



Islamorada, Village of Islands **LAND USE VILLAGE COUNCIL MEETING**

June 12, 2025 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

Virtual participation is available to the public. Please see the last page of the agenda for participation details.

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. AGENDA: Requests for Deletion / Emergency Additions

IV. REPORTS, PRESENTATIONS AND ANNOUNCEMENTS

- A. Update on Able City East's Work on the Comprehensive Plan Update

V. MAYOR / COUNCIL COMMUNICATIONS

VI. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

- A. Council Input regarding Proposed Plan for Baseball Field at Founders Park
- Village Manager Ron Saunders

VII. PUBLIC COMMENT

This is general public comment. It provides an opportunity for the public to speak about matters that are pertinent to the Village but not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)

VIII. QUASI-JUDICIAL

- A. Major Conditional Use - Boat Sales - Boater's World - 73501 Overseas Hwy **TAB A** Daniel Parobok, Senior Environmental Planner/Biologist

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF CALOOSA SMI, LLC, FOR A MAJOR CONDITIONAL USE APPROVAL FOR A BOAT DEALERSHIP AS ACCESSORY USE TO THE MARINA FOR THE PROPERTY LOCATED AT 73501 OVERSEAS HIGHWAY ON LOWER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC), WITH REAL ESTATE NUMBER 00388620-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA

DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

- B.** Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Future Land Use Map of Parcel 00405360-000000 - **Second Reading TAB B** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.4:WINDLEY KEY MIXED USE AREA 2; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

- C.** Ordinance to Amend Policy 3.2.1.2: Specific Standards and Requirements for Workforce - Affordable Housing of the Islamorada Comprehensive Plan **TAB C** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 3-2.1.2: SPECIFIC STANDARDS AND REQUIREMENTS FOR WORKFORCE-AFFORDABLE HOUSING; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

- D.** Ordinance to Amend Sec 30-476 Building Permit Allocation Evaluation Criteria and Award of the Village Code **TAB D** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-476, BUILDING PERMIT ALLOCATION EVALUATION CRITERIA AND AWARD; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

IX. ADJOURNMENT

Options for Viewing the Village Council Meeting:

The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from

their personal computer, tablet or phone via the following link:

https://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php

[PUBLIC_PARTICIPATION]

Option 1: Email your comments.

1. Public comment should be submitted via email to: public.comment@islamorada.fl.us
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.
4. Public comment should be submitted by 9 a.m. the day before the meeting. Public comment will be sent to the Village Councilmembers for consideration prior to the meeting. Public comments will not be read during the meeting.

Option 2: Call in During the Meeting.

1. If phoning in, dial 305-224-1968 and enter the webinar ID: **911 0656 4166** followed by #. When the Mayor opens public comment pertaining to the agenda item you are interested in dial *9 to be recognized by the Zoom meeting monitor. The Monitor will call you by the last four digits of your phone number. **Please be sure to unmute your phone when you are called upon.**
2. If watching online via Zoom: Open the Zoom webinar link <https://zoom.us/j/91106564166> and follow the prompts to join the webinar. When the Mayor opens public comment use the "raise your hand" feature to be recognized by the meeting monitor. Public comments will be heard in the order in which they are received.

ADA Assistance:

These meetings are open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at (305) 664-6448 or by email at ADA@islamorada.fl.us at least 48 hours before the scheduled meeting.

[VERBATIM_RECORD]



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 12, 2025
SUBJECT: Update on Able City East's Work on the Comprehensive Plan Update

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None



Council Communication

To: Mayor and Village Council
From:
Date: June 12, 2025
SUBJECT: Council Input regarding Proposed Plan for Baseball Field at Founders Park - Village Manager Ron Saunders

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None



Council Communication

To: Mayor and Village Council
From: Daniel Parobok, Senior Environmental Planner/Biologist
Date: June 12, 2025
SUBJECT: **Major Conditional Use - Boat Sales - Boater's World - 73501 Overseas Hwy TAB A**

Background:

CALOOSA SMI, LLC, has submitted an application for Major Condition Use approval to allow for a boat dealership as accessory use to the marina located at 73501 Overseas Highway. On May 23, 2025 the applicant mailed notices to adjacent property owners informing them that the project was scheduled to be reviewed by the Village Council. A sign was also posted on the property on May 27, 2025. The Village has received no letters of objection or contact from adjacent owners as of this Council Communication. Pursuant to the Village Code of Ordinances, a Public Hearing before the Village Council to review the request is required.

The property is approximately 11.4 acres in size, approximately 496,675 sq. ft. The property is located on the south side of Overseas Highway, west of Iroquis Drive. The property is within the Tourist Commercial (TC) zoning district and is categorized within the Future Land Use Map (FLUM) as Mixed Use (MU). The properties adjacent to the east and south are zoned Residential Single-Family (R1), the property adjacent to the west is zoned Recreation (R), and the properties to the north, across Overseas Highway, are zoned Public/Semi-Public Services (PS). The existing uses on the property include a marina with accessory uses such as boat storage, docking facilities, and retail. Additional existing uses of the property include a restaurant and bar.

The proposed development is to allow for the redevelopment of the northeastern portion of the property for a boat dealership, including boat sales and service, as an accessory use to the marina. The Major Conditional Use is triggered by the addition of a boat dealership as an accessory use to the existing marina.

The existing habitat for the Subject Parcel is classified as scarified.

Analysis:

Pursuant to Section 30-218 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"), applications for Major Conditional Use must be considered by the Village Council for approval, approval with conditions, or denial based on the standards in Code Chapter 30, Land Development Regulations (LDRs).

Conditional uses are those uses that are generally compatible with the other uses permitted in a zoning district, but that require individual review of their location, design, configuration and intensity and density of the use and structures and may require the imposition of conditions

pertinent thereto to ensure the appropriateness and compatibility of the use at a particular location. Conditional use review shall be accompanied by a site plan consistent with subsection 30-215(d).

Pursuant to Code Section 30-216(d), when considering an application for a Conditional Use, the Director and Village Council shall consider the following factors, and no conditional use shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest:

1. *The proposed conditional use is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;*

Policy 1-2.1.9: Promote Low And Medium Intensity And Varied Commercial Designations. The proposed boat dealership meets this policy as it will provide general retail sales and services designed to meet the needs for goods and services of local residents and Village visitors.

OBJECTIVE 1-2.4: RECOGNIZE MIXED USE DEVELOPMENT PATTERNS. Areas designated Mixed Use (MU) on the Future Land Use Map recognize the prevalent and historical mixed use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations. The maintenance and enhancement of commercial fishing, sport fishing, charter boats and related traditional water-dependent and water-related uses such as retail, storage and repair and maintenance which support the fishing and charter boat industry shall be encouraged within this Future Land Use Map category.

The proposed development is within the Mixed Use (MU) FLUM Category. The Applicant's proposal meets the general criteria of Objective 1-2.4 of the Comprehensive Plan relating to the type and scope of uses that are permitted and encouraged within the Mixed Use (MU) FLUM category.

Policy 1-2.4.1: - Guide the Location of Commercial Uses and Revitalize Commercial Areas. Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and

8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

Policy 1-2.4.3: - Commercial Uses Located Outside of Village Activity

Centers. Redevelopment shall be encouraged for commercial structures and uses designated MU and located outside of the Village Activity Centers, but only to the extent that impacts generated by the new structure and use are equal to or less than that generated by the previous structure and use. Commercial uses adjoining residential canals, except commercial fishing uses, shall be limited to fully enclosed uses of medium to low intensity. In lieu of commercial development, vacant properties shall be allowed, one (1) single family home or a transfer of development rights associated with the property, providing that such transfer restricts all future development options as further implemented by standards in the Land Development Regulations.

Policy 1-2.4.6: Establish Zoning District Criteria for MU. The following criteria shall be used as guidelines for designating Zoning Districts within the Mixed Use FLUM category:

1. *Residential Zoning Districts:* In general, residential Zoning Districts shall be established where there are existing residential neighborhoods within the Village Activity Centers.
2. *Commercial Zoning Districts:* In general, commercial Zoning Districts shall be established where there are existing commercial uses, including single vacant parcels of land located between two (2) existing commercial uses.
3. *Integrated Use Zoning Districts:* Integrated use Zoning Districts, which encourage commercial and residential uses to co-locate on the same parcel or within the same building shall be established to maintain and promote affordable, workforce and employee housing. Appropriate locations for integrated use zoning shall include, in general, areas where such uses already exist, the core areas of the Village Activity Centers and other select locations along U.S. 1 where existing structures, business types and locations lend themselves to compatible co-existence with residential uses.
4. *School and Recreational Zoning Districts:* These Zoning Districts shall be established to accommodate existing or proposed school or recreational uses.

The proposed Major Conditional Use is consistent with the above policies.

IN COMPLIANCE

Objective 1-4.1: Concurrency Management.

Objective 1-4.2: Manage and Coordinate Future Land Use Decisions.

The proposed project includes the addition of a boat dealership to the existing marina. Infrastructure and services are available to support the land use activity.

IN COMPLIANCE

2. *The proposed conditional use complies with all relevant and appropriate portions of the LDRs;*

Landscaping Standards:

The proposed development is an addition to the existing marina. Landscape buffers, as

required, will be installed as part of the project. Landscaping plans have been provided and reviewed by the Village Biologist.

IN COMPLIANCE

Parking:

The Applicant has provided the required number of parking spaces.

IN COMPLIANCE

3. *The proposed conditional use is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;*

The proposed use is compatible and consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

IN COMPLIANCE

4. *The design of the proposed conditional use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands;*

The proposed project has been designed to minimize adverse effects on adjacent property.

IN COMPLIANCE

5. *The Proposed Development complies with Division 5 (Concurrency Management) [of Article IV of the LDRs];*

Roads:

The Property is located on Overseas Highway. The proposed project is not expected to impact the Level of Service (LOS) for Overseas Highway. A Traffic Statement submitted by the Applicant by KBP Consulting Inc dated October 31, 2024 states that the proposed boat sales land use is expected to generate fewer daily and peak hour trips than those generated by the former hardware store use at the same location.

IN COMPLIANCE

Stormwater:

The Applicant is providing stormwater management for the proposed project. The stormwater has been reviewed and signed off by the Village Review Engineer.

IN COMPLIANCE

6. *The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment; and,*

There are no environmentally sensitive habitats on the subject property.

IN COMPLIANCE

7. *The proposed conditional use will result in logical, timely and orderly development patterns.*

The proposed project is an redevelopment project.

IN COMPLIANCE

Budget Impact:

None.

Staff Impact:

None.

Recommendation:

Staff has reviewed the request for Major Conditional Use Approval and determined that the site plan is consistent with the goals, objectives, and policies of the comprehensive plan and complies with applicable provisions of the Code of Ordinances. Staff recommends that the Village Council **APPROVE** the proposed Major Conditional Use application by adoption of the attached Resolution, subject to the following Conditions of Approval:

- 1- The parking spaces in front of the store will only be used for motor vehicles no boat storage.
- 2- The parking spaces on southside of property, along property line will be limited to 3. This will allow access to fire lane along boat barn.
- 3- The driveway along side of the boat barn will be posted "No Parking Fire Lane" and this will extend to the 3 parking spaces by Overseas Hwy.
- 4- Conditions of Sign permit #202400879 to be completed and closed within 30 days of approval of the MCU.
- 5- The development shall be consistent with the Approved Site Plan (SP A-1) dated 2-10-25 prepared by CW3 Engineering.
- 6- Maintain setbacks as shown.
- 7- Issuance of a development permit by the Village does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 8- A 20-foot-wide Class "D" Zoning District Boundary buffer is required consisting of 39 canopy trees, 21 understory trees and 168 shrubs.
- 9- A 5-foot-wide Class "B" Major Street Bufferyard is required consisting of 6 canopy trees, 2 understory trees and 20 shrubs.
- 10- All Category I and II invasive exotic vegetation shall be removed prior to final planning inspection.

- Attachments:**
1. Council Document Backup Boater's World
 2. Reso_PLCUP20240083_BoatersWorld



Islamorada, Village of Islands Planning & Development Services

86800 Overseas Highway, Islamorada, FL 3303
T: 305-664-6400, F: 305-664-6467

Application for Conditional Use Approval

Pursuant to Code Chapter 30, Article IV, Division 2

Application Type	Fee	*Deposit	Total Fee Due
☒ Major Conditional Use	\$5,220.00	\$5,000.00	\$10,220.00
☐ Minor conditional Use	\$3,510.00	\$5,000.00	\$ 8,510.00
☐ Minor Deviation	\$1,000.00	\$1,000.00	\$ 2,000.00
☐ Docks (pursuant to Code Section 30-1554)	\$1,900.00	\$1,000.00	\$ 2,900.00
☐ Outdoor Seating (pursuant to Code Section 30-1401)	\$1,900.00	\$1,000.00	\$ 2,900.00

After a second Notice of Deficiencies, an additional fee equal to 10% of the application fee shall be due with each re-submittal.

* A deposit is required for development approval or permits which necessitate additional review and processing, and/or public hearing and notice requirements. Applicants are required to pay a cost recovery deposit which shall be credited toward the fee charged for such additional review and processing and shall pay additional deposits as may be required from time to time. A debit based upon the actual time expended in reviewing an application and the applicable actual amount charged to the Village shall be charged against the cost recovery deposit.

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review. See Attachments A and B for a list of required submittals and documents.

A Pre-Application Conference is mandatory prior to submission of an Application for Conditional Use Approval that would be applicable to the Administrative Design Review Standards set forth in Code Section 30-215(d)(20).

APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: Christopher Polo

Mailing Address: 4604 West Vasconia Street

City: Tampa State: FL Zip: 33629

Home/Mobile Phone: (813) 323-0050

Office: _____

Fax: _____

Email: chris@polodesign-build.com

PROPERTY OWNER:

Name: CALOOSA SMI, LLC, CALOOSA SMI SERIES

Mailing Address: 73501 Overseas Hwy

City: Islamorada State: Florida Zip: 33036

Home/Mobile Phone: (941) 356-7587

Office: _____

Fax: _____

Email: schavers@suntex.com

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.

Physical Address: 73501 Overseas Hwy, Islamorada, FL 33036 Mile Marker: 73

Lot: sec20 Block: twp64 Subdivision: rng36

☐ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☒ Lower Matecumbe Key

Real Estate (RE) Number: 00388620-000000 Alternate Key: 1476927

PROPERTY DESCRIPTION:

Zoning District: Tourist Commercial - TC Future Land Use Category: Mixed
 Total Land Area: Refer to property record card Square Feet: 4,000 SF - Boat Dealership Acres: 0.48 Acres at Boat Display
 Existing Use of Property: Mercantile

Proposed Use of Property: Mercantile

PROPOSED CONDITIONAL USE:

If non-residential or commercial floor area is proposed, please provide:

	Existing	Proposed	Change
Total number of non-residential buildings:			0
Total non-residential floor area in square feet:	4,000	4,000	0

If residential dwelling units are proposed, please provide:

	Existing	Proposed	Change
Total number of residential buildings:			0
Total number of permanent, market-rate units:			0
Total number of permanent, affordable/ workforce housing units:			0
Total number of transient units (hotel/motel rooms, recreational vehicles):			0

Have any applications been submitted for this site within the past three (3) years? ☒ Yes ☐ No

If yes, provide name of the applicant and date of applications: _____

PRBLD202301182, Polo Design-Build LLC, 11/14/2023; Fence Replacement and Landscape Buffer

PRBLD202300849; Polo Design-Build LLC, 08/08/2023; Minor Building Renovation

Is this an Amendment or a Minor Deviation to a previously approved Conditional Use? ☒ Yes ☒ No

If yes, attach the approved site plan, a revised site plan, and list below all proposed changes. Please provide an explanation of each change: The person involved with the previous planning permits is no longer with the company. I was not involved so I can't make an accurate statement on what's changed from a planning perspective besides the two approved building permits that are listed in the section above and here: PRBLD202301182; PRBLD202300849

If an Amendment or a Minor Deviation to an approved Conditional Use, please provide prior Project Numbers and/or Resolution Numbers: _____

Pursuant to Code Section 30-216(d), when considering an application for a Conditional Use, the Director of Planning and Development Services ("Director") and Village Council shall consider the following factors, and no Conditional Use shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest.

