

**File #:** 2025-233

**Owner's Name(s):** Jacqueline Barberena

**Applicant:** Jacqueline Barberena

**Agent:** N/A

**Type of Application:** Administrative Variance

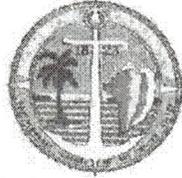
**Key:** Key Largo

**RE #:** 00503130-000000

**Additional Information added to File 2025-233**

**End of Additional File 2025-233**

MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED  
NOV 10 2025  
2025-233  
MONROE CO. PLANNING DEPT.

**Administrative Variance**

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

Administrative Variance Application Fee: \$1,250.00

In addition to the application fee, the following fees also apply:  
Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed  
A signed Affidavit is required with this application

Date of Application: 11 / 5 / 2025  
Month Day Year

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

Jacqueline Barberena	Jacqueline Barberena		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
1511 NW 180th Way, Pembroke Pines, FL 33029			
Mailing Address (Street, City, State and Zip Code)			
Work Phone	Home Phone	Cell Phone	Email Address
	(954) 559-8659		barjackie71@gmail.com

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

Jacqueline Barberena	Jacqueline Barberena		
(Name/Entity)	Contact Person		
1511 NW 180th Way, Pembroke Pines, FL 33029			
Mailing Address (Street, City, State and Zip Code)			
Work Phone	Home Phone	Cell Phone	Email Address
	(954) 559-8659		barjackie71@gmail.com

**Legal Description of Property:**

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

11	11	KEY LARGO BEACH ADD	KEY LARGO
Block	Lot	Subdivision	Key
00503130-000000			1621013
Real Estate (RE) Number		Alternate Key Number	
509 GEIGER Cir, KEY LARGO, FL 33037		100	
Street Address (Street, City, State & Zip Code)		Approximate Mile Marker	

Land Use District Designation(s): SINGLE FAMILY RESID (0100)

Present Land Use of the Property: Residential

Proposed Land Use of the Property: Residential

Total Land Area: 7,680 SF

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: side yard setback of 10 feet  
*(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)*

Provide requested variance: reduction of 5 feet for a side yard setback of 5 feet  
*(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:  
There is a boat basin in the center of the property. In order to meet the shoreline setback standard of 10 feet, the proposed pool would require a side yard setback of 5 feet.
  
2. Failure to grant the variance would result in exceptional hardship to the applicant:  
The existing side yard setback would create a trip hazard risk due to proximity to the house.

*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:**

The proposed pool is located in the rear of the property with a minimum side set back of 5 feet that 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.

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:**

There is a boat basin in the center of the property that is unique to this property and does not apply to other properties in the same zoning district.

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

Granting the variance for the proposed pool will not give the applicant any special privilege denied to other immediate properties because it will meet the minimum 5 feet of setback required by building standard.

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

The granting of the variance is not based on disabilities, handicaps, or health of the applicant or her family members.

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

The granting of the variance is not based on the domestic difficulties of the applicant or her family.

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

The requested reduction of 5 feet for a side yard setback of 5 feet will facilitate the proposed pool.

**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: Jacqueline Barberera Date: 11/07/2025

STATE OF Florida

COUNTY OF Monroe

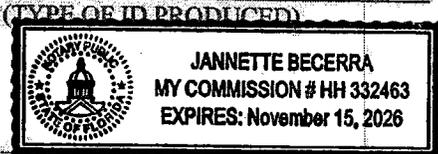
Sworn to and subscribed before me, by means of either  physical presence OR  online notarization,

on 7 day of November, 2025, by Jacqueline Barberera  
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is  personally known to me OR  produced \_\_\_\_\_ as

identification.

Jannette Becerra  
SIGNATURE OF NOTARY PUBLIC



(TYPE OF ID PRODUCED)  
PRINT, TYPE OR STAMP COMMISSIONED  
NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: 11/15/2026

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: 11 / 17 / 2025
Month Day Year

I hereby authorize Omar Becerra be listed as authorized agent
(Print Name of Agent)

representing Jacqueline Barberena for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of 1511 NW 180th Way, Pembroke Pines, FL 33029
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Row 1: 11, 11, KEY LARGO BEACH ADD, KEY LARGO. Row 2: 00503130-000000, 1621013. Row 3: 509 Geiger Cir, Key Largo, FL 33037, 100. Row 4: Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:
974 Shaw Dr, Key Largo, FL 33037
Mailing Address (Street, City, State and Zip Code)

