

File #: 2025-219

Owner's Name: Meyer & Boumerhi Realty
Groupe LLC

Applicant/Contact: Nathan Meyer

Type of Application: Admin Variance

Key: Big Coppitt

RE #: 00156920-000000

Additional Information added to File 2025-219

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Administrative Variance

RECEIVED
2025-219
DEC 08 2025
MONROE COUNTY
PLANNING DEPT.

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

Administrative Variance Application Fee: \$1,250.00

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

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed
A signed Affidavit is required with this application

Date of Application: 10 / 29 / 2025
Month Day Year

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

MEYER AND BOUMERHI REALTY GROUPE LLC NATHAN J. MEYER

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

19158 PELICO RD SUGARLOAF KEY, FL 33042

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

305-587-0268 305-587-0268 305-587-0268 MEYERBUILDERS4@GMAIL.COM

Work Phone

Home Phone

Cell Phone

Email Address

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

MEYER AND BOUMERHI REALTY GROUP LLC NATHAN J MEYER

(Name/Entity)

Contact Person

19158 PELICO RD SUGARLOAF KEY, FL 33042

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

305-587-0268 305-587-0268 305-587-0268 MEYERBUILDERS4@GMAIL.COM

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

3 1 Gulf crest park Big coppitt

Block

Lot

Subdivision

Key

00156920-000000 00156920-000000 1202525

Real Estate (RE) Number

Alternate Key Number

4 Del Mar Blvd

10

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Land Use District Designation(s): Permitted single family residence

Present Land Use of the Property: vacant

Proposed Land Use of the Property: Single family residence

Total Land Area: 2978 sq ft

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

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

Provide the standards required by the land development regulations: Primary front - 10 feet, primary side - 10 feet, rear - 10 ft.
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Variance of 21.5" front yard along Del Mar right of way, variance of 5' from the required 10' rear yard setback, and variance of 5' to the primary side yard setback along southern property line
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

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

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
Variance was previously granted for the requested setbacks via approval
No. AV 09-22 (file # 2021-252).

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Inability to build already contracted and paid for home based on misunderstanding that previous variance would transfer.

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

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
Home will be used for zoned use, will be brand new - to latest, safest storm resistant codes, and will create more taxable revenue for the county

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
Extremely odd shaped and small lot

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:
Normally shaped lots in the neighborhood have a larger footprint than the requested buildable footprint.

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

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

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

The variance requested represents the minimum dimensional relief necessary to allow reasonable residential use of this property. Under the current setback requirements, the remaining buildable area would only accommodate a one-bedroom, one-bath dwelling. While technically possible, such a structure would be functionally obsolete, inconsistent with typical residential development in this neighborhood, and would not provide a reasonable beneficial use of the property. A home of that scale would also be economically impractical to construct and would not support typical family or long-term residential occupancy.

The requested variance allows for a modestly sized, code-compliant two-bedroom dwelling—representing the smallest functional and market-standard residential footprint that can reasonably be placed on this uniquely constrained parcel. This is consistent with the prior variance approval (AV 09-22), in which the County already determined that this setback configuration constituted the minimum relief necessary to allow a viable dwelling on the lot. The physical site constraints have not changed since that approval.

Importantly, the requested variance does not seek any additional encroachment beyond what the County previously found acceptable. It simply allows the placement of a functional, safe residential unit rather than an undersized, obsolete structure that would not meet the practical needs of typical occupants.

For these reasons, the requested variance constitutes the least amount of relief needed to provide reasonable use of the property and satisfies LDC Sec. 192-186(9)(5).

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

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

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

- Notarized Agent Authorization Letter

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

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

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

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

* * * * *

End of Additional File 2025-219

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2025-219
NOV 04 2025

MONROE COUNTY
PLANNING DEPT.

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Big coppitt

Block

Lot

Subdivision

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00156920-000000 00156920-000000

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

It is not based on disabilities, handicaps or health of applicant.

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

It is not based on domestic difficulties of applicant.

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

This is the minimum necessary variance to provide relief.

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* * * * *

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

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

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

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

Signature of Applicant: _____

Date: 10/30/25

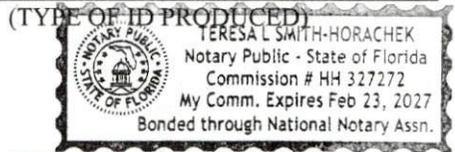
STATE OF Florida

COUNTY OF Monroe

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

on 30th day of Oct, 2025, by Nathan J. Meyer
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
identification.



SIGNATURE OF NOTARY PUBLIC

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

Send complete application package to:

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MEYER & BOUMERHI REALTY GROUP LLC

Filing Information

Document Number	L24000396638
FEI/EIN Number	99-4935871
Date Filed	09/11/2024
Effective Date	09/06/2024
State	FL
Status	ACTIVE

