCATION SKETCH



LOCATION SKETCH

SCALE: NTS

211 CANAL STREET, TAVERNIER, FLORIDA 33166
OWNER: MIGUEL ANGEL REYES
PHOTOGRAPHS

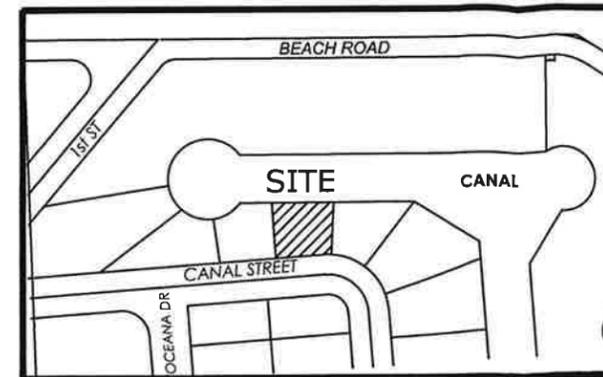




Go Mini's

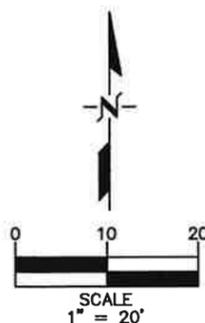
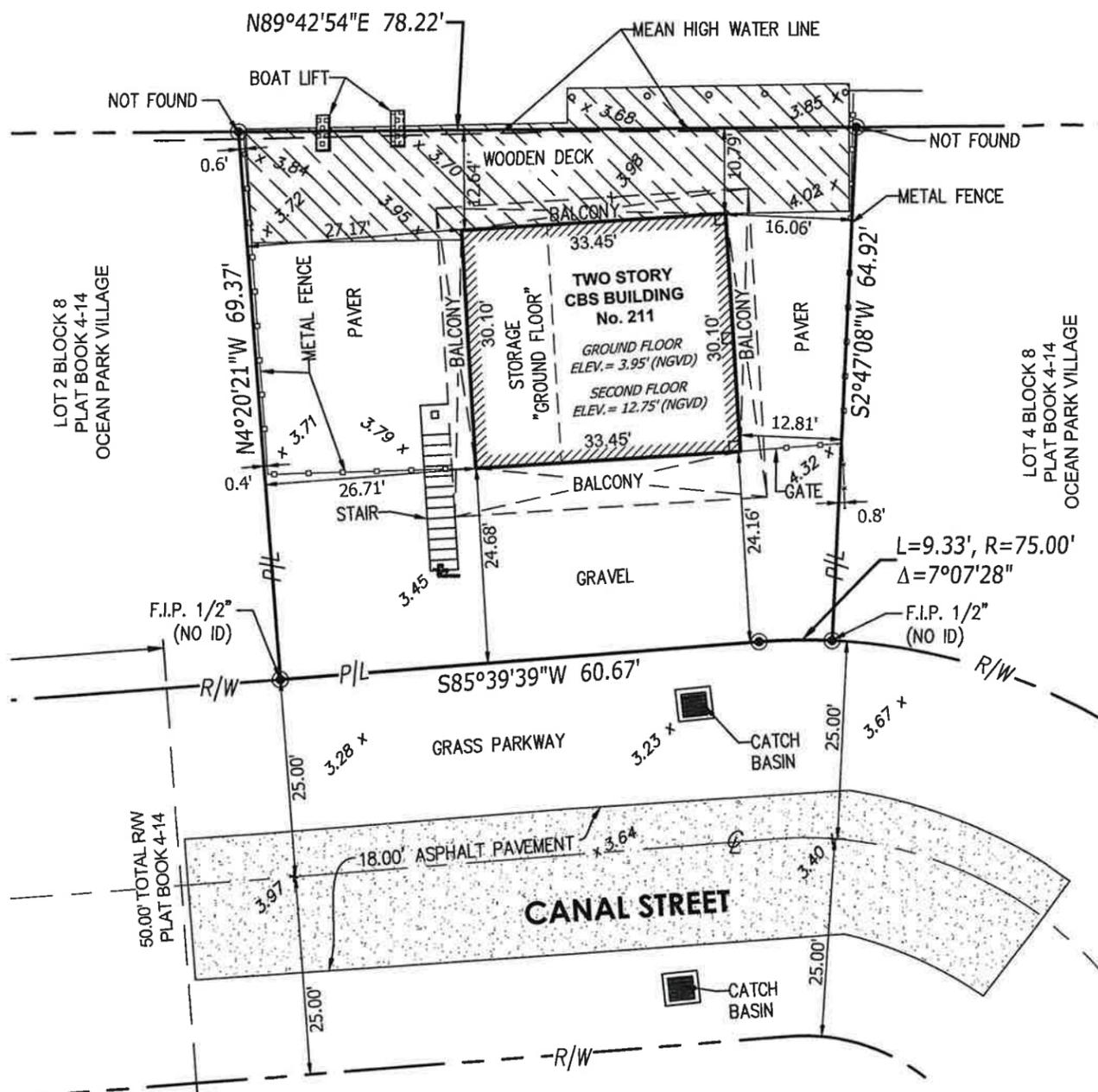
TOPOGRAPHIC SURVEY