Work Phone Home Phone Cell Phone Email Address
(786) 234-0779 aquavistapool@gmail.com

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: 11/17/2025

STATE OF Florida COUNTY OF Broward

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

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

SIGNATURE OF NOTARY PUBLIC [Signature]



BISMARK JIRON
Commission # HH 303019
Expires September 17, 2026

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

This Instrument Prepared by:  
Christine Squier  
Absolute First Title, LLC  
101925 Overseas Highway  
Key Largo, FL 33037  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

12/14/2015 10:06AM  
DEED DOC STAMP CL: Krys \$4,340.00

Doc# 2056550  
Bk# 2773 Pgn 1502

Property Appraisers Parcel I.D. and A.K. Numbers:  
00503130-000000 / 1621013.  
File No.: 2015255

### WARRANTY DEED

This Warranty Deed, Made the 10<sup>th</sup> day of December, 2015, by Robert K. Walsh and Cari Walsh, husband and wife, whose post office address is: 926 SW 38th Court, Boynton Beach, FL 33435, hereinafter called the "Grantor", to Jacqueline D. Barberena and Maximiliano E. Barberena, wife and husband, whose post office address is: 1511 NW 180th Way, Pembroke Pines, FL 33029, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Six Hundred Twenty Thousand Dollars and No Cents (\$620,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Monroe County, Florida**, to wit:

**Lot 11, Block 11, KEY LARGO BEACH ADDITION, according to the Plat thereof, as recorded in Plat Book 4 at Page 22 of the Public Records of Monroe County, Florida.**

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Kelly Moore  
Printed Name: Kelly Moore

[Signature]  
Robert K. Walsh

Witness Signature: [Signature]  
Printed Name: Alejandro Reyes

Cari Walsh  
Cari Walsh

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2015 by Robert K. Walsh and Cari Walsh, husband and wife, who are personally known to me or have produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public Signature  
Printed Name: MEGAN E. GALLAGHER

My Commission Expires: 10 May 2016  
(SEAL)



# 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 00503130-000000  
 Account# 1621013  
 Property ID 1621013  
 Millage Group 500K  
 Location 509 GEIGER Cir, KEY LARGO  
 Address  
 Legal BK 11 LT 11 KEY LARGO BEACH ADDITION KEY LARGO PB4-22 OR350-545 OR788-  
 Description 1874 OR801-1708 OR809-232 OR1531-1849 OR1531-1851 OR2507-1584  
 OR2525-499 OR2529-1065 OR2773-1502 OR3322-1724  
 (Note: Not to be used on legal documents.)  
 Neighborhood 3300  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision KEY LARGO BEACH ADD  
 Sec/Twp/Rng 33/61/39  
 Affordable No  
 Housing



### Owner

BARBERENA JACQUELINE  
 1511 NW 180th Way  
 Pembroke Pines FL 33029

BARBERENA MAXIMILIANO E  
 1511 NW 180th Way  
 Pembroke Pines FL 33029

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$371,304	\$368,287	\$359,322	\$361,620
+ Market Misc Value	\$64,337	\$57,055	\$57,337	\$57,415
+ Market Land Value	\$729,600	\$802,560	\$729,600	\$581,760
= Just Market Value	\$1,165,241	\$1,227,902	\$1,146,259	\$1,000,795
= Total Assessed Value	\$1,015,179	\$922,890	\$838,991	\$762,719
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,165,241	\$1,227,902	\$1,146,259	\$1,000,795

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$802,560	\$368,287	\$57,055	\$1,227,902	\$922,890	\$0	\$1,227,902	\$0
2023	\$729,600	\$359,322	\$57,337	\$1,146,259	\$838,991	\$0	\$1,146,259	\$0
2022	\$581,760	\$361,620	\$57,415	\$1,000,795	\$762,719	\$0	\$1,000,795	\$0
2021	\$314,880	\$322,016	\$56,485	\$693,381	\$693,381	\$0	\$693,381	\$0
2020	\$293,760	\$329,171	\$57,512	\$680,443	\$680,443	\$0	\$680,443	\$0
2019	\$255,898	\$332,749	\$57,783	\$646,430	\$628,574	\$0	\$646,430	\$0
2018	\$261,120	\$254,610	\$55,701	\$571,431	\$571,431	\$0	\$571,431	\$0

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

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	7,680.00	Square Foot	60	128

## 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: 11/5/2025, 1:31:01 AM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

