

File #: 2025-242

Property Owner: Shawn W. Hudgins

Appellant: Shawn W. Hudgins

Contact / Agent: Shawn W. Hudgins

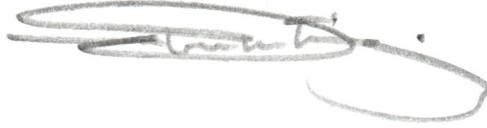
Type of Application: PC Appeal

Key: Key Haven

Parcel ID Numbers: 00134610-000000

Additional Information added to File 2025-242

End of Additional File 2025-242

Recd. by O.M.B
Arlene Martinez
11/24/25 @ 4:00pm


RECEIVED

DEC 01 2025
2025-242
MONROE CO. PLANNING DEPT.

APPLICATION
MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



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

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

Application Fee: \$1500.00 (required)

Advertisement Fee: \$245.00 (required)

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

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

Date of Application: 11/24/2025
Month Day Year

Appellant:

Shawn Wade Hudgins
Appellant (Name of Person, Business or Organization) Contact Name

2 Amaryllis DR.
Appellant Mailing Address (Street, City, State and Zip Code)

(305) 797 5124 shawnk71@hotmail.com
Appellant Phone # Appellant Email Address

Agent Authorized to Act for Appellant (if applicable):

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

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

Agent Phone # Agent Email Address

APPLICATION

Decision being appealed:

Administrative Variance File #2025-106

Date of decision being appealed: 11/24/2025

Property Owner of Affected Property (if applicable):

Check Box if not applicable

Property Owner (Name of Person, Business or Organization)

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

Legal Description of Affected Property (if applicable):

Check Box if not applicable

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

1 1 Key Haven 2nd Addition Key Haven
Block Lot Subdivision Key

00134610-000000 1168912
Real Estate (RE) / Parcel ID Number(s) Alternate Key Number(s)

2 Amaryllis Dr. Key Haven, FL 33040 5.2
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

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

* * * * *

APPLICATION

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

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

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

- Agent Authorization form (*required if application is submitted on behalf of another party*)
- Proof of ownership (i.e. Warranty Deed) (*required if appellant is owner of a specific property that is subject of the appeal*)
- Property Record Card(s) from the Monroe County Property Appraiser (*required if a specific property(s) is subject of the appeal*)
- A list of names and addresses of all real property owners within a 600 foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

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

Yes No Code Case file # WWP-AUG24-0093 Describe the enforcement proceedings and if this application is being submitted to correct the violation

Extension of DEMO Awaiting Appeal Results

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

APPLICATION

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

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

Signature of Applicant: [Signature] Date: 11/24/2025

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 24 day of November, 2025, by Shawn Hudgens.
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced FL Drivers as identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC



exp: 10/16/29

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

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

and to:

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

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

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

Shawn Hudgins
2 Amaryllis Dr.
Key West, FL 33040

Basis for Appeal

This is an appeal to challenge the decision of Monroe County Planning Department regarding the denial of an administrative variance (file# 2025-106) requesting relief from primary side yard setback and second front yard setback for a tiki hut. My argument will provide photos and documents that similar shaped properties have had administrative variances approved for similar accessory structures and swimming pools. Due to the unusual shape of this lot this appeal will not ask for any more than the potential allowable legal relief.

Option 1:

Allow tiki hut to remain in original location

Option 2:

Construct tiki hut of similar size out of setbacks and request relief from removal of 162 1/2 square feet of hardscape within 20 ft shoreline setback.

If appeal is denied:

Construct tiki hut of similar size out of setbacks and remove 162 1/2 square feet of hardscape to meet open space for 20 ft shoreline setback. (Planning Department's reason for denial).

County of Monroe

Planning & Environmental Resources Department

Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners:

Mayor James K. Scholl, District 3
Mayor Pro Tem Michelle Lincoln, District 2
Craig Cates, District 1
David Rice, District 4
Holly Merrill Raschein, District 5

We strive to be caring, professional, and fair

VIA EMAIL: shawnkw71@hotmail.com

VIA Certified Mail-Tracking No. #9589 0710 5270 2541 8588 33

October 29, 2025

Shawn Wade Hudgins
2 Amaryllis Drive
Key West, FL 33040

Subject: Administrative Variance File # 2025-106

2 Amaryllis Drive, Key Haven, described as Lot 1, Block 1, Key Haven 2nd Addition, according to the Plat thereof as recorded in Plat Book 4, Page 93, of the Public Records of Monroe County, Florida, having Parcel Identification # 00134610-000000

Mr. Hudgins:

As set forth in Section 102-186 of the Monroe County Land Development Code (LDC), the Director of Planning & Environmental Resources is authorized to grant variances for reductions in the non-shoreline side yard setback requirements in LDC Chapter 131 by no more than five (5) feet and reductions in the front yard setback requirements by no more than ten (10) feet, according to the standards of LDC Section 102-186(f). The Department has completed the review of your application for a variance of seven (7) feet and seven (7) inches from the required fifteen (15) foot secondary front yard setback and a variance of one (1) foot and two (2) inches from the required ten (10) foot primary side yard setback in order to construct a tiki hut on the above referenced property.

This letter shall serve as my written decision. The Planning Director shall only grant a variance if all eight (8) of the standards in LDC Section 102-186(f) are met. The application does not comply with two (2) of the eight (8) standards. Specifically, the application fails to meet standards #2 and #8. Please see the attached staff report, incorporated into this determination, for the full staff review of your application.

Based on the above finding that the proposed variance application has not complied with the requirements and standards of LDC Section 102-186, the requested variance is denied.

You may appeal any decision, determination or interpretation made in this letter pursuant to Monroe County Code Section 102-185. A notice of appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within 30 calendar days from the date of this letter. In addition, please submit a copy of your notice of appeal to the Planning Commission Coordinator, Monroe County Planning and Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, Florida 33050.

If you have any questions regarding the contents of this letter or if we may further assist you, please feel free to contact the Department at (305) 289-2500.

Respectfully,

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

Att: Staff Memorandum



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Devin Tolpin, AICP, CFM, Senior Director of Planning & Environmental Resources

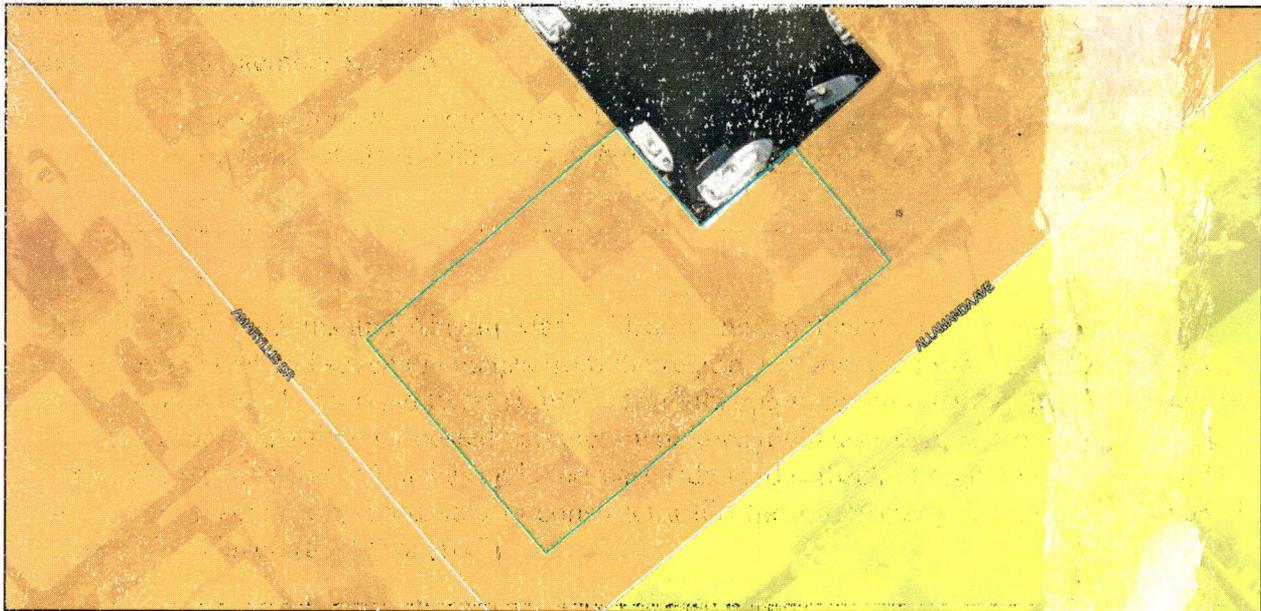
From: Liz Lustberg, Senior Planner, AICP, CFM

Date: September 8, 2025

Subject: *Request for an Administrative Variance for property located at 2 Amaryllis Drive, Key Haven, Mile Marker 5.2, having Parcel ID 00134610-000000 (File # 2025-106)*

1 **I REQUEST:**

2 Shawn Wade Hudgins and Abigail Marie Edson (“the Applicants”) are requesting a variance
3 of seven (7) feet and seven (7) inches from the required fifteen (15) foot secondary front yard
4 setback and one (1) foot and two (2) inches from the required ten (10) foot primary side yard
5 setback. Approval of the requested variances would result in a secondary front yard setback of
6 seven (7) feet and five (5) inches and a primary side yard setback of eight (8) feet and ten (10)
7 inches. The variance is requested to construct a tiki hut on property located at 2 Amaryllis
8 Drive, Key Haven (the “Property”).
9



10 *The Property (center) with Land Use (Zoning) Districts, 2025 Aerial*

11
12
13
14
15
16
17

1 **II BACKGROUND INFORMATION:**

2 **Location:** Key Haven, mile marker 5.2

3 **Address:** 2 Amaryllis Drive

4 **Legal Description:** Lot 1, Block 1, Key Haven 2nd Addition, according to the Plat thereof as
5 recorded in Plat Book 4, Page 93, of the Public Records of Monroe County, Florida

6 **Parcel Identification Number:** 00134610-000000

7 **Property Owner/Applicant:** Shawn W. Hudgins and Abigail M. Edson

8 **Size of Site:** 10,221 SF per site plan and survey

9 **Land Use District:** Improved Subdivision (IS)

10 **Future Land Use Map (FLUM) Designation:** Residential Medium (RM)

11 **Tier Designation:** III

12 **Flood Zone:** AE 9

13 **Existing Use:** Single Family Residence

14 **Existing Vegetation / Habitat:** Developed land

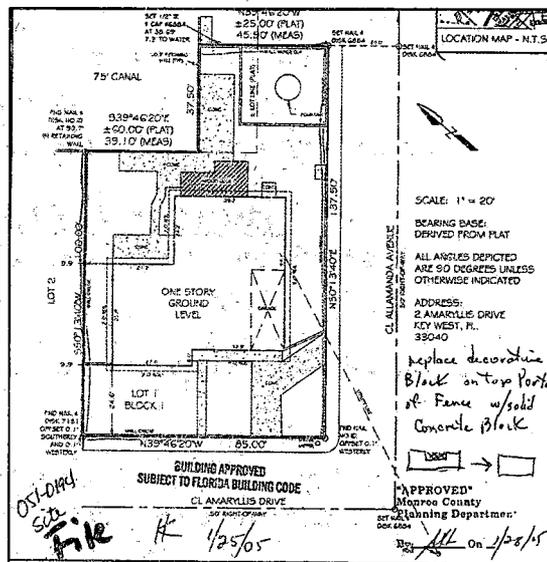
15 **Community Character of Immediate Vicinity:** Residential

16
17 **III RELEVANT PRIOR COUNTY ACTIONS:**

18 On December 30, 1963, Monroe County Building Permit # 6634 was issued to build a CBS
19 residence on the Property.

20
21 On February 20, 1974, Monroe County Building Permit # 32152 was issued to enclose the
22 carport on the Property.

23
24 On February 17, 2005, Monroe County Building Permit # 05100194 was issued in order to
25 construct improvements to a fence on a site plan on the Property. The site plan approved
26 through this permit is depicted below:
27



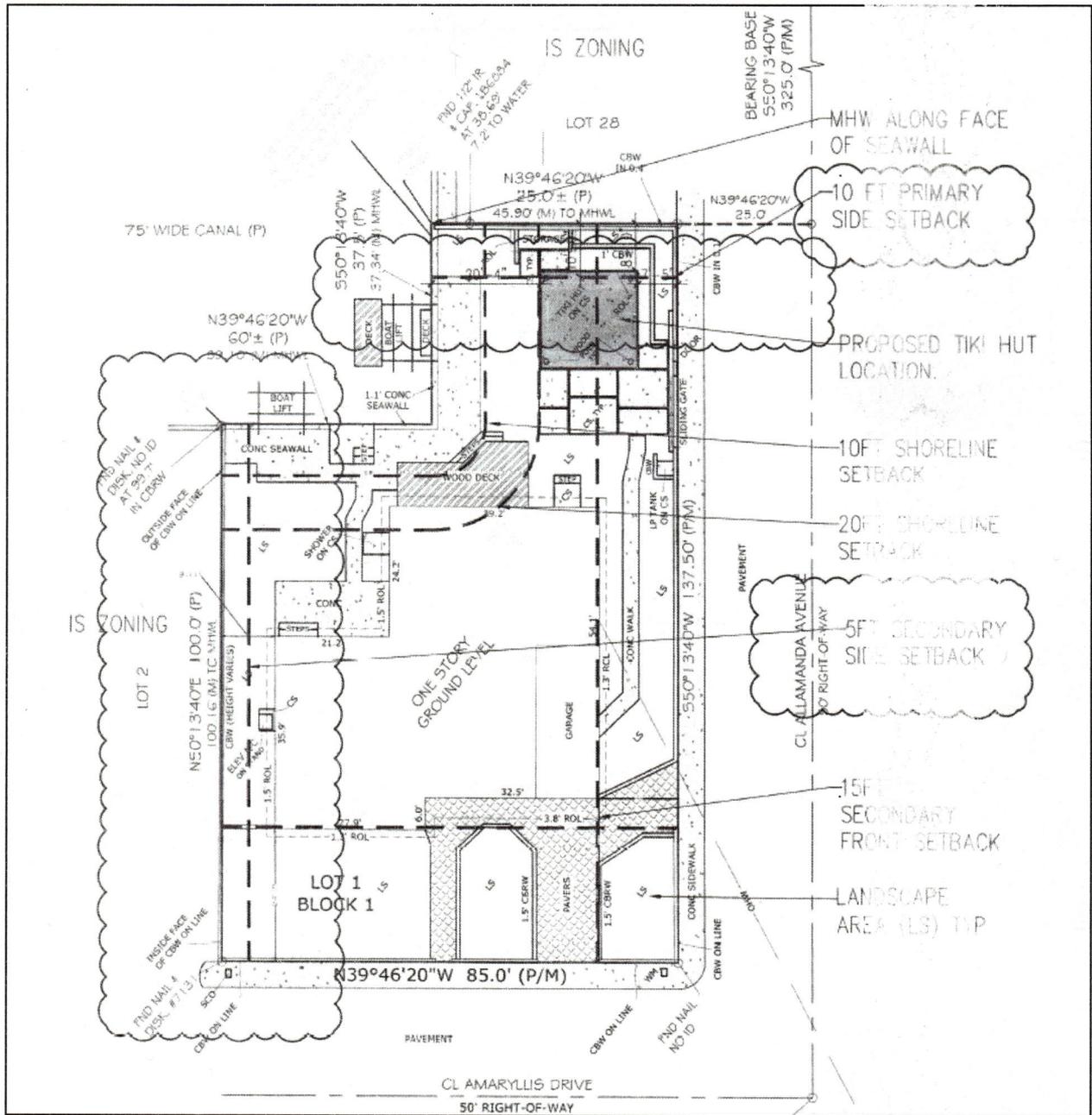
28 On August 21, 2024, code compliance case # WWP-AUG24-0093 was created for work
29 without permits, including the tiki hut construction.
30

1
2 On December 19, 2024, an application for Monroe County Building Permit # R-ACCB-2024-
3 0141 was received. It requested approval for the construction of a tiki hut on the Property. The
4 proposed site plan, sheet CS-1 depicts the location of the tiki hut in compliance with a 15-foot
5 secondary front yard setback and a 10-foot side yard setback. This permit application has
6 expired.
7

8 On December 19, 2024, an application for a Monroe County Building Permit # R-DEMO-
9 2024-0114 was received. It sought approval to demolish a tiki hut on the Property for code
10 compliance. The permit was issued on January 16, 2025. As of 9/8/25 the final planning and
11 biology inspections have not been passed.
12

13 **IV REVIEW OF APPLICATION:**

14 The Applicants are requesting the subject variances in order to construct a 15 foot tall tiki hut
15 on the Property as shown in the image of the proposed site plan, below.



Proposed Site Plan

Pursuant to Land Development Code (LDC) Section 131-1, the required and proposed non-shoreline setbacks are shown below:

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Required	25	15	10	5	20
Proposed	25	7'-5"	8'-10"	5+	N/A

1
2
3
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5
6
7

1 Pursuant to LDC Section 102-186(f), a variance may only be granted if the applicant
2 demonstrates that all of the following standards are met:

3
4 (1) The applicant demonstrates a showing of good and sufficient cause:

5
6 **Applicant response:**

This started as a code violation for a non permitted tiki hut. In the beginning of applying for an after the fact permit I was informed that there were setbacks and compliance issues. I originally had set the tiki hut slightly to exceed a side yard setback on the Allamanda Ave. side of the property. Not knowing that there is a second front yard setback due to a roadway on the side of the property. This secondary front yard setback turned the east side of the tiki hut from a secondary side yard setback (5 ft) to the primary side yard setback (10ft). I had the plans drawn up to comply with 15' secondary front yard set back. This was permit # R-ACCB-2024-0141, it was submitted. After the building and planning review, they informed me of the 10/20 foot shoreline setbacks and the 60/40 ground coverage code. From this it resulted in removing 400 square feet of concrete to meet the 60/40 coverage for the shoreline setbacks (R-DEMO-2025-0055). By moving the tiki hut 7'7" to the proposed location(Northward) in the permit application (R-ACCB-2024-0141), the tiki hut would have encroached into the 60/40 shoreline ground coverage code. As a result of this, I would have had to remove my deck off the rear of my house, and a portion of my house structure to comply. By moving the tiki 1'2" would eliminate the function of my sliding gate and off street parking. This led to reverting back to the original tiki hut location and request an administrative variance. By reducing the tiki hut (now concrete pad and poles) 7'7" x 1'2" would result in a substantially smaller and near non usable tiki area. Without this variance, we are deprived of any reasonable use of this portion of the property.