211 CANAL ST TAVERNIER, MONROE-COUNTY, FL 33070



LOCATION MAP
NOT TO SCALE

CANAL



ABBREVIATIONS.

- ASPH. = ASPHALT
- A/C = AIR CONDITIONER
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B/C = BLOCK CORNER
- CONC. = CONCRETE
- C.B.S. = CONC. BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- (C) = CALCULATED
- CL = CENTER LINE
- C.G. = CURB & GUTTER
- DRWY. = DRIVEWAY
- F.I.P. = FOUND IRON PIPE
- F.R. = FOUND REBAR
- F.I.R. = FOUND IRON ROD
- F.N.D. = FOUND NAIL & DISK
- O.U.L. = OVERHEAD UTILITY LINE
- F.N. = FOUND NAIL
- F.F.E. = FINISHED FLOOR ELEVATION
- (M) = MEASURED
- ML = MONUMENT LINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
- P.B. = PLAT BOOK
- PL = PLANTER
- P/L = PROPERTY LINE
- P.G. = PAGE
- (R) = RECORDED
- R/W = RIGHT OF WAY
- S.I.P. = SET IRON PIPE
- S.I.R. = SET IRON ROD
- SWK = SIDEWALK
- U.P. = UTILITY POLE
- UTY. = UTILITY

LEGEND

- = WOOD FENCE
- x- = CHAIN LINK FENCE
- o- = METAL FENCE
- ==== = C.B.S. WALL
- ⊕ = UTILITY POWER POLE
- ⊠ = AIR CONDITIONER
- ☀ = LIGHT POLE
- ⊕ = TRAFFIC SIGN
- ⊞ = WATER METER
- ↘ = GUY WIRE
- ⊗ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊞ = CATCH BASIN
- ⊞ = SEWER MANHOLE
- ⊞ = DRAINAGE MANHOLE
- ⊙ = PROPERTY CORNER
- NN = BACKFLOW PREVENTER

PARCEL ID: 00446590-000000

PROPERTY ADDRESS: 211 CANAL ST TAVERNIER, MONROE COUNTY, FL 33070

5. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
6. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY; EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
7. EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
8. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
11. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
12. OWNERSHIP SUBJECTS TO OPINION OF TITLE.
13. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
14. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
15. NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE-10, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 125129, UNINCORPORATED AREAS, MONROE COUNTY, FLORIDA, MAP NO. 0938, SUFFIX K, EFFECTIVE DATE: FEBRUARY 18, 2005.
16. THE ELEVATIONS SHOWN HEREON ARE REFERRED TO NGVD 1929 VERTICAL DATUM. USED BM: PID-AC0454 ELEV= 4.95' (NGVD 1929)
17. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY:

- REYES MIGUEL ANGEL, MORALES DULCE MILAGROS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS "TOPOGRAPHIC SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8025

Alfredo Diaz
Digitally signed by Alfredo Diaz
Date: 2024.12.23 15:29:41 -05'00'

BY:
Alfredo Diaz
Registered PSM, LS 6903 State of Florida



NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S NOTES:

1. FIELD WORK COMPLETED ON: 12-18-2024
2. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
3. LEGAL DESCRIPTION:
LOT 3, BLOCK 8, OF OCEAN PARK VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 14 OF THE PUBLIC RECORDS MONROE COUNTY, FLORIDA.
CONTAINING: 4,943.89 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.
4. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.

