

**File #:** 2026-020

**Owner's Name(s):** ALGONOCEANCAYFL, LLC

**Applicant:** Barbara Bauman

**Agent:** Barbara Bauman

**Type of Application:** Minor Deviation to Minor CUP

**Key:** Key Largo

**RE #:** 00087600-000100

**Additional Information added to File 2026-020**

**End of Additional File 2026-020**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED  
JAN 27 2026  
2026-020  
MONROE CO. PLANNING DEPT.

Request for a Minor Deviation to a Conditional Use Permit

After a conditional use permit has been issued, certain adjustments may be approved as minor deviations. Such development is limited by the thresholds provided in Monroe County Code Section 110-73(c)(2).

Minor Deviation to a Conditional Use Permit Application Fee: \$1,770.00  
Traffic Study Review: \$5,000.00 (if applicable)

Date of Application: 1 / 16 / 2026  
Month Day Year

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

Barbara Bauman Barbara Bauman  
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application  
855Ellen Dr, Key Largo, FL 33037  
Mailing Address (Street, City, State and Zip Code)  
3059424262 Baumanplanning@yahoo.com  
Work Phone Home Phone Cell Phone Email Address

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

ALGONOCEANCAYFL LLC Donna Jendruczek  
(Name/Entity) Contact Person  
544 Ocean Cay Dr, Key Largo, 33037  
Mailing Address (Street, City, State and Zip Code)  
847-849-9909 jimjender@gmail.com  
Work Phone Home Phone Cell Phone Email Address

Approval (Development Order / Resolution) #: DO 05-20

Legal Description of Property:

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

Described as Part of Lot 42 Key Largo  
Block Lot Subdivision Key  
00087600-000100 1096202  
Real Estate (RE) / Parcel ID Number Alternate Key Number  
116 Ocean Dr., Key Largo, FL 33037 100  
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Please describe what the requested minor deviation would allow: (If necessary, attach additional sheets.)

Pavers

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Approval (Development Order / Resolution) #: DO-05-20 File 2020-143

Expiration Date of Development Order / Resolution: \_\_\_\_\_

Minor deviations to minor and major conditional use permits may be approved but are limited to the following: *Additional development that requires a deviation of up to ten percent (10%) of one or more the following requirements as follows:*

Do the proposed modifications decrease the approved number of parking spaces?

Yes  No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes  No

Do the proposed modifications decrease any approved landscaping?

Yes  No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes  No

Do the proposed modifications affect any approved access drives/configuration?

Yes  No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes  No

Do the proposed modifications decrease the approved amount of open space?

Yes  No

Do the proposed modifications increase the approved number of residential dwelling units? (*up to 5% deviation*)

Yes  No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (*up to 5% deviation*)

Yes  No

## APPLICATION

**IMPORTANT:** If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes       No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes       No

Deviation Requirements per Code Section 110-73	Approved or Deemed Conditional Use Permit	Proposed Development	Percent Change between Approved or Deemed CUP and Proposed Development	Result (no deviation, minor dev, major dev, amendment to CUP)
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Off-street parking				
Loading/unloading spaces				
Parking landscaping				
Bufferyard width and/or plantings				
Access				
Non-residential floor area				
Open space				
<i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i>				
Dwelling units				
Hotel-motel, RV and/or institutional residential units				
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Commercial retail intensity (trip generation)				
<i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i>				
Schedule or phasing				

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

## 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
- 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
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

**If applicable, 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.)

- Notarized Agent Authorization
- Proposed landscape plan
- Proposed building floor plans
- Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval)
- Proposed phasing plan

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

Yes    No   Code Case file # \_\_\_\_\_ Describe the enforcement proceedings and if this

application is being submitted to correct the violation: \_\_\_\_\_

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

APPLICATION

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: Donna Jendroszek Date: 1-16-2026

STATE OF Florida

COUNTY OF Monroe

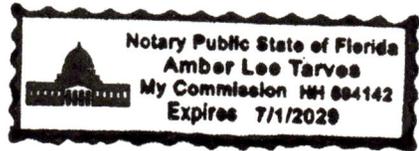
Sworn to and subscribed before me this 16 day of JANUARY, 2026, by means of  physical presence or  online notarization

by Donna Jendroszek, who is  personally known to me  
(PRINT NAME OF PERSON MAKING STATEMENT)

OR  produced \_\_\_\_\_ as identification.  
(TYPE OF ID PRODUCED)

Amber Lee Tarves  
Signature of Notary Public, State of Florida

AMBER LEE TARVES  
Print, Type or Stamp Commissioned Name of Notary Public  
My commission expires:



Send complete application package to:

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

AGENT AUTHORIZATION FORM

Date of Authorization: 1 / 16 / 2026
Month Day Year

I hereby authorize Barbara Bauman be listed as authorized agent
(Print Name of Agent)

representing ALGONOCEANCAYFL LLC (Donna Jendruczek) for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Minor Deviation
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key Largo. Row 1: 00087600-000100, 1096202. Row 2: 116 ocean dr, key largo, fl 33037, 100.

Authorized Agent Contact Information:

Barbara Bauman
Mailing Address (Street, City, State and Zip Code)
3059424262 baumanplanning@yahoo.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature] Date: 1-16-2026

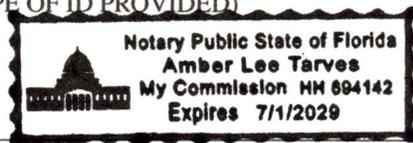
STATE OF Florida COUNTY OF Monroe

Sword to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization,

on 16th day of JANUARY, 2026, by Donna Jendruszek
(PRINT NAME OF PERSON MAKING STATEMENT)

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

[Signature]
SIGNATURE OF NOTARY PUBLIC



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

AGENT AUTHORIZATION FORM

Date of Authorization: 1 / 16 / 2026
Month Day Year

I hereby authorize Joe Basham (Print Name of Agent) be listed as authorized agent

representing ALGONOCEANCAYFL LLC (Donna Jendruczek) (Print Name of Property Owner(s) the Applicant(s)) for the application submission

of Minor Deviation (List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key Largo (Key Island). Row 1: 00087600-000100, 1096202. Row 2: 116 ocean dr, key largo, fl 33037, 100. Row 3: Street Address, Approximate Mile Marker.