7
8 **Staff Review:**

9 It is apparent that the tiki hut that is the subject of this variance request had been constructed
10 without the benefit of a building permit. The variances are requested in order to maintain
11 the existing tiki hut in its current location without relocating it to comply with the required
12 setbacks.

13
14 **In Compliance**

15
16 (2) Failure to grant the variance would result in exceptional hardship to the applicant:

17 LDC Section 101-1 defines "exceptional hardship" as "a burden on a property owner that
18 substantially differs in kind or magnitude from the burden imposed on other similarly

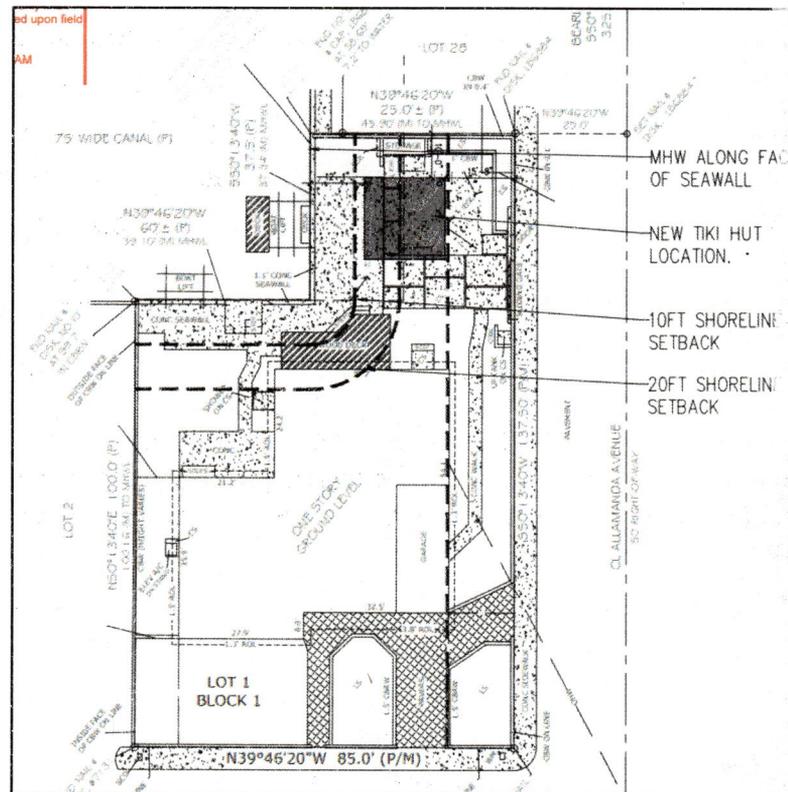
1 situated property owners. Financial difficulty/hardship does not qualify as exceptional
2 hardship.”

3
4 **Applicant response:**

The strict enforcement of setback requirements would require the removal of the tiki hut, leaving the property without shaded outdoor space. The hardship arises from the unusual configuration of the lot, roadway, shoreline restrictions, not from financial circumstances. Properties without such constraints can accommodate accessory structures elsewhere, but this lot cannot, creating exceptional hardship.

5
6
7 **Staff Review:**

8
9 A site plan submitted through Building Permit #R-ACCB-2024-0141 depicted a tiki hut of
10 the desired dimensions on the Property in a location that complied with the required non-
11 shoreline setbacks, less compliance with open space requirements. An image of the site
12 plan is included below:
13



14
15
16 According to the site plan included above, it is evident that there is sufficient area on the
17 Property to include the proposed tiki hut and that an exceptional hardship would not be the
18 result of failure to grant the variance.
19

1 **Not In Compliance**

- 2
3 (3) *Granting the variance will not result in increased public expenses, create a threat to public*
4 *health and safety, create a public nuisance, or cause fraud or victimization of the public:*

5
6 **Applicant response:**

The tiki hut poses no increase to public expense, create a public nuisance, or cause fraud or victimization of the public. The tiki hut is an open sided less than 16" high and has been in place for 7 years without incident. It does not interfere with visibility, access, or utilities. Importantly, it does not cause environmental harm. *It is not located over wet lands* *It does not shade nearshore water harm benthic resources* *It is constructed on upland, already disturbed area*

7
8
9 **Staff Review:**

10 Staff does not anticipate that granting the variance would result in increased public
11 expenses, create a threat to public health and safety, create a public nuisance, or cause fraud
12 or victimization of the public.

13
14 **In Compliance**

- 15
16 (4) *The property has unique or peculiar circumstances, which apply to this property, but which*
17 *do not apply to other properties in the same zoning district:*

18
19 **Applicant response:**

This residence was sited and is the entrance at Amaryllis Dr. The south side of the property is on Allamanda Ave which is a side yard. This property also has an end of canal which creates a unique and peculiar circumstance. Neighboring homes in the same zoning district that do not have these circumstances can put a similar tiki hut in this location on their property.

20
21
22 **Staff Review:**

23 The Property has a unique shape being a six-sided lot with two front yard setbacks, an "L"
24 shape and two shoreline setbacks along a canal. There are twenty-five (25) other properties
25 in Key Haven with similar configuration.

26
27 **In Compliance**

- 28
29 (5) *Granting the variance will not give the applicant any special privilege denied other*
30 *properties in the immediate neighborhood in terms of the provisions of this chapter or*
31 *established development patterns:*

32 **Applicant response:**

There had been several approved tiki hut permits and swimming pool permits on similar end of canal properties on the island of Key Haven. These tiki huts and pools were placed inside the 15' secondary front yard and some in the 10' primary side yard setbacks. Several of these properties has had an administrative variance approved.

Property: 2 Cypress Terrace, Key haven RE#00138970-000000 Tiki hut permit: 13104573, Property: 1 West Cypress Terrace, Key Haven RE#00138980-000000 Tiki hut permit: 91103384, Property: 26 Evergreen

Page 2

Terrace, Key haven RE#00140410-000000 Swimming Pool Permit: R-POOL-2023-0180

Staff Review:

Of the twenty-five other properties of similar configuration in Key Haven, a review of the 2025 GIS aerial imagery indicates that nine of them have structures within a front yard setback. Of those, three properties have approved variances to the setback requirements. In addition, one parcel that is currently vacant received an administrative waiver in 2009.

In Compliance

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

Applicant response:

"This variance will not be based on disabilities, handicaps or health on myself or my family."

Staff Review:

Granting the variances would not be based on disabilities, handicaps or health of the applicant or family members.

1
2 **In Compliance**

3
4 (7) *Granting the variance is not based on the domestic difficulties of the applicant or his*
5 *family:*

6
7 **Applicant response:**

8 "This variance is not based on difficulties to me or my family."
9

10 **Staff Review:**

11 Granting the variances would not be based on the domestic difficulties of the applicant or
12 his family.
13

14 **In Compliance**

15
16 (8) *The variance is the minimum necessary to provide relief to the applicant:*
17

18 **Applicant response:**

The request is limited solely to retaining the existing tiki hut in its current 16' x 16' footprint. No additional construction, expansion or intensification is proposed. This represents the minimum relief necessary to address the property's unique conditions while ensuring no environmental impact.

19
20
21 **Staff Review:**

22 The proposed location of the tiki hut in Monroe County Building Permit # R-ACCB-2024-
23 0141 indicates that the tiki hut could be located in compliance with land use (zoning)
24 setbacks. The variances requested are not the minimum necessary to provide relief to the
25 applicant.
26

27 **Not In Compliance**

28
29 **V RECOMMENDATION:**

30 Staff recommends **DENIAL** of the requested variance of seven (7) feet and seven (7) inches
31 from the required 15-foot secondary front yard setback and one (1) foot two (2) inches from
32 the required ten (10) foot primary side yard setback.
33

34 **PLANS REVIEWED:**

- 35 A. Site Plan, Sheet CS-1 by Richard J. Milelli P.E., revised on 7/25/25
36 B. Tiki Hut Plan, Sheet D-1 by Richard J. Milelli P.E., revised on 7/25/25
37 C. Map of Boundary Survey by Gino Furlano revised on 8/12/25

Doc# 2183826 08/24/2018 11:24AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADIX

Prepared by and return to:

Erica Hughes Sterling
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 879-18.00248 EB
Purchase Price: \$700,000.00

08/24/2018 11:24AM
DEED DOC STAMP CL: Krys \$1,900.00

Doc# 2183826
Bk# 2923 P# 1856

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Warranty Deed

This Warranty Deed made this 23rd day of August, 2018 between John Schoneck and Dina Schoneck, husband and wife whose post office address is 3736 Cindy Avenue, Key West, FL 33040, grantor, and Shawn W. Hudgins, a single man and Abigail M. Edson, a single woman, as joint tenants with right of survivorship whose post office address is 2 Amaryllis Drive, Key West, FL 33040, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lot 1, Block 1, KEY HAVEN 2ND ADDITION, a Subdivision of a part of Government Lot 1, Section 26, Township 67, Range 25 East and adjacent submerged land, Raccoon Key, Monroe County, Florida, according to the Plat thereof as recorded in Plat Book 4 at page 93 of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00134610-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantors, as defined under the Florida Constitution.

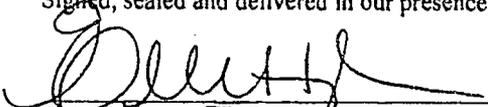
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2017.

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

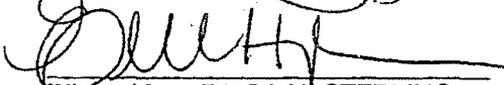
Signed, sealed and delivered in our presence:

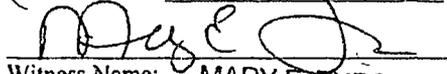

Witness Name: ERICA H. STERLING

 (Seal)
John Schoneck


Witness Name: MARY E. TURSO

 (Seal)
Dina Schoneck


Witness Name: ERICA H. STERLING


Witness Name: MARY E. TURSO

State of Florida
County of Monroe

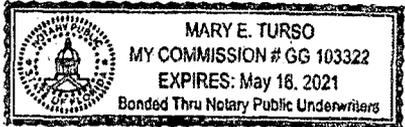
The foregoing instrument was acknowledged before me this 23rd day of August, 2018 by John Schoneck and Dina Schoneck, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/21



MONROE COUNTY
OFFICIAL RECORDS

PROPERTY RECORD CARD

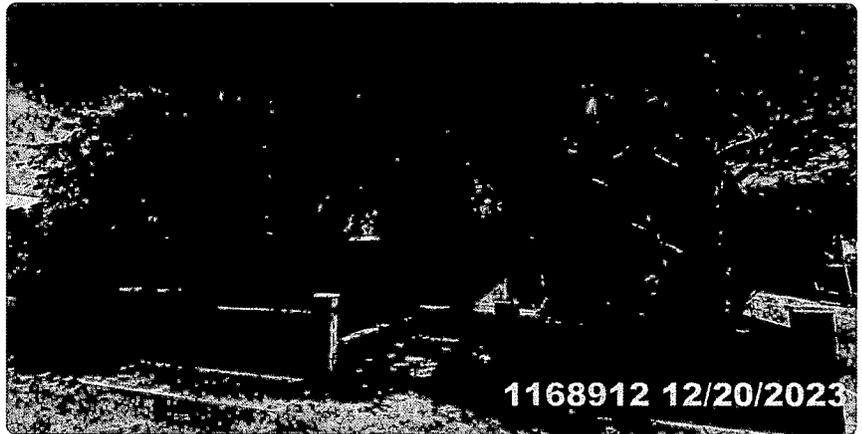
Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00134610-000000
 Account# 1168912
 Property ID 1168912
 Millage Group 100A
 Location 2 AMARYLLIS Dr, KEY HAVEN
 Address
 Legal BK 1 LT 1 KEY HAVEN SECOND ADDITION PB4-93
 Description RACCOON KEY OR445-922-923-E OR472-187
 OR712-886 OR1446-1982/83 OR1776-2471/AFF
 OR1776-2472/73 OR1787-781/82C OR2045-
 371/72 OR2045-373 OR2923-1856
 (Note: Not to be used on legal documents.)
 Neighborhood 109
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision KEY HAVEN 2ND ADD
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

HUDGINS SHAWN W
 2 Amaryllis Dr
 Key West FL 33040

EDSON ABIGAIL M
 2 Amaryllis Dr
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$409,770	\$393,701	\$396,537	\$319,759
+ Market Misc Value	\$28,820	\$29,019	\$29,150	\$26,655
+ Market Land Value	\$844,748	\$511,634	\$511,634	\$393,848
= Just Market Value	\$1,283,338	\$934,354	\$937,321	\$740,262
= Total Assessed Value	\$635,399	\$616,893	\$598,926	\$581,482
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$610,399	\$591,893	\$573,926	\$556,482

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$511,634	\$393,701	\$29,019	\$934,354	\$616,893	\$25,000	\$591,893	\$317,461
2022	\$511,634	\$396,537	\$29,150	\$937,321	\$598,926	\$25,000	\$573,926	\$338,395
2021	\$393,848	\$319,759	\$26,655	\$740,262	\$581,482	\$25,000	\$556,482	\$158,780
2020	\$386,486	\$327,558	\$21,491	\$735,535	\$573,454	\$25,000	\$548,454	\$162,081
2019	\$371,763	\$237,870	\$21,764	\$631,397	\$560,562	\$25,000	\$535,562	\$70,835
2018	\$371,763	\$226,171	\$32,378	\$630,312	\$630,312	\$0	\$630,312	\$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
END CANAL (01EC)	9,438.00	Square Foot	0	0

Buildings

Building ID	8642	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1964
Building Type	S.F.R. - R1/R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	3288	Roof Type	GABLE/HIP
Finished Sq Ft	2694	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	242	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,694	2,694	242
GBF	GAR FIN BLOCK	240	0	64
OUU	OP PR UNFIN UL	228	0	70
OPF	OP PRCH FIN LL	126	0	54
TOTAL		3,288	2,694	430