Please attach a statement explaining how the proposed Conditional Use meets each standard below.

- (1) The proposed Conditional Use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;

- (2) The proposed Conditional Use complies with all relevant and appropriate portions of Village Code Chapter 30, *Land Development Regulations (LDRs)*;
- (3) The proposed Conditional Use is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;
- (4) The design of the proposed Conditional Use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands;
- (5) The proposed Conditional Use complies with Division 5 (Concurrency Management) of Article IV of the LDRs;
- (6) The proposed Conditional Use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment; and
- (7) The proposed Conditional Use will result in logical, timely and orderly development patterns.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

I 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. I certify that all information required, as indicated in Attachments A and B, has been provided.

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a "verifiable digital signature", print this document and have it notarized.

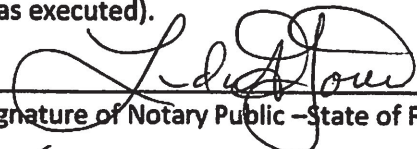
Signature of Applicant or Agent:  Date: 24/08/14

Print Name: Christopher Polo

STATE OF FLORIDA

COUNTY OF BROWARD

Sworn to and subscribed before me by means of ☒ physical appearance or ☐ online notarization, this 14th day of AUGUST, 2024, by Christopher Polo (name of person signing the application) as Authorized Agent (type of authority e.g. officer, manager/ member, trustee, attorney in fact) for Caloosa SM, LLC, Caloosa SM (name of entity or party on behalf of whom application was executed).


Signature of Notary Public - State of Florida

SEAL:  LINDA D. JONES
Commission # HH 462600
Expires December 22, 2027

☒ Personally Known ☐ Produced Identification Type of ID: N/A

**STORMWATER TREATMENT VOLUME CALCULATION PER
ISLAMORADA STORMWATER MANUAL CHAPTER 5**

0.5" OVER ENTIRE SITE AREA:
 $V = 0.57/12 \times 16,522 \text{ SF} = 688.42 \text{ CF} = 0.016 \text{ ac-ft}$

1.25" OVER IMPERVIOUS AREA:
 $V = 1.25/12 \times 3,380 \text{ SF} = 352.08 \text{ CF} = 0.0081 \text{ ac-ft}$

REQUIRED VOLUME:

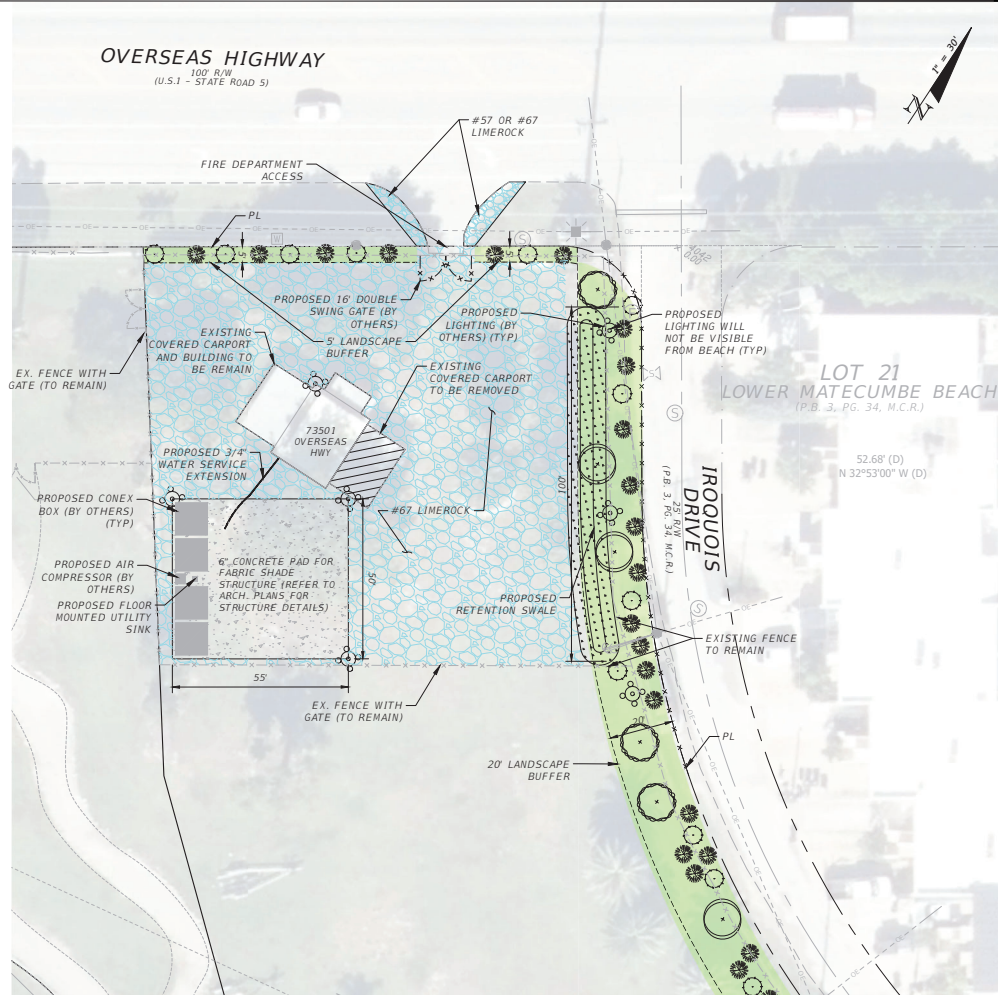
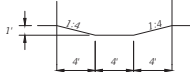
0.5" GOVERNS DESIGN, USE 0.016 ac-ft

PROVIDED VOLUME:

100 LF $\times$ 8 SF = 800 CF = 0.0184 ac-ft

115% OF REQUIRED TREATMENT VOLUME PROVIDED IN DESIGN.

SWALE DETAIL



CW³ Engineering, Inc. CIVIL ENGINEERING - LAND PLANNING WWW.CW-3.COM	
5783 BAYSHORE ROAD SUITE 113 N. FORT MYERS FLORIDA 33917	
PREPARED FOR	
PROJECT DESCRIPTION	
BOATERS WORLD ISLAMORADA 73501 OVERSEAS HIGHWAY LOWER MATECUMBE BEACH, 33036	
PART OF SECTION 20, TOWNSHIP 64 SOUTH, RANGE 38 EAST HONOLULU COUNTY, FLORIDA	
ENGINEER OF RECORD CLAY E. WRIGHT, III, P.E. P.E. LICENSE NUMBER 64089 5783 BAYSHORE ROAD, STE 113 NORTH FORT MYERS, FLORIDA 33917	
DATE: MAY 12, 2020 FILE NAME: PLANNING.DWG	
LOCATION:	
DATE: MAY 12, 2020, FEBRUARY 01, 2020	
PLOT BY: JAMES CARROLL	
CROSS REFERENCED DRAWINGS	
PLAN REVISIONS	
PLAN STATUS	
APPROVAL SUBMITTAL PLANS NOT FOR CONSTRUCTION	
CONDITIONAL USE PLAN	
PROJECT / FILE NO.	SHEET NUMBER
24-0055	02

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 61G15-2.004, F.A.C.



AGENT AUTHORIZATION LETTER

Islamorada, Village of Islands, Florida • Planning and Development Services Department
86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 • www.islamorada.fl.us

Note: Pursuant to Section 30-212(d)(2) of the Code of Ordinances of Islamorada, Village of Islands, Florida (the “Village”), all owners and any person having a contractual interest in the land shall give their permission for every application for a development permit. Therefore, more than one agent authorization letter must be submitted if there are multiple owners or persons having a contractual interest in the site.

Date: 04/17/2024

I hereby authorize Christopher Polo (Polo Design-Build), 4604 West Vasconia Street, Tampa, FL 33629
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of CALOOSA SMI, LLC, CALOOSA SMI SERIES, Sam Chavers
(Name of Owner or Person Having Contractual Interest)

for the purpose of conducting all business necessary to process and obtain approval from the Village Planning and Development Services Department, in regard to:

Boater's World - Major Conditional Use Permit

(Project Name / Application Type)

Property Address: 73501 Overseas Hwy, Islamorada, FL 33036

Real Estate Number(s): 00388620-000000

This authorization shall be effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned owner. This authorization acts as a durable power of attorney only for the purposes stated herein.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility, thus holding the Village harmless, for any and all of the actions of the agent named, related to the acquisition of development permits for the aforementioned owner/applicant.

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a “verifiable digital signature”, print this document and have it notarized.

Property Owner Signature: Sam Chavers Digitally signed by Sam Chavers
Date: 2024.04.17 16:35:36 -04'00'

Printed Name: Sam Chavers

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me by means of ____ physical appearance or ____ online notarization, this ____ day of _____, 20____, by _____ (name of person signing the application) as _____ (type of authority e.g. officer, manager / member, trustee, attorney in fact) for _____ (name of entity or party on behalf of whom application was executed).

Signature of Notary Public –State of Florida

SEAL:

____ Personally Known ____ Produced Identification Type of ID _____

I. Summary

Creative Environmental, Inc. (CEI) was contracted by Caloosa SMI, LLC. to conduct a vegetation survey for 73501 Overseas Highway, Lower Matecumbe Key, 33036 for submittal to the Village of Islamorada Building Department. This report may be used to assist future permitting efforts but should not be used in lieu of a land survey conducted by a licensed surveyor. All features depicted within this report, including any tables, figures, or supplemental data files, are approximations only.

II. Project Location

The project site is located on the east side of the Overseas Highway within Lower Matecumbe Beach subdivision within Islamorada, Florida (Monroe County Property Appraiser [MCPA] Parcel ID 00388620-000000). The site is located within Section 20, Township 64, Range 36 and is currently listed by the MCPA as airport, marinas, bus term (2000). The site is bound by the Atlantic Ocean to the south, the Overseas Highway to the north, single-family residences to the east, and undeveloped land to the west.

III. Methodology

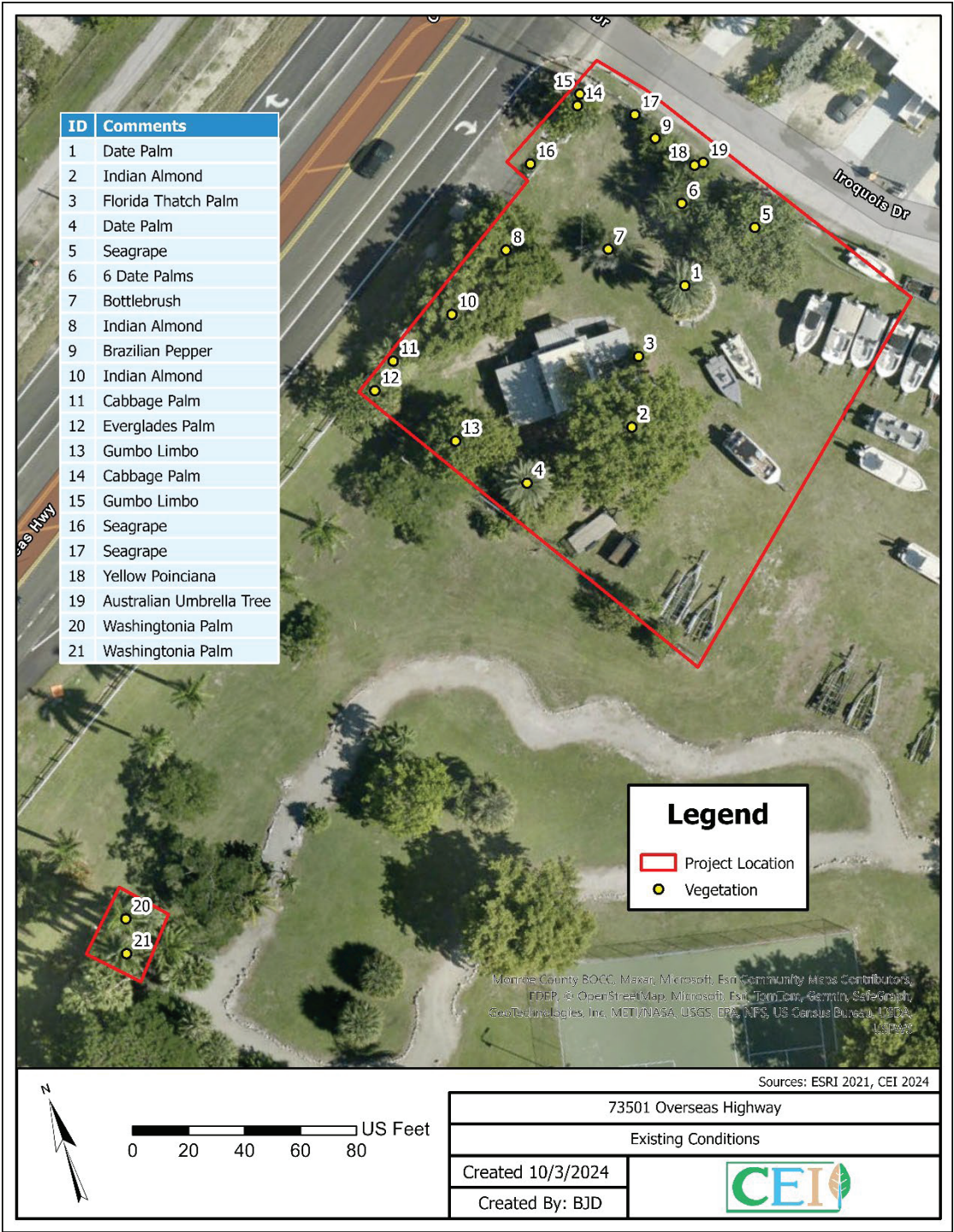
Field data was collected by CEI staff on September 26 and 29 2024. A survey of all vegetation within the proposed project area was completed to identify potential impacts during construction pursuant to *Chapter 30, Article VII of the Village of Islands Land Development Regulations*. Vegetation measuring at least 4 feet in height as well as those regulated pursuant to the Village Land Development Regulations were flagged and given a unique identifying number. All location data was collected with a Trimble Geo7x GPS unit and post processed in Esri ArcGIS Pro.

IV. Results

21 trees and shrubs were identified within the proposed project area (**Figure 1; Table 1**). All individuals consisting of 13 exotic and 11 natives within the project area are proposed for removal. (**Figure 1 & Table 1**).