Authorized Agent Contact Information:

Joe Basham
Mailing Address (Street, City, State and Zip Code)
7402858001 jab43061@yahoo.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

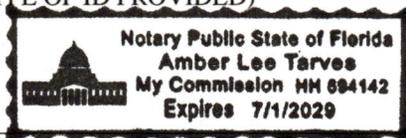
Signature of Property Owner: Donna Jendruczek Date: 1-16-2026

STATE OF Florida COUNTY OF Monroe

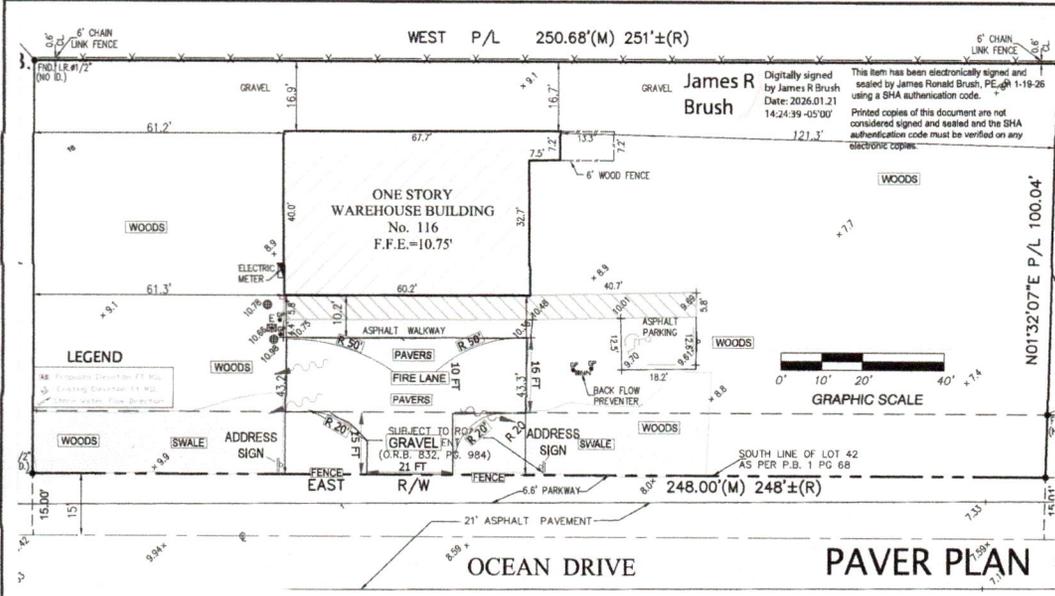
Sword to and subscribed before me, by means of either [X] physical presence OR [ ] online notarization, on 16th day of JANUARY, 2026, by Donna Jendruczek (PRINT NAME OF PERSON MAKING STATEMENT)

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

SIGNATURE OF NOTARY PUBLIC



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



### STORMWATER CALCULATIONS

1. Determine Percentage of Impervious Coverage

Foundations	A	2,554.00	sq. ft.
Decks/Patios	B	1,153.00	sq. ft.
Driveways	C	1,422.00	sq. ft.
Sidewalks	D		sq. ft.
Pool (& Deck if not included above)	E		sq. ft.
Other	F		sq. ft.
<b>Total Impervious Coverage (A+B+C+D+E+F)</b>		<b>5,129.00</b>	<b>sq. ft.</b>

2. Determine effective impervious area & swale volume

Unconnected Impervious area **		300.00	sq. ft.
Effective Impervious area **		4,829.00	sq. ft.

\* Unconnected impervious area is an impervious area that has to drain over more than 20 feet of pervious area before entering the drainage system (swale or street).  
 \*\* Sum of directly connected impervious and half the unconnected impervious

Total lot size (disturbed area)		25,100.00	sq. ft.
Ratio of effective impervious area to disturbed area		0.20	sq. ft.
Required Retention Depth (R)		0.138	ft.
Required Swale Volume		687.10	ft.

3. Determining Swale length

Swale Width (top of bank ft)		10.00	ft.
Swale width at bottom (ft)		2.00	ft.
Swale Depth (ft)		1.00	ft.
Swale Cross Sectional Area (square feet)		6.00	sq. ft.
Required Swale Length		114.52	ft.

Table 1 Required Retention Depth for Single Family/Duplex Lots

Effective Impervious Area to Disturbed Area Ratio	Required Retention Depth (feet)	Required Retention Depth (inches)
0.20	0.138	1.66
0.30	0.148	1.78
0.35	0.153	1.84
0.40	0.164	1.97
0.45	0.177	2.12
0.50	0.188	2.26
0.55	0.203	2.44
0.60	0.215	2.58
0.65	0.228	2.74
0.70	0.243	2.92
0.75	0.258	3.07
0.80	0.271	3.25
0.85	0.286	3.43

**ALCONCO INC WAREHOUSE**  
 116 OCEAN DRIVE  
 KEY LARGO, FLORIDA  
 PAVER/STORMWATER CALCULATIONS

REVISIONS

DATE

STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 48504  
 STATE OF FLORIDA  
 No. 14477880  
 No. 14477880  
 No. 14477880