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	10 x 21	1	210 SF	1
CONC PATIO	1976	2004	10 x 43	1	430 SF	2
CONC PATIO	1976	2004	3 x 21	1	63 SF	2
CONC PATIO	1976	2004	3 x 22	1	66 SF	2
RW2	1976	2004	3 x 30	1	90 SF	2
FENCES	1978	1979	5 x 165	1	825 SF	5
FENCES	2005	2006	5 x 137	1	685 SF	4
SEAWALL	1975	1976	5 x 10	1	50 SF	3
SEAWALL	1976	2004	2 x 30	1	60 SF	2
CONCRETE DOCK	1976	2004	7 x 30	1	210 SF	3
BRICK PATIO	2020	2021	0 x 0	1	675 SF	1
BOAT LIFT	2005	2022	0 x 0	1	1 UT	2
TIKI	2005	2022	15 x 15	1	225 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/23/2018	\$700,000	Warranty Deed	2183826	2923	1856	38 - Unqualified	Improved		
9/20/2004	\$880,000	Warranty Deed		2045	373	Q - Qualified	Improved		
2/1/1971	\$39,000	Conversion Code		712	886	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19102430	7/18/2019	8/7/2019	\$18,000	Residential	REMOVE AND REPLACE ROOF
19101402	6/6/2019	11/20/2019	\$82,000	Residential	INT/EXT REPAIRS AND REMODEL
18104980	8/30/2018	10/5/2019	\$8,000	Residential	REPLACE ALL CAST IRON PIPE UNDER SLAB, FIXTURES, RUN NEW SEWER LINE FROM HOUSE TO STREET AND WATER LINE
05100194	2/17/2005	12/30/2005	\$2,000	Residential	FENCE
04105648	1/6/2005	12/30/2005	\$5,070	Residential	PAVING
04104528	10/12/2004	7/1/2005	\$4,500	Residential	CENTRAL A/C
98100306	3/9/1998	9/5/1998	\$1,735	Residential	BUILDING MISC.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK	LOCATION
00134900-000000	MEANS CHARLES A	20 Key Haven Rd			Key West	FL	33040	United States	1169200	20 KEY HAVEN RD, KEY HAVEN
00134910-000000	DAVIS RICHARD	8314 Hunters Creek Dr			Houston	TX	77024	US	1169218	22 KEY HAVEN RD, KEY HAVEN
00141132-004800	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093846	1 SHORELINE Blvd, KEY HAVEN
00141132-002500	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093823	15 SHORELINE Rd, KEY HAVEN
00141132-002800	SUNSHINE REALTY LLC	20 Newcastle Ln			Laguna Niguel	CA	92677	US	9093826	25 KEY HAVEN Rd, KEY HAVEN
00141132-000700	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093804	8 KEY HAVEN Ter, KEY HAVEN
00141132-002100	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093819	17 MANGROVE Ln, KEY HAVEN
00141132-002300	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093821	11 MANGROVE Ln, KEY HAVEN
00141132-001300	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093810	10 SHORELINE Rd, KEY HAVEN
00141132-001900	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093817	13 SHORELINE Rd, KEY HAVEN
00141132-001000	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093807	16 SHORELINE Rd, KEY HAVEN
00141132-001600	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093812	14 SHORELINE Rd, KEY HAVEN
00141132-002400	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093822	13 MANGROVE Ln, KEY HAVEN
00141132-003000	SHIELD DAVID M	33 Key Haven Rd			Key West	FL	33040	US	9093828	33 KEY HAVEN Rd, KEY HAVEN
00141132-000900	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093806	2 KEY HAVEN Ter, KEY HAVEN
00141132-004600	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093844	VACANT LAN SHORELINE Rd, KEY HAVEN
00141132-001200	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093809	12 SHORELINE Rd, KEY HAVEN
00141132-004400	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093842	VACANT LAN KEY HAVEN Rd, KEY HAVEN
00141132-002200	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093820	9 MANGROVE Ln, KEY HAVEN
00141132-002900	BENSEN CHRISTOPHER V	29 Key Haven Rd			Key West	FL	33040	US	9093827	29 KEY HAVEN Rd, KEY HAVEN
00141132-000800	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093805	4 KEY HAVEN Ter, KEY HAVEN
00141132-000600	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093803	8 KEY HAVEN Ter, KEY HAVEN
00141132-001500	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093812	6 SHORELINE Rd, KEY HAVEN
00141132-001100	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093808	14 SHORELINE Rd, KEY HAVEN
00141132-002700	ATILLA MEHMET AYDIN	18 Driftwood Dr			Key West	FL	33040	US	9093825	15 KEY HAVEN Rd, KEY HAVEN
00141132-002600	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093824	17 SHORELINE Rd, KEY HAVEN
00134670-000000	CABRERA RICARDO	14 Amaryllis Dr			Key West	FL	33040	US	1168571	14 AMARYLLIS Dr, KEY HAVEN
00134290-000000	CONANT WILLIAM R	11 Azalea Dr			Key West	FL	33040	US	1168556	11 AZALEA Dr, KEY HAVEN
00134890-000000	CAPPOLA ANN C	18 Key Haven Rd			Key West	FL	33040	US	1169196	18 KEY HAVEN Rd, KEY HAVEN
00134340-000000	MAYNARD DAVID	4 Arbutus Dr			Key West	FL	33040	US	1168653	4 ARBUTUS Dr, KEY HAVEN
00135720-000000	LECOURCEPT NICOLAS A	7 Key Haven Ter			Key West	FL	33040	US	1169960	7 KEY HAVEN Ter, KEY HAVEN
00134850-000000	BAKER BOBBY J	7 Arbutus Dr			Key West	FL	33040	US	1169153	7 ARBUTUS Dr, KEY HAVEN
00134960-000000	CERKLESKI ROBERT F REVOCABLE TRUST 03/02/2023	38 Key Haven Rd			Key West	FL	33040	US	1169293	38 KEY HAVEN Rd, KEY HAVEN
00141132-002000	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093818	5 MANGROVE Ln, KEY HAVEN
00141132-001400	GVI-SL KEY HAVEN OWNER LLC	900 N Michigan Ave		Fl 14	Chicago	IL	60611	US	9093811	8 SHORELINE Rd, KEY HAVEN
00134130-000000	SACKSTEDE ANDREW	342 N Front St			Philadelphia	PA	19106	US	1168459	18 ALLAMANDA Ave, KEY HAVEN
00134920-000000	COLL DANIEL A	24 Key Haven Rd			Key West	FL	33040	US	1169226	24 KEY HAVEN Rd, KEY HAVEN
00135740-000000	HERRICK HOMER B TRUST 10/18/2005	1401 Reynolds St			Key West	FL	33040	US	1169986	11 KEY HAVEN Ter, KEY HAVEN
00134970-000000	CRISWELL WILLIAM	34 Key Haven Rd			Key West	FL	33040	US	1169277	34 KEY HAVEN Rd, KEY HAVEN
00134610-000000	HUDGINS SHAWN W	2 Amaryllis Dr			Key West	FL	33040	US	1168912	2 AMARYLLIS Dr, KEY HAVEN
00134220-000000	TOMITA KENT M	15 Azalea Dr			Key West	FL	33040	US	1168548	15 AZALEA Dr, KEY HAVEN
00134290-000000	SHORTER RYAN	3 Azalea Dr			Key West	FL	33040	US	1168611	3 AZALEA Dr, KEY HAVEN
00134250-000000	SCHMIDT ANTHONY R	7 Azalea Dr			Key West	FL	33040	US	1168572	7 AZALEA Dr, KEY HAVEN
00135710-000000	GEORGE DOUGLAS W JR REV TRUST 6/17/2010	PO Box 964			Manchester	CT	06045	US	1169951	5 KEY HAVEN Ter, KEY HAVEN
00134110-000000	CZERWINSKI SHARON L	22 Allamanda Ave			Key West	FL	33040	US	1168432	22 ALLAMANDA Ave, KEY HAVEN
00134690-000000	CONCEPCION RUBEN	18 Amaryllis Dr			Key West	FL	33040	US	1168998	18 AMARYLLIS Dr, KEY HAVEN
00134990-000000	SALSMAN JAROD K	14 Arbutus Dr			Key West	FL	33040	US	1168700	14 ARBUTUS Dr, KEY HAVEN
00134660-000000	SANCHEZ WINONA A ESTATE	1800 Atlantic Blvd		Apt A304	Key West	FL	33040	US	1168963	12 AMARYLLIS Dr, KEY HAVEN
00134930-000000	FELINI PAUL J	26 Key Haven Rd			Key West	FL	33040	US	1169234	26 KEY HAVEN Rd, KEY HAVEN
00135150-000000	SHAPIRO RYAN	5 Amaryllis Dr			Key West	FL	33040	US	1169455	5 AMARYLLIS Dr, KEY HAVEN
00134710-000000	COOPER NANCY S	22 Amaryllis Dr			Key West	FL	33040	US	1169013	22 AMARYLLIS Dr, KEY HAVEN
00134960-000000	BARBER ADAM M	12 Arbutus Dr			Key West	FL	33040	US	1168696	12 ARBUTUS Dr, KEY HAVEN
00134870-000000	BARKER RONALD A	3 Arbutus Dr			Key West	FL	33040	US	1169170	3 ARBUTUS Dr, KEY HAVEN
00134360-000000	DEROUEN DIANN MARIE	8 Arbutus Dr			Key West	FL	33040	US	1168670	8 ARBUTUS Dr, KEY HAVEN
00134720-000000	MCMANUS JAMES D	24 Amaryllis Dr			Key West	FL	33040	US	1169021	24 AMARYLLIS Dr, KEY HAVEN
00134210-000000	ATWOOD LARRY S	7884 154th Ct			West Palm Beach	FL	33418	US	1168530	17 AZALEA Dr, KEY HAVEN
00134840-000000	SANCHEZ MARY JACQUELYN	9 Arbutus Dr			Key West	FL	33040	US	1169145	9 ARBUTUS Dr, KEY HAVEN
00135120-000000	CASTRO JENNY ANNI BACLE	11 Amaryllis Dr			Key West	FL	33040	US	1169421	11 AMARYLLIS Dr, KEY HAVEN
00134090-000000	GATES DELPH EDEE	26 Allamanda Ave			Key West	FL	33040	US	1168416	26 ALLAMANDA Ave, KEY HAVEN
00135130-000000	KELLER RANDALL E	9 Amaryllis Dr			Key West	FL	33040	US	1169439	9 AMARYLLIS Dr, KEY HAVEN
00134420-000000	KEY HAVEN PROPERTIES INC	5930 Youngquist Rd			Fort Myers	FL	33912	US	1168734	20 ARBUTUS Dr, KEY HAVEN
00135060-000000	BRINGLE STEVEN	19 Amaryllis Dr			Key West	FL	33040	US	1169382	19 AMARYLLIS Dr, KEY HAVEN
00135070-000000	CONDOS LOUIS	21 Amaryllis Dr			Key West	FL	33040	US	1169374	21 AMARYLLIS Dr, KEY HAVEN
00134830-000000	CAPRORA CHARLES	11 Arbutus Dr			Key West	FL	33040	US	1169137	11 ARBUTUS Dr, KEY HAVEN
00134790-000000	JUTTE MATTHEW S	19 Arbutus Dr			Key West	FL	33040	US	1169099	19 ARBUTUS Dr, KEY HAVEN
00133880-000000	BOAN PAVLA	2 Azalea Dr			Key West	FL	33040	US	1168211	2 AZALEA Dr, KEY HAVEN
00134780-000000	ADAMS LINDA	21 Arbutus Dr			Key West	FL	33040	US	1169081	21 ARBUTUS Dr, KEY HAVEN
00134630-000000	BENNETT BRIAN C	6 Amaryllis Dr			Key West	FL	33040	US	1168939	6 AMARYLLIS Dr, KEY HAVEN
00134860-000000	CLARK ANITA L	5 Arbutus Dr			Key West	FL	33040	US	1169161	5 ARBUTUS Dr, KEY HAVEN
00134350-000000	HAMILTON ANDY B	5 Arbutus Dr			Key West	FL	33040	US	1168661	5 ARBUTUS Dr, KEY HAVEN
00134410-000000	WHITE BARBARA ANN	18 Arbutus Dr			Key West	FL	33040	US	1168726	18 ARBUTUS Dr, KEY HAVEN

00139920-000000	BITTNER DALE LEE REVOCABLE TRUST 9/30/2013	10 Azalea Dr			Key West	FL	33040	US	1168254	10 AZALEA DR, KEY HAVEN
00139900-000000	ROBBINS STEVE	6 Azalea Dr			Key West	FL	33040	US	1168238	6 AZALEA DR, KEY HAVEN
00134430-000000	MAUN FAMILY TRUST 9/4/2013	C/O MAUN MATHEW AND SARA MAUN TRUSTEES	381 Yacht Club Dr		Newport	NC	28570	US	1168742	22 ARBUTUS DR, KEY HAVEN
00139930-000000	FRANKENBERGER ANTHONY WAYNE	400 Eagle Landing Dr			Belton	TX	76513	US	1168262	12 AZALEA DR, KEY HAVEN
00134100-000000	STEARNS GREGORY E	PO Box 5890			Key West	FL	33045	US	1168424	24 ALLAMANDA AVE, KEY HAVEN
00134130-000000	MARTIN GENI LYNN	15 Key Haven Blvd			Key West	FL	33049	United States	1168475	15 KEY HAVEN BLVD, KEY HAVEN
00135090-000000	ESTENOZ ANTONIO	17 Amaryllis Dr			Key West	FL	33040	US	1169551	17 AMARYLLIS DR, KEY HAVEN
00135760-000000	KRUMEL COURTNEY BITVING TRUST 4/19/2013	3 Key Haven Ter			Key West	FL	33040	US	1169943	3 KEY HAVEN TER, KEY HAVEN
00134880-000000	KNOWLES BARBARA	1 Arbutus Dr			Key West	FL	33040	US	1169188	1 ARBUTUS DR, KEY HAVEN
00135170-000000	SHADOW JILL ADRIANE REVOCABLE TRUST	C/O ALLAMANDA HALL	1 Amaryllis Dr		Key West	FL	33040	US	1169471	1 AMARYLLIS DR, KEY HAVEN
00134920-000000	RONDO INVESTMENTS LLC	23204 Sycamore Mack Ave			Saint Clair Shores	MI	48080	US	1169129	15 ARBUTUS DR, KEY HAVEN
00134770-000000	WALTERSON BRANDON Z	10 Arbutus Dr			Key West	FL	33040	US	1168688	10 ARBUTUS DR, KEY HAVEN
00134120-000000	JACKSON LESLEY FIK	20 Allamanda Ave			Key West	FL	33040	US	1168342	20 ALLAMANDA AVE, KEY HAVEN
00134950-000000	LIZ HOMES LLC	103 Shore Ave			Key West	FL	33040	US	1169251	30 KEY HAVEN RD, KEY HAVEN
00133910-000000	PIERCE PHILLIP D JR	8 Azalea Dr			Key West	FL	33040	US	1168246	8 AZALEA DR, KEY HAVEN
00133890-000000	SCHONECK RAY ALLEN JR	4 Azalea Dr			Key West	FL	33040	US	1168220	4 AZALEA DR, KEY HAVEN
00135730-000000	KNAPPE DONALD J JR	9 Key Haven Ter			Key West	FL	33040	US	1169978	9 KEY HAVEN TER, KEY HAVEN
00134240-000000	ANDERSON JOHN H	9 Azalea Dr			Key West	FL	33040	US	1168564	9 AZALEA DR, KEY HAVEN
00134810-000000	KRUTH DAVID	501 3 Crabs Rd			Sequim	WA	98382	US	1169111	15 ARBUTUS DR, KEY HAVEN
00134800-000000	TALBOTT ROGER E	17 Arbutus Dr			Key West	FL	33040	US	1169102	17 ARBUTUS DR, KEY HAVEN
00134980-000000	GRIFFITHS EDMUND W	36 Key Haven Rd			Key West	FL	33040	US	1169285	36 KEY HAVEN RD, KEY HAVEN
00134260-000000	JACKSON MARY L	5 Azalea Dr			Key West	FL	33040	US	1168581	5 AZALEA DR, KEY HAVEN
00135140-000000	PISCOPINK DENNIS M	7 Amaryllis Dr			Key West	FL	33040	US	1169447	7 AMARYLLIS DR, KEY HAVEN
00134620-000000	GIACOPUZZI KEITH RICHARD	4 Amaryllis Dr			Key West	FL	33040	US	1168921	4 AMARYLLIS DR, KEY HAVEN
00134650-000000	PAEZ LOUIS M	10 Amaryllis Dr			Key West	FL	33040	US	1168955	10 AMARYLLIS DR, KEY HAVEN
00135160-000000	BURTT FAMILY REVOCABLE TRUST 03/19/2021	C/O BURTT DAVID JEROME CO-TRUSTEE	105 Lighthouse Dr		Jupiter	FL	33469	US	1169463	3 AMARYLLIS DR, KEY HAVEN
00134940-000000	RODRIGUEZ ANSELMO B	3123 W Sligh Ave			Tampa	FL	33614	US	1169242	28 KEY HAVEN RD, KEY HAVEN
00134640-000000	EATON PAUL DALE	8 Amaryllis Dr			Key West	FL	33040	US	1168947	8 AMARYLLIS DR, KEY HAVEN
00134960-000000	PHELPS LORRAINE H	32 Key Haven Rd			Key West	FL	33040	US	1169269	32 KEY HAVEN RD, KEY HAVEN
00134400-000000	JACKSON JOHN P	16 Arbutus Dr			Key West	FL	33040	United States	1168718	16 ARBUTUS DR, KEY HAVEN
00134680-000000	GOUGE JOHN	16 Amaryllis Dr			Key West	FL	33040	US	1168980	16 AMARYLLIS DR, KEY HAVEN
00134900-000000	CLAIR RICHARD P	1 Azalea Dr			Key West	FL	33040	US	1168629	1 AZALEA DR, KEY HAVEN
00134950-000000	MAYES ROBERT W	6838 Chaney Rd			Spottsville	KY	42458	US	1168645	2 ARBUTUS DR, KEY HAVEN
00141132-004500	CVI-ST KEY HAVEN OWNER LLC	900 N Michigan Ave	Fl 14		Chicago	IL	60611	US	3093847	OVERSEAS HWY, KEY HAVEN
00135100-000000	BACLE PETER M	15 Amaryllis Dr			Key West	FL	33040	US	1169404	15 AMARYLLIS DR, KEY HAVEN
00123190-000000	STATE OF FLA DEPT OF TRANSPORTATION	1000 NW 111th Ave			Miami	FL	33172	US	1157481	VACANT LAND, KEY HAVEN
00139380-000000	KEY HAVEN PARK AND RECREATION INC	4 W Cypress Ter			Key West	FL	33040	US	1173533	21 KEY HAVEN RD, KEY HAVEN

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 00138970-000000
 Account# 1173142
 Property ID 1173142
 Millage Group 100A
 Location 2 CYPRESS Ter, KEY HAVEN
 Address
 Legal BK 3 LT 21 KEY HAVEN-EIGHTH ADDITION
 Description PB5-61 RACCOON KEY OR291-272/80
 OR321-1/8 OR549-799 OR1698-905
 OR2781-2057/58
 (Note: Not to be used on legal documents.)
 Neighborhood 127
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision KEY HAVEN 8TH ADD
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

GROBAREK JOSEPH V AND LORRAINE D JT REV TR 11/23/15
 2 Cypress Ter
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$731,523	\$730,365	\$698,637	\$700,711
+ Market Misc Value	\$63,982	\$57,405	\$59,000	\$60,149
+ Market Land Value	\$1,339,495	\$1,285,634	\$1,081,900	\$800,887
= Just Market Value	\$2,135,000	\$2,073,404	\$1,839,595	\$1,561,747
= Total Assessed Value	\$1,246,900	\$1,211,759	\$1,176,466	\$1,142,200
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,221,900	\$1,186,759	\$1,151,466	\$1,117,200

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,285,634	\$730,365	\$57,405	\$2,073,404	\$1,211,759	\$25,000	\$1,186,759	\$500,000
2023	\$1,081,900	\$698,637	\$59,058	\$1,839,595	\$1,176,466	\$25,000	\$1,151,466	\$500,000
2022	\$800,887	\$700,711	\$60,149	\$1,561,747	\$1,142,200	\$25,000	\$1,117,200	\$419,547
2021	\$468,355	\$614,370	\$61,391	\$1,144,116	\$1,108,933	\$25,000	\$1,083,933	\$35,183
2020	\$468,355	\$589,035	\$69,525	\$1,126,915	\$1,093,623	\$25,000	\$1,068,623	\$33,292
2019	\$491,773	\$595,369	\$51,357	\$1,138,499	\$1,069,036	\$25,000	\$1,044,036	\$69,463
2018	\$526,899	\$601,702	\$51,770	\$1,180,371	\$1,049,104	\$25,000	\$1,024,104	\$1,31,267

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
END CANAL (01EC)	9,965.00	Square Foot	0	0

Buildings

Building ID	4908	Exterior Walls	WD FRAME with 53% WD FR STUCCO
Style	STILT 2 STORY	Year Built	2009
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2016
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	6468	Roof Type	GABLE/HIP
Finished Sq Ft	3331	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE

Perimeter 412
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Interior Walls DRYWALL