## Buildings

Building ID	28564	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1980
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	3037	Roof Type	GABLE/HIP
Finished Sq Ft	1316	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	306	Bedrooms	6
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	18	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	328	0	140
FLA	FLOOR LIV AREA	1,316	1,316	150
GBF	GAR FIN BLOCK	238	0	62
LLF	LOW LEV FIN	1,123	0	156
OUF	OP PRCH FIN UL	32	0	24
<b>TOTAL</b>		<b>3,037</b>	<b>1,316</b>	<b>532</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC DAVITS	1997	1998	0 x 0	1	2 UT	1
TIKI	2003	2010	12 x 12	1	144 SF	2
SEAWALL	1979	1980	3 x 130	1	390 SF	4
CONC PATIO	1989	1990	0 x 0	1	2525 SF	2
CONCRETE DOCK	1979	2016	4 x 68	1	272 SF	2
FENCES	2014	2016	4 x 18	1	72 SF	2
WROUGHT IRON	2015	2016	5.00006 x 190	1	950.011 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/24/2025	\$100	Warranty Deed	2498142	3322	1724	14 - Unqualified	Improved		
12/8/2015	\$620,000	Warranty Deed		2773	1502	01 - Qualified	Improved		
7/6/2011	\$0	Warranty Deed		2529	1065	11 - Unqualified	Improved		
7/6/2011	\$500,000	Warranty Deed		2525	499	02 - Qualified	Improved		
2/28/2011	\$100	Quit Claim Deed		2507	1584	11 - Unqualified	Improved		
8/6/1998	\$230,000	Warranty Deed		1531	1851	Q - Qualified	Improved		
5/1/1979	\$16,500	Conversion Code		801	1708	Q - Qualified	Vacant		

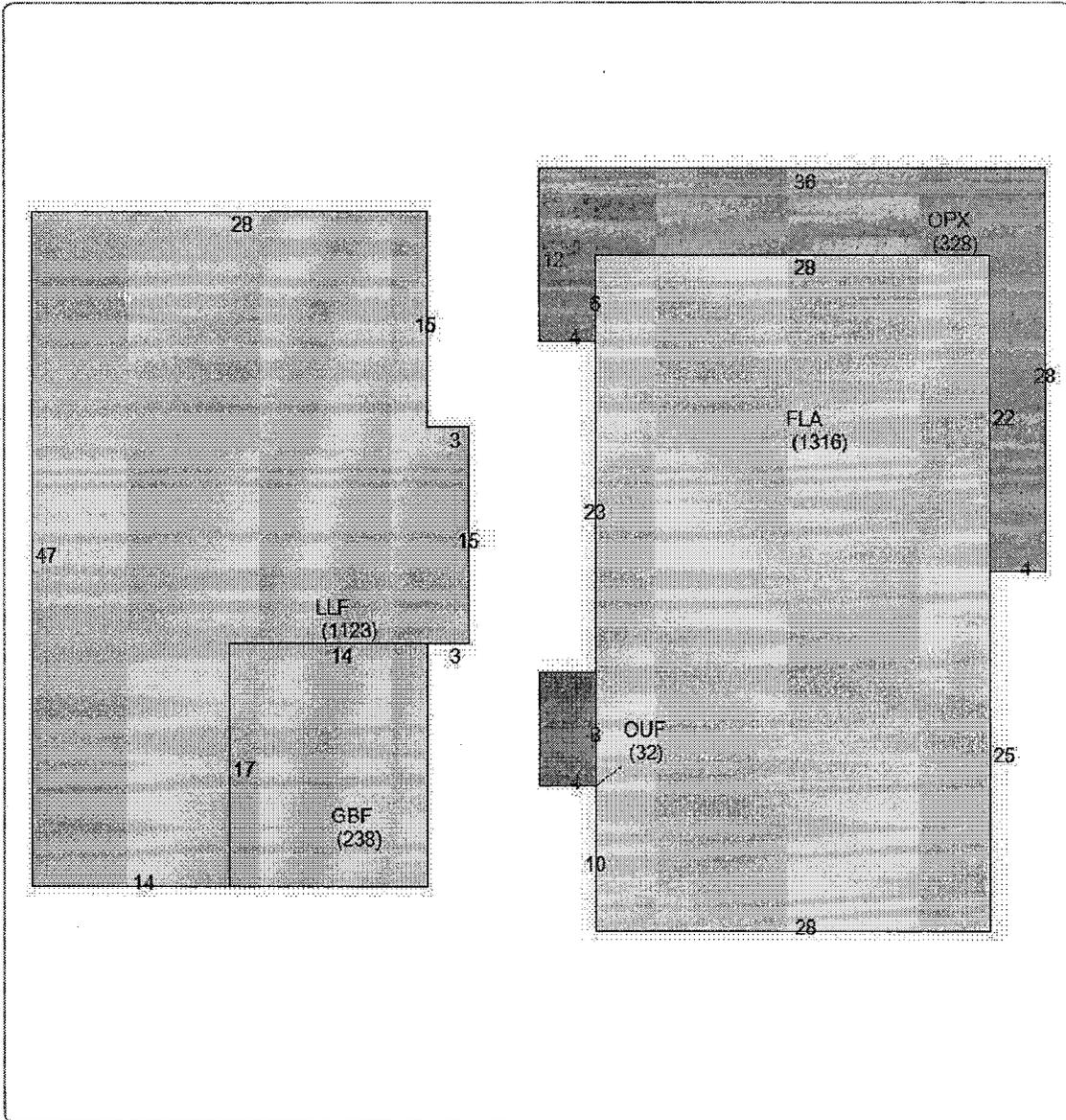
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
18301898	09/06/2018	Completed	\$17,100	Residential	RE-ROOF - METAL