V. Figures

Figure 1: Vegetation Assessment



VI. Tables

Table 1 – Vegetation Species List

ID	COMMON NAME	SCIENTIFIC NAME	STATUS	HEIGHT	SIZE INCH (DBH)	TO BE REMOVED
1	Date Palm	<i>Phoenix dactylifera</i>	EX			*
2	Indian Almond	<i>Terminalia catappa</i>	EX			*
3	Florida Thatch Palm	<i>Thrinax radiata</i>	N	8	4	*
4	Date Palm	<i>Phoenix dactylifera</i>	EX			*
5	Seagrape	<i>Coccoloba uvifera</i>	N	15		*
6	Pygmy Date Palm	<i>Phoenix roebelenii</i>	EX			*
7	Bottlebrush	<i>Callistemon citrinus</i>	EX			*
8	Indian Almond	<i>Terminalia catappa</i>	EX			*
9	Brazilian Pepper	<i>Schinus terebinthifolia</i>	EX			*
10	Indian Almond	<i>Terminalia catappa</i>	EX			*
11	Sabal Palm	<i>Sabal palmetto</i>	N	7		*
12	Paurotis Palm	<i>Acoelorrhaphe wrightii</i>	EX			*
13	Gumbo Limbo	<i>Bursera simaruba</i>	N	24,12		*
14	Sabal Palm	<i>Sabal palmetto</i>	N	7		*
15	Gumbo Limbo	<i>Bursera simaruba</i>	N	17,7,7		*
16	Seagrape	<i>Coccoloba uvifera</i>	N	5		*
17	Seagrape	<i>Coccoloba uvifera</i>	N	6.5		*
18	Yellow Poinciana	<i>Peltophorum pterocarpum</i>	EX			*
19	Australian Umbrella Tree	<i>Schefflera actinophylla</i>	EX			*
20	Mexican Fan Palm	<i>Washingtonia robusta</i>	EX			*
21	Mexican Fan Palm	<i>Washingtonia robusta</i>	EX			*
TOTAL NATIVE						11

VII. Photo Log



Photo 1: Plant ID 01 (Sabal Palm: *Phoenix dactylifera*)



Photo 2: Plant ID 03 (Florida Thatch Palm: *Thrinax radiata*)



Photo 3: Plant ID 02 (Indian Almond: *Terminalia catappa*)



Photo 4: Plant ID 05 (Seagrape: *Coccoloba uvifera*)



Photo 5: Plant ID 11 (Sabal Palm: *Sabal palmetto*)



Photo 6: Plant ID 12 (Paurotis Palm: *Acoelorrhaphe wrightii*)



Photo 7: Plant ID 13 (2 Gumbo Limo Trees: *Bursera simaruba*)



Photo 8: Plant ID 14 & 15 (*Sabal Palm Sabal palmetto* & *Gumbo Limbo Bursera simaruba*)



Photo 9: Plant ID 15 (Gumbo Limo: *Bursera simaruba*)



Photo 10: Plant ID 14 & 15 (Sabal Palm: *Sabal palmetto* & Gumbo Limbo: *Bursera simaruba*)



Photo 11: Plant ID 16 (Seagrape: *Coccoloba uvifera*)



Photo 12: Plant ID 17 (Seagrape: *Coccoloba uvifera*)

March 29, 2025

Ms. Jennifer DeBoisbriand
Planning Director
Village of Islamorada
86800 Overseas Highway
Islamorada, Florida 33036

**Re: Boater's World Marine Centers
Lower Matecumbe Key, Florida
Traffic Statement – *Update #2***

Dear Jennifer:

Boater's World Marine Centers proposes to occupy the site of a former hardware store located at 73501 Overseas Highway on Lower Matecumbe Key, Islamorada, Monroe County, Florida. The subject site is located approximately 500 feet to the west of Tollgate Boulevard near Mile Marker 73.5 and the Parcel ID number is 00388620-000000. The existing space to be occupied by Boater's World has a finished floor area of approximately 4,000 square feet and vehicular access to the site is provided by two (2) full access driveways on Overseas Highway / US 1. A project location map is presented in Attachment A to this memorandum.

Based upon our recent discussions with the applicant, we understand that the proposed use on this site will be a boat sales facility within the 4,000 square foot building, a 0.48-acre outdoor display area along Overseas Highway / US 1, and a 0.41-acre service / storage area that will be adjacent to the outdoor display area. The service / storage area will consist of a 2,750 square foot covered service / maintenance area and a 355 square foot enclosed storage area. Vehicular access to the site will remain as is with driveways on Overseas Highway / US 1. Preliminary site and floor plans are presented in Attachment B. The purpose of this traffic statement is to document the trip generation characteristics of the previous and proposed uses on this site.

Trip Generation Analyses

The trip generation analysis for the previous land use and the proposed land use is based upon the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (11th Edition)*. For the previous land use (i.e. hardware store), the subject ITE manual documents data for Land Use #816 – Hardware / Paint Store. While this land use appears to be directly applicable to the previous land use on the subject site, the data is limited and ITE recommends caution when relying upon this data. The daily, AM peak hour, and PM peak hour trip generation rates are as follows:

Hardware / Paint Store – ITE Land Use #816

- ☐ Daily: $T = 8.07 (X)$
- ☐ AM Peak Hour: $T = 0.92 (X)$ (54% in / 46% out)
- ☐ PM Peak Hour: $T = 2.98 (X)$ (46% in / 54% out)

where T = number of trips and X = 1,000 square feet of gross floor area

For the proposed land use (i.e. boat sales), the ITE *Trip Generation Manual* does not contain an exact match. However, this manual does document data for a similar land use – Land Use #842 – Recreational Vehicle Sales. As with the hardware / paint store data, the data is limited and ITE recommends caution when relying upon this data. The daily, AM peak hour, and PM peak hour trip generation rates are as follows:

Recreational Vehicle Sales – ITE Land Use #842

- ❑ Daily: $T = 5.00 (X)$
- ❑ AM Peak Hour: $T = 0.46 (X)$ (85% in / 15% out)
- ❑ PM Peak Hour: $T = 0.77 (X)$ (31% in / 69% out)

where T = number of trips and X = 1,000 square feet of gross floor area

Table 1 below presents the trip generation analysis for the previous hardware store use and the proposed boat sales use.¹ Relevant excerpts from the ITE manual are presented in Attachment C.

Table 1 Boater's World Marine Centers Trip Generation Summary 73501 Overseas Highway - Lower Matecumbe, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Previous								
Hardware / Paint Store	4,000 SF	32	2	2	4	6	6	12
Proposed								
Recreational Vehicle Sales (Boat Sales)	7,105 SF	36	3	0	3	2	3	5
Difference (Proposed - Previous)		4	1	(2)	(1)	(4)	(3)	(7)

Compiled by: KBP Consulting, Inc. (March 2025).

Source: Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition).

As indicated in Table 1 above, the proposed boat sales land use is expected to generate four (4) additional daily trips, one (1) fewer AM peak hour trip and seven (7) fewer PM peak hour trips than those generated by the former hardware store use at the same location. Based upon the trip generation analyses presented herein, it is apparent that further traffic analyses are not warranted at this time. If you have any questions, please do not hesitate to contact me.

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

¹ As noted previously, the boat sales facility will consist of an indoor facility (+/- 4,000 square feet) and well as an outdoor display area (+/- 0.48-acre) and a service / storage area (3,105 square feet). The trip generation analysis for this land use is based upon indoor floor area and does not include outdoor display area.

Attachment A

Project Location Map



KBP
CONSULTING, INC.

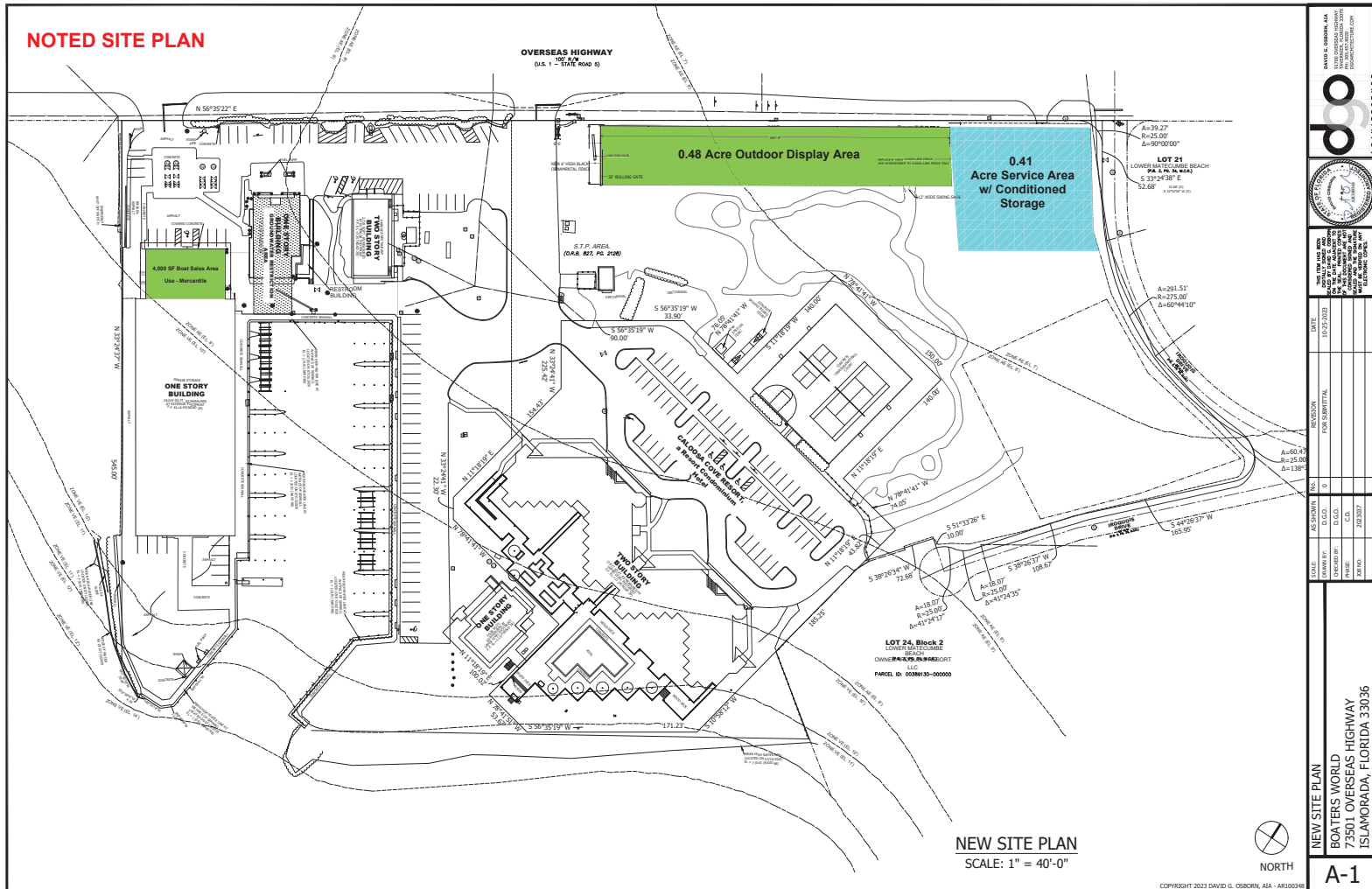
Project Location Map

FIGURE 1
Boater's World Marine Centers
Lower Matecumbe Key, Florida

Attachment B

Preliminary Site and Floor Plans

NOTED SITE PLAN







Goodwin
Architects, Inc.

259 Spanish Breeze
Tomball, TX 77059

Tel: 281.352.6774



■ Consultants
M/E/P Engineering

Edward J. Goodwin, P.E.
Professional Engineer, License No. 12569, State of Florida
 Mechanical Engineering
 259 Spanish Breeze, Tomball, TX 77059
 Tel: 281.352.6774
 Fax: 281.352.6775
 Email: edward@goodwinarchitects.com

■ Project
Interior Fit-Out
73501 Overseas Hwy.
Islamorada, FL 33036

■ Owner
BOATERS WORLD
MARINE CENTERS, LLC
816 Commerce Blvd.
Coral Gables, FL 33134

■ Key Plan

■ Revisions

No.	Date	Issue
21	July 2024	Permit Set
18	04/24/2024	Village Comments
17	Jan. 2024	Field Changes

The undersigned hereby certifies that he/she is the author or creator of the design, or under his/her direct supervision and control, the design was prepared by him/her or under his/her direct supervision and control, and that he/she is a duly Licensed Professional Engineer in the State of Florida, License No. 12569, Mechanical Engineering. The undersigned also certifies that he/she is not providing engineering services to the client in this project in violation of the Florida Engineering Code of Ethics. The undersigned further certifies that he/she is not providing engineering services to the client in this project in violation of the Florida Engineering Code of Ethics. The undersigned further certifies that he/she is not providing engineering services to the client in this project in violation of the Florida Engineering Code of Ethics.

■ Drawing Title

SITE PLAN

In preparing these plans, the Engineer and his/her staff met with the client and the architect to discuss the project and to obtain the information necessary for the preparation of these plans.

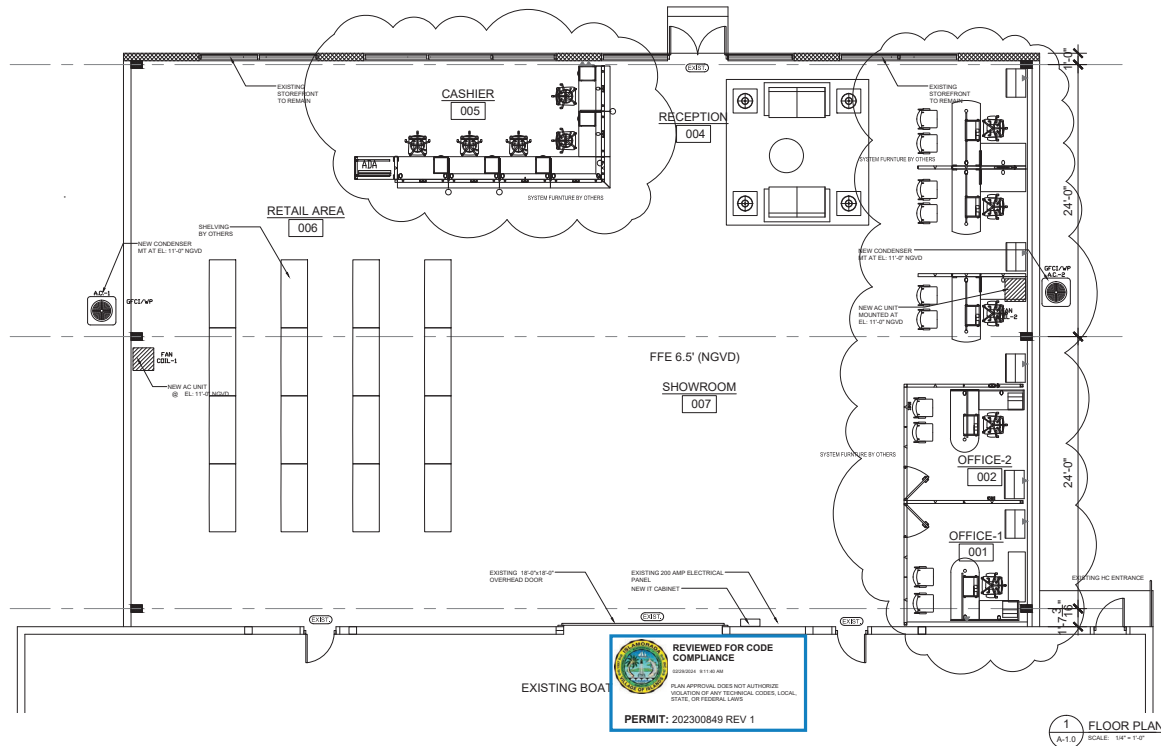
DA Prepared On: **06/20/20**
 Date of **July 2024**

Drawn by: **EJG** Checked by: **EJG** Approved by: **EJG**

Issue: **As Noted**

File Name: **73501overseas.mxd**

SP-1.0



Consultants
M/E/P Engineering
 Edward J. Goodwin

Project
 Interior Fit-Out
 73501 Overseas Hwy.
 Islamorada, FL 33036

Owner
BOATERS WORLD MARINE CENTER, LLC
ONE COMMERCE BLDG.
OWLAND, FL 32064

Key Plan

Revisions		
No.	Date	Revised
11	May 2023	Client Review
21	July 2023	Permit Set
19	Oct 2023	Village Comments
05	Dec 2023	Village Comments
17	Jan 2024	Final Changes

Drawing Title
PROPOSED FLOOR PLAN

ALL dimensions, notes, details and field conditions shall be in accordance with the Florida Building Code, and all other applicable codes and standards. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Drawn by	Checked by	Approved by
EJG	EJG	EJG

Scale: **A-1.0**

**STORMWATER TREATMENT VOLUME CALCULATION PER
ISLAMORADA STORMWATER MANUAL CHAPTER 5**

0.5" OVER ENTIRE SITE AREA:
 $V = 0.57/12 \times 16,522 \text{ SF} = 688.42 \text{ CF} = 0.016 \text{ ac-ft}$