Bedrooms 3
 Full Bathrooms 3
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,331	3,331	0
GAU	GAR UNFIN WD	573	0	0
OOU	OP PR UNFIN UL	829	0	0
OUF	OP PRCH FIN UL	546	0	0
SBU	UTIL UNFIN BLK	1,189	0	0
TOTAL		6,468	3,331	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	2007	2011	1.6 x 85	1	136 SF	2
BRICK PATIO	2009	2011	30 x 50	1	1500 SF	2
BRICK PATIO	2009	2011	18 x 13	1	234 SF	2
BRICK PATIO	2009	2011	15 x 16	1	240 SF	2
RES POOL	2013	2017	0 x 0	1	300 SF	4
TIKI	2019	2020	23 x 10	1	230 SF	2
WOOD DOCKS	2019	2020	0 x 0	1	80 SF	3
FENCES	2013	2020	6 x 230	1	1380 SF	2
FENCES	2013	2014	7 x 30	1	210 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/4/2016	\$100	Warranty Deed		2781	2057	11 - Unqualified	Improved		
5/14/2001	\$189,000	Warranty Deed		1698	905	Q - Qualified	Vacant		
2/1/1973	\$14,800	Conversion Code		549	799	Q - Qualified	Vacant		

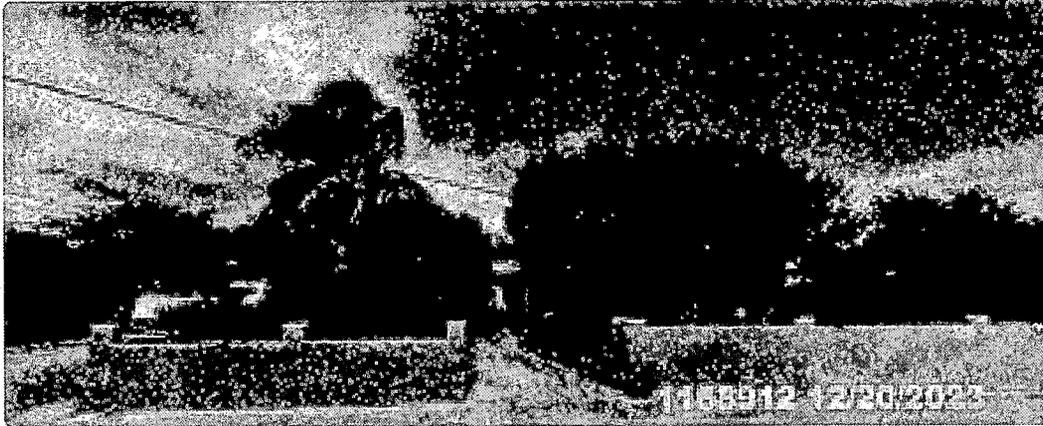
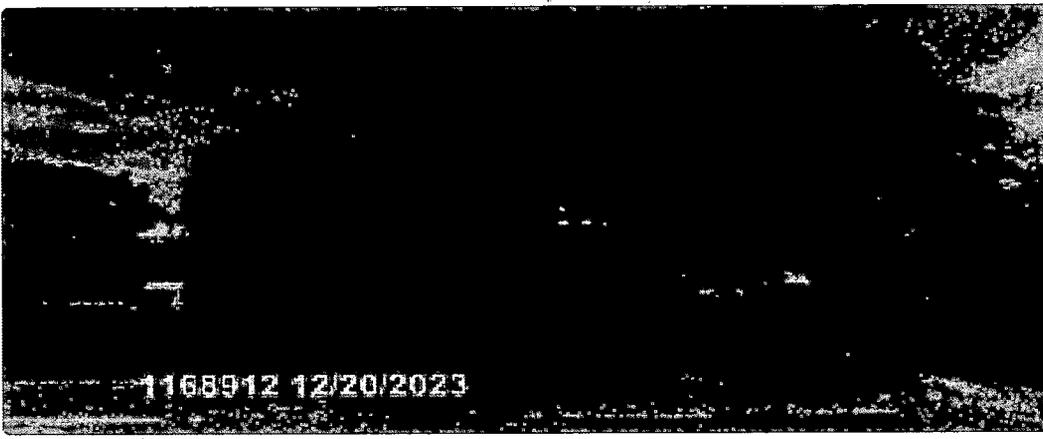
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
21103217	11/19/2021	Completed	\$18,960	Residential	REPLACE EXISTING 25 KW GENERATOR WITH 27 KW LIQUID COOLED GENERAC
18106388	02/07/2019	Completed	\$4,000	Residential	REPLACE DECK AND POSTS
13104573	08/07/2015	Completed	\$2,380	Residential	TIKI HUT
12103653	04/08/2013	Completed	\$32,500	Residential	POOL & SPA
11102698	06/02/2011	Completed	\$8,000	Residential	FENCE 230 X 6
09102765	08/06/2009	Completed	\$13,000	Residential	PAVING
06106494	12/20/2006	Completed	\$37,000	Residential	ADD SEAWALL (85) LF.
02101114	04/26/2005	Completed	\$400,000	Residential	SFR CONVENTIONAL 6118 SF & 45 CY

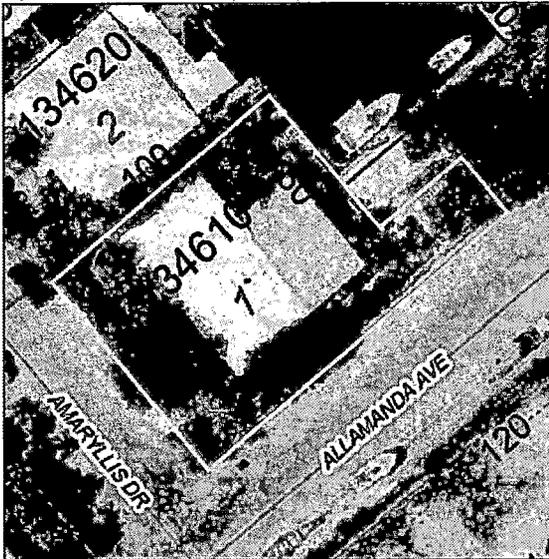
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Map



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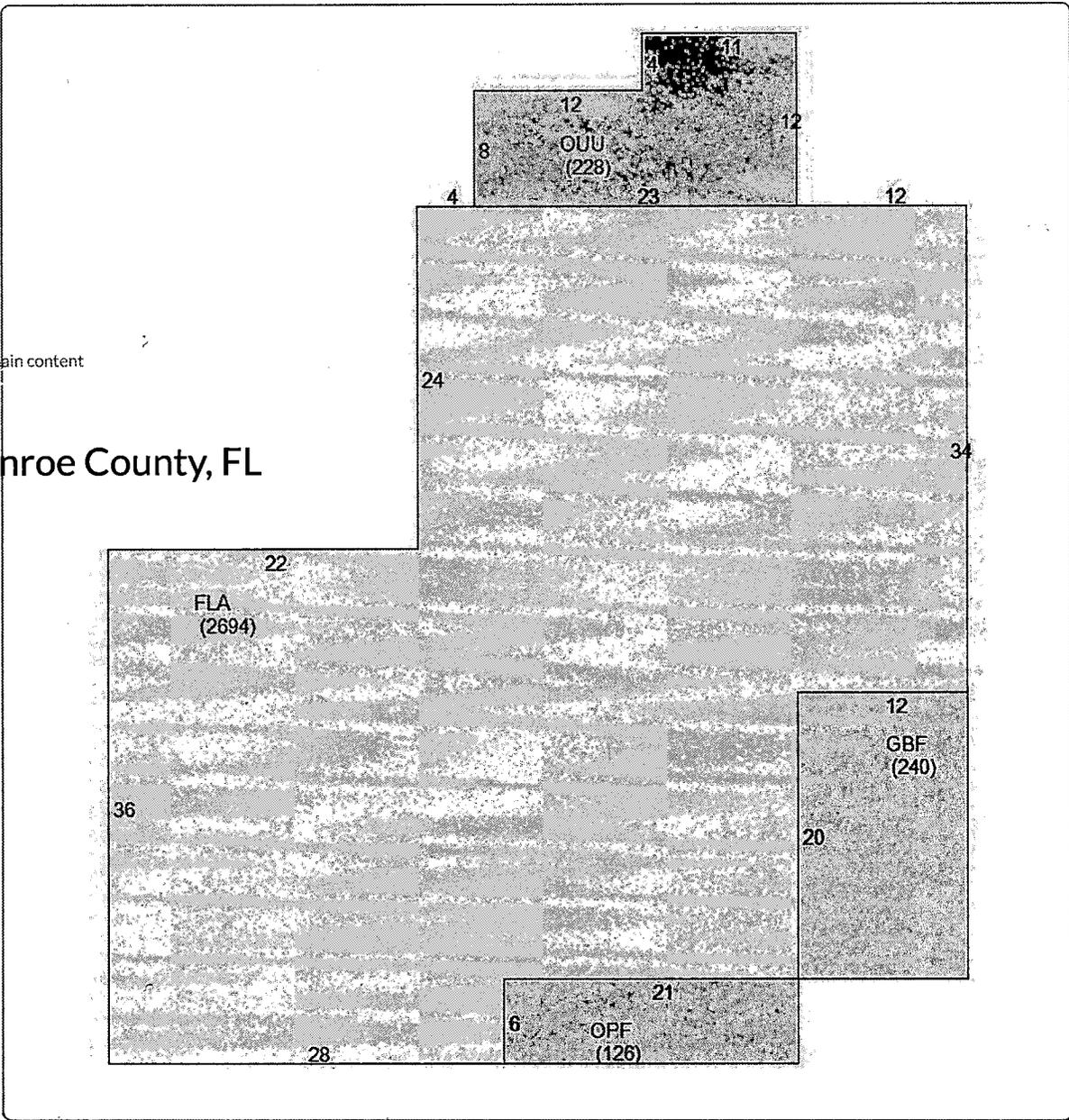
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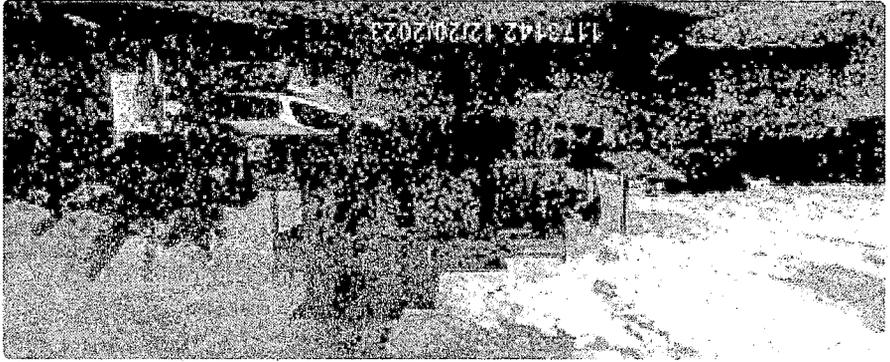
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Monroe County, FL

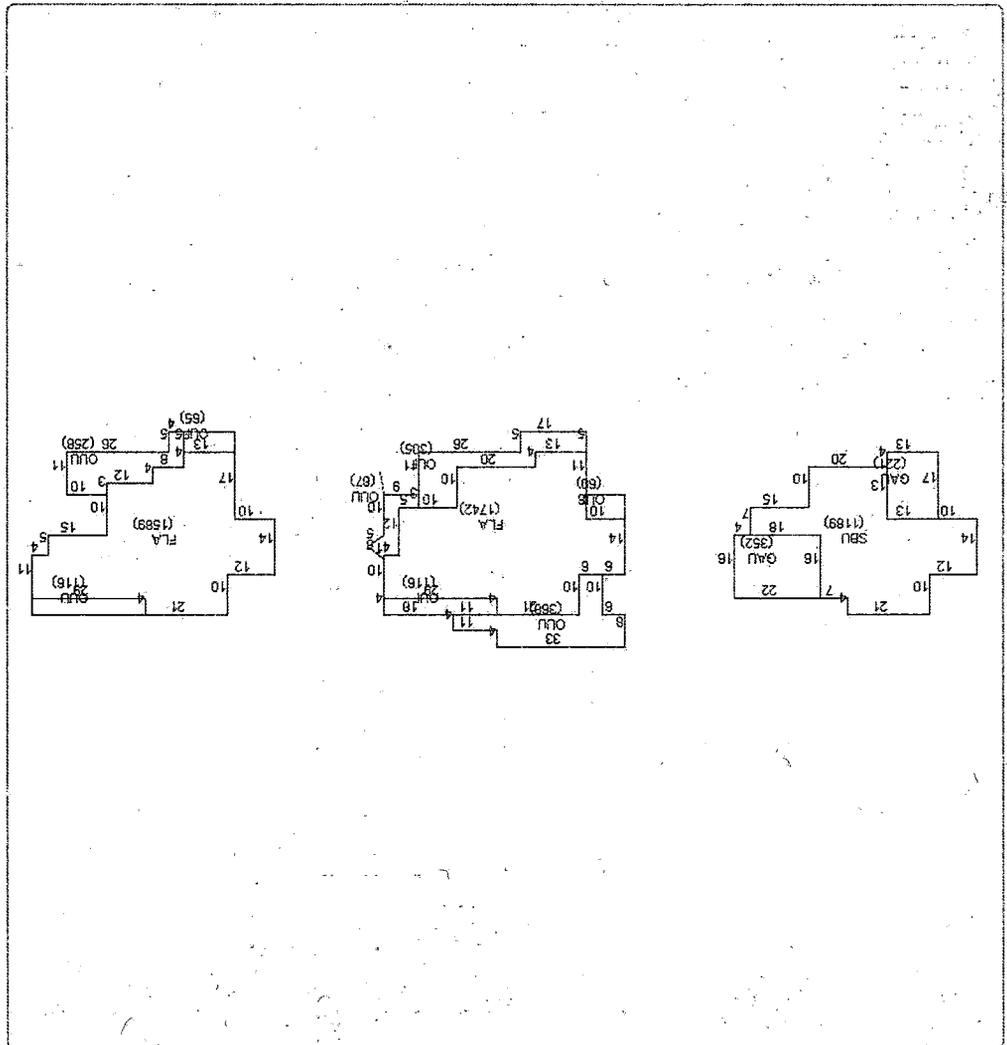


Photos





Photos



Map



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Monroe County, FL

****PROPERTY RECORD CARD****

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00138980-000000
 Account# 1173151
 Property ID 1173151
 Millage Group 100A
 Location 1 W CYPRESS Ter, KEY HAVEN
 Address
 Legal BK 4 LT 1 KEY HAVEN-EIGHTH ADDN
 Description RACCOON KEY PB5-61 OR291-272/80
 OR321-1/8 OR321-1/8 OR291-272/280
 OR682-466 OR682-467/468 OR969-955/56
 OR1050-2430QC OR1115-837M/L OR2699-
 2295 OR3198-0557
 (Note: Not to be used on legal documents.)
 Neighborhood 127
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision KEY HAVEN 8TH ADD
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

RUIZ MARIA CHRISTINA LIVING TRUST 05/17/2017
 1 W Cypress Ter
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$561,378	\$565,021	\$538,763	\$541,957
+ Market Misc Value	\$107,575	\$103,660	\$70,192	\$70,994
+ Market Land Value	\$1,322,922	\$1,269,727	\$1,068,514	\$790,978
= Just Market Value	\$1,991,875	\$1,938,408	\$1,677,469	\$1,403,929
= Total Assessed Value	\$434,746	\$422,494	\$370,073	\$359,295
-- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$409,746	\$397,494	\$345,073	\$334,295

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,269,727	\$565,021	\$103,660	\$1,938,408	\$422,494	\$25,000	\$397,494	\$500,000
2023	\$1,068,514	\$538,763	\$70,192	\$1,677,469	\$370,073	\$25,000	\$345,073	\$500,000
2022	\$790,978	\$541,957	\$70,994	\$1,403,929	\$359,295	\$25,000	\$334,295	\$500,000
2021	\$462,560	\$477,022	\$71,389	\$1,010,971	\$348,831	\$25,000	\$323,831	\$500,000
2020	\$462,560	\$321,362	\$52,812	\$836,734	\$344,015	\$25,000	\$319,015	\$492,719
2019	\$485,688	\$326,383	\$53,388	\$865,459	\$336,281	\$25,000	\$311,281	\$500,000
2018	\$515,070	\$326,383	\$45,119	\$886,572	\$330,011	\$25,000	\$305,011	\$500,000

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
END CANAL (01EC)	9,440.00	Square Foot	0	0

Buildings

Building ID	8908	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1974
Building Type	S.F.R. - R1 / R1	Effective Year Built	2014
Building Name		Foundation	CONC. PILINGS
Gross Sq Ft	3748	Roof Type	GABLE/HIP
Finished Sq Ft	2629	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE

Condition AVERAGE
 Perimeter 304
 Functional Obs 0
 Economic Obs 0
 Depreciation % 12
 Interior Walls DRYWALL

Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 600
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	60	0	0
OPX	EXC OPEN PORCH	540	0	0
FLA	FLOOR LIV AREA	2,629	2,629	0
GBF	GAR FIN BLOCK	288	0	0
OPF	OP PRCH FIN LL	91	0	0
OUF	OP PRCH FIN UL	140	0	0
TOTAL		3,748	2,629	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC DAVITS	1976	1977	0 x 0	1	1 UT	1
SEAWALL	1976	1977	4 x 45	1	180 SF	4
CONCRETE DOCK	1976	1977	0 x 0	1	392 SF	4
SEAWALL	1976	1977	3 x 16	1	48 SF	4
SEAWALL	1976	1977	3 x 32	1	96 SF	3
RW2	1985	1986	2 x 180	1	360 SF	4
TILE PATIO	1990	1991	40 x 20	1	800 SF	2
TILE PATIO	1996	1997	20 x 20	1	400 SF	2
TILE PATIO	1999	2000	4 x 22	1	88 SF	4
BRICK PATIO	2000	2001	4 x 27	1	108 SF	1
UTILITY BLDG	1991	1992	10 x 12	1	120 SF	3
UTILITY BLDG	2001	2002	13 x 13	1	169 SF	3
TIKI	2018	2019	18 x 10	1	180 SF	3
BOAT LIFT	2020	2021	0 x 0	1	1 UT	4
FENCES	2023	2024	6 x 240	1	1440 SF	5
CUSTOM PATIO	2023	2024	55 x 21	1	1155 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/14/2022	\$100	Quit Claim Deed	2394931	3198	0557	11 - Unqualified	Improved		
8/21/2014	\$100	Quit Claim Deed		2699	2295	11 - Unqualified	Improved		
3/1/1986	\$112,500	Warranty Deed		969	955	Q - Qualified	Improved		
2/1/1976	\$7,900	Conversion Code		682	467	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
R-RMDL-2022-0257	03/01/2023	Completed	\$15,000	Residential	Driveway Renovation DRIVEWAY ONLY NO FENCE THIS PERMIT
R-FENCE-2022-0057	01/09/2023	Completed	\$17,000	Residential	Residential Fence Permit - Single Family or Duplex ONLY
22101035	06/06/2022	Completed	\$20,000	Residential	REPLACE EXISTING WINDOWS AND DOORS
22100982	04/18/2022	Completed	\$5,000	Residential	POWER WASH ROOF AND PAINT
19103159	10/11/2019	Completed	\$4,000	Residential	DOOR REPLACEMENT
17105154	02/21/2018	Completed	\$2,400	Residential	CONSTRUCT TIKI HUT 10'x18'
15106638	12/22/2015	Completed	\$1,200	Residential	SECURITY CAMERAS
14104932	01/07/2015	Completed	\$1,600	Residential	SPALLING REPAIRS
11103826	08/23/2011	Completed	\$495	Residential	INSTALL A GATE
11102666	06/14/2011	Completed	\$14,100	Residential	INSTALL (1) 15,000 LB ELEVATOR BOAT LIFT WITH ELECTRIC PER APPROVED SEALED PLAN
10107630	02/07/2011	Completed	\$22,000	Residential	PERMIT APPROVAL FOR 95 LF OF SEAWALL REPAIR
00-2018	04/03/2001	Completed	\$38,700	Residential	1140 SF 2ND ADDITION
91103384	09/10/1991	Completed	\$470	Residential	1445F TIKI HUT - OPEN SIDED.
91103070	07/31/1991	Completed	\$470	Residential	DEMOLITION OF WALLS TO SHED
89101155	09/05/1989	Completed	\$2,000	Residential	FENCE 4' HIGH 150 LF DRIVE 440 SF

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Sketches (click to enlarge)

Map



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MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission

Through: Emily Schemper, AICP, CFM, Senior Director of Planning & Environmental Resources

From: Matthew Restaino, Senior Planner

Date: November 12, 2021

Subject: *Request for variance to Secondary Front Yard Setback on property located at 26 Evergreen Terrace, Mile Marker 5, Key Haven, Parcel Identification Number 00140410-000000 (File # 2021-106)*

Meeting: April 28, 2021

1 I REQUEST:

2 The applicant is requesting a variance of 10 feet from the required 15-foot Secondary Front

3 Yard Setback along the northwestern property line adjacent to the Evergreen Avenue right-of-

4 way. Approval would result in a Secondary Front Yard Setback of 5 feet from the northwestern

5 property line adjacent to the Evergreen Avenue right-of-way. The variance is requested to

6 facilitate the construction of a pool on the subject property (File # 2021-106).

7



Subject Property (center) with Land Use (Zoning) Districts, 2021 Aerial

8
9

1 **II BACKGROUND INFORMATION:**

2
3 **Location:** Key Haven near U.S. 1 Mile Marker 5, Gulf Side

4 **Address:** 26 Evergreen Terrace, Key Haven

5 **Legal Description:** Lot 13, in Block 4, of Key Haven – Tenth Addition, according to the map
6 or plat thereof, as recorded in Plat Book 5, Page 114, of the Public Records of Monroe County,
7 Florida.

8 **Parcel Identification Number:** 00140410-000000

9 **Property Owner/Applicant:** Daniel and Olwen Iarrobino

10 **Agent:** Mark Tipsord

11 **Size of Site:** 8,615 square feet (per submitted site plan)

12 **Land Use District:** Improved Subdivision (IS)

13 **Future Land Use Map (FLUM) Designation:** Residential Medium (RM)

14 **Tier Designation:** III (Infill Area)

15 **Flood Zone:** AE 9

16 **Existing Uses:** Single Family Residence

17 **Existing Vegetation / Habitat:** Developed land

18 **Community Character of Immediate Vicinity:** Single Family Residences

19
20 **III RELEVANT PRIOR COUNTY ACTIONS:**

21
22 N/A

23
24 **IV REVIEW OF APPLICATION:**

25
26 The proposed secondary front yard setback variance is requested in order to facilitate the
27 construction of a pool on the subject property.

28
29 The property is located within the Improved Subdivision (IS) Land Use District. Pursuant to
30 Land Development Code Section 131-1, the required setbacks within the IS District are as
31 follows:

32

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Improved Subdivision (IS)	25	15	10	5	20

33
34 The applicant is requesting approval of a variance of 10 feet from the required 15-foot
35 secondary front yard setback along the northwestern property line adjacent to the Evergreen
36 Avenue right-of-way. As a result, the secondary front yard setback along the Evergreen
37 Avenue right-of-way would be 5 feet. The granting of this variance will provide the applicant

1 with more land area to better facilitate the construction of a pool that will be accessory to their
2 existing single-family residence.

3
4 Pursuant to LDC Section 102-187, the Planning Commission is authorized to grant variances
5 to front, side, and rear yard non-shoreline setback requirements in Chapter 131 in accordance
6 with the standards in LDC Section 102-187(d).

7
8 *Pursuant to LDC Section 102-187, a variance may only be granted if the applicant*
9 *demonstrates that all of the following standards are met:*

10
11 (1) *The applicant demonstrates a showing of good and sufficient cause:*

12
13 **Applicant:** "The construction of the new swimming pool will be behind the existing screen
14 wall and landscape buffer. The rear yard is not large enough to construct a swimming
15 pool."

16
17 **Staff Review:** The applicant is requesting a setback variance for the purpose of installing
18 a swimming pool. Based on an examination of satellite images of the surrounding
19 neighborhood, there are other pools of a similar size and shape to the proposed pool on the
20 subject property. Additionally, pictures of the property, submitted by the applicant, show
21 an existing fence and landscaping between the pool and the nearest property line.
22 Therefore, the applicant demonstrates a showing of good and sufficient cause.

23
24 **IN COMPLIANCE**

25
26 (2) *Failure to grant the variance would result in exceptional hardship to the applicant:*

27
28 LDC Section 101-1 defines "exceptional hardship" as "a burden on a property owner that
29 substantially differs in kind or magnitude from the burden imposed on other similarly
30 situated property owners in the same land use district as a result of adoption of these
31 regulations."

32
33 **Applicant:** "Many of the properties in Key Haven have swimming pools as a customary
34 amenity of residences in the community and construction of a swimming pool keeps with
35 community standards."

36
37 **Staff Review:** The size of the proposed pool is consistent with the footprint of existing
38 pools in the surrounding neighborhood. Due to the secondary front yard setback and the
39 shoreline setback, a larger percentage of the property is within a required setback when
40 compared to other properties of a similar size. It would be difficult to construct a pool of
41 the proposed size on the subject property. Failure to grant the variance would result in an
42 exceptional hardship to the applicant.

43
44 **IN COMPLIANCE**

- 1 (3) *Granting the variance will not result in increased public expenses, create a threat to public*
2 *health and safety, create a public nuisance, or cause fraud or victimization of the public:*
3

4 **Applicant:** "No threat, nuisance, fraud or victimization of the public will result."
5

6 **Staff Review:** The existence of the fence and landscape buffer on the property will screen
7 the pool from view. Staff does not anticipate that granting the requested variances would
8 result in increased public expenses, create a threat to public health and safety, create a
9 public nuisance, or cause fraud or victimization of the public.
10

11 **IN COMPLIANCE**
12

- 13 (4) *The property has unique or peculiar circumstances, which apply to this property, but which*
14 *do not apply to other properties in the same zoning district:*
15

16 **Applicant:** "The residence was sited with the entry from Evergreen Terrace to be similar
17 to the adjacent homes. By utilizing the side street entry, the rear yard is unusually small
18 with a larger than normal side yard. The screened buffered side yard is unique to this
19 property."
20

21 **Staff Review:** The subject property has two front yard setbacks and a shoreline setback.
22 Therefore the property has unique or peculiar circumstances that apply to this property but
23 do not apply to other properties in the same zoning district.
24

25 **IN COMPLIANCE**
26

- 27 (5) *Granting the variance will not give the applicant any special privilege denied other*
28 *properties in the immediate neighborhood in terms of the provisions of this chapter or*
29 *established development patterns:*
30

31 **Applicant:** "The construction of a swimming pool for this residence gives no special
32 privilege to the applicant and is consistent with other properties in the neighborhood."
33

34 **Staff Review:** A review of prior variance applications has found at least two Planning
35 Commission Variance approvals for a pool in Key Haven. Granting the variance would
36 therefore be consistent with prior approvals and would not grant the applicant any special
37 privilege.
38

39 **IN COMPLIANCE**
40

- 41 (6) *Granting the variance is not based on disabilities, handicaps or health of the applicant or*
42 *members of his family:*
43

44 **Applicant:** "Granting this variance is not based on disabilities, handicaps, or health of the
45 applicant or members of his family."
46

1 **Staff Review:** Concerning the proposed development, granting the requested variances
2 would not be based on disabilities, handicaps or health of the applicant or their family
3 members.
4

5 **IN COMPLIANCE**
6

7 (7) *Granting the variance is not based on the domestic difficulties of the applicant or his*
8 *family:*
9

10 **Applicant:** "Granting this variance is not based on the domestic difficulties of the applicant
11 or his family."
12

13 **Staff Review:** Concerning the proposed development, granting the requested variance
14 would not be based on the domestic difficulties of the applicant or their family.
15

16 **IN COMPLIANCE**
17

18 (8) *The variance is the minimum necessary to provide relief to the applicant:*
19

20 **Applicant:** "This variance is the minimum necessary to provide relief to the applicant."
21

22 **Staff Review:** Staff has reviewed the site plan for other viable options and found that a
23 variance of 10 feet for a swimming pool is the minimum necessary to provide relief to the
24 applicant. Locating the pool at another location on the site is not possible within the
25 property's as-of-right buildable area.
26

27 **IN COMPLIANCE**
28

29 **V RECOMMENDATION:**

30 Staff recommends **APPROVAL** of the requested variance to the secondary front yard setback
31 standards set forth in Section 131-1 of the Land Development Code (LDC), resulting in a
32 secondary front yard setback of 5 feet from the northwestern property line for the construction
33 of a swimming pool on the subject property.
34

- 35 1. The PC Variance is based on the design and placement of the pool as shown on the site
36 plan by David S. Koppel, P.E. Sheet S-1, dated June 23, 2021 that was submitted with the
37 Variance application. Work not specified or alterations to the site plan may not be carried
38 out without additional Planning & Environmental Resources Department approval.
39
- 40 2. This variance approval does not waive or reduce any other requirement of the Land
41 Development Code, nor waive the Land Development Code requirements for any future
42 development.
43

44 **VI PLANS REVIEWED:**
45

- 1 A. Site Plan, Sheet Number S-1, by David S. Koppel, dated June 23, 2021, received October
- 2 20, 2021
- 3 B. Boundary Survey by J. Lynn O'Flynn, P.S.M., dated September 5, 2020, received June 23,
- 4 2021

**BEFORE THE COUNTY CODE COMPLIANCE SPECIAL MAGISTRATE
MONROE COUNTY, FLORIDA**

MONROE COUNTY FLORIDA,
Petitioner,

vs.

SHAWN W HUDGINS & ABIGAIL M EDSON
Respondent(s).

Case No.: WWP-AUG24-0093
Subject Property Real Estate Number: 00134610-000000

LIEN / FINAL ORDER

Having fully considered the evidence presented at hearing, including testimony of the Code Compliance Inspector(s) and/or witnesses under oath, the following Findings of Fact and Conclusions of Law are ORDERED:

The Respondent(s) and/or Authorized Representative **SHAWN W HUDGINS** was present via zoom webinar on **November 20, 2025** did not contest the violation(s) set forth in the Notice of Violation/Notice of Hearing which is incorporated herein as if fully set forth and attached hereto.

- (x) The Respondent(s) is/are the owner(s) of property located within Monroe County and was/were duly noticed of the hearing.
- (x) The Respondent(s) is/are in violation of the Monroe County Code(s) as fully set forth in the Notice of Violation/Notice of Hearing served upon the Respondent(s).
- () ONE-TIME FINE - The violation(s) is found to be irreparable or irreversible and a one-time fine of \$ _____ is ORDERED, payable within _____ days of this Order.
- (x) COSTS - Pursuant to Section 162.07(2) of Florida Statutes all costs incurred by the County in prosecuting the case is ordered to be paid within thirty (30) days of compliance. Costs will continue to accrue until compliance is achieved and the case is closed.
- (x) The Respondent(s) shall comply with the Code(s) referred to in the Notice of Violation/Notice of Hearing on or before **05/26/2026** ("THE COMPLIANCE DATE").
- (x) In the event the violation(s) were or are not corrected on the compliance date previously ordered or on the compliance date set forth herein, fine(s) in the dollar amount:

6-100.(a). \$ 50.00

6-110.(a)(1). \$ 50.00

for each day BEGINNING ON THE DAY AFTER THE COMPLIANCE DATE that the Respondent(s) is/are in violation is/are hereby ORDERED.

- (x) It is further ordered that the County is hereby authorized to make all reasonable repairs including demolition which are required to bring the property into compliance and charge the Respondent(s) with the cost of repairs incurred by the County, the costs of prosecution incurred by the County and any fines Ordered in this matter.
- () The Respondent(s) were in violation of the MONROE COUNTY CODE(S) as fully set forth in the Notice of Violation/Notice of Hearing filed in this case and did not come into compliance on or before **THE COMPLIANCE DATE** but are now in compliance.
The Respondent(s) shall pay the total amount of cost and/or fines (\$ _____) to Monroe County Code Compliance within thirty (30) days of this Order.
- (x) The Special Magistrate incorporates by reference the allegation(s) in the Notice of Violation/Notice of Hearing (attached hereto) and finds the allegation(s) was/were established by the County's Witness(es), Evidence and/or Exhibits that were introduced and accepted at the hearing.
- () Other: _____

In the event of nonpayment of fines and/or costs imposed on Respondent(s), a certified copy of this Order may be recorded in the public records and shall thereafter constitute a lien against the land on which the violation or violations exist and upon any other real or personal property owned by the violator. The County may institute foreclosure proceedings if the lien remains unpaid for three months and/or may sue to recover money judgment for the amount of the lien plus accrued interest. Please make checks payable to Monroe County Code Compliance and mail to: Monroe County Code Compliance, Attn: Office of the Liaison, 2798 Overseas Hwy., Suite 330, Marathon, FL 33050.

IT IS THE RESPONDENT(S) RESPONSIBILITY TO REQUEST A REINSPECTION TO DETERMINE WHETHER THE PROPERTY IS COMPLIANT BY CALLING CODE COMPLIANCE AT (305) 453-8806 FOR THE UPPER KEYS; (305) 289-2810 FOR THE MIDDLE KEYS/ LOWER KEYS.

DATED this 20th day of November 2025.



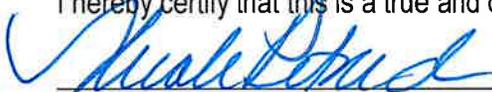
John G. Van Lanningham, Special Magistrate

APPEAL PROCEDURES

Respondent(s) shall have 30 days from the date of the foregoing Order of the Special Magistrate to appeal said Order by filing a Notice of Appeal, signed by the Respondent(s). ANY AGGRIEVED PARTY, INCLUDING MONROE COUNTY, MAY HAVE APPELLATE RIGHTS WITH REGARD TO THIS ORDER PURSUANT TO SECTION 162.11, FLORIDA STATUTES. ANY SUCH APPEAL WILL BE LIMITED TO APPELLATE REVIEW OF THE RECORD CREATED BEFORE THE SPECIAL MAGISTRATE. ANY APPEAL MUST BE FILED WITH CIRCUIT COURT WITHIN 30 DAYS OF THE EXECUTION OF THIS ORDER.

CERTIFICATE OF ORDER

I hereby certify that this is a true and correct copy of the above Order.



Nicole Petrick, Liaison

CASE NUMBER: WWP-AUG24-0093

Respondent(s) mailing address of record with the Monroe County Property Appraiser's Office:

SHAWN W HUDGINS & ABIGAIL M EDSON
2 AMARYLLIS DRIVE
KEY WEST, FL 33040

Location of subject property:
2 AMARYLLIS DRIVE
KEY HAVEN, FLORIDA 33040

Real Estate Number: 00134610-000000

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of this Order has been furnished to the Respondent(s) via hand delivery / **first class U.S. mail** to Respondent(s) address of record with the Monroe County Property Appraiser's Office as referenced above and/or Authorized Representative N/A on this 20th day of November, 2025.



Nicole Petrick, Liaison

County of Monroe
The Florida Keys

NOTICE OF VIOLATION / NOTICE OF HEARING

SHAWN W HUDGINS
ABIGAIL M EDSON
2 AMARYLLIS DRIVE
KEY WEST, FL 33040

Case: WWP-AUG24-0093

Parcel Id: 00134610-000000
Owner: SHAWN W HUDGINS & ABIGAIL M EDSON
Location: 2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

DEAR PROPERTY OWNER,

You are hereby notified that an investigation of the above property was initiated on 08/21/2024 and subsequently found the following violation(s) of Monroe County Code:

VIOLATION:

CORRECTIVE ACTION:

6-100.(a) Permits Required
Approvals, permits and all inspections are required for the Tiki Hut (Any new construction and remodeling work of principal and accessory structures)

Contact the Monroe County Building and/or Planning Departments and obtain an after-the-fact (ATF) building permit, demolition permit, or possibly reopen existing permit, R-DEMO-2024-0114 and complete inspections. All permits require a PASSING final inspection. Contact the Code Compliance Inspector upon compliance.

6-110.(a)(1) Fees/Permitting Requirements
Work Without Permit-After-the-Fact Permits/Fees
Work commenced prior to the issuance of a permit or approval by the Building Official is subject to after-the-fact (ATF) fees.