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SHEET INDEX  
 PAVER PLAN  
 STORMWATER CALCULATIONS  
 NOTES

SHEET NUMBER  
**C-1**

✓

~~PERMITS 21200521~~

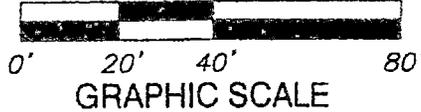
111-14

# EXHIBIT "A" Sketch & Legal Description

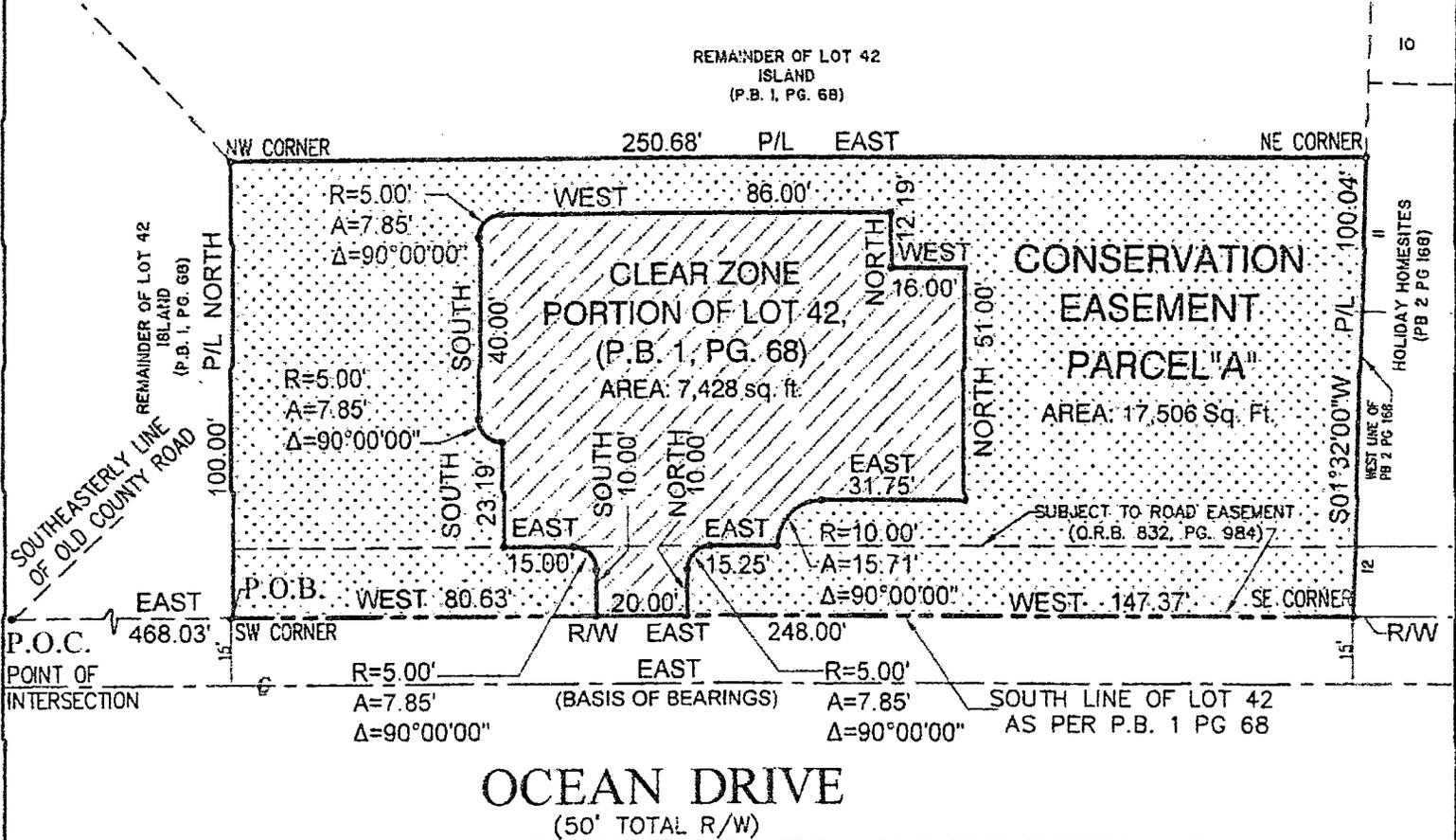
PARCEL # 00087600-000100

Property Address: 116 Ocean Drive, Key Largo, Florida 33037

Scale: 1" = 40'



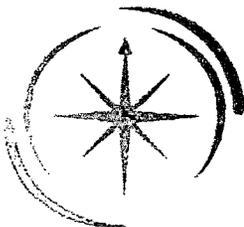
ASSUMED



## ABBREVIATIONS

- P.B. Plat Book
- Pg. Page
- R/W Right-of-Way
- ☉ Center Line
- U.E. Utility Easement
- P.O.C. Point of Commence
- P.O.B. Point of Beginning

This is not a Boundary Survey  
Not full and complete without Pages 1 and 3



**FormTech**  
Land Surveying, Inc.

State of Florida LB # 7980  
12955 S.W. 42nd Street, Suite 3, Miami, Florida, 33175  
Ph: (786) 429-03034 (305) 640-5588  
(786) 443-0285 (786) 443-0678

www.formtechsurveyors.com email: info@formtechsurveyors.com

Project # 20-06101  
Job # 22-10039  
Date: 10-13-2022

SKETCH & LEGAL DESCRIPTION  
CONSERVATION EASEMENT

SKETCH

Page 2 of 3

Prepared by:  
LOIS LASTRA  
Titles Unlimited, Inc.  
7925 SW 24th Street  
Miami, Florida 33155

File Number: 24-193

## Warranty Deed

Made this July 12, 2024 A.D. By **RFC INVESTMENT INC.**, a Florida corporation, whose address is: 700 E. 16th Place, Hialeah, Florida 33010, hereinafter called the grantor, to **Algonoceancayfl. LLC**, a Florida limited liability company, whose post office address is: 544 Ocean Cay, Key Largo, Florida 33037, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