Principal Address

19158 PELICO RD
SUGARLOAF KEY, AL 33042

Changed: 04/09/2025

Mailing Address

19158 PELICO RD
SUGARLOAF KEY, FL 33042

Changed: 04/09/2025

Registered Agent Name & Address

MEYER, NATE
19158 PELICO RD
SUGARLOAF KEY, FL 33042

Authorized Person(s) Detail

Name & Address

Title MGR

MEYER, NATE
19158 PELICO RD
SUGARLOAF KEY, FL 33042

Title MGR

meyer , wendy

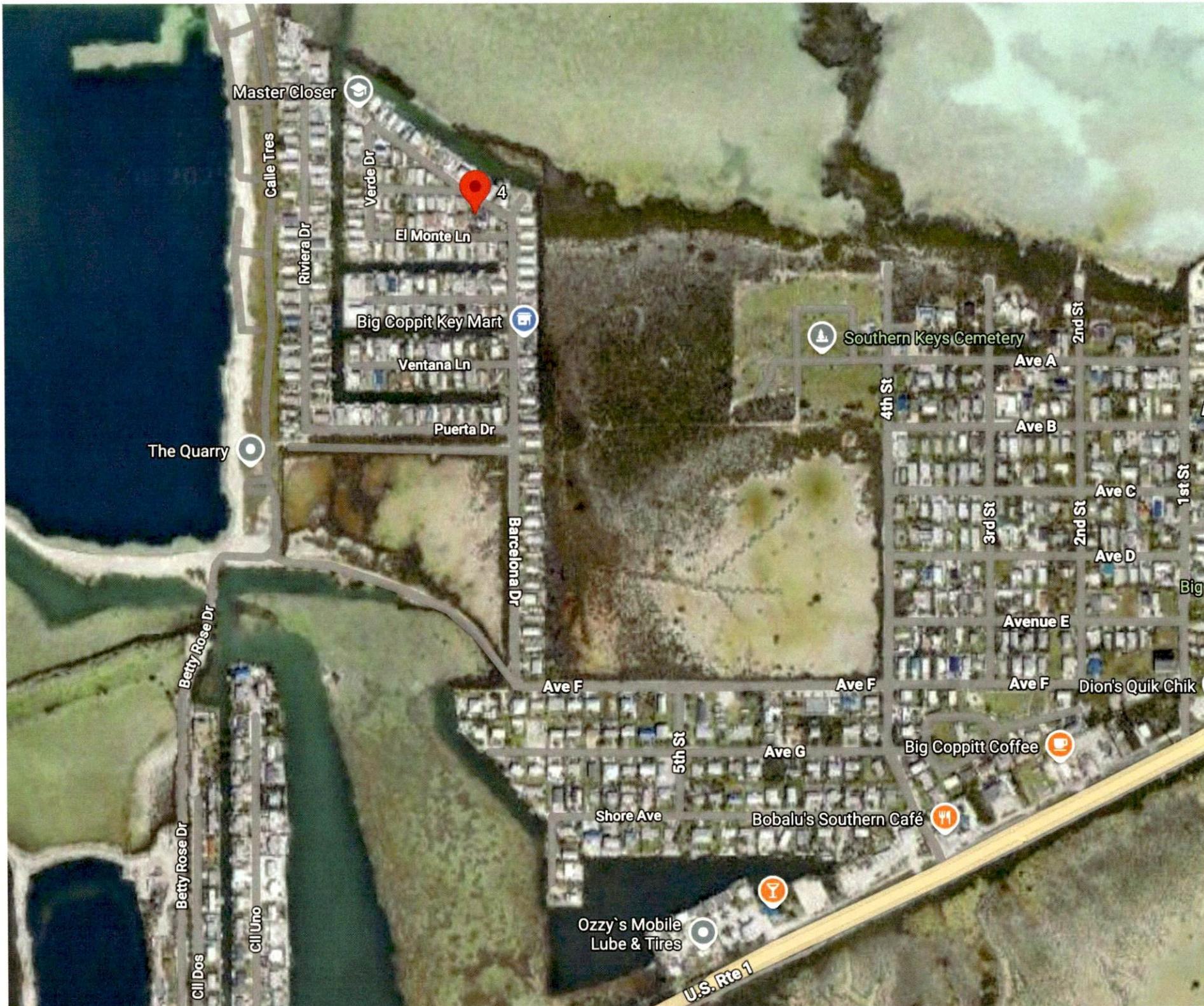
19158 PELICO RD
SUGARLOAF KEY, FL 33042

Annual Reports

Report Year	Filed Date
2025	04/09/2025
2025	06/05/2025

Document Images

06/05/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/09/2025 -- ANNUAL REPORT	View image in PDF format
09/11/2024 -- Florida Limited Liability	View image in PDF format