1.25" OVER IMPERVIOUS AREA:
 $V = 1.25/12 \times 3,380 \text{ SF} = 352.08 \text{ CF} = 0.0081 \text{ ac-ft}$

REQUIRED VOLUME:

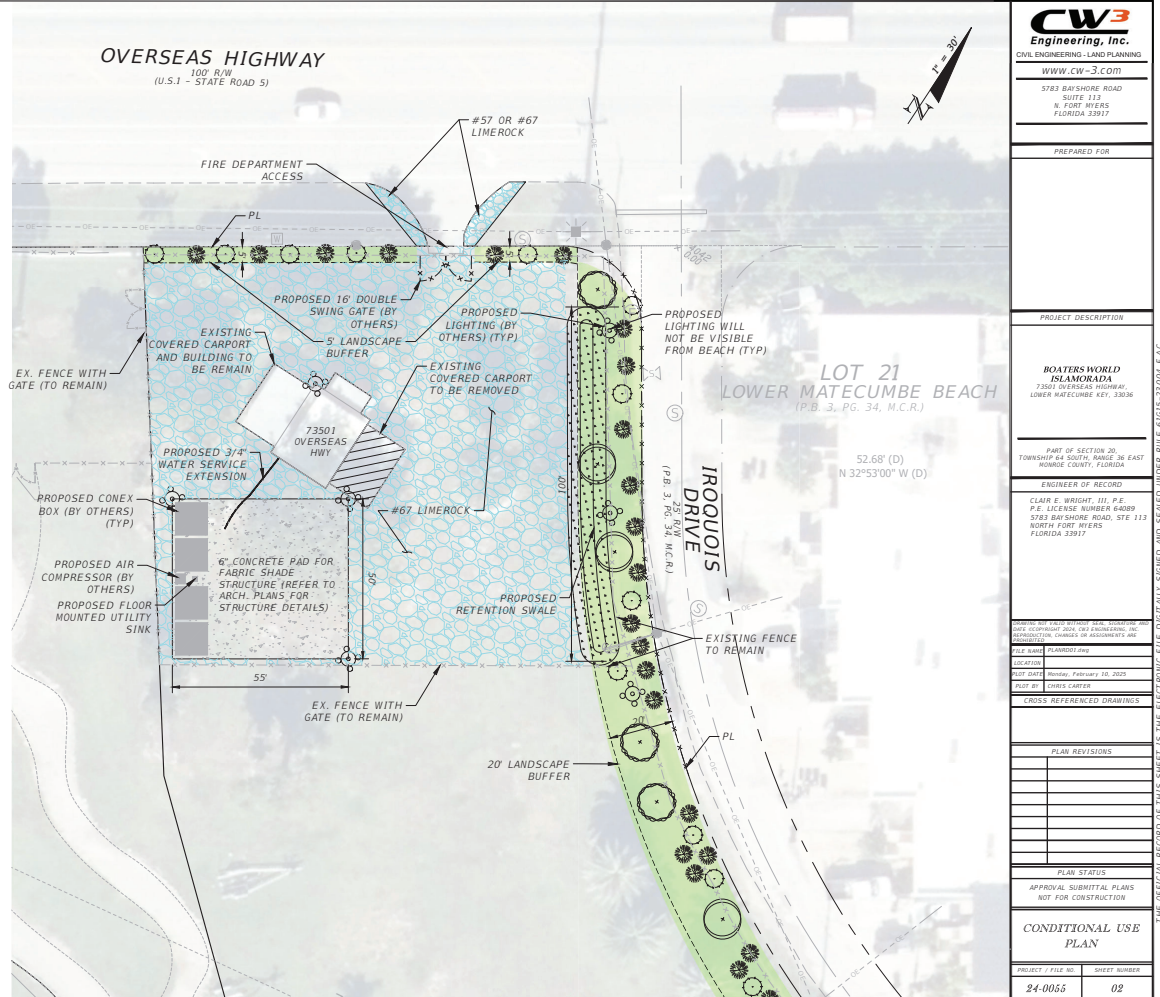
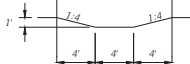
0.5" GOVERNS DESIGN, USE 0.016 ac-ft

PROVIDED VOLUME:

100 LF $\times$ 8 SF = 800 CF = 0.0184 ac-ft

115% OF REQUIRED TREATMENT VOLUME PROVIDED IN DESIGN.

SWALE DETAIL



CW³ Engineering, Inc. CIVIL ENGINEERING - LAND PLANNING WWW.CW-3.COM	
5783 BAYSHORE ROAD SUITE 113 N. FORT MYERS FLORIDA 33917	
PREPARED FOR	
PROJECT DESCRIPTION	
BOATERS WORLD ISLAMORADA 73501 OVERSEAS HIGHWAY LOWER MATECUMBE KEY, 33036	
PART OF SECTION 20, TOWNSHIP 64 SOUTH, RANGE 36 EAST MONROE COUNTY, FLORIDA	
ENGINEER OF RECORD CLAY E. WRIGHT, III, P.E. P.E. LICENSE NUMBER 64089 5783 BAYSHORE ROAD, STE 113 NORTH FORT MYERS FLORIDA 33917	
DATE: MAY 19, 2020 FILE NAME: PLANNING.DWG	
LOCATION:	
DATE: MAY 19, 2020, FEBRUARY 02, 2020	
PLOT BY: JAMES CARTER	
CROSS REFERENCED DRAWINGS	
PLAN REVISIONS	
PLAN STATUS	
APPROVAL SUBMITTAL PLANS NOT FOR CONSTRUCTION	
CONDITIONAL USE PLAN	
PROJECT / FILE NO.	SHEET NUMBER
24-0055	02

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 61G15-2.004, F.A.C.

Attachment C

**Relevant Excerpts from the
Institute of Transportation Engineers (ITE)
*Trip Generation Manual (11th Edition)***

Land Use: 816

Hardware/Paint Store

Description

A hardware/paint store is a free-standing building that sells hardware and paint supplies. Building materials and lumber store (Land Use 812) and home improvement superstore (Land Use 862) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1990s and the 2010s in California, Oregon, South Dakota, Texas, and Wisconsin.

Source Numbers

358, 531, 880, 959, 966

Hardware/Paint Store (816)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

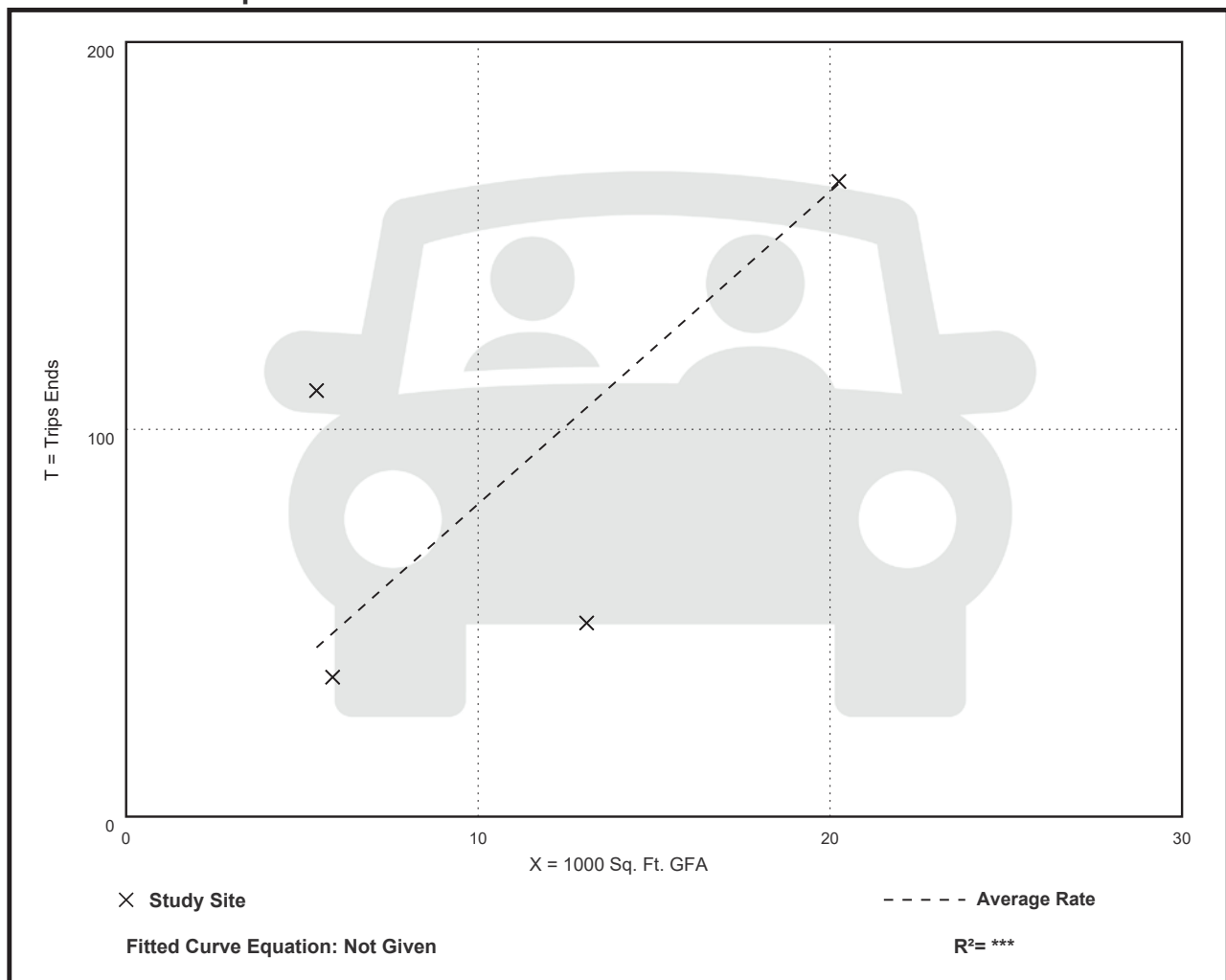
Avg. 1000 Sq. Ft. GFA: 11

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.07	3.82 - 20.33	5.66

Data Plot and Equation



Hardware/Paint Store (816)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

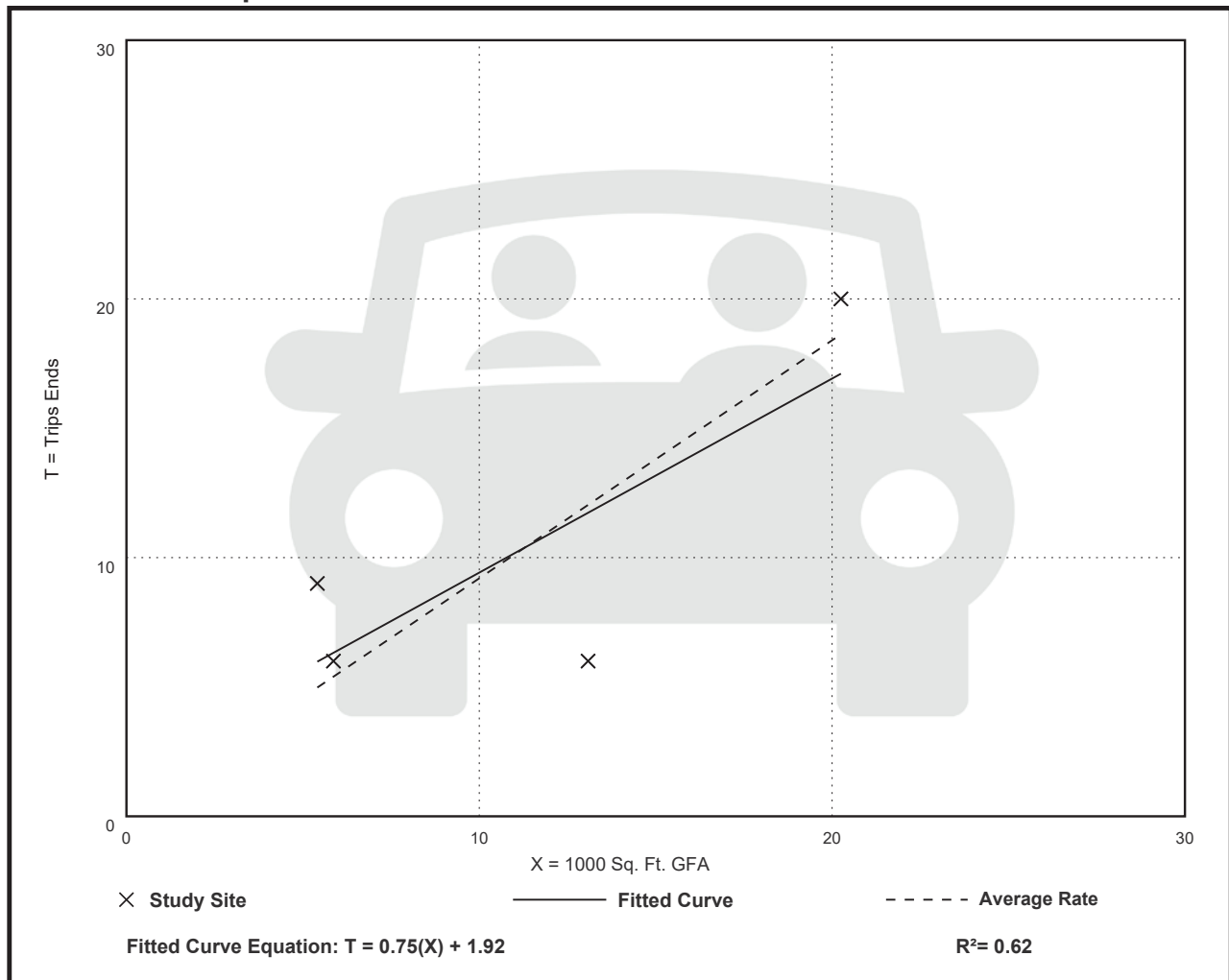
Avg. 1000 Sq. Ft. GFA: 11

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.92	0.46 - 1.66	0.42

Data Plot and Equation



Hardware/Paint Store (816)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

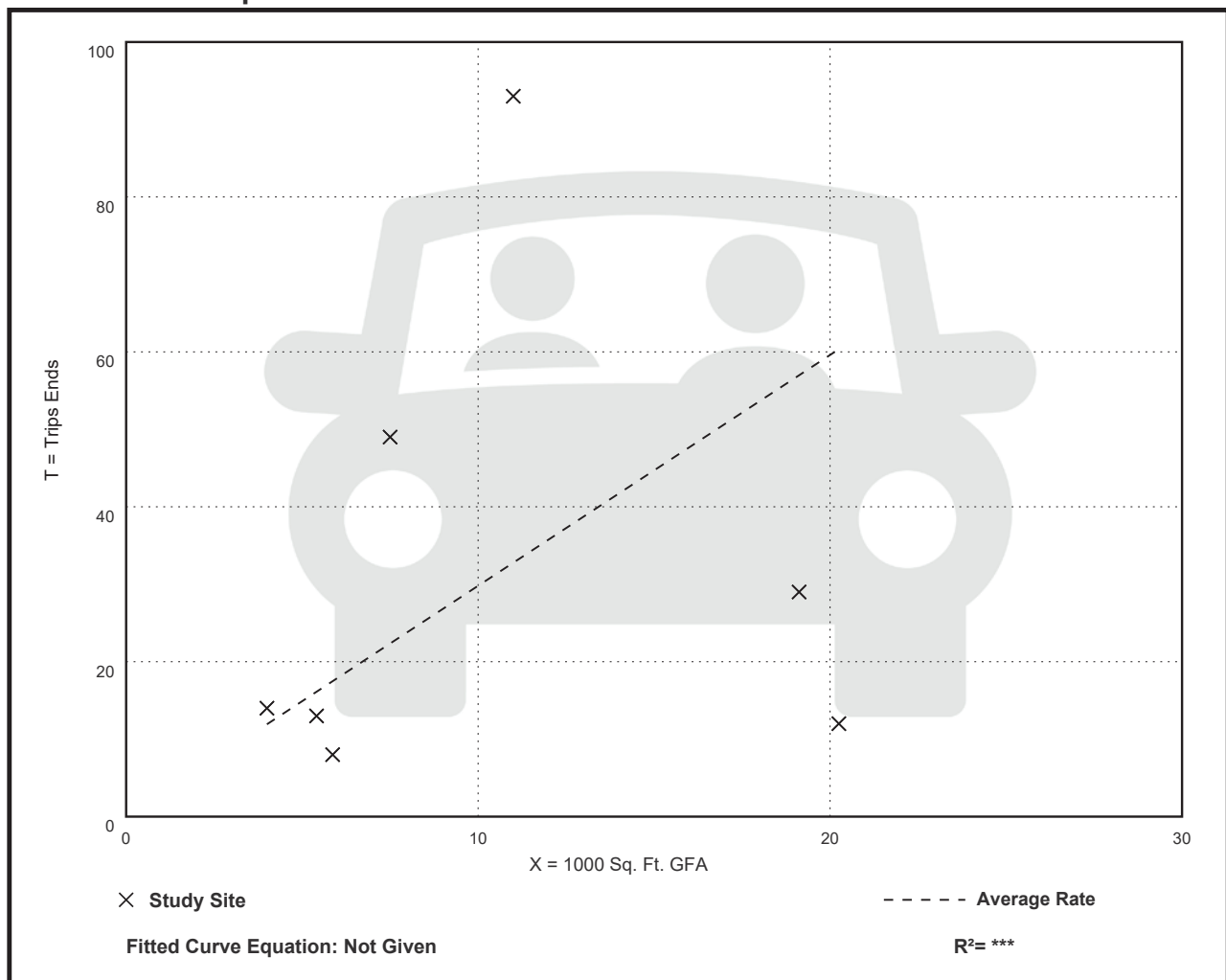
Avg. 1000 Sq. Ft. GFA: 10

Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.98	0.59 - 8.45	3.09

Data Plot and Equation



Land Use: 842

Recreational Vehicle Sales

Description

A recreational vehicle (RV) sales dealership is a free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available. Some RV dealerships may also include boat sales and servicing. Automobile sales (new) (Land Use 840) and automobile sales (used) (Land Use 841) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Florida and Texas.