THAT PART OF LOT 42, SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST ON KEY LARGO, ACCORDING TO FLORIDA EAST COAST RAILWAY COMPANY'S PLAT RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTH LINE OF LOT 41 OF SAID SECTION 28 AND THE SOUTHEASTERLY LINE OF THE OLD COUNTY ROAD, SAID POINT BEING LOCATED 116.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE OVERSEAS HIGHWAY, RUN NORTHEASTERLY PARALLEL WITH SAID CENTER LINE, A DISTANCE OF 409.88 FEET TO THE WESTERLY CORNER OF PROPERTY OF CABLE-VISION, INC.; THENCE AT RIGHT ANGLES AND SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF SAID PROPERTY OF CABLE-VISION, INC. A DISTANCE OF 247.04 FEET TO THE SOUTHWEST CORNER OF PROPERTY OF CABLE-VISION, INC. AND THE POINT OF BEGINNING OF PARCEL HEREINAFTER DESCRIBED: THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 100.00 FEET TO THE SAID SOUTH LINE OF LOT 42 ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST; THENCE EAST ON SAID SOUTH LINE OF LOT 42 A DISTANCE OF 248.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SUBDIVISION OF HOLIDAY HOMESITES AS PER PLAT RECORDED IN PLAT BOOK 2 AT PAGE 168, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST LINE OF HOLIDAY HOMESITES, A DISTANCE OF 100.00 FEET MORE OR LESS TO A POINT ON A LINE WHICH IS 100.00 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 251.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel ID Number: 1096202

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

Prepared by:  
LOIS LASTRA  
Titles Unlimited, Inc.  
7925 SW 24th Street  
Miami, Florida 33155

File Number: 24-193

**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, 2023.

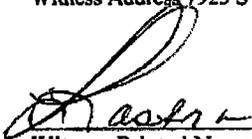
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*RFC INVESTMENT INC., A FLORIDA CORPORATION*

  
Witness Printed Name MARY RODRIGUEZ  
Witness Address 7925 SW 24th Street, Miami, FL 33155

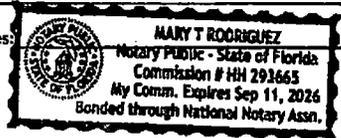
  
BY: Fradys Castillo, President  
Address: 700 E. 16th Place, Hialeah, Florida 33010

  
Witness Printed Name LOIS LASTRA  
Witness Address 7925 SW 24th Street, Miami, FL 33155

State of Florida  
County of

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of July, 2024, by Fradys Castillo, in her capacity as President of RFC INVESTMENT INC., a Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ identification.

Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# 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** 00087600-000100  
**Account#** 1096202  
**Property ID** 1096202  
**Millage Group** 500K  
**Location** 116 OCEAN Dr, KEY LARGO  
**Address**  
**Legal** 28 61 39 ISLAND OF KEY LARGO PT LOT 42 PB1-68 OR409-313 OR832-984  
**Description** OR1222-2479 OR1328-1187 OR1399-1748 OR1399-1750 OR1433-699  
 OR1433-700 OR1698-1817 OR2753-675 OR3028-1793 OR3207-701 OR3284-1334  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 10020  
**Property Class** WAREHOUSE (4800)  
**Subdivision**  
**Sec/Twp/Rng** 28/61/39  
**Affordable** No  
**Housing**



### Owner

[ALGONOCEANCAYFL LLC](#)  
 544 Ocean Cay Dr  
 Key Largo FL 33037

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$577,343	\$365,611	\$361,616	\$0
+ Market Misc Value	\$7,349	\$5,653	\$5,899	\$0
+ Market Land Value	\$483,030	\$185,297	\$185,297	\$110,183
= Just Market Value	\$1,067,722	\$556,561	\$552,812	\$110,183
= Total Assessed Value	\$1,067,722	\$556,561	\$552,812	\$110,183
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,067,722	\$556,561	\$552,812	\$110,183

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$185,297	\$365,611	\$5,653	\$556,561	\$556,561	\$0	\$556,561	\$0
2023	\$185,297	\$361,616	\$5,899	\$552,812	\$552,812	\$0	\$552,812	\$0
2022	\$110,183	\$0	\$0	\$110,183	\$110,183	\$0	\$110,183	\$0
2021	\$110,183	\$0	\$0	\$110,183	\$110,183	\$0	\$110,183	\$0
2020	\$110,183	\$0	\$0	\$110,183	\$89,196	\$0	\$110,183	\$0
2019	\$81,088	\$0	\$0	\$81,088	\$81,088	\$0	\$81,088	\$0
2018	\$99,800	\$0	\$0	\$99,800	\$75,474	\$0	\$99,800	\$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
(4800)	7,500.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.40	Acreage	0	0

### Buildings

<b>Building ID</b>	65885	<b>Exterior Walls</b>	CUSTOM	
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	2022	
<b>Building Type</b>	WAREHOUSE/MARINA A / 48A	<b>EffectiveYearBuilt</b>	2024	
<b>Building Name</b>		<b>Foundation</b>	CONC BLOCK	
<b>Gross Sq Ft</b>	2554	<b>Roof Type</b>	FLAT OR SHED	
<b>Finished Sq Ft</b>	2463	<b>Roof Coverage</b>	MIN/PAINT CONC	
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC S/B GRND	
<b>Condition</b>	EXCELLENT	<b>Heating Type</b>		
<b>Perimeter</b>	0	<b>Bedrooms</b>		
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0	
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	4	
<b>Depreciation %</b>	2	<b>Grade</b>	450	
<b>Interior Walls</b>	MASONRY/MIN	<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
FLA	FLOOR LIV AREA	2,463	2,463	232
PTO	PATIO	91	0	40
<b>TOTAL</b>		<b>2,554</b>	<b>2,463</b>	<b>272</b>

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	2022	2023	0 x 0	1	1153 SF	2
WROUGHT IRON	2024	2025	5 x 24	1	120 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/12/2024	\$1,300,000	Warranty Deed	2468264	3284	1334	01 - Qualified	Improved		
6/25/2020	\$127,500	Warranty Deed	2270870	3028	1793	01 - Qualified	Improved		
4/23/2015	\$85,000	Warranty Deed		2753	675	01 - Qualified	Vacant		
5/1/1981	\$83,500	Warranty Deed		832	984	U - Unqualified	Vacant		
2/1/1969	\$6,500	Conversion Code		409	313	Q - Qualified	Vacant		