Master Closer

Calle Tres

Verde Dr

El Monte Ln

Big Coppit Key Mart

Ventana Ln

Puerta Dr

The Quarry

Betty Rose Dr

Betty Rose Dr

Cll Dos

Cll Uno

Barcelona Dr

Ave F

Ave F

Ave F

Ave G

Shore Ave

5th St

Ozzy's Mobile Lube & Tires

U.S. Rte 1

Bobalu's Southern Café

Big Coppitt Coffee

Southern Keys Cemetery

Ave A

Ave B

Ave C

Ave D

Avenue E

Dion's Quik Chik

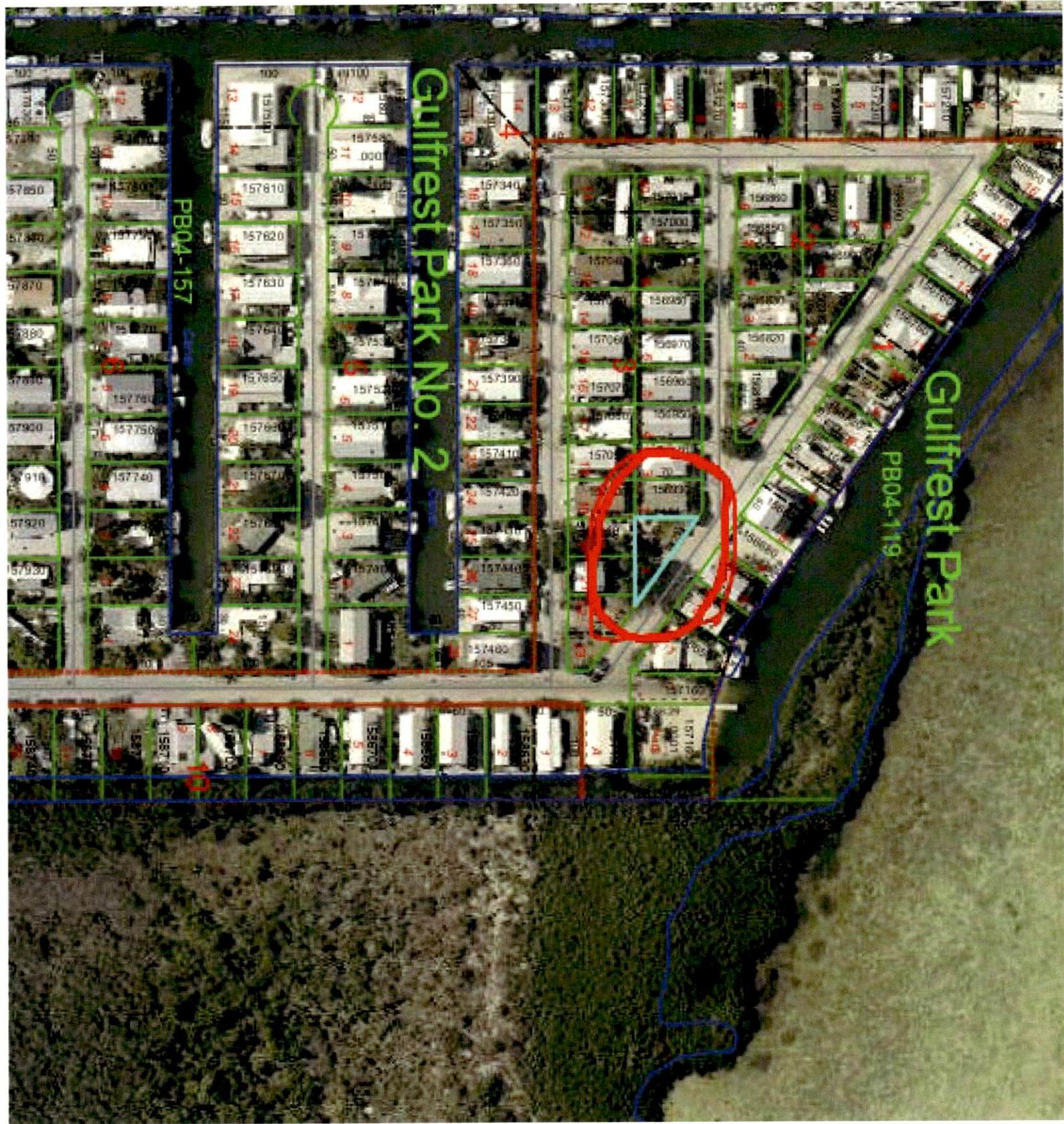
2nd St

3rd St

2nd St

1st St

Big C



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 00156920-000000
 Account# 1202525
 Property ID 1202525
 Millage Group 100B
 Location 4 DEL MAR Blvd, BIG COPPITT KEY
 Address
 Legal Description BK 3 LT 1 GULFREST PARK PB4-119 BIG COPPITT KEY OR693-22 OR2470-1230 OR2540-1661 OR2892-1193 OR2892-1194 OR3088-2144 OR3088-2146 OR3128-0370 OR3330-0249
 (Note: Not to be used on legal documents.)
 Neighborhood 253
 Property Class VACANT RES (0000)
 Subdivision GULFREST PARK
 Sec/Twp/Rng 21/67/26
 Affordable Housing No



Owner

[MEYER AND BOUMERHI REALTY GROUP LLC](#)
 19158 Pelico Rd
 Sugarloaf Key FL 33042

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$155,545	\$150,574	\$163,358	\$125,005
= Just Market Value	\$155,545	\$150,574	\$163,358	\$125,005
= Total Assessed Value	\$155,545	\$150,574	\$137,506	\$125,005
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$155,545	\$150,574	\$163,358	\$125,005

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$150,574	\$0	\$0	\$150,574	\$150,574	\$0	\$150,574	\$0
2023	\$163,358	\$0	\$0	\$163,358	\$137,506	\$0	\$163,358	\$0
2022	\$125,005	\$0	\$0	\$125,005	\$125,005	\$0	\$125,005	\$0
2021	\$72,446	\$0	\$0	\$72,446	\$72,446	\$0	\$72,446	\$0
2020	\$67,079	\$0	\$0	\$67,079	\$67,079	\$0	\$67,079	\$0
2019	\$67,079	\$0	\$0	\$67,079	\$67,079	\$0	\$67,079	\$0
2018	\$67,079	\$0	\$0	\$67,079	\$48,481	\$0	\$67,079	\$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
PERMITTED SFR DRY (01DP)	2,978.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/9/2025	\$170,000	Warranty Deed	2503915	3330	0249	01 - Qualified	Improved		
9/23/2021	\$160,000	Warranty Deed	2341535	3128	0370	01 - Qualified	Vacant		
4/8/2021	\$135,000	Warranty Deed	2313662	3088	2146	01 - Qualified	Vacant		
3/23/2021	\$100	Quit Claim Deed	2313661	3088	2144	11 - Unqualified	Vacant		
2/14/2018	\$80,000	Warranty Deed	2155882	2892	1194	01 - Qualified	Vacant	CARTER ALLANA K	
11/2/2011	\$0	Warranty Deed		2540	1661	18 - Unqualified	Vacant		
2/1/1977	\$2,000	Conversion Code		693	22	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
06102541	04/21/2006	Completed	\$1,600	Residential	DEMO M/H