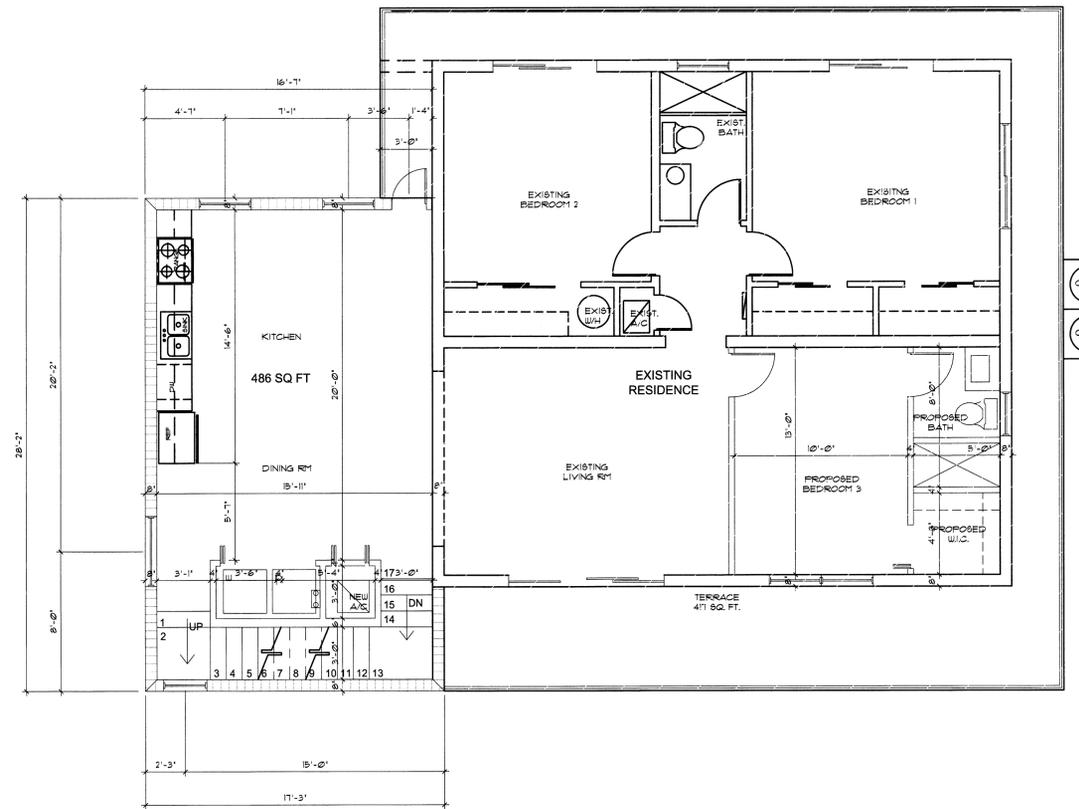
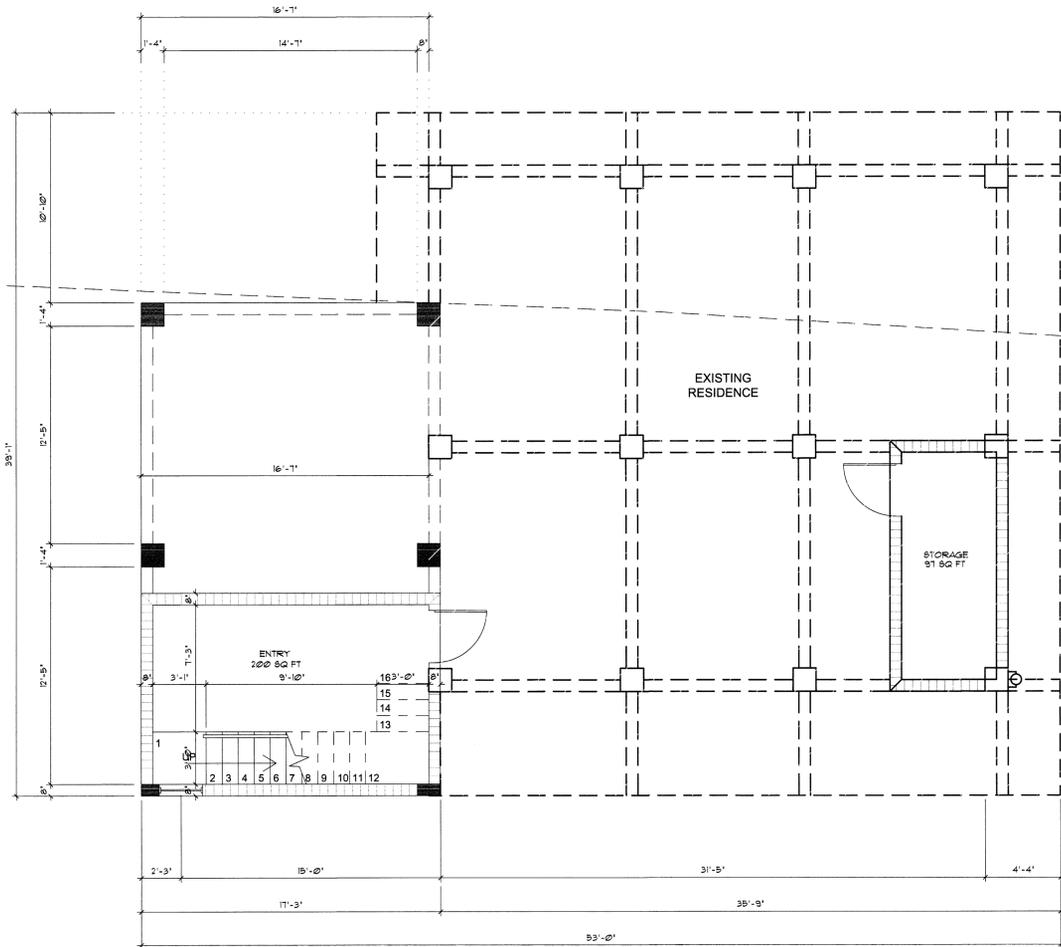
RECEIVED