Source Numbers

721, 881

Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 5

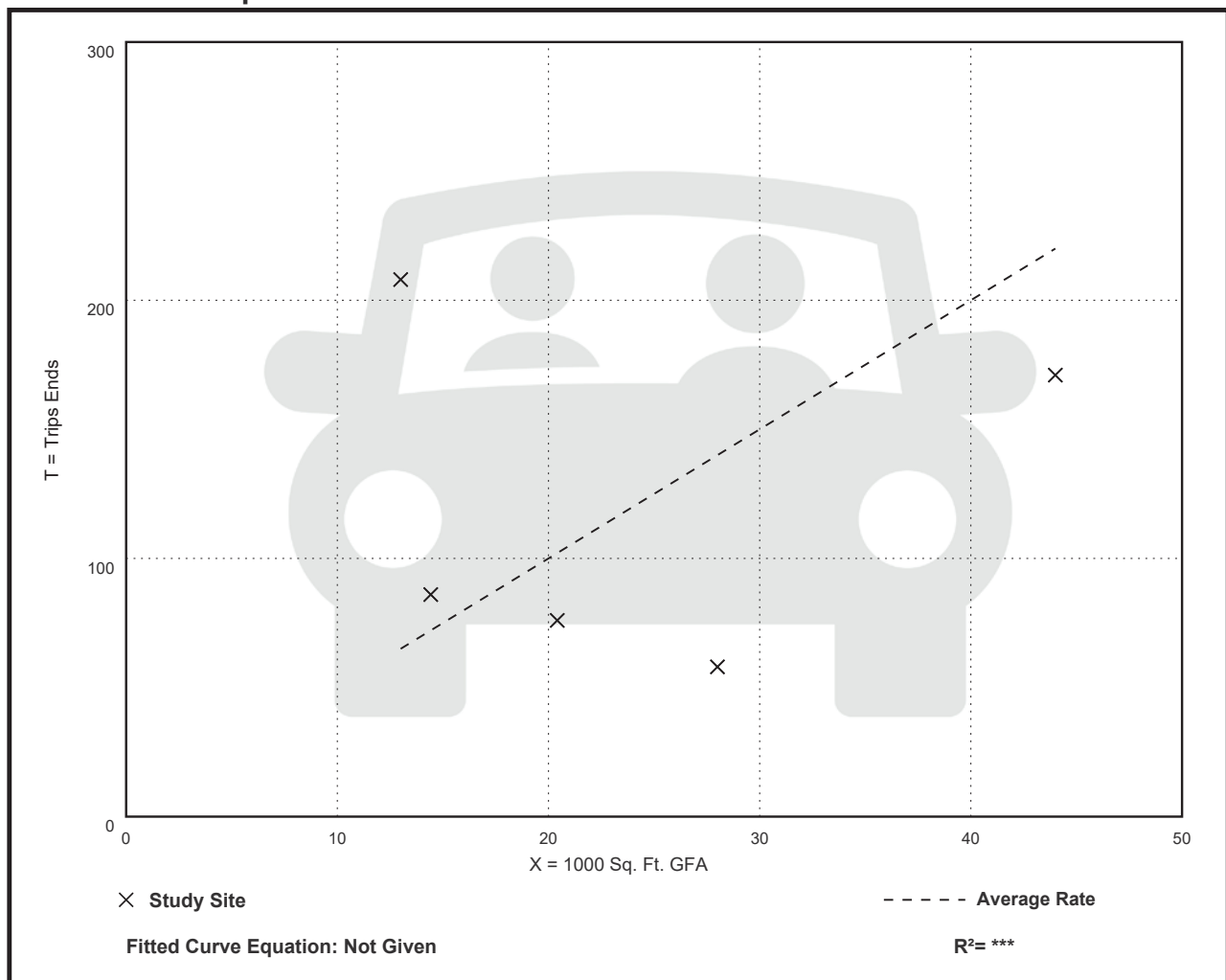
Avg. 1000 Sq. Ft. GFA: 24

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.00	2.07 - 16.00	4.47

Data Plot and Equation



Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

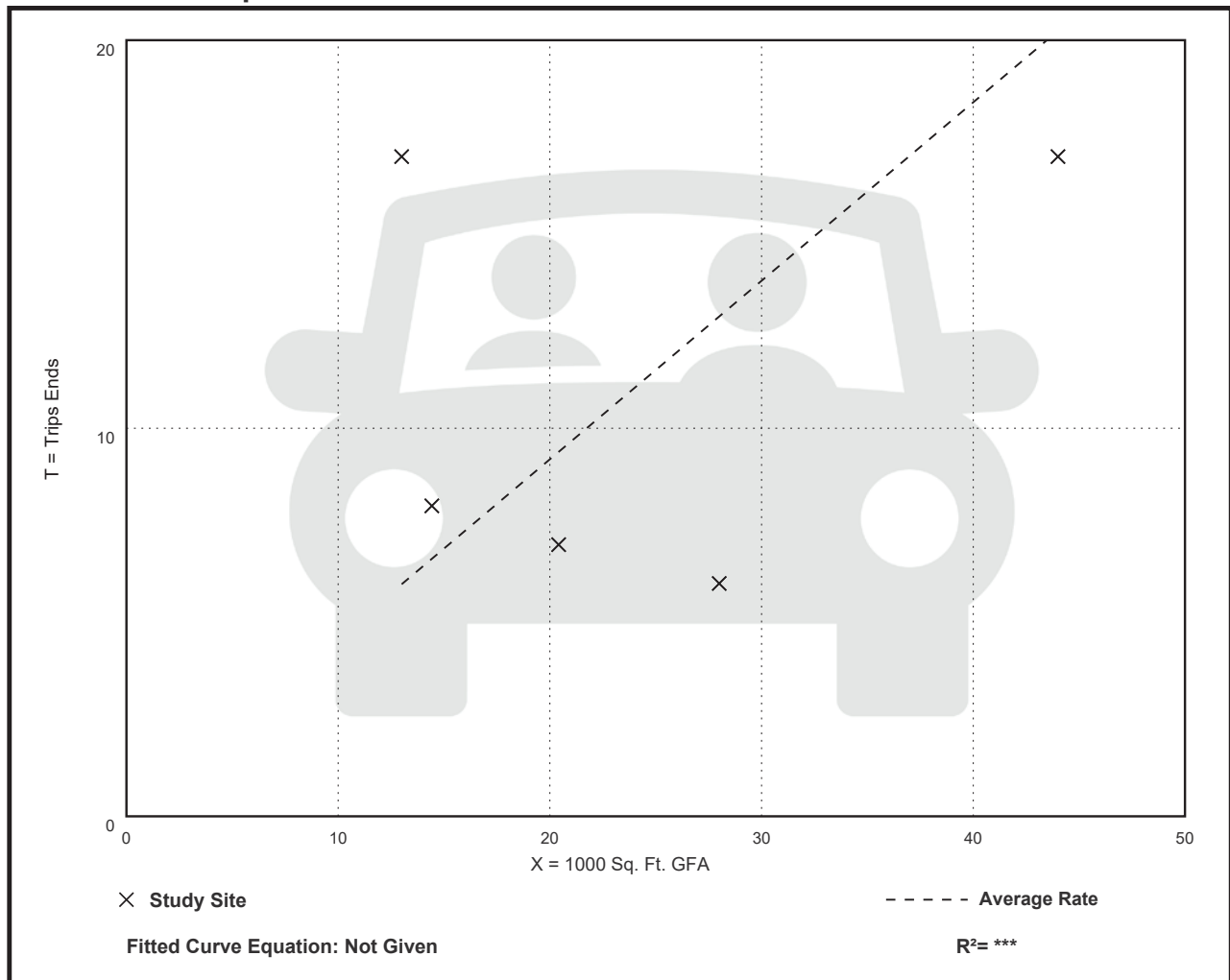
Avg. 1000 Sq. Ft. GFA: 24

Directional Distribution: 85% entering, 15% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.46	0.21 - 1.31	0.35

Data Plot and Equation



Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

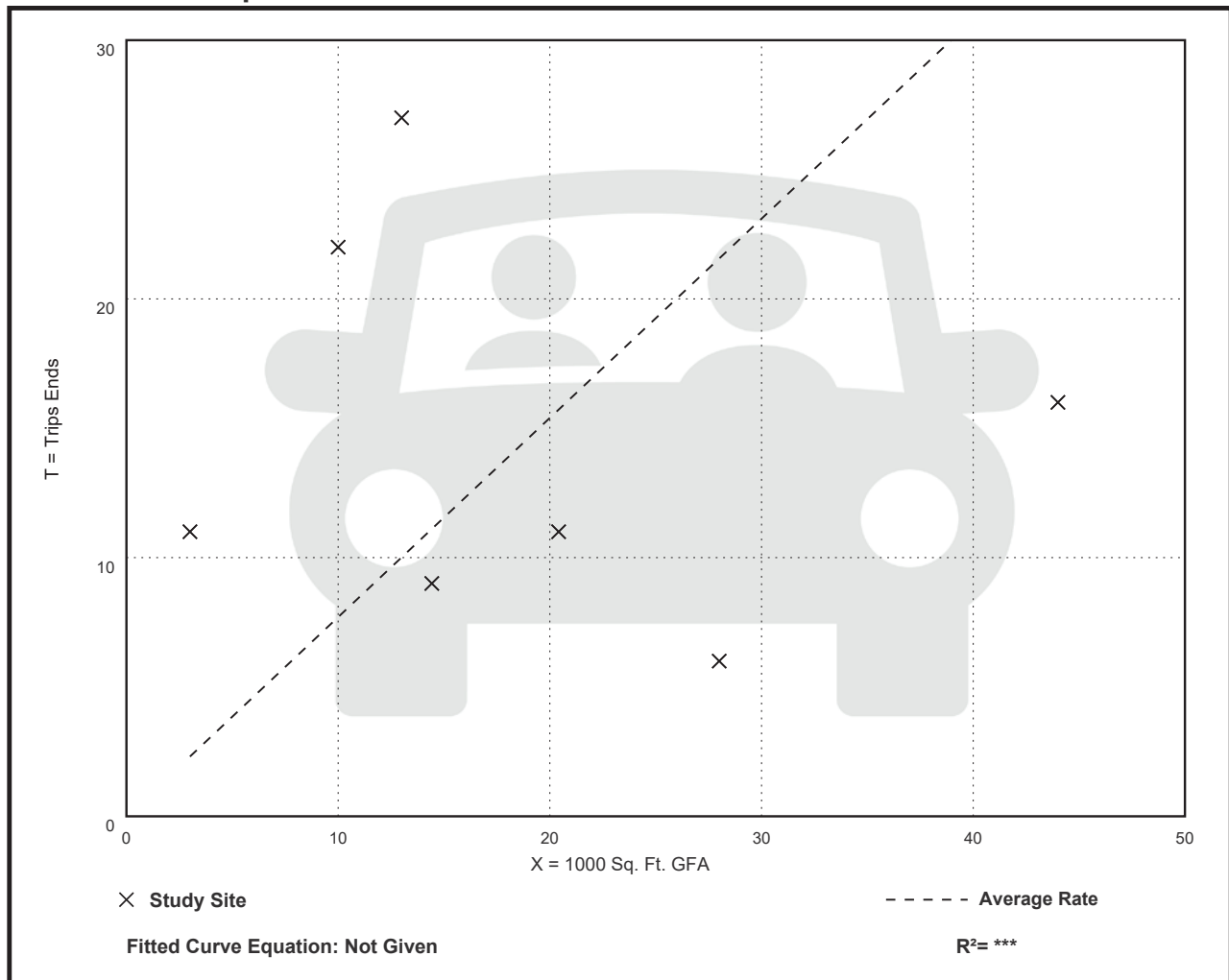
Avg. 1000 Sq. Ft. GFA: 19

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.77	0.21 - 3.67	0.86

Data Plot and Equation



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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

MAKINDALE SHEKI
9825 Meadowbrook Ln
Galena, OH 43021
PLCUP20240083

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 Kennedy Dr
Key West, FL 33040
PLCUP20240083

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

BOY SCOUTS OF AMERICA THE
1325 W Walnut Hill Ln
S406DT
Irving, TX 75038
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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Islamorada, FL 33036

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

WILSON ALAN
132 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Islamorada, FL 33036

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

FIGARO CASSANDRA LIVING
88005 Overseas Hwy
10-135
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com™.

Ft Lauderdale, FL 33301

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

EGRET INVESTMENTS LIMITED
203 E Las Olas Blvd
Fl 12
Ft Lauderdale, FL 33301
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com™.

Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

VALLE ELLEN KAVANAUGH
226 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Fennville, MI 49408

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

MARLIN PROPERTY
MANAGEMENT LLC
PO Box 663
Fennville, MI 49408
PLCUP20240083

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Total \$5.58

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Postage \$0.73

Total \$5.58

BOT TIF
3900 Commonwealth Blvd Mail
Station 108
Tallahassee, FL 32399
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Total \$5.58

TWC FAMILY LIMITED
PARTNERSHIP
11630 SW 84th Ave
Miami, FL 33156
PLCUP20240083

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Postage \$0.73

Total \$5.58

MANNING LAURIE
2144 SW 114th Ave
Davie, FL 33325
PLCUP20240083

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MIM 100, LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

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CASIANO HUGH A
PO Box 13422
Scottsdale, AZ 85267
PLCUP20240083

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HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

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MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

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DAVIS DREW
100 Iroquois Dr
Apt 3
Islamorada, FL 33036
PLCUP20240083

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STOKY 100 IROQUOIS DRIVE LLC
14 Rainbow Dr
Key Largo, FL 33037
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HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

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GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

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DELLO JOJO JEAN MARIE
16470 Take Off Pl
Wellington, FL 33414
PLCUP20240083

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HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

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GREEN TURTLE HOUSE LLC
248 Sunset Dr
Islamorada, FL 33036
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BUTLER JOHN
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

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LUDWICK PAUL W TRAG 1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

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IROQUOIS RESORT LLC
1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

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MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

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MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

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JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

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NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

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LANEY BILL
2035 Palouse Ave
London, OH 43140
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TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

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JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

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PEGRAM BETTY DYNASTY TRUST
10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

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HEFFY GEORGE W
7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

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MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

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TO: CALOOSA COVE RESORT
 OWNERS ASSOCIATION INC
 Islamorada, FL 33036
 PLCUP20240083

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Applicants company

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TO: CALOOSA SMI LLC
 C/O SUNTEX MARINA INVESTORS
 LLC
 17330 PRESTON ROAD SUITE
 275B

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Applicants company



Islamorada, Village of Islands
Planning & Development Se
86800 Overseas Hwy
Islamorada, FL 33036

9589 0710 5270 2427 6355 10



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CALOOSA COVE RESORT
OWNERS ASSOCIATION INC
Islamorada, FL 33036
PLCUP20240083

Applicants company



Islamorada, Village of Islands
Planning & Development Servic
86800 Overseas Hwy
Islamorada, FL 33036

9589 0710 5270 2427 6336 15



CERTIFIED MAIL

CALOOSA SMI LLC
C/O SUNTEX MARINA INVESTORS
LLC
17330 PRESTON ROAD SUITE
275B

Applicants company

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9589 0710 5270 2427 6354 11
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First-Class Mail® 1 \$0.73

Letter
Wellington, FL 33414
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 47
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 73
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 30
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 66
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Scottsdale, AZ 85267
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 23
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 59
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 03
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 28
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 53
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 27
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 60
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 10
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 46
Return Receipt Tracking #: 9590 9402 8500 3186 4301 03
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 39
Return Receipt Tracking #: 9590 9402 8500 3186 4300 97
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Key West, FL 33041
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 22
Return Receipt Tracking #: 9590 9402 8500 3186 4300 80
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Key Largo, FL 33037
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 13
Return Receipt Tracking #: 9590 9402 8500 3186 4302 88
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 06
Return Receipt Tracking #: 9590 9402 8500 3186 4302 71
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 11
Return Receipt Tracking #: 9590 9402 8500 3186 4303 56
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Newton, NJ 07860
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 28
Return Receipt Tracking #: 9590 9402 8500 3186 4303 49
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Deerfield Beach, FL 33441
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 35
Return Receipt Tracking #: 9590 9402 8500 3186 4303 32
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 44
Return Receipt Tracking #: 9590 9402 8500 3186 4303 25
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6353 98
Return Receipt Tracking #: 9590 9402 8500 3186 4303 18
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Miami, FL 33157
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 90
Return Receipt Tracking #: 9590 9402 8500 3186 4302 64
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
London, OH 43140
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 69
Return Receipt Tracking #: 9590 9402 8500 3186 4302 19
Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Pompano Beach, FL 33064
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 45
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4302 02
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Naples, FL 34102
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 83
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4302 40
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Islamorada, FL 33036
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 76
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4302 33
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Miami, FL 33138
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 52
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4302 26
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Miami, FL 33156
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6338 37
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4303 01
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Fort Lauderdale, FL 33331
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6338 20
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4302 95
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Fort Lauderdale, FL 33325
 Weight: 0 lb 0.40 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 38
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4301 96
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Fennville, MI 49408
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Thu 05/29/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 21
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4301 89
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Miami, FL 33156
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6354 66
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4303 87
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Islamorada, FL 33036
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6354 73
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4303 70
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Islamorada, FL 33036
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6354 04
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4303 63
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Irving, TX 75038
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Thu 05/29/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6354 97
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4304 24
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Tallahassee, FL 32399
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Wed 05/28/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6354 80
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4302 57
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Galena, OH 43021
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Thu 05/29/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 14
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4301 72
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Tallahassee, FL 32399
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Wed 05/28/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6337 07
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4301 65
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Fort Lauderdale, FL 33301
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6336 91
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4301 58
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Islamorada, FL 33036
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6336 84
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4301 41
 Total \$9.68

First-Class Mail® 1 \$0.73
 Letter
 Key West, FL 33040
 Weight: 0 lb 0.50 oz
 Estimated Delivery Date
 Tue 05/27/2025
 Certified Mail® \$4.85
 Tracking #: 9589 0710 5270 2427 6336 77
 Return Receipt \$4.10
 Tracking #: 9590 9402 8500 3186 4301 34
 Total \$9.68

Grand Total: \$348.48
 Credit Card Remit \$348.48
 Card Name: VISA
 Account #: XXXXXXXXXXXX9690
 Approval #: 634473
 Transaction #: 334
 AID: A000000031010 Chip
 AL: VISA CREDIT
 PIN: Not Required

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or call 1-800-410-7420.

UFN: 114585-0037
 Receipt #: 840-53300021-3-7186010-2
 Clerk: 14

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Caloosa SMI LLC/</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>73501 Overseas Highway</u>		Company NAIC Number: _____
City: <u>Islamorada</u> State: <u>FLA</u> ZIP Code: <u>33036</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Property ID# 00388620-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Commercial</u>		
A5. Latitude/Longitude: Lat. <u>N24.851357</u> Long. <u>W-080.736682</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Islamorada</u>		B1.b. NFIP Community Identification Number: <u>120424</u>
B2. County Name: <u>Monroe</u>	B3. State: <u>FL</u>	B4. Map/Panel No.: <u>12087C1201</u> B5. Suffix: <u>K</u>
B6. FIRM Index Date: <u>2-18-2005</u>		B7. FIRM Panel Effective/Revised Date: <u>2-18-2005</u>
B8. Flood Zone(s): <u>AE</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>7</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 3868 G EL 8.75 Feet

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

If Yes, describe the source of the conversion factor in the Section D Comments area.

☐ Yes ☒ No

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

5.4

☒ feet ☐ meters

b) Top of the next higher floor (see Instructions):

N/A

☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions):

N/A

☒ feet ☐ meters

d) Attached garage (top of slab):

N/A

☒ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):

10.2

☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished

4.4

☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished

4.6

☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

N/A

☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Lincoln Iturrey PSM

License Number: 5719

Title: Professional Surveyor and Mapper

Company Name: Lincoln Iturrey P.A.

Address: PO Box 755

City: Long Key

State: FL

ZIP Code: 33001

Signature: _____



Digitally signed by Lincoln D Iturrey
Date: 2024.11.03 01:22:34 -05'00'

Date: 10/31/2024

Telephone: 3056642727

Ext.: _____ Email: liturrey@gmail.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

This building has no ac service.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
73501 Overseas Highway

City: Islamorada State: FLA ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Rear and side view 10/31/2024

Clear Photo One



Photo Two

Photo Two Caption: Side and rear view 10/31/2024

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
73501 Overseas Highway

City: Islamorada State: FLA ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Front and side view 10/31/2024

Clear Photo Three



Photo Four

Photo Four Caption: Front and side view 10/01/2024

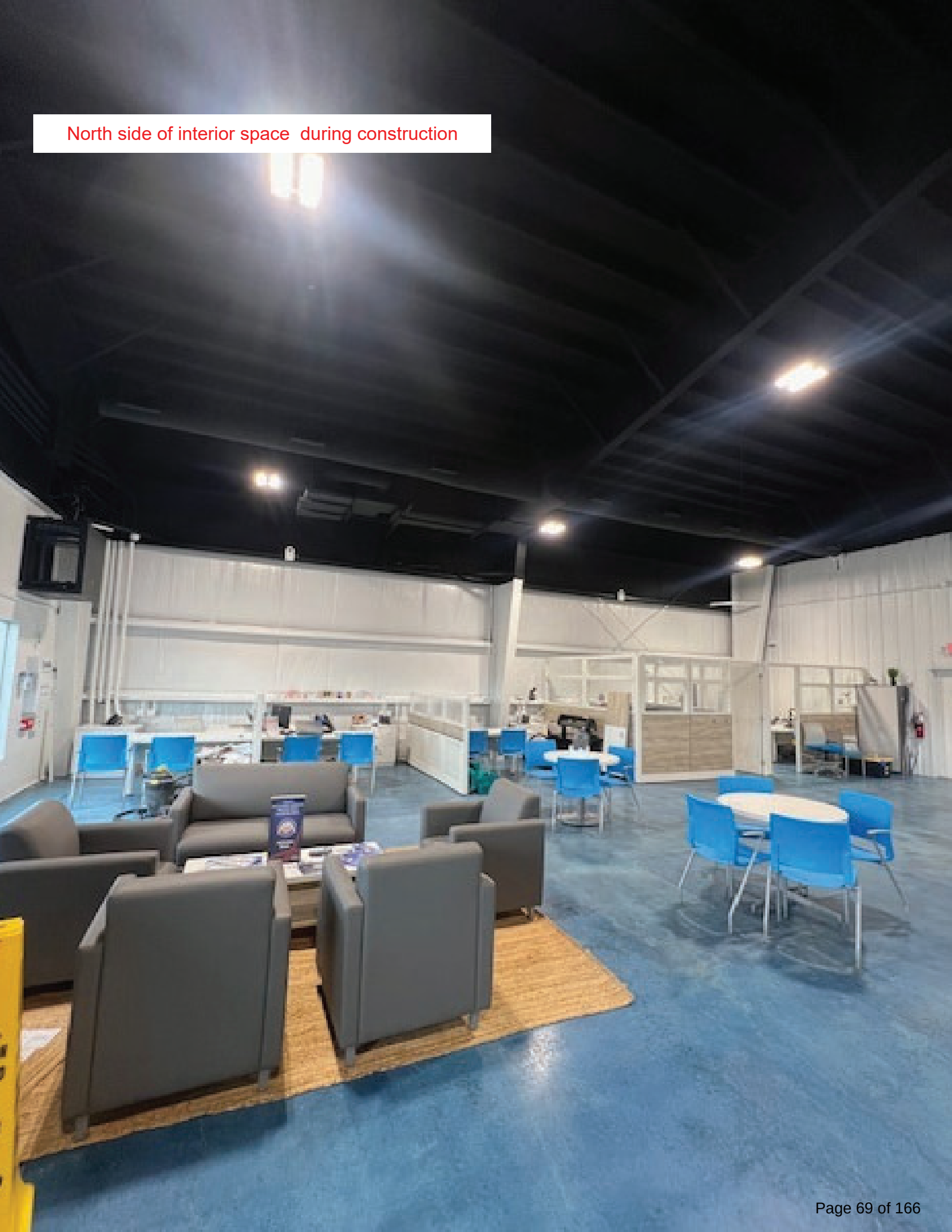
Clear Photo Four



Front of Sales Building During Interior Renovation



North side of interior space during construction



South side of interior space during construction



West side of interior space during construction







Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 www.islamorada.fl.us

POSTING OF PROPERTY AFFIDAVIT

This affidavit is required from the Planning and Development Services Department staff when the provisions of Chapter 30 of Code of Ordinances of Islamorada, Village of Islands, Florida require that notice be posted on a property subject to the application or to notice a scheduled public hearing. This affidavit shall serve to demonstrate that the applicant is in compliance with the applicable notice requirements as stated below.

1. The undersigned is the applicant or agent requesting the public hearing;
2. The applicant or agent has posted the sign(s) with the required notice;
3. Sign(s) have been placed on the subject property at a minimum of at least 15 days prior to the required or requested public hearing;
4. The sign(s) have been placed along each street that is adjacent to or runs through the subject property at intervals of no more than two hundred (200) feet in a manner that makes them clearly visible to adjacent residents and passers-by;
5. The sign(s) have been placed no more than twenty-five (25) feet from the street so that the lettering is visible. Where land does not have frontage on a street, the sign(s) were placed on the nearest street, with an attached notation indicating generally the direction and distance to the subject property; and,
6. Photographic evidence has been submitted to the Village Planning and Development Services Department showing the location of the sign(s) on the subject property and a close-up clearly indicating the lettering on the sign(s).

Failure to comply with the applicable notice requirements shall result in the postponement and re-noticing of the public hearing. All costs of re-noticing the public hearing shall be borne by the applicant failing to comply with the applicable notice requirements.

I certify that on the 5th day of May, 2025 the Notice of Public Hearing signs in accordance with Village Code and other applicable guidelines were posted on the property located at 73501 Overseas Hwy, so as to be clearly seen from the right-of-way providing primary vehicular access. File Number: PLCUP20240083 .

Sworn and subscribed before me this 23rd day of May, 2025 Personally know/produced identification. Type of ID produced: _____

Signature of Applicant or Agent

Chris Polo

Printed Name

Signature of Notary Public

SEAL:



LINDA D. JONES
Commission # HH 462600
Expires December 22, 2027















June 21, 2023

To Whom It May Concern,

This letter approves Sam Chavers, Sr. V.P of Operations and Hunter Spitler CRMP with Suntex Marinas to be the authorized signatures on property and business permits for Caloosa SMI.

SAM CHAVERS, SVP Operations
Suntex Marinas
2 Marina Plaza, Sarasota, FL 34236
C: (941) 356-7587 | s.chavers@suntex.com

HUNTER SPITLER, CRMP
Suntex Marinas
73501 Overseas Highway, Islamorada, FL 33036
Cell: (305) 699-7688 | hspitler@suntex.com

Respectfully,

Bryan C. Redmond – President
Caloosa SMI
17330 Preston Road, Suite 100C
Dallas, TX 75252

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF COLLIN }

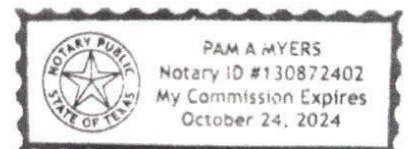
I, BRYAN C. REDMOND, having been duly sworn, hereby state on my oath that the foregoing Petition is a true and complete statement to my knowledge.

Bryan C. Redmond

SUBSCRIBED and SWORN TO BEFORE ME by BRYAN C. REDMOND, on this 21st day

of June 2023,

Notary Public





ISLAMORADA, VILLAGE OF ISLANDS

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway ♦ Islamorada, Florida 33036 ♦ 305-664-6400 ♦

www.islamorada.fl.us

May 23 2025

PROPERTY OWNERS (ADJACENT OR WITHIN 300 FT)

NOTICE OF PUBLIC HEARING (File No. PLCUP20240083)

NOTICE IS HEREBY GIVEN that on Thursday, June 12, 2025, at 5:30 PM, or as soon thereafter as possible, the Village Council of Islamorada, Village of Islands, Florida will hold a public hearing at the Founders Park Community Center, 87000 Overseas Highway, Islamorada, Florida, to consider the following item:

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF CALOOSA SMI, LLC, CALOOSA SMI SERIES, FOR A MAJOR CONDITIONAL USE APPROVAL FOR A BOAT DEALERSHIP AS ACCESSORY USE TO THE MARINA FOR THE PROPERTY LOCATED AT 73501 OVERSEAS HIGHWAY ON LOWER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC), WITH REAL ESTATE NUMBER 00388620-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

A copy of the application, staff report, and related materials may be inspected at the Planning and Development Services Department, Islamorada Administrative Center and Public Safety Headquarters, 86800 Overseas Highway, Islamorada, Village of Islands, Florida, between the hours of 8:00 AM and 5:00 PM.

Affected parties may appear at the public hearing, be heard, and submit evidence with respect to the application.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Village Council, with respect to any matter considered at such hearing or meeting, 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.

ADA Assistance: In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village at 305-664-6412 (TTY 305-664-8890) at least three days prior thereto.

Two or more committee members from various Village Committees may be present at this meeting.