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

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[Contact Us](#)



[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 10/29/2025, 1:23:50 AM](#)



Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 25-352
Consideration: \$170,000.00

Parcel Identification No.: 00156920-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9th day of **June, 2025** between **George Benz** whose post office address is **7101 State Rd, Philadelphia, PA 19135** of the County of **Philadelphia**, State of **Pennsylvania**, grantor*, and **Meyer & Boumerhi Realty Group LLC**, a **Florida limited liability company** whose post office address is **19158 Pelico Rd, Sugarloaf Key, FL 33042** of the County of **Monroe**, State of **Florida**, grantee*,

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 3, Gulfrest Park, according to the map or plat thereof as recorded in Plat Book 4, Page 119, Public Records of Monroe County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Brian D. Byrd
Witness
Printed Name: Brian D. Byrd
Address: 4043 N. 9th St
Phila. PA 19140

George Benz
George Benz

Thomasina A. Byrd
Witness
Printed Name: Thomasina A. Byrd
Address: 4043 N 9th St
Phila PA 19140
State of Pennsylvania
County of Philadelphia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of June, 2025 by George Benz, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Brian D. Byrd
Notary Public
Printed Name: Brian D. Byrd
My Commission Expires: 12/06/2027

Commonwealth of Pennsylvania - Notary Seal
Brian D. Byrd, Notary Public
Philadelphia County
My Commission Expires December 6, 2027
Commission Number 1355660

ParcelId	OwnerName
00157680-000000	L PROPERTIES OF THE KEYS LLC
00157610-000000	JACKSON MOULTRIE T
00157580-000000	WARE JR JERRY ALLEN
00157550-000000	VANSE VALARIE J
00157650-000000	PARDEE DEBORAH M
00157560-000000	FRANKLIN GORDON
00157410-000000	VENTIMIGLIA RICHARD K
00158700-000000	TLPB PROPERTIES LLC
00157690-000000	RIVIERE VICTORIA
00157630-000000	HILLEARY CHRISTOPHER JON
00157470-000000	ASHLER JR ROBERT P
00157460-000000	KORESSEL ANGELA M
00157420-000000	CURLEY BRENDAN M
00157400-000000	GIORGI GIACOMO LIVING TRUST 08/16/2000
00157670-000000	FOREMAN DIANE MARIE
00157520-000000	ROBERTS JESSE
00158720-000000	PERRY DIANA L
00157510-000000	MILLER JASON DAVID
00157370-000000	DONALD REESE W
00158680-000000	IZQUIERDO MARCOS
00158230-000000	MOORE JODI
00157710-000000	PERRY DIANA L
00157500-000000	CARRERAS RAFAEL B
00157390-000000	HALL KYLE F
00157360-000000	JACKSON DAVID A
00157230-000000	SHAW ROBBIE D
00157040-000000	HARPER CRISTINA M
00156720-000000	ALLERTON STEVEN
00157490-000000	GALLETTI JOSEPH
00157380-000000	OWEN JULIE MARIE
00157620-000000	SAWYER CINDY
00157530-000000	TLPB PROPERTIES LLC
00157330-000000	GLADDING RENEE MARIE
00157300-000000	VANSE VALARIE
00158710-000000	AHMED MASHIN
00157760-000000	KOWALIK GRZEGORZ WOJCIECH
00157750-000000	DELOSTRINOS JR RODRIGO G
00157440-000000	CMOR PROPERTIES LLC
00157430-000000	PERRY DIANA L
00157730-000000	GUYNN JAMES PHILIP
00156980-000000	DEEN CHRISTIAN M
00156990-000000	PERRY DIANA L
00157110-000000	AVILA MARILU
00157160-000100	MONROE COUNTY BOCC
00157540-000000	MOORE CHARLES NICHOLAS
00157340-000000	RUDMAN DANIEL J