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos





















ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00497800-000000	184 OSD LLC	16300 SW 137th Ave	Unit 118	Miami, FL 33177
00498110-000000	185 OCEAN VIEW KEY LARGO LLC	6700 NW 12th St		Miami, FL 33126
00502910-000000	612 PORTIA CIRCLE LLC	811 Oakwood Ave		Key Largo, FL 33037
00503020-000000	613 PORTIA PROPERTY LLC	7904 SW 64th Ter		Miami, FL 33143
00497750-000000	ACEVEDO JEDIAEL	40 Seagate Blvd		Key Largo, FL 33037
00503380-000000	ALFONSO OLGA	1307 76th Ave SW		Miami, FL 33144
00502520-000000	ALTO PROPERTY KEYS LLC	25 N Channel Dr		Key Largo, FL 33037
00503470-000000	AMDG KEYS LLC	2157 Forbes St	Apt 3	Jacksonville, FL 32204
00497940-000000	ARRATE TANIA MARIA	15830 Kingsmoor Way		Miami Lakes, FL 33014
00502420-000000	AZBILL JENNIFER	23 Seagate Blvd		Key Largo, FL 33037
00503400-000000	BASSETT ANTHONY	302 Buttonwood Cir		Key Largo, FL 33037
00497850-000000	BENCOMO JEANETTE	18933 SW 33rd Ct		Miramar, FL 33029
00498290-000000	BMA HOLDINGS LLC	120 Solano Prado		Coral Gables, FL 33156
00503080-000000	BOEHM ANGELA K	500 Geiger Cir		Key Largo, FL 33037
00498200-000000	BRODHAGEN MARY B FAMILY TRUST 10/29/2003	166 Corrine Pl		Key Largo, FL 33037
00503240-000000	BUSTO CARIDAD	3165 SW 99th Ct		Miami, FL 33165
00497860-000000	BUTCHER WILLIAM D	20 Ocean Front Dr		Key Largo, FL 33037
00503411-000200	BUTTONWOOD KEY LARGO LLC	1211 Hardee Rd		Coral Gables, FL 33146
00498310-000000	CARBAJAL ALBERTO	8425 Miller Dr		Miami, FL 33155
00498210-000000	CASAS GEORGE M	168 Corrine Pl		Key Largo, FL 33037
00503310-000000	CASTILLO ROLANDO	535 Ocean Way		Key Largo, FL 33037
00503090-000000	CENTENO LUIS E	4544 SW 195th Way		Miramar, FL 33029
00502500-000000	CHANNEL DR LLC	27233 SW 157th Ave		Homestead, FL 33031
00502440-000000	COLEMAN K PIATT	4801 120th Ave SW		Cooper City, FL 33330
00503010-000000	COSTA FAMILY TRUST 8/1/2016	C/O JOSE COSTA	611 Portia Cir	Key Largo, FL 33037
00498050-000000	CRUZ LIZETTE	173 Ocean Shores Dr		Key Largo, FL 33037
00497810-000000	DAVIS JESSE	186 Ocean Shores Dr		Key Largo, FL 33037
00498300-000000	DAY ERIK S	186 Corrine Pl		Key Largo, FL 33037
00503360-000000	DECA2 LLC	91495 Overseas Hwy		Tavernier, FL 33070
00503370-000000	DENKER SCOTT	PO Box 7249		Fort Myers, FL 33919
00503050-000000	DESHAZO CHRISTINE B	506 Geiger Cir		Key Largo, FL 33037
00497700-000000	DOHERTY DONALD	164 Ocean Shores Dr		Key Largo, FL 33037
00502970-000000	DURANDO JULIE A	601 Portia Cir		Key Largo, FL 33037
00502450-000000	ESTEVEZ ALEJANDRO	18 N Channel Dr		Key Largo, FL 33037
00497980-000000	FAJARDO ROBERT	159 Ocean Shores Dr		Key Largo, FL 33037