Sincerely,

Daniel Parobok

Daniel Parobok
Senior Environmental Planner
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6497
E-mail: Daniel.Parobok@islamorada.fl.us

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

PUBLIC HEARING NOTICE

(PLCUP20240083)

NOTICE IS HEREBY GIVEN that on **Thursday, June 12, 2025, at 5:30 PM** (or as soon as possible thereafter), the Islamorada Village Council will hold a public hearing at Founders Park Community Center - 87000 Overseas Highway, Islamorada, FL 33036 to consider the following item:

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Jennifer DeBoisbriand, Director of Planning

May 23, 2025

Monroe County, FL

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 00388620-000000
Account# 1476927
Property ID 1476927
Millage Group 50VI
Location 73501 OVERSEAS Hwy, LOWER MATECUMBE KEY
Address
Legal PT TRACT A (9.89 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER
Description MATECUMBE BEACH LOWER MATECUMBE KEY PB3-34 OR346-49(II DEED 21721) OR349-131 OR827-2128 OR1624-1712 OR1638-963 OR1638-967 OR2741-843 OR2741-835 OR3144-1573 OR3187-0071
(Note: Not to be used on legal documents.)
Neighborhood 10024
Property Class AIRPORT, MARINAS, BUS TERM (2000)
Subdivision LOWER MATECUMBE BEACH
Sec/Twp/Rng 20/64/36
Affordable No
Housing



Owner

CALOOSA SMI LLC
C/O SUNTEX MARINA INVESTORS LLC
17330 PRESTON ROAD SUITE 275B
Dallas TX 75252

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,553,922	\$1,595,150	\$1,448,605	\$1,461,373
+ Market Misc Value	\$964,928	\$965,013	\$926,136	\$926,222
+ Market Land Value	\$4,175,344	\$3,922,740	\$5,329,728	\$5,329,728
= Just Market Value	\$6,694,194	\$6,482,903	\$7,704,469	\$7,717,323
= Total Assessed Value	\$6,694,194	\$6,482,903	\$7,704,469	\$7,604,391
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,694,194	\$6,482,903	\$7,704,469	\$7,717,323

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$5,329,728	\$1,448,605	\$926,136	\$7,704,469	\$7,704,469	\$0	\$7,704,469	\$0
2020	\$5,329,728	\$1,461,373	\$926,222	\$7,717,323	\$7,604,391	\$0	\$7,717,323	\$0
2019	\$5,611,005	\$1,500,917	\$926,307	\$8,038,229	\$6,913,083	\$0	\$8,038,229	\$0
2018	\$5,082,167	\$1,396,134	\$768,214	\$7,246,515	\$6,284,621	\$0	\$7,246,515	\$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
(2000)	169,536.00	Square Foot	0	0
COMMERCIAL HIGHWAY (1M0H)	206,910.00	Square Foot	0	0
(9500)	1.30	Acreage	0	0
(9500)	1.46	Acreage	0	0

Buildings

Building ID 42807
Style
Building Type APARTMENTS / 03C
Building Name
Exterior Walls C.B.S.
Year Built 1970
EffectiveYearBuilt 2000
Foundation

Gross Sq Ft	6614				Roof Type	
Finished Sq Ft	5390				Roof Coverage	
Stories	2 Floor				Flooring Type	
Condition	FAIR				Heating Type	
Perimeter	448				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	30				Grade	250
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	5,390	5,390	0		
OUF	OP PRCH FIN UL	906	0	0		
SBF	UTIL FIN BLK	318	0	0		
TOTAL		6,614	5,390	0		

Building ID	42808				Exterior Walls	C.B.S.
Style					Year Built	1972
Building Type	VACANT COMM / 10C				EffectiveYearBuilt	1986
Building Name					Foundation	
Gross Sq Ft	510				Roof Type	
Finished Sq Ft	374				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	AVERAGE				Heating Type	
Perimeter	78				Bedrooms	0
Functional Obs	0				Full Bathrooms	1
Economic Obs	0				Half Bathrooms	0
Depreciation %	45				Grade	200
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	374	374	0		
OUF	OP PRCH FIN UL	136	0	0		
TOTAL		510	374	0		

Building ID	42809				Exterior Walls	METAL SIDING
Style					Year Built	1973
Building Type	1 STY STORE-B / 11B				EffectiveYearBuilt	1995
Building Name					Foundation	
Gross Sq Ft	4131				Roof Type	
Finished Sq Ft	4131				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	FAIR				Heating Type	
Perimeter	264				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	35				Grade	200
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	4,131	4,131	0		
TOTAL		4,131	4,131	0		

Building ID	42810				Exterior Walls	METAL SIDING
Style					Year Built	1973
Building Type	MET STOR BLDG BOAT / 48E				EffectiveYearBuilt	1980
Building Name					Foundation	
Gross Sq Ft	24000				Roof Type	
Finished Sq Ft	24000				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	FAIR				Heating Type	
Perimeter	680				Bedrooms	0
Functional Obs	0				Full Bathrooms	2
Economic Obs	0				Half Bathrooms	0
Depreciation %	55				Grade	200
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	24,000	24,000	0		
TOTAL		24,000	24,000	0		

Building ID	42811				Exterior Walls	CUSTOM
Style					Year Built	1982
Building Type	NIGHT CLUB, BARS B / 33B				EffectiveYearBuilt	1994
Building Name					Foundation	
Gross Sq Ft	4754				Roof Type	
Finished Sq Ft	2641				Roof Coverage	
Stories	1 Floor				Flooring Type	

Condition	AVERAGE	Heating Type		
Perimeter	226	Bedrooms 0		
Functional Obs	0	Full Bathrooms 0		
Economic Obs	0	Half Bathrooms 0		
Depreciation %	38	Grade 300		
Interior Walls		Number of Fire Pl 0		
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,641	2,641	0
OUF	OP PRCH FIN UL	2,113	0	0
TOTAL		4,754	2,641	0

Building ID	42812	Exterior Walls	MIN WOOD SIDING	
Style		Year Built	1999	
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	1999	
Building Name		Foundation		
Gross Sq Ft	3688	Roof Type		
Finished Sq Ft	3482	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	282	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	300	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	206	0	0
FLA	FLOOR LIV AREA	3,482	3,482	0
TOTAL		3,688	3,482	0

Building ID	42813	Exterior Walls	C.B.S.	
Style		Year Built	1999	
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	2000	
Building Name		Foundation		
Gross Sq Ft	616	Roof Type		
Finished Sq Ft	244	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	84	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	300	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	372	0	0
FLA	FLOOR LIV AREA	244	244	0
TOTAL		616	244	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1975	1976	50 x 24	1	1200 SF	3
CONCRETE DOCK	1975	1976	240 x 12	1	2880 SF	4
WOOD DOCKS	1975	1976	3 x 150	1	450 SF	3
ASPHALT PAVING	1975	1976	0 x 0	1	45000 SF	2
CONCRETE DOCK	1975	1976	6 x 777	1	4662 SF	4
UTILITY BLDG	1975	1976	8 x 8	1	64 SF	2
WOOD DOCKS	1975	1976	4 x 192	1	768 SF	3
COM CANOPY	1975	1976	25 x 35	1	875 SF	2
SEAWALL	1975	1976	10 x 999	1	9990 SF	5
UTILITY BLDG	1984	1985	18 x 12	1	216 SF	2
CH LINK FENCE	2010	2011	8 x 58	1	464 SF	3
CH LINK FENCE	2010	2011	6 x 78	1	468 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/21/2021	\$100	Quit Claim Deed	2385868	3187	0071	11 - Unqualified	Improved		
12/21/2021	\$7,700,000	Warranty Deed	2353880	3144	1573	01 - Qualified	Improved		
3/26/2015	\$6,948,300	Warranty Deed		2741	835	05 - Qualified	Improved		
11/25/1998	\$1,879,700	Quit Claim Deed		1624	1712	M - Unqualified	Improved		

Permits

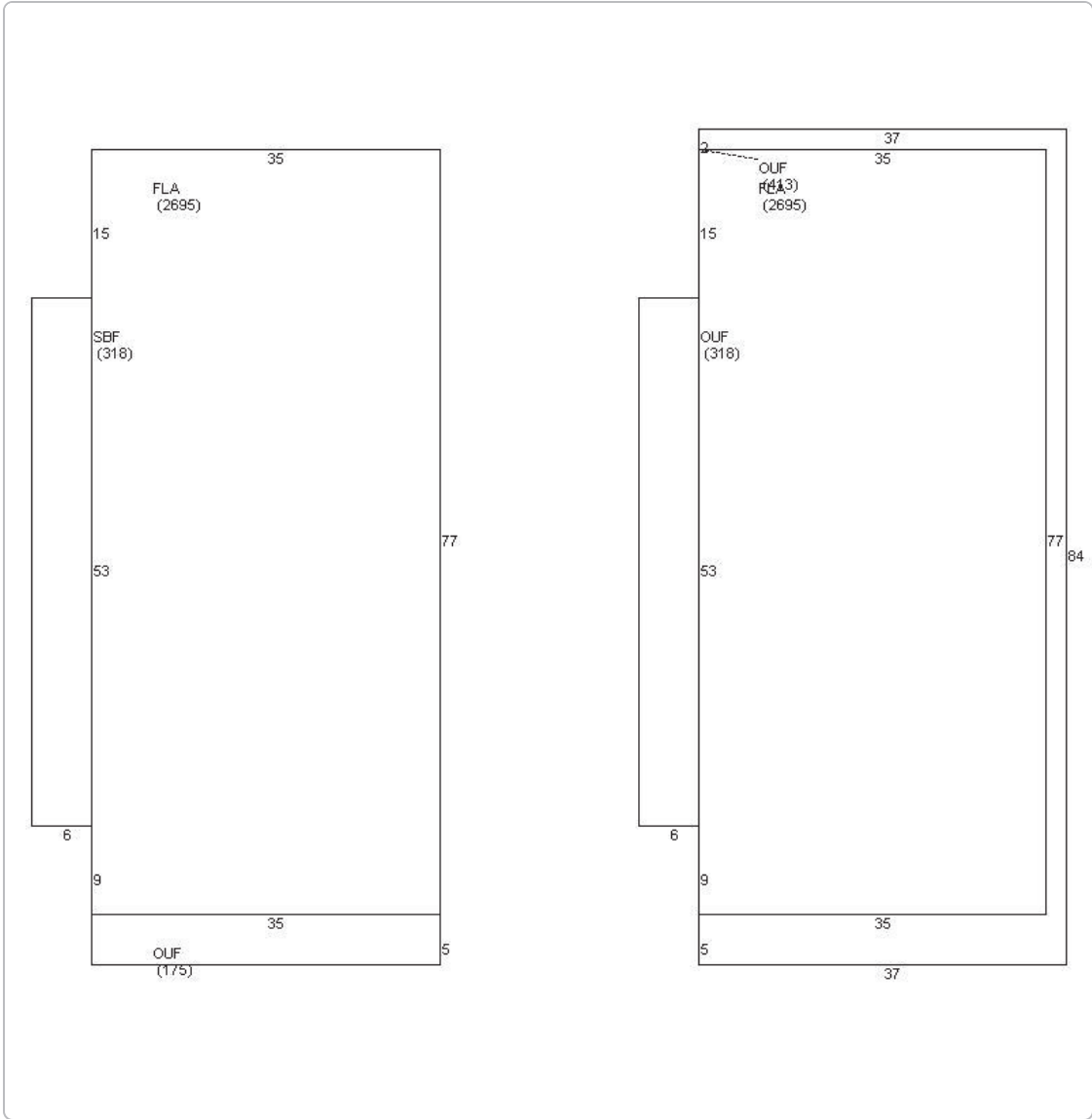
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
PRFIR202300179	3/15/2023		\$10,426	Commercial	ADD INITIATING AND INDICATING DEVICES TO THE EXISTING FIRE ALARM SYSTEM TO INCORPORATE THE NEW HARDWARE STORE SPACE.
PRFIR202200799	2/13/2023	2/27/2023	\$1,500	Commercial	INSTALL & TEST FIRE SUPPRESSION SYSTEM
PRELT202101542	2/8/2023	2/20/2023	\$2,000	Commercial	Relocate four (4) Light Post at Safari Parking Lot.
PRBLD202201112	12/22/2022		\$11,500	Commercial	ADA walkway & drainage.
PRBLD202200850	9/29/2022	1/12/2023	\$19,500	Commercial	Change of Copy to Existing Signage 1) Reface double sided sign on south end of property - 128 SF 2) Reface building size (front of Boat Barn) - 330 SF 3) Reface building size (rear of Boat Barn) - 320 SF
PRPLB202101610	8/26/2022	2/1/2023	\$12,000	Commercial	RECONNECT EXISTING GREASE TRAP AND NEW LIFT STATION
PRBLD202100958	1/13/2022		\$608,270	Commercial	****REV. #2 12/13/2022 REVISE ELECTRICAL PANEL ***REVISION 1*** 2/2/2022 ALTERATION TO EXISTING RESTAURANT - ALL NEW PLANS ADD NEW AOR/EOR R/R HVAC SYSTEM & VENTS, ADD NEW HVAC SYSTEM FOR KITCHEN & BATHS. ADD INT WALLS FOR AIR HANDLERS & NEW BATH CONFIGURATION. REPLACE & MOVE ELECTRICAL PANEL. REMODEL, TILE & REPLUMB BATHS
PRFIR202101650	1/6/2022	2/8/2023	\$13,370	Commercial	INSTALL NEW FIRE ALARM SYSTEM
PRBLD202101301	12/23/2021		\$48,500	Commercial	INSTALLATION OF NEW (2) 24,000 LB CRADLE BOAT LIFTS.***REVISION 1*** 12/1/2022 REVISION FOR LIFT SIZE AND ELECTRICAL PLAN
PRBLD202101177	10/28/2021		\$80,000	Commercial	FRENCH DRAINS, CONCRETE CURBS AND SIDEWALKS AND PAVING
PRBLD202100644	6/1/2021		\$39,550	Commercial	PAVER COURT YARD OVER EXISTING ASPHALT
PRMCH202000766	9/25/2020	10/28/2020	\$20,000	Commercial	REPLACEMENT OF (2) FUEL TANK MANWAYS WHICH ARE REACHING END OF LIFE
PRELT202000739	8/26/2020	5/4/2021	\$1,000	Commercial	INSTALLATION OF POWER PEDESTAL AND QUICK DISCONNECT SYSTEM FOR DOC SHED
PRBLD202000880	8/25/2020		\$12,000	Commercial	Replacing shed destroyed by hurricane, placing shed on existing concrete slab, connecting power. Electric on separate permit.
PRBLD202000899	8/14/2020		\$21,001	Commercial	110 LF OF 6' TALL T&G PVC FENCE (2) 4'X6' T&G PVC GATES (1) 5'X6' T&G WALK GATE (2) 16'X6' T&G DD GATES (1) T&G 5'X6' WALK GATE 40LF OF 6' TALL T&G PVC 100 LF OF 4' TALL PVC PICKET FENCE
PRELT202000197	4/20/2020	7/20/2020	\$11,749	Commercial	FIRE ALARM INSTALLATION FOR LIMITED SPACE IN HARDWARE STORE SPACE AND FULL BOAT BARN PROTECTION
PRBLD201901128	11/20/2019		\$55,000	Commercial	RECONSTRUCT DECK PER PLANS DEMO PERMIT REF # 201600761
PRBLD201901582	11/20/2019	3/4/2020	\$29,000	Commercial	REMOVE AND REPLACE ALL WINDOWS AND DOORS TO IMPACT (CONVINCENCE STORE)
PRBLD201901549	11/14/2019	1/29/2020	\$32,000	Commercial	R/R ALL WINDOWS AND DOORS (SAFARI LOUNGE) TOTAL OPENINGS---12
PRELT201901481	10/24/2019	4/27/2020	\$56,385	Commercial	REPLACE MDP PANEL AND ADD NEW CTS AND METER CAN
PRELT201900820	8/7/2019	8/9/2019	\$335	Commercial	Installation of a new 400 amp FKEC meter at Safari Bar.
PRMCH201900578	5/21/2019	8/16/2019	\$4,800	Commercial	REPLACEMENT OF (2) EXISTING DAMAGED METAL FUEL DISPENSER ISLANDS WITH (2) NEW STAINLESS STEEL FUEL DISPENSER ISLANDS
PRELT201900295	5/10/2019	12/18/2019	\$15,000	Commercial	REPLACE PARKING LOT LIGHTS
PRBLD201801728	9/17/2018	12/7/2018	\$24,400	Commercial	R/R WINDOWS & DOORS W/ IMPACT (18)
PRRFG201801878	8/30/2018	9/11/2018	\$104,490	Commercial	R/R ROOF (SAFARI LOUNGE)
PRBLD201801137	5/6/2018	1/13/2020	\$313,559	Commercial	DREDGING MARINA
PRBLD201800043	4/3/2018	8/28/2020	\$1,045,000	Commercial	REVISION 4*** 4/17/19 INSTALLATION OF STEEL SHEET PILE WALL ***REVISION 3*** 4/4/19 12" SLAB THAT WILL SERVE AS A STEP UP FOR ELECTRICAL PANELS ***REVISION 2*** INSTALL 6- 24,000 # CRADLE BOAT LIFTWS WITH 24 PILINGS. ***REVISION 1*** 6/21/18 INSTALLATION OF PEDESTALS WHICH INCLUDE ELECTRICAL AND PLUMBING WITH UPGRADE OF ELECTRICAL WHICH HAS BEEN APPROVED BY FKEC
PRBLD201800110	1/17/2018	3/11/2019	\$189,000	Commercial	PARTIAL DRYWALL, REPLACE EXT DOORS
PRBLD201701895	11/16/2017	11/17/2017	\$22,000	Commercial	FENCE 1100 LF (PERIMETER)
PRBLD201701754	10/30/2017	10/28/2018	\$80,000	Commercial	DOCK - REPLACE FINGER PIERS, PILINGS, RIP RAP
PRRFG201701716	10/13/2017	11/21/2017	\$38,000	Commercial	R/R ROOF (FLAT ROOF W/ BUILT UP SYSTEM)
PRBLD201700956	7/18/2017	1/26/2018	\$8,500	Commercial	DEMO WASTEWATER TREATMENT FACILITY
PRMCH201601721	6/16/2016	12/13/2016	\$6,300	Commercial	R/R A/C
PRBLD201600895	4/4/2016	12/4/2017	\$15,000	Commercial	R/R SIDE PANELS OF METAL BOAT BARN
PRBLD201600761	3/17/2016	12/4/2017	\$5,000	Commercial	REPLACE GUARD RAIL AND WOOD STAIRS
PRBLD201600064	1/14/2016	5/9/2016	\$9,500	Commercial	R/R WOOD FINGER PIER
DOC201100881	12/13/2011	1/1/2012	\$0	Commercial	DOCK REPAIR
FPC201100955	12/12/2011	1/1/2012	\$11,375	Commercial	FIRE ALARM
FWC201100823	10/19/2011	1/1/2012	\$1	Commercial	FENCE
201000929	12/3/2010	5/27/2011	\$1	Commercial	(CODE) MODIFICATION TO TREATMENT PLANT
200900808	9/22/2009	1/1/2010	\$1	Commercial	INT/EXT RENOVATION (A.F.T.)
200900650	8/6/2009	8/12/2010	\$1	Commercial	FENCE
20051596	8/8/2005	1/1/2006	\$1	Commercial	EXACT CHANGE-OUT OF 5 TON ROOF-TOP UNIT/DISC/RECONNECT ONLY
20051079	7/29/2005	10/10/2006	\$1	Commercial	RE-ROOF WITH METAL
2004560	5/25/2004		\$1		REP DOCK & INST PEDESTALS
2004560	5/25/2004	11/22/2005	\$1		DOCK REPAIR (WATER/ELECTRIC)
2004449	3/3/2004	6/24/2004	\$1		REPAIR FENCE
0301872	10/1/2003	6/24/2004	\$1		REPL ELECTRIC ON DOCK
0300511	4/10/2003	7/18/2003	\$1	Commercial	PILING REPLACEMENT
9800842	7/12/1998	1/21/1999	\$1	Commercial	COMMERCIAL BLDG.