OCT 06 2025
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MONROE CO. PLANNING DEPT.

TOPOGRAPHIC SURVEY
211 CANAL ST TAVERNIER, MONROE COUNTY, FL 33070
REYES MIGUEL ANGEL, MORALES DULCE MILAGROS

PEGASUS LAND SURVEYORS INC.
9551 NW 26th Place
Sunrise, Florida 33322
Ph. 305-409-9291
Certificate of Authorization LB# 8025

JOB No.:	241218
FIELD WORK:	E.R.
DRAWN BY:	A.G.
CHECKED BY:	A.D.
SHEET:	1/1



PROPOSED RESIDENTIAL ADDITION
 FOR: MIGUEL ANGEL REYES
 ADDRESS: 211 CANAL ST,
 TAVERNIER, FL 33070

These drawings and specifications, if furnished by the architect, are not to be used for any other work and are to be returned upon demand at the completion of the project. The user thereof is to be held liable in any manner without the consent of the architect if the user thereof becomes indebted to the architect for full commission.

MG Design and Salazar Studio Corp
 Architect - Planners AA#26003312
 357 Hialeah Drive, Hialeah, Florida 33010
 T. 305-210-8589, E. dm.mgdesign@gmail.com

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 Fausto E Guerrero
 Date: 2025.10.02
 22:46:30 -04'00'