Contact the Monroe County Building Department and obtain an after-the-fact permit or demolition permit. NOTE: All permit fees and permit requirements are based on the specific scope of work. Additional permits, permit fees, mitigation fees, or restoration of the property to original condition may be required. The minimum fee for an After-the-Fact permit is \$500.00 (five hundred dollars) as per the Monroe County Code. All permits will require PASSING final inspections(s). Contact the Code Compliance Inspector upon compliance.

PLEASE TAKE NOTICE that a Public Hearing will be conducted by the Special Magistrate in the above case on 11/20/2025 at 9:00 AM at the Monroe County Government Regional Center, 2798 Overseas Hwy., Marathon, Florida. ALL PROPERTY OWNERS, WHO WISH TO PARTICIPATE IN THE HEARING, SHOULD ATTEND VIA ZOOM WEBINAR. INSTRUCTIONS ATTACHED HERETO.



You can avoid attending the hearing if all violation(s) noted above are corrected by **11/12/2025** and you have contacted your inspector. If a violation is corrected and then recurs, or if a violation is not corrected by the time specified, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

If the Special Magistrate finds that violation(s) have occurred, then the Special Magistrate may impose fines, not to exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the Special Magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, the Special Magistrate may impose additional fines to cover all costs incurred by the County in enforcing its codes. If the County is forced to correct your violation(s), the Special Magistrate may order all costs incurred to be reimbursed to the County. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

You may appear and/or be represented by an attorney or authorized agent. If you are represented by an attorney, your attorney is required to file a written notice of appearance with the Liaison for the Special Magistrate, 2798 Overseas Highway, Suite 330, Marathon, FL 33050; Phone: (305) 289-2509, or email directly to Petrick-Nicole@monroecounty-fl.gov, prior to the date of the hearing. You may request a copy of your case file by filing a public records request online: <https://monroecountyfl.nextrequest.com>. If you are requesting the case file in preparation for your hearing, your request should be submitted no less than ten (10) days prior to your scheduled hearing.

You may request a continuance of the hearing for good cause shown. If you choose to request a continuance, a written request on the County's form must be made at least five (5) business days before the date of the hearing. If you choose to request a continuance, contact the Code Inspector listed below at least five (5) business days before the date of the hearing. A request for continuance DOES NOT GUARANTEE a postponement of your hearing.

If you agree that the violation(s) exist as alleged in this Notice, you may request a Stipulation Agreement in lieu of attending the hearing. If you choose to request a Stipulation Agreement, contact the Code Inspector listed below at least five (5) business days before the date of the hearing. A request for a Stipulation Agreement does not guarantee a postponement of your hearing. It is important that you contact your inspector listed below.

NOTE: IF YOU DECIDE TO APPEAL any decision by the Special Magistrate, you will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based. The appeal must be filed within 30 days of the Special Magistrate's Final Order.



IT IS YOUR RESPONSIBILITY TO CONTACT THE CODE INSPECTOR TO CONFIRM THE NEED TO ATTEND THE HEARING. Please contact your inspector below.

Code Inspector: **RODNEY PHILLIPS**
Contact Number: 305-289-2819



CERTIFICATION OF SERVICE

I hereby certify that a copy hereof has been furnished to the above-named addressee(s) by Certified Mail, Return Receipt Request:

Tracking ID: 9589 0710 5270 2111 3011 10

Sent On: 9/16/2025

Code Compliance Department *Kaerthney*

IF SERVICE IS NOT OBTAINED BY CERTIFIED RETURN RECEIPT MAIL, A TRUE AND ACCURATE COPY OF THIS NOTICE WILL BE POSTED AT THE SUBJECT PROPERTY AND THE MONROE COUNTY COURTHOUSE.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".



County of Monroe

The Florida Keys

CODE COMPLIANCE DEPARTMENT

2798 Overseas Hwy, Suite 330

Marathon, FL 33050

Voice: (305) 289-2810 FAX: (305)289-2858

102050 Overseas Hwy, Suite 225

Key Largo, FL 33037

Voice: (305) 453-8806 FAX: (305) 453-8819

ZOOM WEBINAR INSTRUCTIONS

You are invited to a Zoom webinar.

When: 9:00 AM Eastern Time (US and Canada) Topic: Special Magistrate Hearing

Please click the link below to join the webinar:

<https://mcbocc.zoom.us/j/89817567983>

Or iPhone one-tap:

US:+16465189805,,89817567983# or

+16699006833,,89817567983#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 518 9805 or +1 669 900 6833

Webinar ID: 898 1756 7983

International numbers available: <https://mcbocc.zoom.us/j/89817567983>

It will greatly help if when you log into Zoom that you use your **full legal name**. (Please do not abbreviate or use a nickname). Once your case is called, please use the "Raise Hand" feature via the Zoom application. This will let our webinar administrator know to promote you to "Panelist" so that you can speak and show video.

Please note this hearing starts at 9:00 am and there is generally no "time certain" for your case to be heard. Please plan your day accordingly. However, we ask that you log in at the start of the hearing, so we know that you are present. Cases are called randomly and not necessarily in the Order of the agenda. We ask for your patience as we do generally have a lot of cases to be heard.



County of Monroe
The Florida Keys

NOTICE OF VIOLATION / NOTICE OF HEARING

SHAWN W HUDGINS
ABIGAIL M EDSON
2 AMARYLLIS DRIVE
KEY WEST, FL 33040

Case: WWP-AUG24-0093

Parcel Id: 00134610-000000
Owner: SHAWN W HUDGINS & ABIGAIL M EDSON
Location: 2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

DEAR PROPERTY OWNER,

You are hereby notified that an investigation of the above property was initiated on 08/21/2024 and subsequently found the following violation(s) of Monroe County Code:

VIOLATION:

CORRECTIVE ACTION:

6-100.(a) Permits Required
Approvals, permits and all inspections are required for the Tiki Hut (Any new construction and remodeling work of principal and accessory structures)

Contact the Monroe County Building and/or Planning Departments and obtain an after-the-fact (ATF) building permit, demolition permit, or possibly reopen existing permit, R-DEMO-2024-0114 and complete inspections. All permits require a PASSING final inspection. Contact the Code Compliance Inspector upon compliance.

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PLEASE TAKE NOTICE that a Public Hearing will be conducted by the Special Magistrate in the above case on 11/20/2025 at 9:00 AM at the Monroe County Government Regional Center, 2798 Overseas Hwy., Marathon, Florida. ALL PROPERTY OWNERS, WHO WISH TO PARTICIPATE IN THE HEARING, SHOULD ATTEND VIA ZOOM WEBINAR. INSTRUCTIONS ATTACHED HERETO.



You can avoid attending the hearing if all violation(s) noted above are corrected by **11/12/2025** and you have contacted your inspector. If a violation is corrected and then recurs, or if a violation is not corrected by the time specified, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

If the Special Magistrate finds that violation(s) have occurred, then the Special Magistrate may impose fines, not to exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the Special Magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, the Special Magistrate may impose additional fines to cover all costs incurred by the County in enforcing its codes. If the County is forced to correct your violation(s), the Special Magistrate may order all costs incurred to be reimbursed to the County. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

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You may request a continuance of the hearing for good cause shown. If you choose to request a continuance, a written request on the County's form must be made at least five (5) business days before the date of the hearing. If you choose to request a continuance, contact the Code Inspector listed below at least five (5) business days before the date of the hearing. A request for continuance DOES NOT GUARANTEE a postponement of your hearing.

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NOTE: IF YOU DECIDE TO APPEAL any decision by the Special Magistrate, you will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based. The appeal must be filed within 30 days of the Special Magistrate's Final Order.



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Code Inspector: **RODNEY PHILLIPS**
Contact Number: 305-289-2819



CERTIFICATION OF SERVICE

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Tracking ID: 9589 0710 5270 2111 3011 10

Sent On: 9/16/2025

Code Compliance Department *Kearney*

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County of Monroe

The Florida Keys

CODE COMPLIANCE DEPARTMENT

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Marathon, FL 33050

Voice: (305) 289-2810 FAX: (305)289-2858

102050 Overseas Hwy, Suite 225

Key Largo, FL 33037

Voice: (305) 453-8806 FAX: (305) 453-8819

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When: 9:00 AM Eastern Time (US and Canada) Topic: Special Magistrate Hearing

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<https://mcbocc.zoom.us/j/89817567983>

Or iPhone one-tap:

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+16699006833,,89817567983#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 518 9805 or +1 669 900 6833

Webinar ID: 898 1756 7983

International numbers available: <https://mcbocc.zoom.us/j/89817567983>

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MONROE COUNTY FLORIDA
CODE COMPLIANCE DEPARTMENT

REGISTERED MAIL
RECEIPTS

CASE NUMBER:

WWP-14624-0093

CERT #:
9589 0710 5270 2111 3011 10

GOOD SERVICE: _____

NO SERVICE: _____

9589 0710 5270 2111 3011 10

U.S. Postal Service™
Domestic Mail Only
CERTIFIED MAIL® RECEIPT
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____
Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage \$ _____
Total Postage and Fees \$ _____

Sent To: SHAWN W HOPKINS ABIGAIL M EDSON
Street and Apt. No., or PO Box No. 2 Amyllis Dr
City, State, ZIP+4: Key West FL 33040

Postmark
Here
2025
MARATHON, FLORIDA 33050

PS Form 3800, January 2023 PSN 7530-02-900-9017 See Reverse for Instructions

PETITIONER'S
EXHIBIT
2
1055

County of Monroe

The Florida Keys

CODE COMPLIANCE DEPARTMENT

2798 Overseas Hwy, Suite 330

Marathon, FL 33050

Voice: (305) 289-2810 FAX: (305)289-2858

102050 Overseas Hwy, Suite 225

Key Largo, FL 33037

Voice: (305) 453-8806 FAX: (305) 453-8819

MONROE COUNTY CODE COMPLIANCE AFFIDAVIT OF POSTING

CASE: WWP-AUG24-0093

INSPECTOR: RODNEY PHILLIPS

I, Rodney Phillips, Monroe County Code Compliance, declare under penalty of perjury, that I posted the property owned by: SHAWN W HUDGINS & ABIGAIL M EDSON, described as 2 AMARYLLIS DRIVE, KEY HAVEN, FLORIDA 33040, having the property RE#: 00134610-000000 with the Notice of Violation/Notice of Hearing for this case with a Hearing Date of November 20, 2025.

THIS NOTICE WAS POSTED AT:

SUBJECT PROPERTY AS STATED ABOVE

Date: 10-31-2025 Time: 09:52

____ Monroe County Courthouse – 500 Whitehead Street, Key West, Florida

Date: _____ Time: _____

____ Monroe County Courthouse – 3117 Overseas Highway, Marathon, Florida

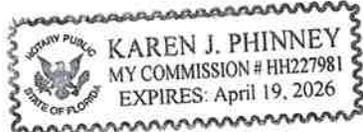
Date: _____ Time: _____

____ Plantation Key Courthouse – 88820 Overseas Highway, Tavernier, Florida

Date: _____ Time: _____

Signature: [Signature]

Sworn to and subscribed before me this 3 day of November, 2025



[Signature]
Notary Public, State of Florida

CERTIFICATION OF MAILING:

I, Karen Phinney, Monroe County Code Compliance, declare under penalty of perjury, that I mailed a duplicate copy of the above-mentioned Notice via First Class Mail to: SHAWN W HUDGINS & ABIGAIL M EDSON, 2 AMARYLLIS DRIVE KEY WEST, FL 33040.

Signature: [Signature]

Sworn to and subscribed before me this 3 day of November, 2025

[Signature]

Notary Public, State of Florida



PUBLIC NOTICE

County of Monroe
The Florida Keys

NOTICE OF VIOLATION / NOTICE OF HEARING

SHAWN W HUGGINS
ABIGAIL M EDSON
2 AMARYLLIS DRIVE
KEY WEST, FL 33040

Case: WWP-AUG24-0093

Parcel ID: 00134810-000300
Owner: SHAWN W HUGGINS & ABIGAIL M EDSON
Location: 2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

POSTED
10/31/25
R

DEAR PROPERTY OWNER,

You are hereby notified that an investigation of the above property was initiated on 08/21/2024 and subsequently found the following violation(s) of Monroe County Code:

VIOLATION	CORRECTIVE ACTION
6-100 (a) Permits Required: Approvals, permits and all inspections are required for the full and any new construction and remodeling work of principal and accessory structures.	Contact the Monroe County Building and/or Planning Departments and obtain an after-the-fact (ATF) building permit, demolition permit, or previously complete existing permit. A DEMO-2024-0114 and complete inspections. All permits require a PASADAC final inspection. Contact the Code Compliance Inspector upon compliance.
6-110 (a) (1) Fees/Permitting Requirements Work without Permit After-the-Fact Penalty Fees Work commenced prior to the issuance of a permit or approved by the Building Official is subject to after-the-fact (ATF) fees.	Contact the Monroe County Building Department and obtain an after-the-fact permit or demolition permit. NOTE: All permit fees and permit requirements are based on the scope of work. Additional permits, permit fees, inspection fees, or restrictions of the property to original condition may be required. The minimum fee for an After-the-Fact permit is \$200.00 (five hundred dollars) as per the Monroe County Code. All permits will require PASADAC final inspection(s). Contact the Code Compliance Inspector upon compliance.

PLEASE TAKE NOTICE that a Public Hearing will be conducted by the Special Magistrate in the above case on 11/29/2025 at 9:00 AM at the Monroe County Government Regional Center, 2798 Overseas Hwy., Marathon, Florida. ALL PROPERTY OWNERS WHO WISH TO PARTICIPATE IN THE HEARING, SHOULD ATTEND VIA ZOOM WEBINAR. INSTRUCTIONS ATTACHED HERETO.



PROPERTY POSTING

WWP-AUG24-0093
2 AMARYLLIS DRIVE KEY HAVEN
10/31/2025 INSPECTOR: PHILLIPS



County of Monroe

The Florida Keys

CODE COMPLIANCE DEPARTMENT

2798 Overseas Hwy, Suite 330

Marathon, FL 33050

Voice: (305) 289-2810 FAX: (305)289-2858

102050 Overseas Hwy, Suite 225

Key Largo, FL 33037

Voice: (305) 453-8806 FAX: (305) 453-8819

MONROE COUNTY CODE COMPLIANCE AFFIDAVIT OF POSTING

CASE: WWP-AUG24-0093

INSPECTOR: RODNEY PHILLIPS

I, Chris Grant, Monroe County Code Compliance, declare under penalty of perjury, that I posted the property owned by: SHAWN W HUDGINS & ABIGAIL M EDSON, described as 2 AMARYLLIS DRIVE, KEY HAVEN, FLORIDA 33040, having the property RE#: 00134610-000000 with the Notice of Violation/Notice of Hearing for this case with a Hearing Date of November 20, 2025.

THIS NOTICE WAS POSTED AT:

_____ SUBJECT PROPERTY AS STATED ABOVE

Date: _____ Time: _____

CA _____ Monroe County Courthouse – 500 Whitehead Street, Key West, Florida

Date: 10/30/25 Time: 2:12 pm

_____ Monroe County Courthouse – 3117 Overseas Highway, Marathon, Florida

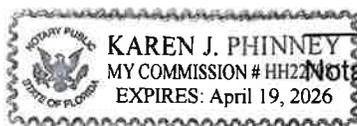
Date: _____ Time: _____

_____ Plantation Key Courthouse – 88820 Overseas Highway, Tavernier, Florida

Date: _____ Time: _____

Signature: [Signature]

Sworn to and subscribed before me this 3 day of November, 2025



[Signature]
Notary Public, State of Florida

CERTIFICATION OF MAILING:

I, Karen Phinney, Monroe County Code Compliance, declare under penalty of perjury, that I mailed a duplicate copy of the above-mentioned Notice via First Class Mail to: SHAWN W HUDGINS & ABIGAIL M EDSON, 2 AMARYLLIS DRIVE KEY WEST, FL 33040.

Signature: [Signature]

Sworn to and subscribed before me this 3 day of November, 2025

[Signature]
Notary Public, State of Florida



County of Monroe
The Florida Keys

NOTICE OF VIOLATION / NOTICE OF HEARING

SHAWN W HUDGINS
ABIGAIL M EDSON
2 AMARYLLIS DRIVE
KEY WEST FL 33040

Case: WWP-AUG24-0093

Parcel Id: 00134610-000000
Owner: SHAWN W HUDGINS & ABIGAIL M EDSON
Location: 2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

POSTED
10/30/25
CB

DEAR PROPERTY OWNER,

You are hereby notified that an investigation of the above property was initiated on 08/21/2024 and subsequently found the following violation(s) of Monroe County Code:

VIOLATION:

6-150 (a) Permits Required
Approvals, permits and all inspections are required for the Tiki Hut (Any new construction and remodeling work of principal and accessory structures)

CORRECTIVE ACTION:

Contact the Monroe County Building and/or Planning Departments and obtain an after-the-fact (ATF) building permit, demolition permit, or possibly reopen existing permit, R-DEMO-2024-0114 and complete inspections. All inspections must be PASSING final inspection. Compliance Inspector upon compliance.

10/30/2025 14:09

5-110 (a) Fees/Permitting Requirements
Work Without Permit-After-the-Fact
Permit Fees

Contact the Monroe County Building Department and obtain an after-the-fact permit or demolition permit.



WWP-AUG24-0093 RE#00134610-000000
2 AMARYLLIS DRIVE KEY HAVEN
Inspector: GRANT OCTOBER 30, 2025
COURTHOUSE POSTING



Monroe County Code Compliance Department

102050 Overseas Hwy. Suite 225
Key Largo, FL 33037
Phone (305) 453-8806 Fax (305) 453-8819

2798 Overseas Highway, Suite 330
Marathon, FL 33050-2227
Phone: (305) 289-2810 Fax: (305) 289-2858

Community Concerns & Complaint Form

Date: 8/20/2024

Method of Delivery: Phone () In Person () Other () _____

Please include details pertaining to the complaint, address of complaint or description of the location. (street name and number, RE#, etc)

2 Amaryllis Dr. Key Haven
Tiki Hut and Boat lift, no. permits

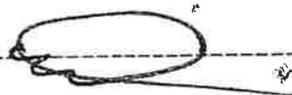
Complainant Name/Address pursuant to HB 60 effective July 1, 2021.