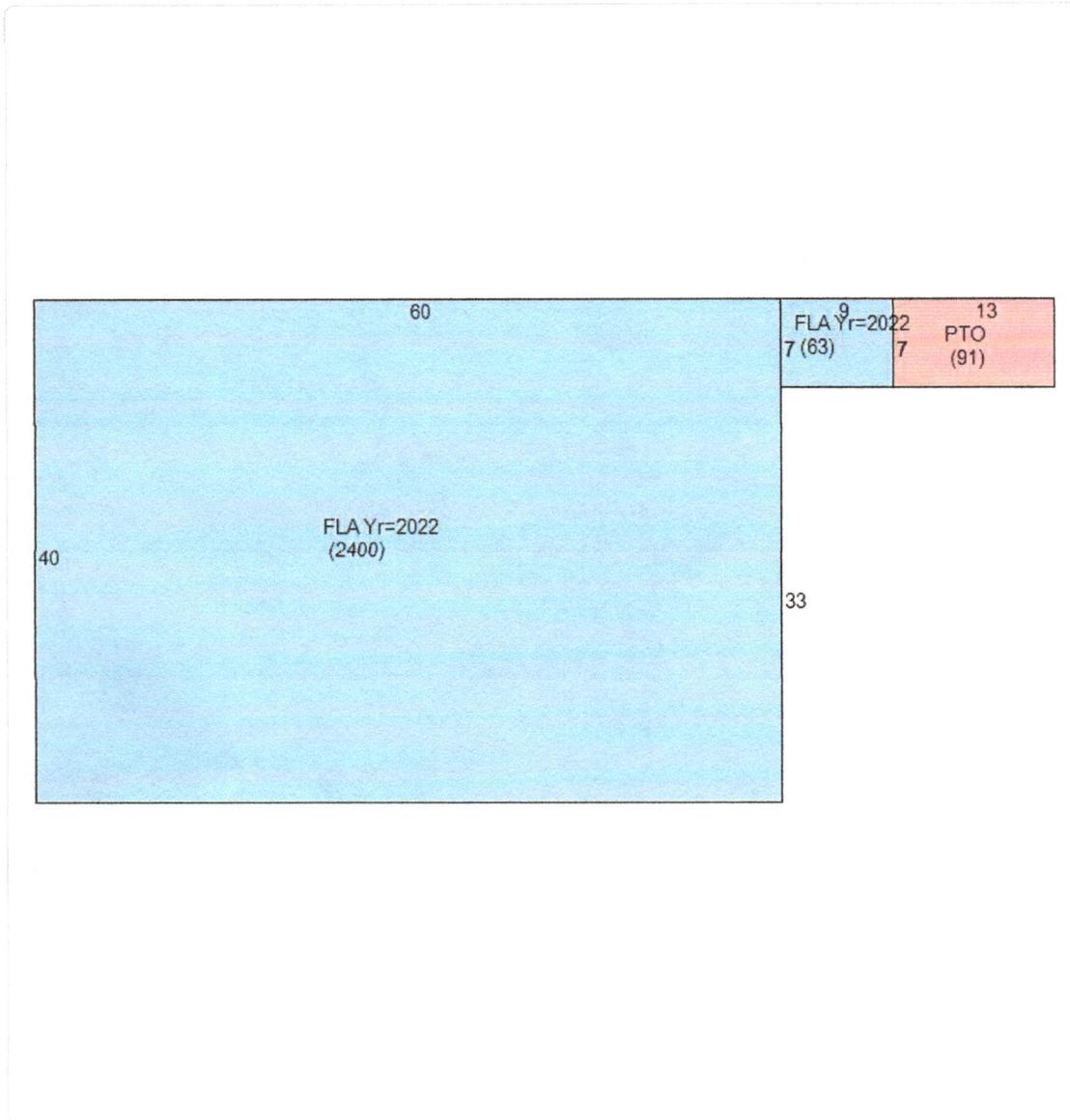
### Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
C-FENCE-2024-0020	09/04/2025	Completed	\$1	Commercial	nstall (1) 22 LF 5' high aluminum roll gate on south side of property.
C-FENCE-2024-0037	01/22/2025	Active	\$9,160	Commercial	Install 100 LF of 6' high chain link fence along east perimeter of property, 100 LF along west perimeter, 228 LF along south perimeter, 30 LF along entrance to property outside of conservation easement leaving 20 LF access to property.
C-ROOF-2024-0055	10/09/2024	Completed	\$1	Commercial	Commercial warehouse re-roof to TPO with 4" Insulation
21300521	09/28/2021	Completed	\$200,000	Commercial	CONSTRUCTION OF A 2459 SQ FT STORAGE FACILITY TO INCLUDE (4) 600 SQ FT STORAGE UNITS, (4) BATHROOMS AND A 95 SQ FT DUMPSTER AREA AS PER APPROVED PLANS.
10301378	03/19/2010	Completed	\$3,400		FENCE