FAUSTO E. GUERRERO
 PROFESSIONAL ENGINEER
 P.E. # 50465
 PHONE: (786) 443-1685
 19552 S.W. 133 AVE
 MIAMI, FLORIDA 33177

FILTON J. SALAZAR
 ARCHITECT
 APR 0000111

DATE: 09-30-25

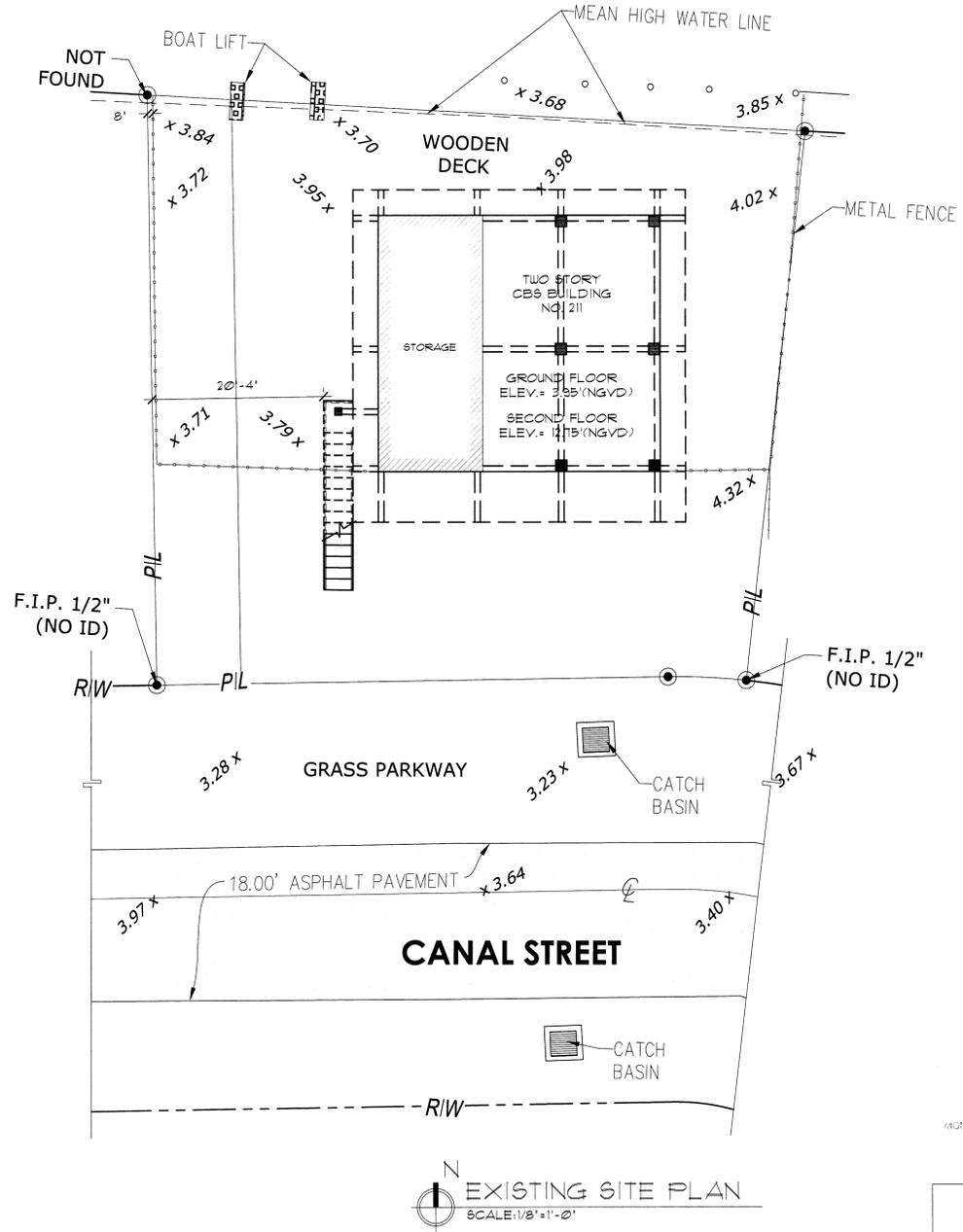
JOB NO. RA-25-102

A-1 4

CANAL

LEGAL DESCRIPTION:

LOT 3, BLOCK 8, OF THE OCEAN PARK VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.



EXISTING SITE PLAN
SCALE: 1/8" = 1' - 0"

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Fausto E Guerrero
Date: 2025.10.02
22:45:54 -04'00'

FAUSTO E. GUERRERO
PROFESSIONAL ENGINEER
P.E. # 50465
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19552 S.W. 133 AVE
MIAMI, FLORIDA 33177

PROPOSED RESIDENTIAL ADDITION
FOR: MIGUEL ANGEL REYES
ADDRESS: 211 CANAL ST.
TAVERNIER, FL 33070

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MG Design and Salazar Studio Corp
Architect - Planners AA#26003312
957 Hialeah Drive, Hialeah, Florida 33010
T. 305-218-8689, E. dm.mgdesign@gmail.com