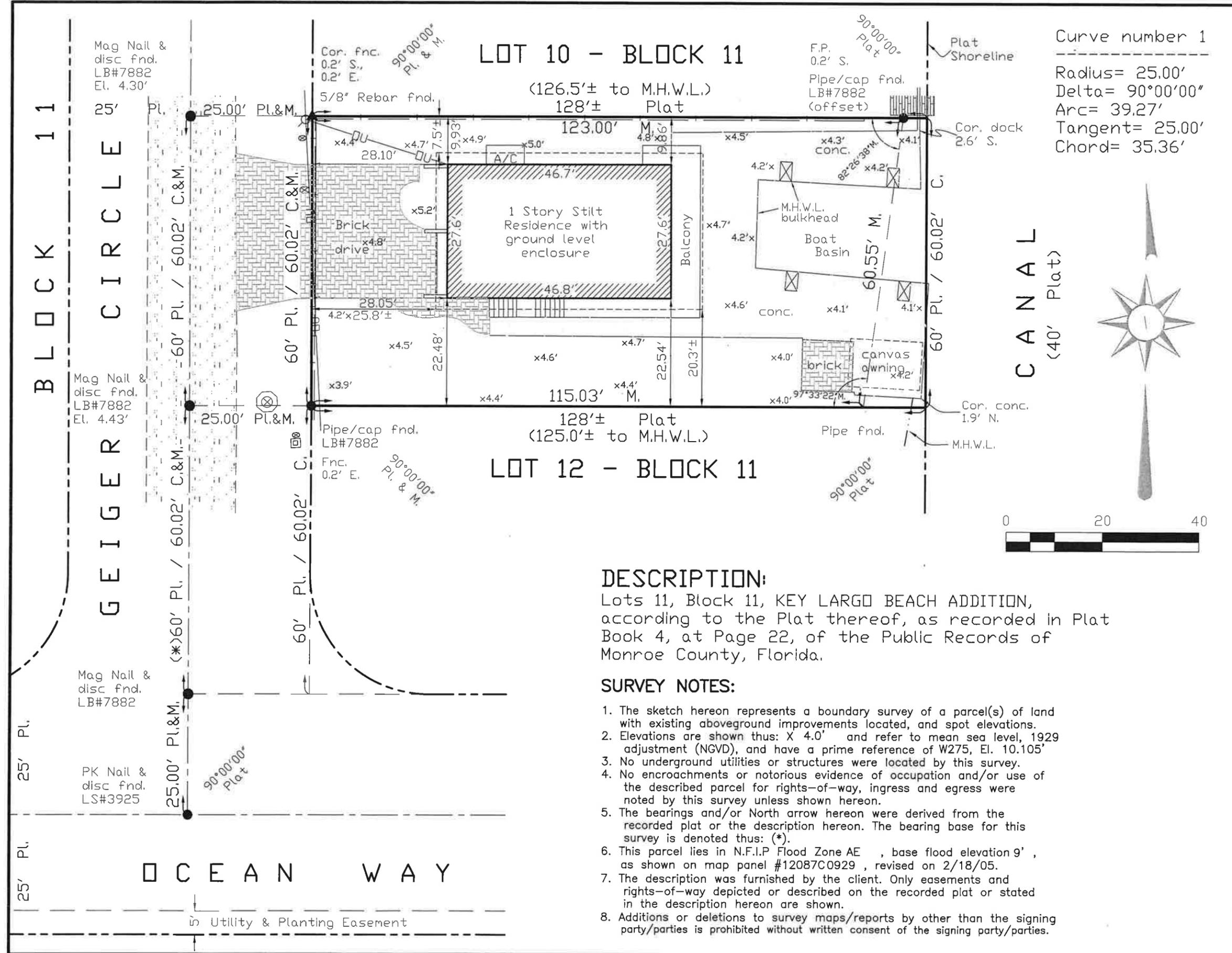
00503210-000000	FANTOZZI JAMES	402 Mahogany Cir		Key Largo, FL 33037
00498240-000000	FEBRES CORDERO JULIO A AND MARIA T LIVING TRUST	C/O JULIO A FEBRES-CORDERO TRUSTEE	150 SW 123rd Ave	Miami, FL 33184
00498230-000000	FGD 4 LLC	6301 SW 85th St		Miami, FL 33143
00502990-000000	FILECCI FAMILY TRUST 5/14/2003	C/O FIECCI GAETANO B	607 Portia Cir	Key Largo, FL 33037
00503110-000000	FLORIDA KEYS COMPANY LLC	9250 SW 41st St		Miami, FL 33165
00497840-000000	FORANT KYLE ROY	1 Seaside Ave		Key Largo, FL 33037
00503130-000100	FUNDORA DANIELA	16406 SW 80th St		Miami, FL 33193
00503500-000000	GALLAGHER BRIAN J	555 Ocean Way	Apt D	Key Largo, FL 33037
00498040-000000	GOL HOLDINGS LLC	15991 SW 143rd Ln		Miami, FL 33196
00498270-000000	GONZALEZ ALAN	180 Corrine Pl		Key Largo, FL 33037
00498100-000000	GONZALEZ ATILIO	10341 SW 66th St		Miami, FL 33173
00498060-000000	GRACIA NAIDIMA	2391 Bayview Ln		North Miami, FL 33181
00502570-000000	GRANADOS PEDRO L REYES	2900 SW 92nd Ave		Miami, FL 33165
00498030-000000	GRILLO GREGORY	169 Ocean Shores Dr		Key Largo, FL 33037
00503340-000000	GUZMAN JOHNNY J	314 Buttonwood Cir		Key Largo, FL 33037
00498020-000100	HAGOPIAN JACK H TRUST	C/O CAROLYN ANN COCHRANE TRUSTEE	PO Box 371582	Key Largo, FL 33037
00497790-000000	HALE KENNETH	3333 27th Ter NE		Lighthouse Point, FL 33064
00503230-000000	HANES CONSTANCE PATRICIA	9657 Summer Pl		Naples, FL 34109
00503290-000000	HANN DAVID B	413 Mahogany Cir		Key Largo, FL 33037
00503190-000000	HENSON JAMES MICHAEL	406 Mahogany Cir		Key Largo, FL 33037
00503510-000000	HERNANDEZ CELSO	555 Ocean Way	Apt A	Key Largo, FL 33037
00498280-000000	HOLLAND GRETCHEN TRUSTEE	182 Corrine Pl		Key Largo, FL 33037
00503000-000000	HOWELL LOUIS M REVOCABLE LIVING TRUST 07/21/2022	609 Portia Cir		Key Largo, FL 33037
00503270-000000	HOYT III SAMUEL F	173 Corrine Pl		Key Largo, FL 33037
00497960-000000	JEFFRIES JAMES W	100 Edgemont Dr		Redlands, CA 92373
00498190-000000	JONES 4 INVESTMENT GROUP LLC	228 S Ocean Shores Dr		Key Largo, FL 33037
00502950-000000	KEITH CHERYL R	604 Portia Cir		Key Largo, FL 33037
00498720-000000	KITK2 LLC	6 Ocean View Blvd		Key Largo, FL 33037
00502870-000000	KLF RE LLC	1313 Ocean Bay Dr		Key Largo, FL 33037
00503160-000000	KRUSZEWSKI ANTHONY	412 Mahogany Cir		Key Largo, FL 33037
00498260-000000	KUCHNIK ASSOCIATES LLC	11 Gatehouse Rd		Sea Ranch Lakes, FL 33308
00502580-000000	LA CARIDAD RIVAS VIVIAN DE	14520 SW 20th St		Miami, FL 33175
00498090-000000	LAGOMARSINO CARLOS	100 E Las Olas Blvd	Unit 4604	Fort Lauderdale, FL 33301
00502470-000000	LANE JOHN E	14 N Channel Dr		Key Largo, FL 33037
00502480-000000	LARGO PARADISE LLC	18860 SW 316th St		Homestead, FL 33030
00502550-000000	LAYER DONNALEE E	31 N Channel Dr		Key Largo, FL 33037