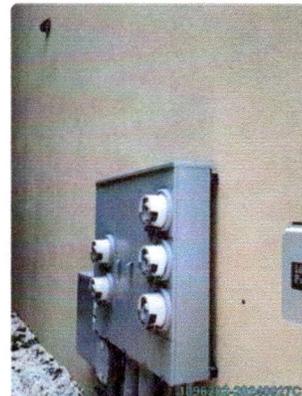
### View Tax Info

[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

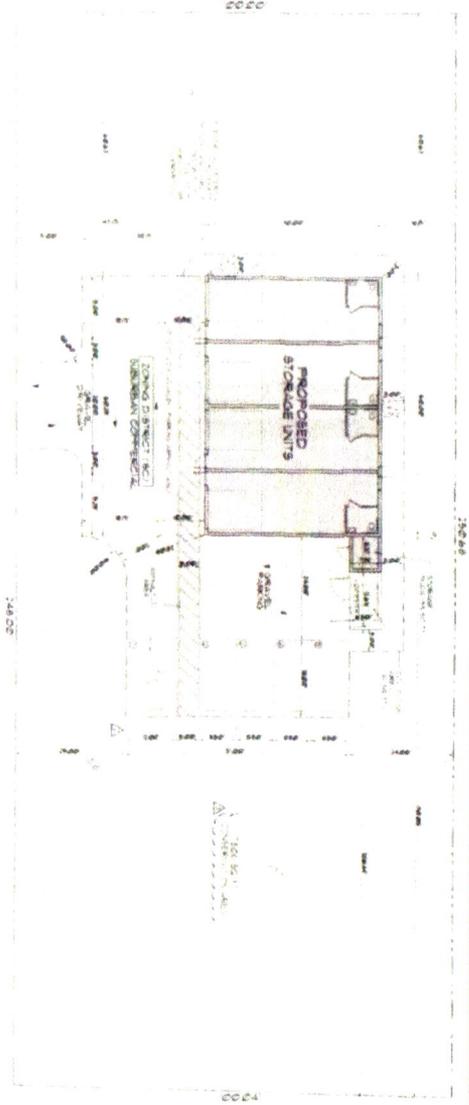
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 1/21/2026, 2:05:06 AM

Contact Us



ADJACENT ZONING DISTRICT 1001

0000



ADJACENT ZONING DISTRICT 1002

COLUMBIA

1000 STREET



**APPROVED PLANS**  
 ORLANDO PEREZ, ARCHITECT  
 1000 STREET, SUITE 100  
 ORLANDO, FLORIDA 32801  
 DATE: 08/15/2011

RECEIVED  
 08/15/2011

PROPOSED STORAGE UNITS FOR  
 1000 STREET, SUITE 100  
 ORLANDO, FLORIDA 32801  
 RE: 00001000-0000

ORLANDO PEREZ, ARCHITECT  
 1000 STREET, SUITE 100  
 ORLANDO, FLORIDA 32801

*Handwritten signature and date*  
 08/15/2011



Filed and Recorded in Official Records of  
**MONROE COUNTY KEVIN MADOK, CPA**

**MONROE COUNTY, FLORIDA  
MINOR CONDITIONAL USE PERMIT  
DEVELOPMENT ORDER NO. 05-20**

A DEVELOPMENT ORDER APPROVING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT BY RFC INVESTMENT, INC. FOR THE PROPOSED DEVELOPMENT OF LIGHT INDUSTRIAL USE IN THE FORM OF A MINI-STORAGE UNIT FACILITY CONSISTING OF FOUR (4) STORAGE UNITS. THE SUBJECT PROPERTY IS LOCATED AT 116 OCEAN DRIVE AND IS DESCRIBED AS PART OF LOT 42, SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST ON KEY LARGO, ACCORDING TO FLORIDA EAST COAST RAILWAY COMPANY'S PLAT RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00087600-000100.

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**WHEREAS**, during a meeting held on December 15, 2020 and continued to January 26, 2021, the Monroe County Development Review Committee (the "DRC") reviewed a request filed by RFC Investment, Inc. (the "Applicant"), for a Minor Conditional Use Permit (the "Minor CUP") in accordance with Sections 110-69 and 130-93(b)(1 & 2) of the Monroe County Land Development Code (the "LDC"); and

**WHEREAS**, the subject property is located at 116 Ocean Drive, near U.S. 1 Mile Marker 100, ocean side, and is legally described Part of Lot 42, Section 28, Township 61 South, Range 39 East on Key Largo, according to Florida East Coast Railway Company's Plat recorded in Plat Book 1 at Page 68, of the Public Records of Monroe County, Florida, having Parcel Identification Number 00087600-000100 (the "subject property"); and

**WHEREAS**, this application involves the development of a 2,459 square foot structure consisting of four (4) storage units, a light industrial use ; and

**WHEREAS**, the DRC and the Chair of the DRC, the Monroe County Senior Director of Planning & Environmental Resources (the "Director"), reviewed the following documents and other information relevant to the request:

1. Site Plan, Sheet C-0, signed and sealed on 01/08/2021 by Orlando Perez, Jr., Registered Architect; and
2. Drainage Plan, Sheets Drainage-1 and Drainage-2, signed and sealed on 01/08/2021 by Orlando Perez, Jr., Registered Architect; and
3. Landscape Plan, Sheet L-1, signed and sealed on 01/08/2021 by Orlando Perez, Jr., Registered Architect; and

4. Lighting Plan, signed and sealed on 01/08/2021 by Orlando Perez, Jr., Registered Architect; and
5. Floor Plan, Sheet A-1, signed and sealed on 10/26/2020 by Orlando Perez, Jr., Registered Architect; and
6. Elevation Plan, Sheet A-2, signed and sealed on 10/26/2020 by Orlando Perez, Jr., Registered Architect; and
7. Trip Generation Memorandum prepared by Caltran engineering dated August, 2020; and
8. Drainage Report, dated October, 2020, prepared by Tri-County Engineering, Inc.; and
9. Hydraulic Calculations, dated September 25, 2020, prepared by CVIII Engineering Group, Inc.; and
10. Engineering Department Memorandum from Judy Clark, Director of Engineering Services, Monroe County, dated October 2, 2020; and
11. Letter of Coordination, Monroe County Office of the Fire Marshal, dated August 26, 2020; and
12. Letter of Coordination, Keys Sanitary Service, dated August 24, 2020; and
13. Letter of Coordination, Florida Keys Electric Cooperative, dated August 25, 2020; and
14. Letter of Coordination, Florida Keys Aqueduct Authority, for potable water, dated August 20, 2020; and
15. Letter of Coordination, Key Largo Wastewater Treatment District, dated July 30, 2020; and
16. Letter of Coordination from Florida Department of Environmental Protection, dated September 28, 2020
17. Letter of Coordination from Florida Department of Health, dated September 22, 2020
18. Staff report prepared by Devin Tolpin, Senior Planner, and Michael Roberts, Assistant Director/ Environmental Resources, dated January 12, 2021; and
19. Comments by the DRC and Department staff; and
20. Comments by the applicant; and
21. Comments from the public.