PULTON J. SALAZAR
ARCHITECT
APR 02025/111

DATE: 09-30-25

JOB NO. RA-25-102

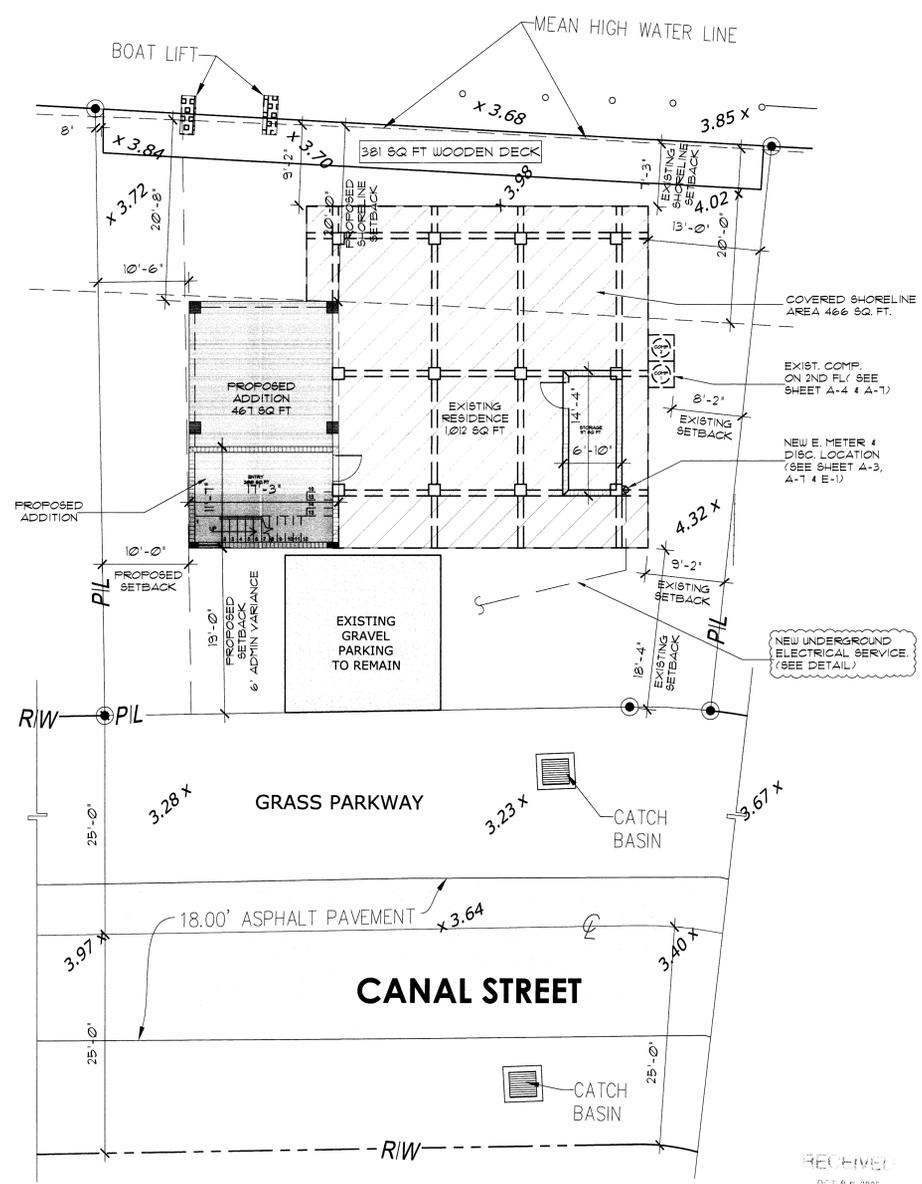
SP-1 4

ZONING LEGEND Single Family 4 Duplex			
ZONING:	AE		
Height (to ridge of roof)	33'-10" FROM FIN. FL.		
Net Land Area	4,944 SQ FT (100%)		
Lot Coverage (EXIST. & PROP.)	1,479 SQ FT (29.9%)		
Driveway Coverage	N/A		
RESIDENCE SETBACKS:			
	REQ.	EXIST.	PROVIDED
PRIMARY FRONT YARD	25'-0"	18'-4"	18'-0" <small>PROPOSED SETBACK ADMIN. VARIANCE</small>
PRIMARY SIDE YARD	10'-0"	20'-4"	10'-0"
SECONDARY SIDE YARD	5'-0"	8'-2"	8'-2"
REAR YARD	20'-0"	7'-5"	20'-0" <small>NEW ADDITION ONLY</small>
BASE FLOOD ELEVATION: 10'			
DESIGN FLOOD ELEVATION: 11'			

LEGAL DESCRIPTION:
 LOT 3, BLOCK 8, OF THE OCEAN PARK VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SHORELINE OPEN SPACE CALCULATION	
1591 SQ FT (100%)	TOTAL SHORELINE AREA (FIRST 20' OF SHORELINE)
466 SQ FT (29.3 %) (EXISTING)	COVERED SHORELINE
381 SQ FT (23.9 %) (EXISTING)	WOODEN DECK
841 SQ FT (53.2%)	TOTAL

CANAL



PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

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 Fausto E Guerrero
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PROPOSED RESIDENTIAL ADDITION
 FOR: MIGUEL ANGEL REYES
 ADDRESS: 211 CANAL ST,
 TAVERNIER, FL 33070

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FULTON J. SALAZAR
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 APR 00018111

DATE: 03-30-25

JOB NO. RA-25-102

SP-2 4