00503250-000000	LEAR-RODRIGUEZ JESSICA M	6630 Tarrega St		Coral Gables, FL 33146
00502540-000000	LOPEZ ALICIA	13700 SW 30th St		Miami, FL 33175
00503070-000000	LOPEZ JESUS	502 Geiger Cir		Key Largo, FL 33037
00503330-000000	LOZANO CATHERINE A	316 Buttonwood Cir		Key Largo, FL 33037
00503350-000000	LUCAS DEBORAH J	7860 SW 182nd Ter		Palmetto Bay, FL 33157
00502460-000000	M & A PATRIMONY LLC	16 N Channel Dr		Key Largo, FL 33037
00503320-000000	MANATEE CORNER LLC	19020 SW 232nd St		Miami, FL 33170
00497690-000000	MANDILEGO NAYS	15490 209th Ave SW		Miami, FL 33187
00503260-000000	MARRERO MARIO	8820 SW 132nd Pl	Apt 208D-S	Miami, FL 33186
00503220-000000	MASTRANGELO LOUIS	269 Putnam Ave	Apt 1	Cambridge, MA 02139
00497660-000000	MAXWELL ANN	156 Ocean Shores Dr		Key Largo, FL 33037
00497820-000000	MAZAL 233 LLC	1929 S Oak Haven Cir		North Miami Beach, FL 33179
00502530-000000	MCVAY JAMES D	27 N Channel Dr		Key Largo, FL 33037
00497680-000000	MESA EDDY	160 Ocean Shores Dr		Key Largo, FL 33037
00503030-000000	METALLO JERRY R	27233 SW 157th Ave		Homestead, FL 33031
00502980-000000	MOREL JR WARREN V	605 Portia Cir		Key Largo, FL 33037
00497780-000000	NODARSE LUCY LINDA	90 Edgewater Dr	Apt 1208	Coral Gables, FL 33133
00497670-000000	OLIVER AMBER M	158 Ocean Shores Dr		Key Largo, FL 33037
00503300-000000	PAD PROPERTIES GROUP LLC	3535 N Bay Homes Dr		Miami, FL 33133
00497730-000000	PENLAND RAYMOND D	170 Ocean Shores Dr		Key Largo, FL 33037
00503150-000000	PEREZ CARMEN ROSA	6985 Gleneagle Dr		Miami Lakes, FL 33014
00502940-000000	PITON JR ERNEST M	606 Portia Cir		Key Largo, FL 33037
00497950-000000	PIZZUTI MICHELE A H/W	PO Box 538		Washington, PA 15301
00502960-000000	PROVIDE FOR THE TRIBE LLC	172 Indian Mound Trl		Tavernier, FL 33070
00498220-000000	QUINCOSA MELISSA	8420 SW 58th St		Miami, FL 33143
00498070-000000	RICCARDI CHRISTOPHER SCOTT	177 Ocean Shores Dr		Key Largo, FL 33037
00503040-000000	RIVERO PETER R	10001 68th St SW		Miami, FL 33173
00497720-000000	SANCHEZ HECTOR M	138 Palo de Oro Dr		Islamorada, FL 33036
00497970-000000	SANCHEZ JANET & JERRY REV TRUST 02/28/2017	12455 Bernal St		Coral Gables, FL 33156
00503100-000000	SANCHEZ MARIA	440 E 23rd St	Apt 1213	Hialeah, FL 33013
00502370-000000	SEAGATE BLVD INVESTMENTS LLC	PO Box 331553		Miami, FL 33233
00503390-000000	SHIP-BATH LLP	5058 Vera Cruz Rd		Center Valley, PA 18034
00502560-000000	SHOLTES FAMILY REVOCABLE LIVING TRUST 03/08/2021	C/O SHOLTES STEPHEN F CO-TRUSTEE	17994 Parke Ln	Grosse Ile, MI 48138
00498080-000000	SLATE EMANUELA M	179 Ocean Shores Dr		Key Largo, FL 33037
00497990-000000	SMITH CHARLES C	49 N Bounty Ln		Key Largo, FL 33037
00503170-000000	STONE BRADLEY ALLEN	5 Cedar Chine		Asheville, NC 28803