**WHEREAS**, based upon the information and documentation submitted, the Director made the following Findings of Fact:

1. The subject property is located within the Suburban Commercial (SC) Land Use (Zoning) District; and
2. The subject property is located within the Mixed Use/Commercial (MC) Future Land Use Map (FLUM) Category; and
3. The subject property is located within an area designated Tier III-A (Special Protection Area); and
4. Pursuant to LDC Section 110-69, the Director is authorized to render a development order approving an application for a Minor CUP in accordance with the standards provided in LDC Section 110-67; and

5. LDC Section 110-67 provides the standards applicable to all conditional uses. When considering applications for a conditional use permit, the Director shall consider the extent to which:
  - (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the Land Development Code;
  - (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development;
  - (c) The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties;
  - (d) The proposed use will have an adverse effect on the value of surrounding properties;
  - (e) The adequacy of public facilities and services;
  - (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development;
  - (g) The development will adversely affect a known archaeological, historical or cultural resource;
  - (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
  - (i) The proposed use complies with all additional standards imposed on it by the particular provision of the Land Development Code authorizing such use and by all other applicable requirements of this Code; and
6. Development requiring a conditional use permit shall be consistent with the Monroe County Comprehensive Plan; and
7. Developments requiring a conditional use permit shall be consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, the Director made the following Conclusions of Law:

1. The Minor CUP application is consistent with all of the provisions and intent of the Land Development Code of the Monroe County, Florida, Code of Ordinances; specifically:
  - a. The development is consistent with the purpose of the Suburban Commercial (SC) Land Use District; and
  - b. Following the execution of the conditions provided herein, the development shall meet all of the standards for a Minor CUP; and
2. The Minor CUP application is consistent with the provisions and intent of the Monroe County Year 2030 Comprehensive Plan; specifically:
  - a. The development is consistent with the purpose of the Mixed Use/Commercial (MC) FLUM Category; and
3. The development is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, the Director has duly considered the DRC review and the information and documentation submitted by the applicant; and

**WHEREAS**, the record established, the testimonies offered, and the evidence submitted, support the Findings of Fact and Conclusions of Law adopted;

**NOW THEREFORE, BE IT RESOLVED BY THE DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES OF MONROE COUNTY, FLORIDA** that the request for a Minor Conditional Use Permit is hereby APPROVED, subject to the following conditions:

1. The applicant must obtain an NROGO allocation award for required for 2,459 square feet of floor area prior to the issuance of a building permit, pursuant to LDC Chapter 138, Article III.
2. A minor conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.
3. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.
4. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

Date

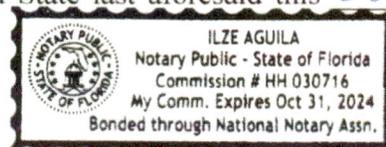
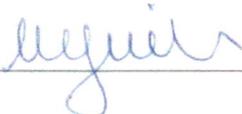
1/23/21



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

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Emily Schemper, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of January, 2021.



NOTARY PUBLIC, STATE OF FLORIDA

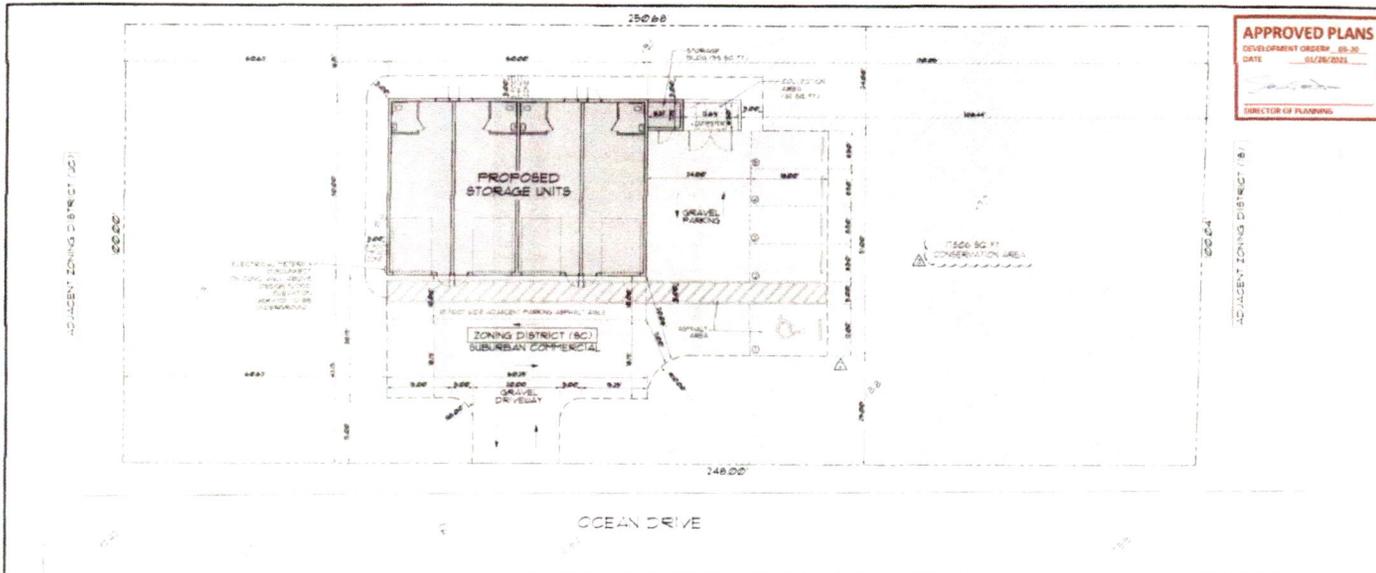
## NOTICE

Section 110-73(a) of the Monroe County Land Development Code states that a conditional use approval shall not be transferred to a successive owner without notification to the Planning Director within 60 days of the transfer.