Name: RPhillips

Address: 2798 Overseas Hwy

E-mail: phillips-rodney@monroecounty-fl.gov

Phone: 305-289-2819

Complaint Taken By: 





WWP-2024-0144
2 AMARYLLIS DR. KEY HAVEN
08/20/2024 INSPECTOR: PHILLIPS



CONNECT EXPLORER AERIAL 12/09/2021



Nov 2021 - Dec 2021 - 11/09/2021 - 12/09/2021

WWP-2024-0144
2 AMARYLLIS DR. KEY HAVEN
08/20/2024 INSPECTOR: PHILLIPS





WWP-2024-0144
2 AMARYLLIS DR. KEY HAVEN
08/20/2024 INSPECTOR: PHILLIPS

tabbles
**PETITIONER'S
EXHIBIT**
4
3 of 4

TIKI POST REMAIN



WWP-2024-0144
2 AMARYLLIS DR. KEY HAVEN
09/12/2024 **INSPECTOR: PHILLIPS**



County of Monroe

Code Compliance Department
2798 Overseas Highway
Marathon, Florida 33050

COURTESY NOTICE OF CODE VIOLATION

Date Issued:	08/21/2024	Case:	WWP-AUG24-0093
Owner/Tenant:	SHAWN W HUDGINS ABIGAIL M EDSON	Parcel ID	00134610-000000
Address:	2 AMARYLLIS DRIVE KEY WEST, FL 33040	Property Location:	2 AMARYLLIS DRIVE KEY HAVEN KEY HAVEN 2ND ADDITION

This letter is intended to seek your cooperation in bringing your property into compliance without further Code Compliance action. An Inspection of this property reveals violation(s) of the following:

VIOLATION:

CORRECTIVE ACTION:

6-100.(a) Permits Required:
Approvals, permits and all inspections are required for:

1. Boat Lift. (Any new construction and remodeling work of principal and accessory structures)
2. Tiki Hut. (Any new construction and remodeling work of principal and accessory structures)
3. Fence repair with door addition. (Any new construction and remodeling work of principal and accessory structures)

Contact the Monroe County Building and/or Planning Departments and obtain an after-the-fact (ATF) building permit or demolition permit. All permits require a PASSING final inspection. Contact the Code Compliance Inspector upon compliance.

COPY

6-110.(a)(1) Fees/Permitting Requirements Work Without Permit-After-the-Fact Permits/Fees:
Work commenced prior to the issuance of a permit or approval by the Building Official is subject to after-the-fact (ATF) fees.

Contact the Monroe County Building Department and obtain an after the fact permit or demolition permit. NOTE: All permit fees and permit requirements are based on the specific scope of work. Additional permits, permit fees, mitigation fees, or restoration of the property to original condition may be required. The minimum fee for an After the Fact permit is \$500.00 (five hundred dollars) as per the Monroe County Code. All permits will require PASSING final inspections(s). Contact the Code Compliance Inspector upon compliance.

Code Department Office Locations and Main Contact Number

Lower / Middle Keys:
2798 Overseas Highway, Suite 330, Marathon, FL 33050
(305) 289-2810

Upper Keys:
102050 Overseas Highway, Key Largo, FL 33037
(305) 453-8806





Monroe County Florida Property Information

Summary

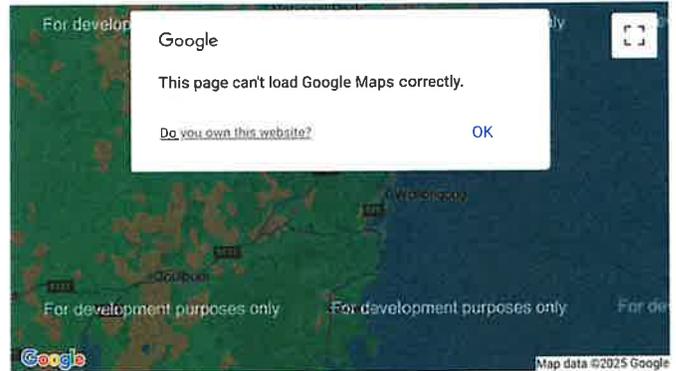
Parcel ID 00134610000000

Address 2 AMARYLLIS DR

City / State / Zip KEY WEST FL, 33040

Units 2

Owner HUDGINS SHAWN W AND EDSON
ABIGAIL M



[Click here](#) to be taken to the GIS Web Application to view additional information on this property.

NOTE: The GIS Web Application is a separate application from MCeSearch. Any questions regarding the Web Map Application or its content should be directed to the [GIS Department](#).

Permits

Database Contains Only Permit Applications submitted before 10/1/2022.

Number	Type	Issued	Status
19102430	ROOFING-RESIDENTIAL	07-18-2019	CLOSED
19101402	REMODEL/REPAIR RES EXT/INT	06-06-2019	CLOSED
18104980	PLUMBING	08-30-2018	CLOSED
05100194	FENCE	02-17-2005	CLOSED
04105646	DEMO	12-16-2004	CLOSED
04105648	PAVING/DRIVEWAY/SIDEWALK	01-06-2005	CLOSED
04104528	AIR CONDITIONING	10-12-2004	CLOSED
98100306	XXXBUILDING MISCELLANEOUS	03-09-1998	CLOSED

Code Cases

Database Contains Only Code Compliance cases created before 1/1/2024.

Case Number	Type	Status	Status Date	Board
No data available in table				



PARCEL ACITIVITY

Content as of Sep 15, 2025 - 9:47 AM and subject to change

PARCEL_ID	UNIT	CITY	ADDRESS1	OWNER
00134610-000000		KEY HAVEN	2 AMARYLLIS DRIVE	HUDGINS SHAWN W

PERMIT ACTIVITY

PERMIT

PERMIT_ID	STATUS	DESCRIPTION	SUBMITTED	ISSUED	EXP
R-ACCB-2024-0141	Expired	PP-Tiki Hut	12/19/24		06/26/2025
R-DEMO-2024-0114	Expired	PP- demo tiki hut for code compliance	12/19/24	01/16/2025	09/12/2025
R-DEMO-2025-0055	Completed	PP demo concrete slab	5/8/25	06/03/2025	
R-DOCK-2024-0583	Completed	PP PERMIT AN EXISTING 15,000 LB BOAT LIFT AND RELOCATE AN EXISTING 10,000 LB BOAT LIFT ON A MAN MADE CANAL. REVISION A- REVISION TO UPDATE THE REACH OF THE LIFT.	12/23/24	01/16/2025	
R-FENCE-2024-0367	Completed	PP ATF aluminum access gate 3' wide x 6'8" tall in existing concrete wall	12/19/24	01/16/2025	

INCIDENT ACTIVITY

INCIDENT

PERMIT_ID	DESCRIPTION	SUBMITTED	STATUS
Inc-WWP-2024-0144	Tiki Hut construction, Boat Lift with no permits	8/20/24	VIOLATION CASE CREATED

VIOLATION ACTIVITY

VIOLATION

PERMIT_ID	DESCRIPTION	SUBMITTED	STATUS
WWP-AUG24-0093	Tiki Hut construction, Boat Lift with no permits	8/21/24	ORA_HEAR





RP



Permit

R-ACCB-2024-0141

Residential Accessory Building-
Structure Permit

2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

Flood Zone All Conditions: 2

Overview

Actions ▾

Status **Expired**

Relationship Type **Independent** ▾

Submitted By SHAWN HUDGINS on 12/19/24

* Received Date 12/19/24

Expiration Date 6/25/25

99 extensions available

Description PP-Tiki Hut

Contacts

View Details

Primary Contact SHAWN HUDGINS

Phone +1 (305) 797-5124

Email shawnkw71@hotmail.com

Address 2 AMARYLLIS DR.
Key West, FL 33040



Applicant SHAWN HUDGINS

Workflow

[View Details](#)

Workflow Task	Status	Assigned To	Last Updated	Duration in Days
Complete Plan Review	In Progress	Plans Examiner	12/26/24	263
Accept Application	Completed	ROSITA LYONS	12/26/24	3
Plan Review Preparation	Completed	ROSITA LYONS	12/26/24	0

Fees and Payments

[View Details](#)

Total Paid 57.19 USD

Balance Due 0.00 USD

Last Payment 57.19 USD

Last Payment Date 12/23/24

Inspections

[View Details](#)

Scheduled 0

Completed 0

Passed 0

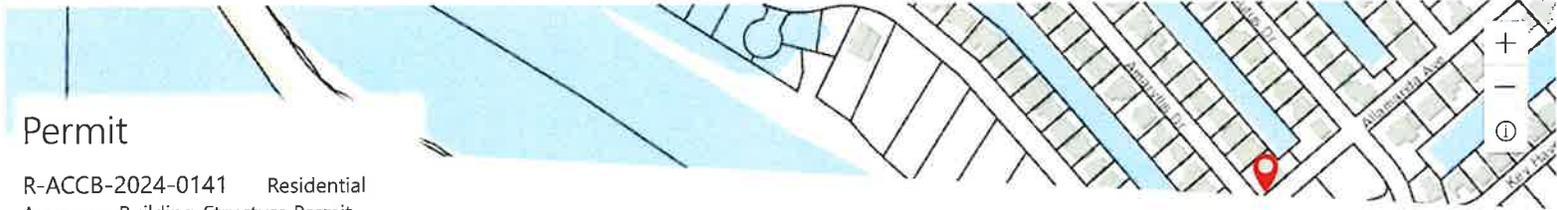
Failed 0

Upcoming None
Inspections





Navigation icons: Home, OIC, Search, RP, and a utility icon.



Permit

R-ACCB-2024-0141 Residential Accessory Building-Structure Permit

2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

Flood Zone All Conditions: 2

>> Plan Reviews

[View Plan Comments](#)

Review Cycle 1 Completed Open for 14 days

[View Studio Session](#)

Review Name Residential Accessory Building-Structure Permit

Decision Correction Required/Not Approved on 1/7/25

Opened by on 12/23/24 4:05 PM

Due Date 1/9/25

▶ Record Time

▲ Reviewers

Reviewer

Department	Reviewer	Due Date	Over...	Status	Decision	Decision Date	Override
Planning	JEAN PESSOLANO	1/8/25		Completed	Correction Required/Not Approved	1/6/25 4:51 PM	No
Floodplain Management	JAMES SHADY	1/8/25		Completed	Approved	1/7/25 11:00 AM	No
Stormwater	JEAN PESSOLANO	1/8/25		Completed	Review Not Required	1/6/25 4:52 PM	No
Building Struct / Roof	JAMES SHADY	1/8/25		Completed	Approved	1/7/25 11:00 AM	No
Electrical	JAMES SHADY	1/8/25		Completed	Review Not Required	1/7/25 11:01 AM	No
Official Des-Struct	JAMES SHADY	1/9/25		Completed	Correction Required/Not Approved	1/7/25 11:02 AM	No
Environmental	JEAN PESSOLANO	1/8/25		Completed	Correction Required/Not Approved	1/6/25 4:59 PM	No
Mechanical / Gas	JAMES SHADY	1/8/25		Completed	Review Not Required	1/7/25 11:01 AM	No

Page 1 of 2 (1-8 of 9 items) < 1 2 >

Show Default ▾

▲ Documents





Permit

R-ACCB-2024-0141 Residential
Accessory Building-Structure Permit

2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

Flood Zone All Conditions, 2

Comment

1/6/25 4:59 PM; Last Updated By JEAN PESSOLANO; Created By JEAN PESSOLANO

Keyboard users can place the cursor in the text editor and press Alt + 0 to access keyboard shortcut instructions.

Paragraph **B** *I* U ^{A⁶} _{AI} A **A**

CORRECTIONS NEEDED FOR ENVIRONMENTAL REVIEW OF R-ACCB-2024-0141 TIKI

1. The following items are required according to Monroe County Land Development Code Section 118-12:
 - a. Shoreline open space calculations showing no more than 60 percent usage within the shoreline setback area 20 feet from mean high water line (MHWL). Calculations should list all structures/impervious areas separately. Shoreline open space calculations showing no more than 60 percent usage within the shoreline setback area 20 feet from mean high water line (MHWL). Calculations should list all structures/impervious areas separately. (NO PERMIT WAS FOUND FOR CONCRETE SLAB)
 - b. PLEASE SHOW EXACT DIMENSIONS OF TIKI
 - c. ANY QUESTIONS PLEASE CONTACT PESSOLANO-JEAN@MONROECOUNTY-FL.GOV OR CALL 305-842-1460





Permit

R-DEMO-2024-0114
Residential Total Demolition
Permit - SF or Duplex ONLY

2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

Flood Zone All Conditions: 2

>> Overview

Actions ▾

Status **Expired**

Relationship Type **Independent** ▾

Submitted By SHAWN HUDGINS on 12/19/24

* Received Date 12/19/24

Issue Date 1/16/25

Expiration Date 9/11/25

99 extensions available

Description PP- demo tiki hut for code compliance

Contacts

[View Details](#)

Primary Contact SHAWN HUDGINS

Phone +1 (305) 797-5124

Email shawnkw71@hotmail.com

Address 2 AMARYLLIS DR.



Key West, FL 33040

Applicant SHAWN HUDGINS

Workflow

[View Details](#)

Workflow Task	Status	Assigned To	Last Updated	Duration in Days
Approve Final Inspection	In Progress	Inspection Supervisor	1/16/25	242
Issue Permit	Completed	SARA LOPEZ	1/16/25	3

Fees and Payments

[View Details](#)

Total Paid 249.30 USD

Balance Due 0.00 USD

Last Payment 20.30 USD

Last Payment Date 1/16/25

Inspections

[View Details](#)

Scheduled 0

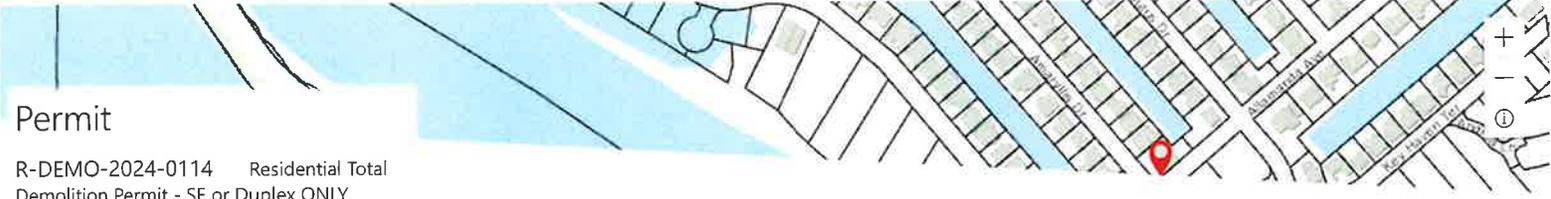
Completed 6

Passed 3

Failed 0

Upcoming Inspections None





Permit

R-DEMO-2024-0114 Residential Total
Demolition Permit - SF or Duplex ONLY

2 AMARYLLIS DRIVE
KEY HAVEN, Florida 33040

 Flood Zone [All Conditions: 2](#)

>>

Inspections


Filter By: Pending




Inspection Type	Required	Status	Inspector Arrival	Scheduled	Completed	Result	Inspector	Property	City
499 Final Mechanical		Completed	3/14/25	3/14/25	3/14/25 9:35 AM	Pass	SARA LOPEZ	2 AMARYLLIS DRIVE	KEY HAVE
699 Final Plumbing		Completed	3/14/25	3/14/25	3/14/25 9:35 AM	Pass	SARA LOPEZ	2 AMARYLLIS DRIVE	KEY HAVE
894 Final Biological		Completed	6/9/25	6/9/25	6/9/25 4:51 PM	Incomplete	JEAN PESSOLA NO	2 AMARYLLIS DRIVE	KEY HAVE
895 Final Planning	Yes	Completed	3/17/25	3/17/25	3/17/25 5:02 PM	Incomplete	JEAN PESSOLA NO	2 AMARYLLIS DRIVE	KEY HAVE
895 Final Planning	Yes	Completed	6/9/25	6/9/25	6/9/25 4:53 PM	Incomplete	JEAN PESSOLA NO	2 AMARYLLIS DRIVE	KEY HAVE
295 Final Demo	Yes	Pending						2 AMARYLLIS DRIVE	KEY HAVE
399 Final Electric		Completed	3/14/25	3/14/25	3/14/25 9:35 AM	Pass	SARA LOPEZ	2 AMARYLLIS DRIVE	KEY HAVE



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 00134610-000000
 Account# 1168912
 Property ID 1168912
 Millage Group 100A
 Location 2 AMARYLLIS Dr, KEY HAVEN
 Address
 Legal BK 1 LT 1 KEY HAVEN SECOND ADDITION PB4-93 RACCOON KEY
 Description OR268-323 OR299-124 OR308-3 OR392-702 OR437-708 OR445-922/923E OR472-187 OR712-886 OR1446-1982/83 OR1776-2471/AFF OR1776-2472/73 OR1787-781/82C OR2045-371/72 OR2045-373 OR2923-1856
 (Note: Not to be used on legal documents.)
 Neighborhood 109
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision KEY HAVEN 2ND ADD
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

[HUDGINS SHAWN W](#)
 2 Amaryllis Dr
 Key West FL 33040

EDSON ABIGAIL M
 2 Amaryllis Dr
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$411,669	\$409,770	\$393,701	\$396,537
+ Market Misc Value	\$33,720	\$28,820	\$29,019	\$29,150
+ Market Land Value	\$844,748	\$844,748	\$511,634	\$511,634
= Just Market Value	\$1,290,137	\$1,283,338	\$934,354	\$937,321
= Total Assessed Value	\$654,141	\$635,399	\$616,893	\$598,926
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$629,141	\$610,399	\$591,893	\$573,926