00157310-000000 TURNER CHRISTY R
00157780-000000 BOYD RICHARD SCOTT
00157800-000000 MOBLEY GORDON C
00157740-000000 BAUMAN HELENE
00157660-000000 JONES VICTORIA REVOCABLE TRUST
00157450-000000 CLEAVER JENNIFER
00157260-000000 BENITEZ MARK
00157270-000000 GARTENMAYER ERIC C
00158690-000000 TLPB PROPERTIES LLC
00158170-000000 ALFONSO PHYLLIS
00157090-000000 FLEMING SARAH L
00156790-000000 CATES KEVIN W
00156780-000000 MONTAGUE CHERIE
00157150-000000 AARON & MADELEINE JOINT REVOCABLE TRUST AGREEMENT 08/
00157640-000000 MONZON JOSE A
00157590-000000 TENZEL DAVID
00157280-000000 ALEXANDER MARK L
00157720-000000 PERRY DIANA L
00157290-000000 HAMILTON KEISA JOAN
00157580-000100 LICHTL DANIEL
00157480-000000 PERRY DIANA L
00158210-000000 JACKSON JEREMY
00158140-000000 CADENAS ILIANA MARIA LARA
00157210-000000 WILCOX JONATHAN D
00156930-000000 TLPB PROPERTIES LLC
00156830-000000 PERRY DIANA L
00156730-000000 PERRY DIANA L
00158150-000000 ROTHMAN REBECCA NAOMI
00158130-000000 LAPP THOMAS P
00157770-000000 LAURITZEN VALERIE
00157130-000000 JAY ARCHBELL PA
00156820-000000 EISENBERG LARA
00156750-000000 PERRY DIANA L
00157080-000000 SMITH STEVEN L
00156890-000000 HERRADA FRANK
00156810-000000 PERRY DIANA L
00156800-000000 JUSTICE TERRENCE K
00157700-000000 OWENS DEBORAH
00157350-000000 HEITZER DANIEL JEROME
00158660-000000 HOLTZERMANN JORG
00158630-000000 BILLINGS JR WILLIAM C
00157790-000000 17 VENTANA LLC
00156960-000000 OCASIO JR JOHN LUIS
00156950-000000 GARCIA CHERYL A
00156670-000000 DURBIN MICHEAL ANTHONY
00156660-000000 ALLISON FAMILY TRUST 05/09/2005
00158190-000000 CARTER WILLIAM A

00157920-000000 SERMONS NANCY R
00157010-000000 JENSEN TIMM
00157050-000000 HILLIARD WILLIAM C
00156900-000000 PERRY DIANA L
00121680-000000 BOT TIIF
00158160-000000 BUBBA DAWG PROPERTIES LLC
00157930-000000 SITTER MARK D
00157190-000000 PERRY DONALD C
00157120-000000 BOUCHER DAVID
00156880-000000 DIEZEL JR JODY PAUL
00156870-000000 WILCOX JONATHAN D
00158200-000000 ROCA CORALIA ROSA
00158120-000000 BIXLER ISAAC P
00156860-000000 TEJEDA JUSTIN ALEX
00156770-000000 OGRAM GARRETT FRANKLIN
00158650-000000 KELSO KYLE
00158240-000000 PERRY JACOB
00157020-000000 GARCIA ALSTON JAMES
00156710-000000 ALLERTON STEVEN
00156680-000000 JC REAL ESTATE LLC
00157160-000000 MONROE COUNTY BOCC
00158670-000000 REGUEIRA JR LUIS
00158180-000000 CARTER WILLIAM
00156920-000000 MEYER AND BOUMERHI REALTY GROUP LLC
00158730-000000 PERRY DIANA
00158220-000000 MOORE JODI
00157240-000000 WILKINS ROBERT E
00156940-000000 CARRANZA ORFA IDALIA OLIVARES
00156840-000000 PERRY DIANA L
00156690-000000 JC REAL ESTATE LLC
00156650-000000 MONTOUR DAVID PAUL
00157940-000000 FRANCIS JOHN GREGORY
00157060-000000 NORAT JENNIFER A
00156910-000000 PERRY DIANA L
00156850-000000 PERRY JACOB
00156760-000000 KIMBLER AUSTIN M
00156970-000000 NELSON GARVID E
00157000-000000 KEYW KIWI CORP
00157100-000000 MARIUS LAURENCE

OwnerAddress1

15 Cormorant Ln
40 Church St N
23 Luna Ln
17 Luna Ln
12 Luna Ln
PO Box 355
3720 Paula Ave
15 Cormorant Ln
4 Luna Ln
16 Luna Ln
1 Luna Ln
PO Box 5147
10 El Monte Ln
5526 Township Road 150 NE
8 Luna Ln
11 Luna Ln
21 Del Mar Blvd
PO Box 1742
341 Old Stage Dr
21 Barcelona Dr
21 Riviera Dr
5 Diamond Dr
7 Luna Ln
16 El Monte Ln
22 El Monte Ln
20 Verde Dr
21 El Monte Ln
13 Del Mar Blvd
3103 Lake Arnold Pl
352 Boca Chica Rd
18 Luna Ln
15 Cormorant Ln
6284 Luxemburg Rd
17 Luna Ln
2015 Roosevelt Dr
11 Ventana Ln
9 Ventana Ln
24 Versagii Dr
21 Del Mar Blvd
5 Ventana Ln
20 Pequena Ln
21 Del Mar Blvd
10632 SW 21st Ln
1100 Simonton St
15 Luna Ln
26 El Monte Ln

OwnerAddress2

Ste 205

OwnerAddress3

7111 Grouper Ct
15 Ventana Ln
17735 Fort St
7 Ventana Ln
10 Luna Ln
4 El Monte Ln
16 Verde Dr
1205 20th Ter
15 Cormorant Ln
1485 W 31st St
3905 ADJALA-TECUMSETH TOWNLINE
47 1st St
27 Del Mar Blvd
33 Barcelona Dr
C/O MARGRET LARA
3841 N 38th Ave
10 Verde Dr
5 Diamond Dr
8 Verde Dr
21 Luna Ln
21 Del Mar Blvd
25 Riviera Dr
42 Riviera Dr
2342 Tudor Ln
15 Cormorant Ln
21 Del Mar Blvd
21 Del Mar Blvd
37 Riviera Dr
41 Riviera Dr
3330 Northside Dr
9464 Loretto St
19 Pequena Ln
21 Del Mar Blvd
858 SE Quiescent Ln
175 Overseas Hwy
5 Diamond Dr
31 Del Mar Blvd
2 Luna Ln
24 El Monte Ln
25 Barcelona Dr
2220 SW 36th Ave
2516 Linda Ave
16 Pequena Ln
14 Pequena Ln
5 Del Mar Blvd
C/O MARK J ALLISON TRUSTEE
21583 Valencia Rd