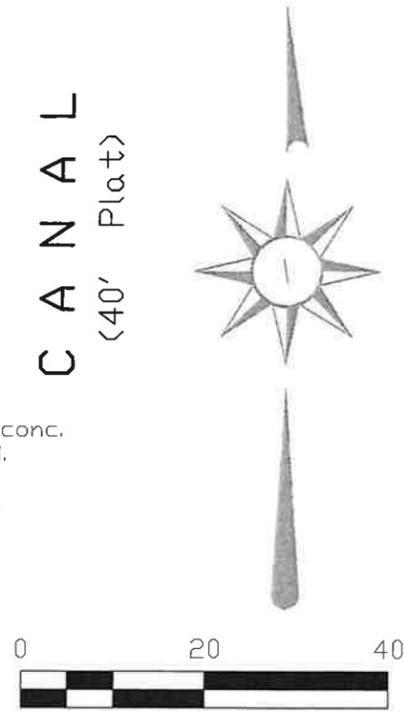
00503200-000000 SUAREZ ADAM  
00503480-000000 TRAINOR MAUREEN  
00497740-000000 TRIC-KEY INVESTMENTS LLC  
00497650-000000 VITAE 235 LLC  
00502510-000000 WADIGI TWIN PARADISE LLC  
00497710-000000 WARGO KATHY ANNE  
00503060-000000 WEBB MARILYN F  
00498250-000000 WEBER SHIRLEY C DECLARATION OF TRUST 12/22/1992  
00502920-000000 WOLF SEAFOOD LLC