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$844,748	\$409,770	\$28,820	\$1,283,338	\$635,399	\$25,000	\$610,399	\$500,000
2023	\$511,634	\$393,701	\$29,019	\$934,354	\$616,893	\$25,000	\$591,893	\$317,461
2022	\$511,634	\$396,537	\$29,150	\$937,321	\$598,926	\$25,000	\$573,926	\$338,395
2021	\$393,848	\$319,759	\$26,655	\$740,262	\$581,482	\$25,000	\$556,482	\$158,780
2020	\$386,486	\$327,558	\$21,491	\$735,535	\$573,454	\$25,000	\$548,454	\$162,081
2019	\$371,763	\$237,870	\$21,764	\$631,397	\$560,562	\$25,000	\$535,562	\$70,835
2018	\$371,763	\$226,171	\$32,378	\$630,312	\$630,312	\$0	\$630,312	\$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
END CANAL (01EC)	9,438.00	Square Foot	0	0



Buildings

Building ID 8642
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Building Name
 Gross Sq Ft 3288
 Finished Sq Ft 2694
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 242
 Functional Obs 0
 Economic Obs 0
 Depreciation % 16
 Interior Walls DRYWALL

Exterior Walls C.B.S.
 Year Built 1964
 EffectiveYearBuilt 2010
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,694	2,694	242
GBF	GAR FIN BLOCK	240	0	64
OOU	OP PR UNFIN UL	228	0	70
OPF	OP PRCH FIN LL	126	0	54
TOTAL		3,288	2,694	430

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	10 x 21	1	210 SF	1
CONC PATIO	1976	2004	10 x 43	1	430 SF	2
CONC PATIO	1976	2004	3 x 21	1	63 SF	2
CONC PATIO	1976	2004	3 x 22	1	66 SF	2
RW2	1976	2004	3 x 30	1	90 SF	2
FENCES	1978	1979	5 x 165	1	825 SF	5
FENCES	2005	2006	5 x 137	1	685 SF	4
SEAWALL	1975	1976	5 x 10	1	50 SF	3
SEAWALL	1976	2004	2 x 30	1	60 SF	2
CONCRETE DOCK	1976	2004	7 x 30	1	210 SF	3
BRICK PATIO	2020	2021	0 x 0	1	675 SF	1
BOAT LIFT	2005	2022	0 x 0	1	1 UT	2
TIKI	2005	2022	15 x 15	1	225 SF	2
WROUGHT IRON	2024	2025	6 x 3	1	18 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/23/2018	\$700,000	Warranty Deed	2183826	2923	1856	38 - Unqualified	Improved		
9/20/2004	\$880,000	Warranty Deed		2045	373	Q - Qualified	Improved		
2/1/1971	\$39,000	Conversion Code		712	886	Q - Qualified	Improved		

Permits

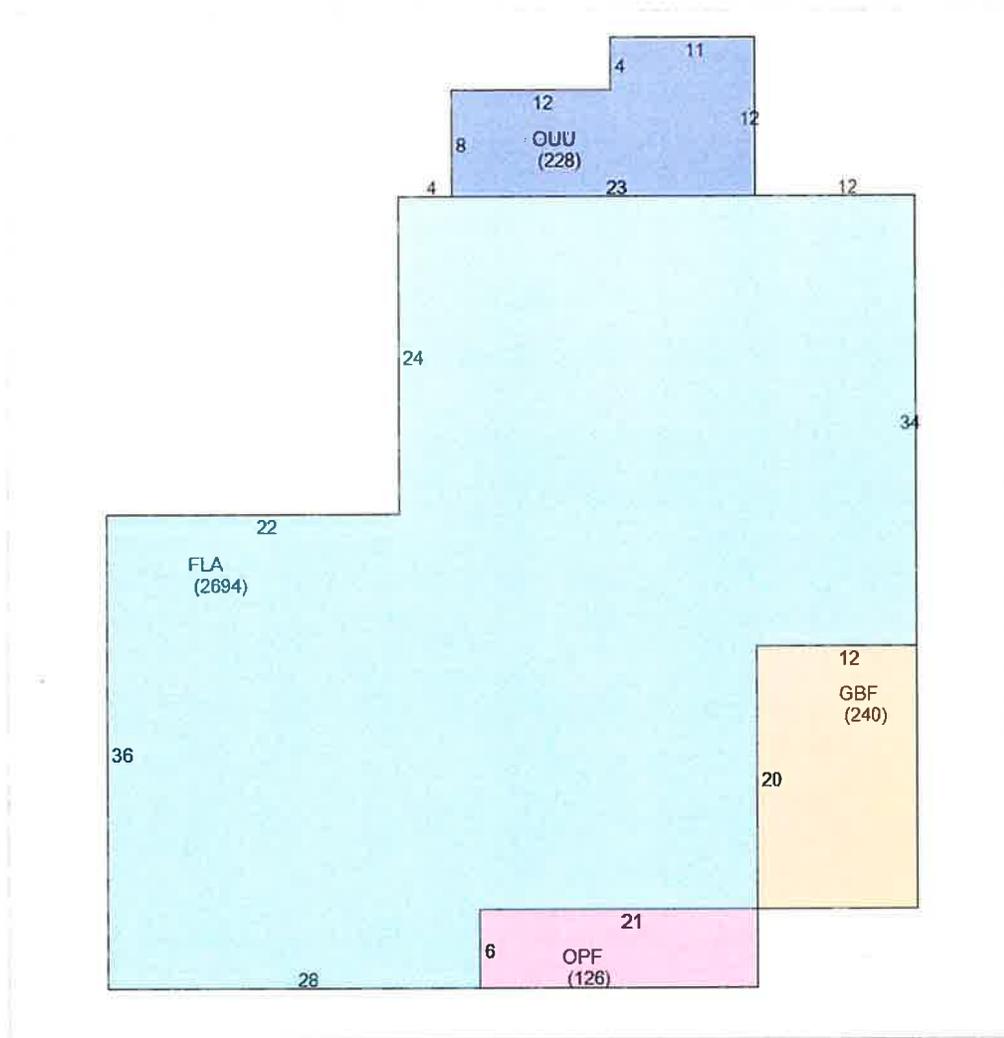
Number	Date Issued	Status	Amount	Permit Type	Notes
R-DEMO-2025-0055	06/03/2025	Active	\$500	Residential	PP demo concrete slab
R-DEMO-2024-0114	01/16/2025	Active	\$500	Residential	PP- demo tiki hut for code compliance
R-DOCK-2024-0583	01/16/2025	Active	\$5,800	Residential	PP PERMIT AN EXISTING 15,000 LB BOAT LIFT AND RELOCATE AN EXISTING 10,000 LB BOAT LIFT ON A MAN MADE CANAL.
R-FENCE-2024-0367	01/16/2025	Completed	\$560	Residential	PP ATF aluminum access gate 3' wide x 6'8" tall in existing concrete wall
19102430	07/18/2019	Completed	\$18,000	Residential	REMOVE AND REPLACE ROOF
19101402	06/06/2019	Completed	\$82,000	Residential	INT/EXT REPAIRS AND REMODEL
18104980	08/30/2018	Completed	\$8,000	Residential	REPLACE ALL CAST IRON PIPE UNDER SLAB, FIXTURES, RUN NEW SEWER LINE FROM HOUSE TO STREET AND WATER LINE
05100194	02/17/2005	Completed	\$2,000	Residential	FENCE
04105648	01/06/2005	Completed	\$5,070	Residential	PAVING
04104528	10/12/2004	Completed	\$4,500	Residential	CENTRAL A/C
98100306	03/09/1998	Completed	\$1,735	Residential	BUILDING MISC.

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: 9/13/2025, 2:16:52 AM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL



Prepared by and return to:

Erica Hughes Sterling
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 879-18.00248 EB
Purchase Price: \$700,000.00

08/24/2018 11:24AM
DEED DOC STAMP CL: Krys \$4,900.00

Doc# 2183826
Bk# 2923 Pg# 1856

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of August, 2018 between John Schoneck and Dina Schoneck, husband and wife whose post office address is 3736 Cindy Avenue, Key West, FL 33040, grantor, and Shawn W. Hudgins, a single man and Abigail M. Edson, a single woman, as joint tenants with right of survivorship whose post office address is 2 Amaryllis Drive , Key West, FL 33040, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

Lot 1, Block 1, KEY HAVEN 2ND ADDITION, a Subdivision of a part of Government Lot 1, Section 26, Township 67, Range 25 East and adjacent submerged land, Raccoon Key, Monroe County, Florida, according to the Plat thereof as recorded in Plat Book 4 at page 93 of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00134610-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantors, as defined under the Florida Constitution.

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.

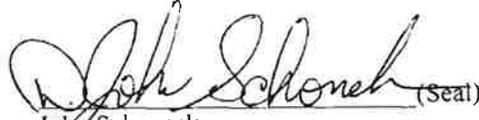
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.



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

Signed, sealed and delivered in our presence:

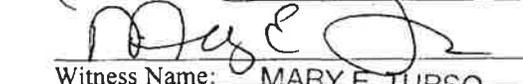

Witness Name: ERICA H. STERLING

 (Seal)
John Schoneck


Witness Name: MARY E. TURSO

 (Seal)
Dina Schoneck

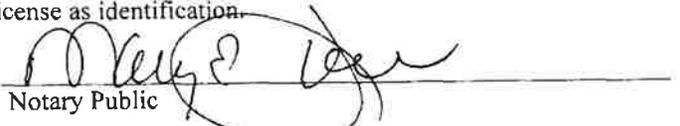

Witness Name: ERICA H. STERLING


Witness Name: MARY E. TURSO

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 23rd day of August, 2018 by John Schoneck and Dina Schoneck, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/21



MONROE COUNTY
OFFICIAL RECORDS



Sec. 6-100. - Permits required.

(a) *Applicability.* A permit shall be required for all work shown in the following table, except where specifically exempted this section.

<i>Work Requiring a Permit</i>	<i>Residential Exceptions*</i>
<i>Site preparation including: land clearing, placements of fill, excavation, and blasting; however, no permit for site preparation may be issued except in conjunction with the establishment of a use or structure allowed in the land use district.</i>	<i>None. However, no fee (including education; contractor investigation; or tech fees) shall be charged for invasive exotic vegetation removal if permit is not classified as clearing and grubbing.</i>
Removal of invasive exotic vegetation	A permit is not required for the removal of ten or fewer stems of invasive exotic vegetation on parcels with a lawfully established principal use; however, this exemption shall not apply if the removal is part of a larger clearing operation undertaken in segments within any one calendar year, whether by the same or different contractors and/or the property owner or if undertaken in conjunction with any construction.
Pruning, trimming, or removal of trees	A permit or mitigation is not required if a property owner obtains documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that a tree presents a danger to persons or property.
Demolition	None.
Tie downs of habitable structures	None
Signs	Those signs that are specifically exempt from permit requirements pursuant to part II of this Code; however, in no case shall a sign be exempt if its installation represents a threat to life and safety.
Fences	None



Sheds	None. Effective July 1, 2013, sheds are no longer exempt from permitting per this Section.
Chickees not constructed by Miccosukee or Seminole Indians	None
Any new construction and remodeling work of principal and accessory structures	Interior remodeling where the fair market value of such work is less than \$2,500.00 and there is no change in the original size or configuration.
	Exterior and interior painting of single- and two-family residential buildings.
	Installation of carpeting and floor coverings in single- and two-family residential buildings that have previously been inhabited, if the fair market value of the work is less than \$5,000.00.
	Normal maintenance or ordinary minor repairs where the fair market value of such work is less than \$2,500.00.
All work in the electrical, mechanical, and plumbing trades	Normal maintenance or ordinary minor repairs where the fair market value of such work is less than \$2,500.00.
	The installation of satellite antennas and microwave receiving antennas that do not exceed one meter in diameter but only where mounted on existing buildings or structures.
All work subject to the floodplain management requirements of the Florida Building Code and part II of this Code	Normal maintenance or ordinary minor repairs where the fair market value of such work is less than \$2,500.00.
Resource extraction activities (as defined in part II of this Code)	None



Any work involving life safety	None
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*Note: Notwithstanding the exceptions set forth herein, permits will always be required for new work involving electrical, mechanical, plumbing or any improvements subject to floodplain regulations; and if the construction, repair, remodeling or improvement work is a part of a larger or major operation, whether undertaken by the same or different contractor. NO EXCEPTIONS apply to work conducted below base flood elevation and/or subject to the floodplain management requirements of the Florida Building Code and Monroe County Codes to buildings or structures located within a Coastal Barrier Resource System (CBRS) or structures located within flood zone AE or flood zone VE. All residential work that is exempt from Monroe County permitting shall still comply with the Florida Building Code, this chapter, and part II of this Code and shall be subject to code compliance.

- (b) *Separate permit required.* A separate permit shall be required for each principal structure and any dock, seawall, and riprap accessory structure.
- (c) *Blanket invasive exotic removal permit.* An annually renewable blanket permit for the removal of invasive exotic vegetation is available to not-for-profit conservation agencies as approved by the county biologist.
- (d) *Permit exemptions for a hurricane event with declared a state of local emergency.* Notwithstanding the provisions of subsection (a) of this section, the following work shall be exempted from requiring a permit prior to the time periods specified below:
 - (1) No permit shall be required where imminent danger to life or safety exists or to prevent further property damage caused by a hurricane. Property owners may make necessary repairs to the minimum extent necessary without a permit; however, photographs should be taken before and after the necessary repairs for inclusion with subsequent permit applications, as necessary. This exemption from the permitting requirements of this chapter shall be for a period of 60 days based [on] a resolution approved by the Board of County Commissioners (BOCC). The permit exemption duration may only be extended at the discretion of the BOCC by an additional resolution.
 - (2) No permit shall be required for any residential work involving the replacement of 300 square feet or less of storm damage roof shingle and underlayment. This exemption from the permitting requirement of this chapter shall be for a period of 60 days based [on] a resolution approved by the Board of County Commissioners (BOCC). The permit exemption duration may only be extended at the discretion of the BOCC by an additional resolution.
 - (3) No permit shall be required for any work involving the demolition/removal of dry wall, cabinet and vanities, heating/cooling and electrical systems, and floor coverings in flooded structures, and demolition of storm damaged accessory structures or docks, seawalls, and lifts. This exemption from the permitting requirement of this chapter shall be for a period of 90 days based [on] a resolution approved by the Board of County Commissioners (BOCC). The permit exemption duration may only be extended at the discretion of the BOCC by an additional resolution.
- (e) *Miccosukee and Seminole chickee huts.* Chickees constructed by the Miccosukee Tribe of Indians or the Seminole Tribe of Florida require a land development permit. The term "chickee" means an open-sided wooden hut that has a thatched roof or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features. Chickees shall comply with part II of this Code and shall be subject to code compliance.



Sec. 6-110. - Fees and permitting requirements for work done without a permit.

(a) *After-the-fact permits and fees.*

- (1) Any person who commences any work requiring a permit under this chapter on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or necessary permits shall pay \$500.00 for completed construction work that is valued at \$5,000.00 or less or, pay \$1,000.00 for completed work that is valued at more than \$5,000.00 or ten percent of the value of the construction work already completed, whichever is greater.
- (2) Before any permit may be issued under subsection (a) of this section, the person, firm or corporation seeking the permit shall, at his own expense provide the Building Department with the following:
 - a. Drawings sealed by an engineer licensed to practice in the state that certifies that all work already done is in compliance with the Florida Building Code; and
 - b. A certification from an engineer licensed in the state that all steel work is in compliance with the Florida Building Code and relevant state law and that such compliance has been verified through generally accepted engineering practice.

Compliance with the engineer certification requirements of this subsection shall neither relieve the person, firm or corporation of fully complying with all other relevant county regulations, county ordinances or state statutes, nor from any penalties prescribed herein.

- (3) Any person who commences to place fill that requires a permit under this chapter before obtaining the Building Official's approval or necessary permits shall:
 - a. Pay \$500.00 for fill placed over 100 square feet or less of area, or pay \$1,000.00 for fill placed over more than 100 square feet of area;
 - b. Pay a mitigation fee to the county's restoration fund of \$3.00 per square foot of wetlands area affected; and
 - c. Restore to the original condition and grade those filled areas that cannot be permitted under the Florida Building Code and part II of this Code.
- (4) Any person who commences to clear lands that require a permit under this chapter or part II of this Code before obtaining the Building Official's approval or necessary permits shall:
 - a. Pay \$500.00 for clearing of 100 square feet or less of land, or pay \$1,000.00 for clearing of more than 100 square feet of land; and
 - b. Comply with the requirements of section 118-11.



- (b) *Demolition.* In lieu of obtaining an after-the-fact permit or approval from the Building Official above, the person, firm or corporation may remove all unpermitted work and return the site to its original condition. A demolition permit shall be required for all commercial work (regardless of value), and for residential work when the fair market value of the unpermitted construction work is \$1,000.00 or more. For removal of unpermitted fill, a demolition permit shall be required, the fees and requirements for the demolition permit including payment of mitigation funds shall be the same as those for an after-the-fact permit pursuant to subsection (a)(3) of this section. For unpermitted land clearing, an after-the-fact permit, not a demolition permit, shall be required pursuant to the provisions of subsection (a)(4) of this section.
- (c) *Unpermitted placement of fill and land clearing; after-the-fact permit.*
- (1) If land has been cleared in excess of what may be permitted, no building permit shall be issued for after-the-fact construction work under this section until the requirements of section 118-11 and subsection (a)(4) of this section have been met.
 - (2) If placement of fill has occurred in excess of what may be permitted, no building permit shall be issued for after-the-fact construction work under this section until the requirements of subsection (a)(3) of this section have been met.
- (d) *Work that is unpermittable.* In the event the construction work, land clearing, or placement of fill is unpermittable under the Florida Building Code or part II of this Code, the site shall be restored to its original condition pursuant to subsection (b) of this section.
- (e) *Appeals.* An appeal from any administrative decision made by the Building Official in enforcing this section shall be pursuant to part II of this Code.
- (f) *Emergency exemption.* The provisions of this section shall not apply to emergency work when delay clearly would have placed life or property in imminent danger. But in all such cases the required permit must be obtained within three business days and any unreasonable delay in obtaining said permit shall result in the charge of an after-the-fact permit fee as per subsection (a) of this section. The payment of this fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