115 Avenue G

Apt 305

11092 Sparkleberry Dr

16112 Palmetto St
407 W Dunkerton St
19 El Monte Ln
21 Del Mar Blvd
C/O DEP DIVISION OF STATE LANDS 3900 Commonwealth Blvd Mail Station 108
11 Maryanna Way
2056 E Lakeshore Dr
28 Verde Dr
5 El Monte Ln
21 Verde Dr
2342 Tudor Ln
27 Riviera Dr
3713 Flagler Ave
27 Pequena Ln
25 Del Mar Blvd
27 Barcelona Dr
5 Diamond Dr
25 El Monte Ln
13 Del Mar Blvd
12215 SW 131st Ave
1100 Simonton St Ste 205
23 Barcelona Dr
21583 Valencia Rd
19158 Pelico Rd
21 Del Mar Blvd
21 Riviera Dr
18 Verde Dr
12 Pequena Ln
21 Del Mar Blvd
12215 SW 131st Ave
206 Forge Rd
2 Ventana Ln
17 El Monte Ln
21 Del Mar Blvd
5 Diamond Dr
23 Del Mar Blvd
18 Pequena Ln
1331 Duncan St
9 El Monte Ln

OwnerCityStZip**Country**

Key West, FL 33040
Yemassee, SC 29945
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Key West, FL 33041
Key West, FL 33040
Louisville, KY 40255
Key West, FL 33040
New Lexington, OH 43764
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Key West, FL 33041
Bristol, TN 37620
Key West, FL 33040
Orlando, FL 32806
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Luxemburg, WI 54217
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Saint Augustine, FL 32080
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Miami, FL 33165
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040

Wilmington, NC 28409
Key West, FL 33040
Riverview, MI 48193
Key West, FL 33040
Hialeah, FL 33012
ALLISTON, ON L9R IV4 CA
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Hollywood, FL 33021
Key West, FL 33040
Clearwater, FL 33763
Key West, FL 33040
Spring Hill, FL 34608
Key West, FL 33040
Key West, FL 33040
Port Saint Lucie, FL 34983
Key West, FL 33040
Fort Lauderdale, FL 33312
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Key West, FL 33040
Fort Myers, FL 33913
Summerland Key, FL 33042

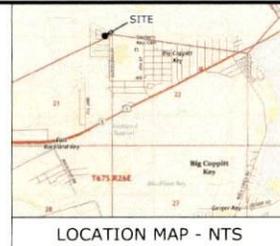
MAP OF BOUNDARY SURVEY LOT 1, BLOCK 3 - GULFREST PARK PLAT BOOK 4, PAGE 119 - MONROE COUNTY, FLORIDA