Pursuant to LDC Section 110-73(a)(2), all required building permits and certificates of occupancy shall be procured within three (3) years of the date on which the minor conditional use approval is recorded and filed in the official records of Monroe County, or the minor conditional use approval shall become null and void with no further action required by the County. Approval time frames do not change with successive owners. Extensions of time to a minor conditional use approval may be granted only by the Planning Director for periods not to exceed one (1) year. Applications for extensions shall be made prior to the expiration dates. Extensions to expired minor conditional use approvals shall be accomplished only by re-application for the minor conditional uses. When a hearing officer has ordered a conditional use approval initially denied by the Planning Director, the Planning Director shall nonetheless have the authority to grant or deny a time extension under this section. If the Planning Director denies a time extension, the holder of the conditional use may request an appeal of that decision under LDC Chapter 102, Article VI, Division 2 by filing the notice required by that article within 30 days of the written denial of the Planning Director.

This instrument shall not take effect for 30 days following the date in which the document is signed by the Planning Director. During these 30 days, this instrument shall be subject to appeal as provided in LDC Section 102-185. Such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order. In addition, please be advised that this instrument shall not take effect for 45 days following its rendition to the Florida Department of Economic Opportunity. During these 45 days, the Florida Department of Economic Opportunity may appeal this instrument. Such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

If this development order is appealed under Monroe County Code or by the Florida Department of Economic Opportunity, the above time limits shall be tolled until the appeals are resolved.



**APPROVED PLANS**  
 DEVELOPMENT ORDER: 69-20  
 DATE: 01/28/2021  
 DIRECTOR OF PLANNING

OCEAN DRIVE

ACROSS STREET ZONING DISTRICT (UC)

USE WITHIN SUBURBAN COMMERCIAL	FLOOR AREA RATIO	MAXIMUM TOTAL LOT AREA SQUARE FEET	TOTAL AREA ALLOWED SQUARE FEET	TOTAL AREA PROPOSED SQUARE FEET	PERCENT PROPOSED
PROPOSED STORAGE UNITS	0.25	10,000	10,000	10,000	100%

**BUILDING SETBACKS**

**PARKING REQUIREMENT**

**REMARKS**

**RECEIVED**

**C-0 SITE PLAN**

**ORLANDO PEREZ, JR. ARCHITECT**  
 1000 N. W. 10th St., Suite 1000  
 Fort Lauderdale, FL 33304  
 TEL: 954.575.1111  
 FAX: 954.575.1112  
 WWW: ORLANDOPEREZ.COM

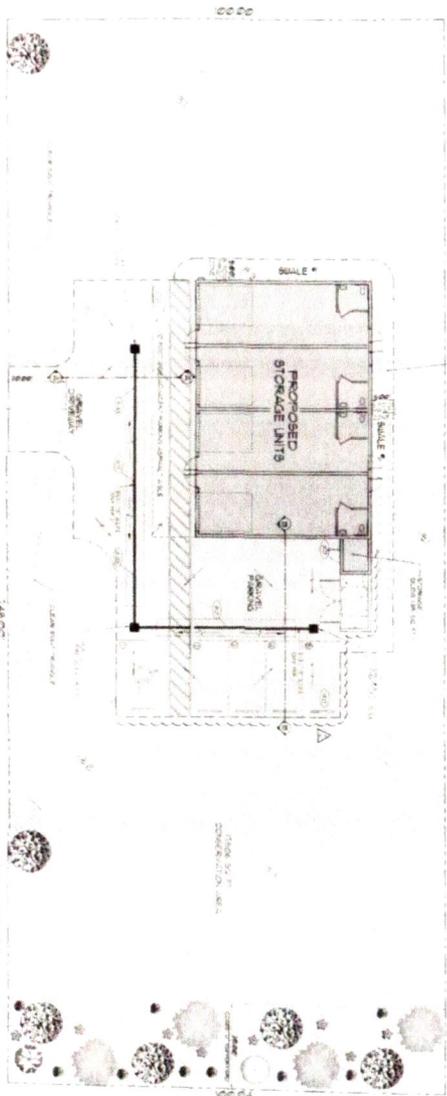
**PROPOSED STORAGE UNITS FOR FORT LAUDERDALE**  
 FORT LAUDERDALE, FL 33304  
 REF: 202016000-000003

DATE: 01/28/2021  
 TIME: 10:00 AM  
 BY: [Signature]





**APPROVED PLANS**  
 DEVELOPMENT ORDER: 16-20  
 DATE: 02/28/2023  
 OFFICE OF PLANNING



UNIT NO.	SCHEDULED DATE	UNIT TYPE	UNIT AREA (SQ. FT.)	UNIT PRICE	TOTAL UNIT PRICE
1	02/28/23	STORAGE	1,000	\$100	\$100,000
2	02/28/23	STORAGE	1,000	\$100	\$100,000
<b>TOTAL UNIT PRICE</b>					<b>\$200,000</b>

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.

LEGEND

RECEIVED  
 02/28/23

PROPOSED STORAGE UNITS FOR  
 16 OCEAN DR KEY LARGO  
 MONROE COUNTY, FLORIDA 33037  
 RE# 000816000-000000

ORLANDO PEREZ JR.  
 ARCHITECT  
 1064 S.W. 33 ST. MIAMI, FL 33136  
 305.441.4000

NO.	DATE	DESCRIPTION
1	02/28/23	REVISIONS
2	02/28/23	REVISIONS
3	02/28/23	REVISIONS

DATE: 02/28/23  
 DRAWN BY: LSA  
 CHECKED BY: LSA