16861 NW 78th Ct  
2085 Harts Ln  
500 Geiger Cir  
11543 SW 150th Pl  
12355 SW 51st St  
407 E Elm St  
504 Geiger Cir  
PO Box 66  
500 Geiger Cir

Miami Lakes, FL 33016  
Conshohocken, PA 19428  
Key Largo, FL 33037  
Miami, FL 33196  
Miami, FL 33175  
Conshohocken, PA 19428  
Key Largo, FL 33037  
Evanston, IL 60204  
Key Largo, FL 33037



Curve number 1  
 Radius= 25.00'  
 Delta= 90°00'00"  
 Arc= 39.27'  
 Tangent= 25.00'  
 Chord= 35.36'



**DESCRIPTION:**

Lots 11, Block 11, KEY LARGO BEACH ADDITION, according to the Plat thereof, as recorded in Plat Book 4, at Page 22, of the Public Records of Monroe County, Florida.

**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 4.0' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of W275, El. 10.105'
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 AE, base flood elevation 9', as shown on map panel #12087C0929, revised on 2/18/05.
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.

<b>ABBREVIATIONS &amp; LEGEND</b> 	P.S.M. - Professional Surveyor & Mapper P.L.S. - Professional Land Surveyor L.S. - Licensed Business C. - Calculated D. - Dead M.K.S. - Parker Kelon Fasteners M.A.S. - Magnetic Nail M.H.W.L. - mean high water line	U.G.E. - Underground Electric P.B. - Plat Book, p. - Page S.I. - not in service S.R. - sag in rock L.P.C.T. - liquid propane gas tank P.O.B. - Point of Beginning E.L. - Elevation F.T. - fish table P.O.C. - Point of Commencement N.S.E.W. - North, South, East, West	C.O. - corner F.P. - fence post F.S. - frame M.S. - metal shed P.S. - plastic shed P.L. - planter R.O.W. - right of way Balc. - Balcony Fnc. - fence	• Nail or Pipe Found • Nail & disc stamped LB#7882 set • Pipe/Cap stamped LB #7882 set • Rebar Found • Wood Utility Pole • Concrete Utility Pole • Overhead Utility • Chainlink fence • Manhole • Concrete Davit Base • Water Meter/sewer valve • Wood/plastic fence
	Note: All pipes set are 7/8" (outside diameter) with cap stamped LB#7882 PK/Mag nail or 60d spikes set are with disc stamped with LB#7882 Unless otherwise indicated, all pipes found are 7/8" (diameter). Unless indicated, points have no identification.			
<b>MASSEY-RICHARDS SURVEYING &amp; MAPPING, LLC</b> 88888 Overseas Highway / P.O. Box 619, Tavernier, FL 33070 Phone: (305)853-0066 email: MRsurveying@att.net Florida Certificate of Authorization No. LB #7882				
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.				
<b>Cody A. Richards</b> Digitally signed by Cody A. Richards Date: 2025.09.25 13:53:34 -04'00'				
Client: Barberena				
Section 33 Township 61 South, Range 39 East				
Key Largo Monroe County, Florida				
Surveyed: 9/24/25 Fieldbook No. 306				
Drawing No. 21244 Drawn By: AMR Scale: 1" = 20'				