PARCEL INFORMATION -
ID: 00156920-000000 (MCPA - qpublic.net)
ADDRESS: 4 DEL MAR BOULEVARD
BIG COPPITT KEY, FL 33040

BENCHMARK
N. RIM OF SMH
EL 3.89', NGVD29

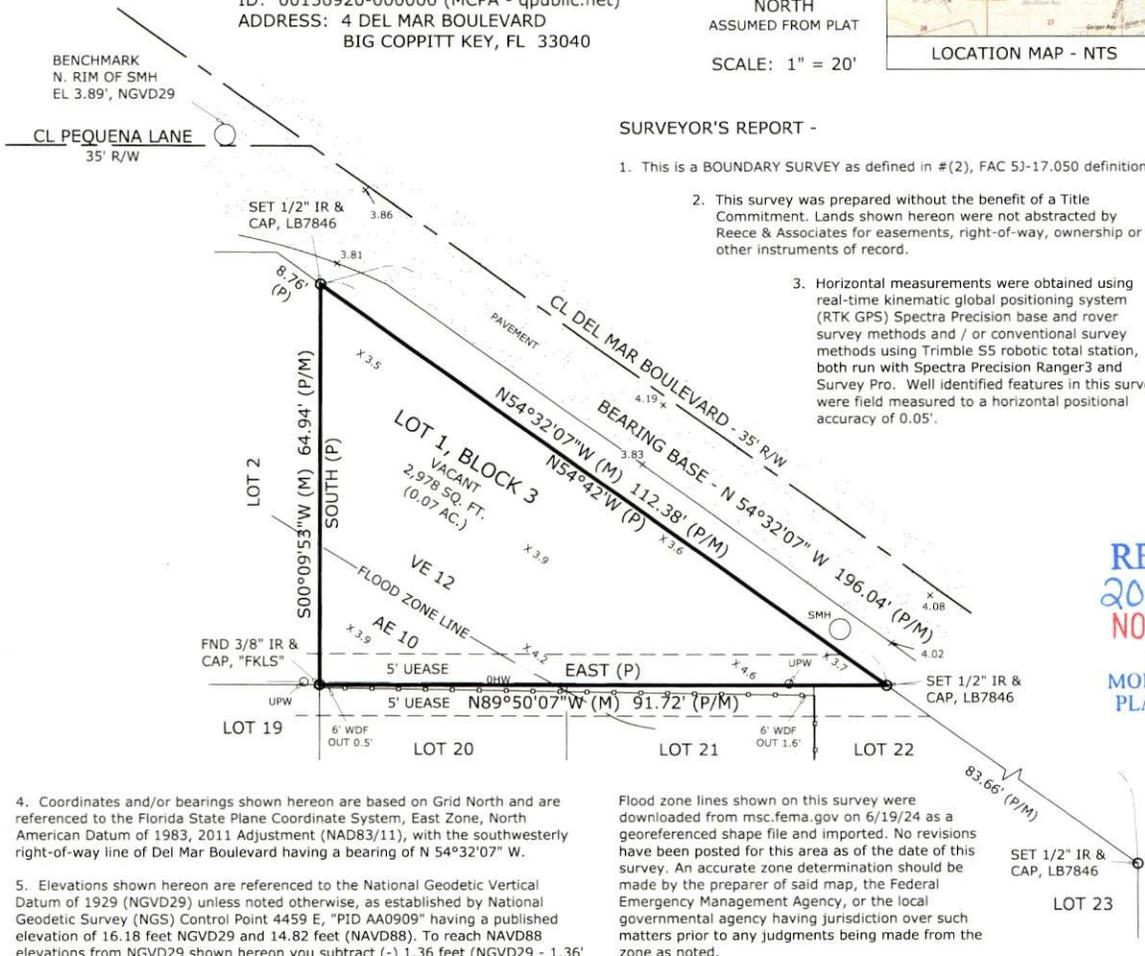
CL PEQUENA LANE
35' R/W

NORTH
ASSUMED FROM PLAT
SCALE: 1" = 20'



SURVEYOR'S REPORT -

- This is a BOUNDARY SURVEY as defined in # (2), FAC 53-17.050 definitions.
- This survey was prepared without the benefit of a Title Commitment. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
- Horizontal measurements were obtained using real-time kinematic global positioning system (RTK GPS) Spectra Precision base and rover survey methods and / or conventional survey methods using Trimble S5 robotic total station, both run with Spectra Precision Ranger3 and Survey Pro. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05'.



- Coordinates and/or bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11), with the southwesterly right-of-way line of Del Mar Boulevard having a bearing of N 54°32'07" W.
- Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) unless noted otherwise, as established by National Geodetic Survey (NGS) Control Point 4459 E, "PID AA0909" having a published elevation of 16.18 feet NGVD29 and 14.82 feet (NAVD88). To reach NAVD88 elevations from NGVD29 shown hereon you subtract (-) 1.36 feet (NGVD29 - 1.36' = NAVD88). The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
- This Survey is intended to be printed at a size of 11" x 18". The attached map is intended to be displayed at a scale of: 1"=20'.
- All angles are 90 degrees unless otherwise noted.
- Subject property is located in Flood Zone VE 12 and AE 10 per FEMA firm map number 12087C; panel number 1331K with an effective date of 02/18/05. Firm map base flood elevation refers to NGVD29.

Flood zone lines shown on this survey were downloaded from msc.fema.gov on 6/19/24 as a georeferenced shape file and imported. No revisions have been posted for this area as of the date of this survey. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local governmental agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.

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2025-219
NOV 04 2025
MONROE COUNTY
PLANNING DEPT.

LEGAL DESCRIPTION -

Lot 1, Block 3, GULFREST PARK, according to the map or plat thereof as recorded in Plat Book 4, Page 119, Public Records of Monroe County, Florida.

CERTIFIED TO -

MEYER AND BOUMERHI REALTY GROUP LLC

LEGEND - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

<p>BO = BLOW OUT C = CALCULATED CBW = CONCRETE BLOCK WALL CBR = CONCRETE BLOCK RETAINING WALL CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE CS = CONCRETE SLAB CVD = COVERED D = DEED DEASE = DRAINAGE EASEMENT EB = ELECTRIC BOX EL = ELEVATION ELEV = ELEVATED EM = ELECTRIC METER ENCL = ENCLOSURE PFE = FINISHED FLOOR ELEVATION FH = FIRE HYDRANT FI = FENCE INSIDE FND = FOUND FO = FENCE OUTSIDE FOL = FENCE OR LINE GI = GRATE INLET</p>	<p>GL = GROUND LEVEL GP = GRINDER PUMP GW = CLAY WIRE HB = HOSE BIB ILL = ILLEGIBLE IP = IRON PIPE IR = IRON ROD L = ARC LENGTH LE = LOWER ENCLOSURE LP = LIGHT POLE LS = LANDSCAPING M = MEASURED MHWL = MEAN HIGH WATER LINE MTF = METAL FENCE NAVD = NORTH AMERICAN VERTICAL DATUM (1988) NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE OHW = OVERHEAD WIRES P = PLAT P/M = PLAT & MEASURED PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION PK = PARKER KALON NAIL POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT</p>	<p>PRM = PERMANENT REFERENCE MONUMENT PVCF = PVC FENCE R = RADIUS ROL = ROOF OVERHANG LINE R/W = RIGHT OF WAY SCO = SANITARY CLEAN-OUT SMH = SANITARY MANHOLE SV = SEWER VALVE TBM = TIDAL BENCHMARK TOB = TOP OF BANK TYP = TYPICAL UEASE = UTILITY EASEMENT ULPS = CONCRETE UTILITY POLE UMH = METAL UTILITY POLE UPW = WOOD UTILITY POLE WD = WOOD DECK WDF = WOOD FENCE WF = WIRE FENCE WL = WOOD LANDING WM = WATER METER WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE</p>
---	---	--

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

This field survey was completed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor & mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geodetic Control Committee dated September 1984 Third-order, Class I with a minimum of 1:10,000. The accuracy for this survey exceeds this standard. Units of measurement are in U.S. Survey Feet and decimal parts thereof. The location of utilities was limited to visible and above ground evidence only. No underground improvements, if any, were located except as shown hereon.

SCALE:	1" = 20'
FIELD WORK DATE	08/25/25
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	GF
INVOICE #:	25081101

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 93-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE "B" HAS BEEN PROVIDED, MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1.(B)(1)(SETBACKS), 1.(B)(2)(ENCROACHMENTS), & 1.(B)(4)(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

Gino Furlano
SIGNED
Digitally signed by Gino Furlano
Date: 2025.09.08 09:59:36 -0400

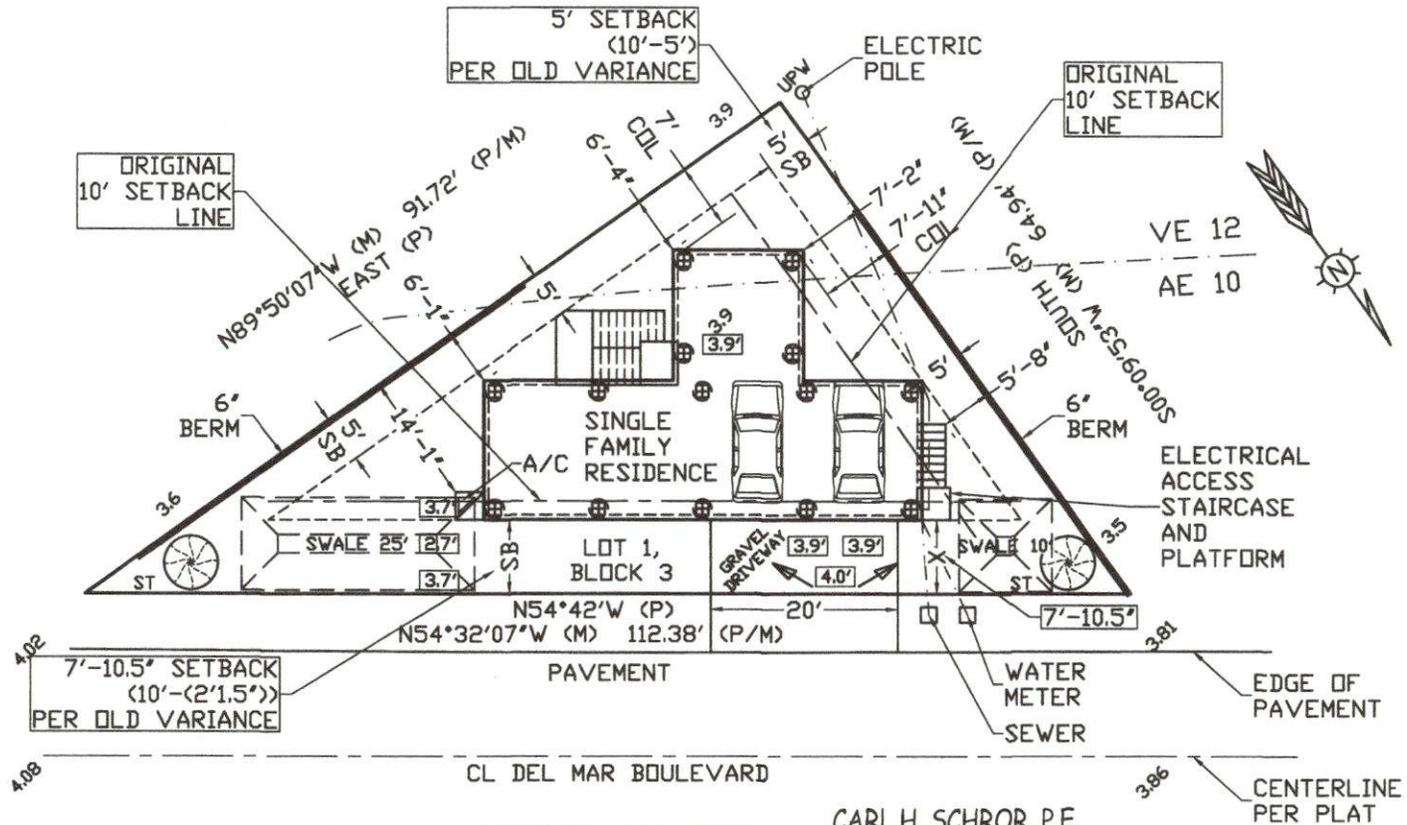
GINO FURLANO, SURVEYOR AND MAPPER, STATE OF FLORIDA LS 5044



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE: (305) 872 - 1348
EMAIL: INFO@RECEESURVEYING.COM

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2025-219
DEC 08 2025

MONROE COUNTY
PLANNING DEPT.



LOWER KEYS RE, LLC
4 DEL MAR BOULEVARD

SITE PLAN
1" = 20'-0"

CARL H. SCHROR, P.E.
(305) 923-0583
PE# 56564
CA# 8758