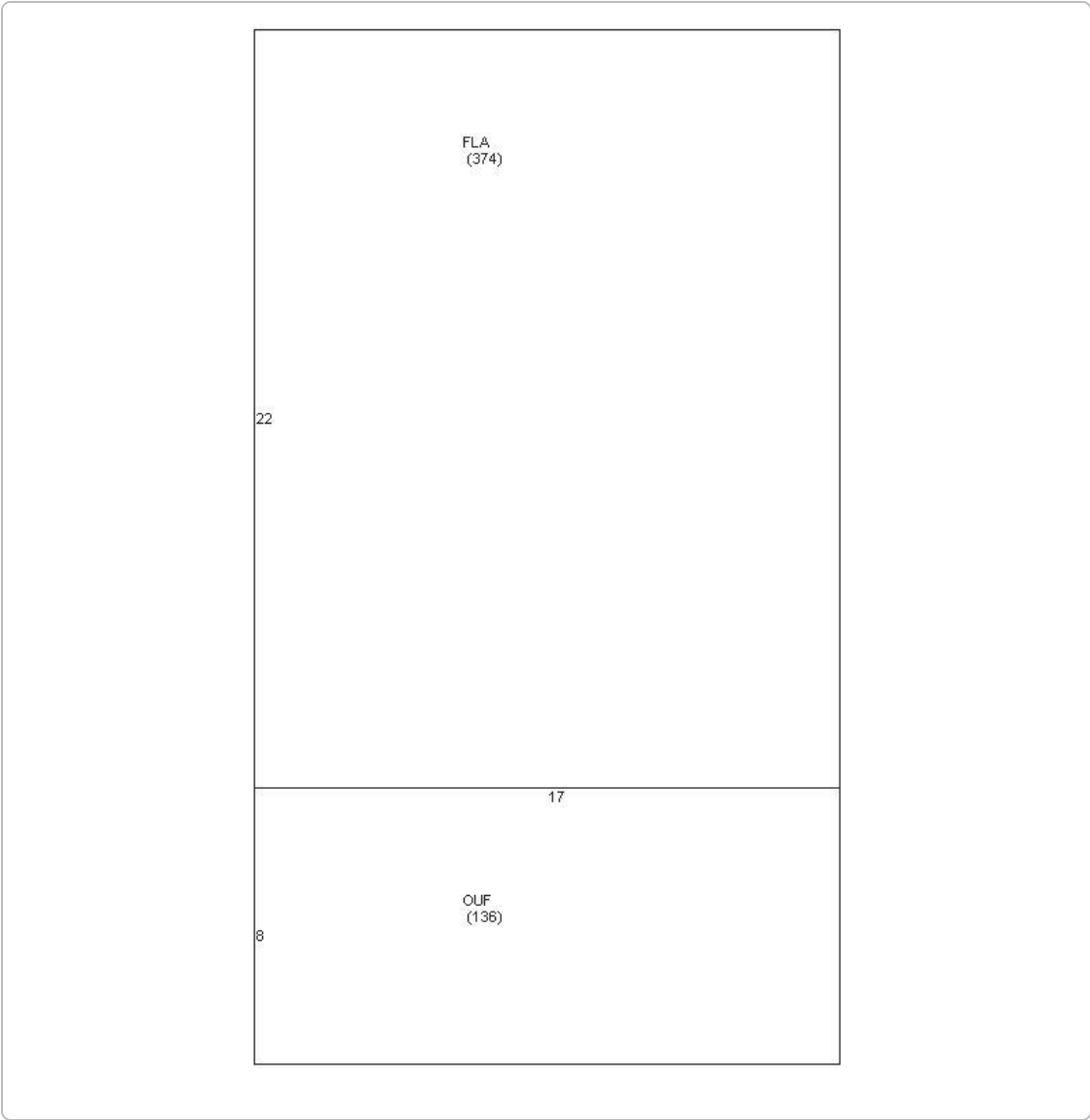
Number ▾	Date Issued ▾	Date Completed ▾	Amount ▾	Permit Type ▾	Notes ▾
9830717	3/17/1998	1/21/1999	\$1	Commercial	DEMO FIRE DAMAGED BLDG

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



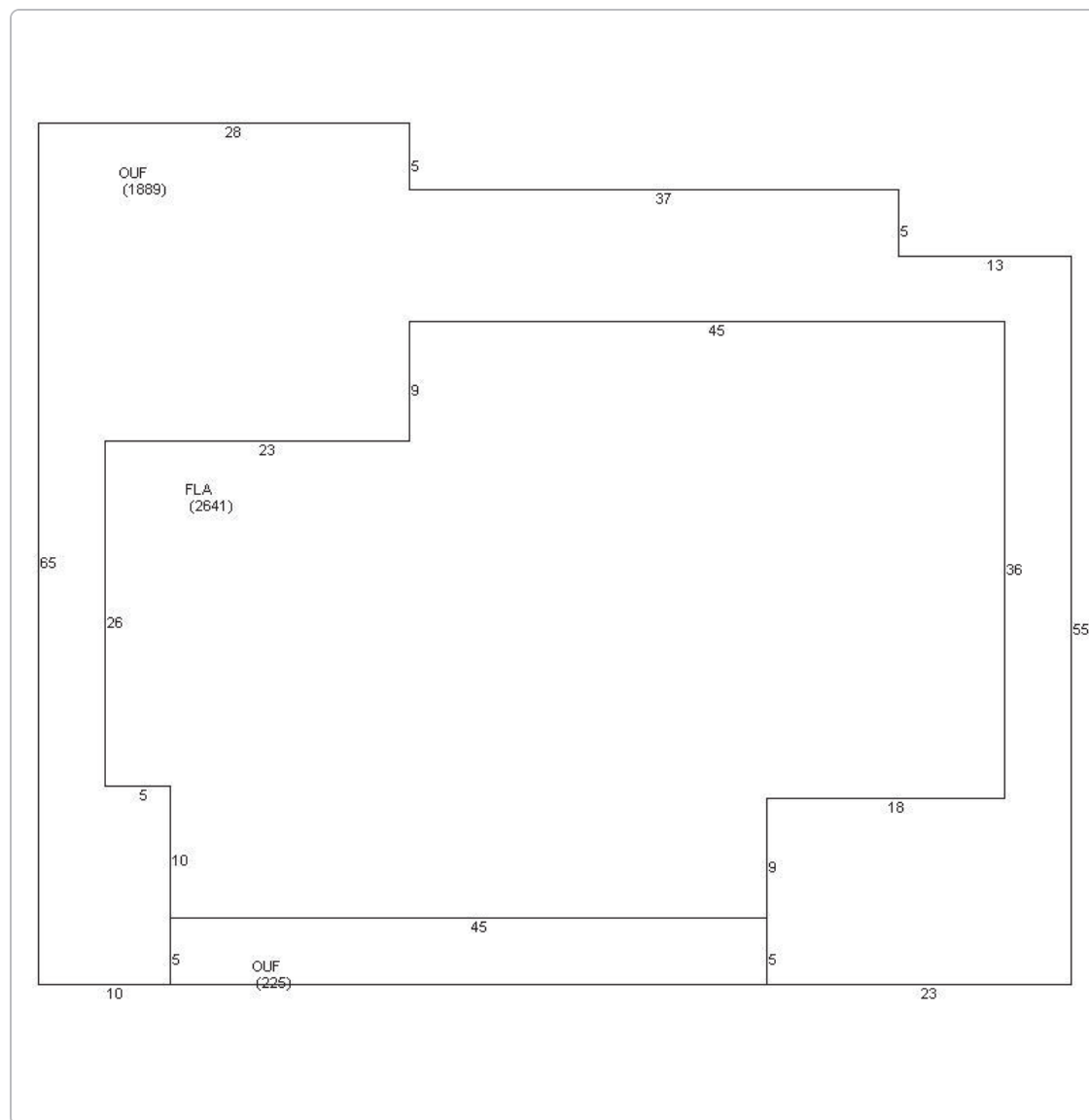


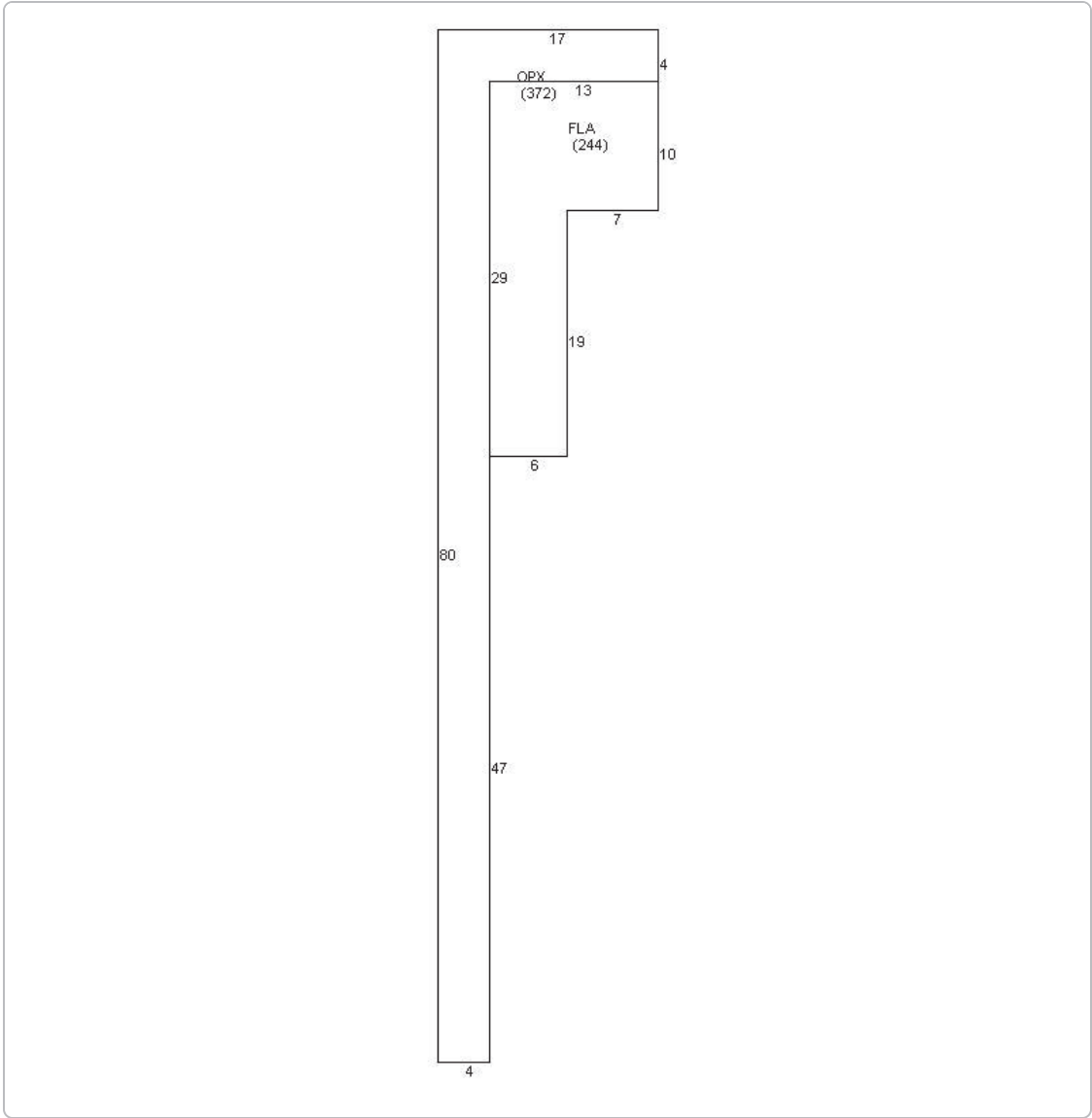
	81
FLA (4131)	
51	

FLA
(24000)

100

240





Photos



Map



TRIM Notice

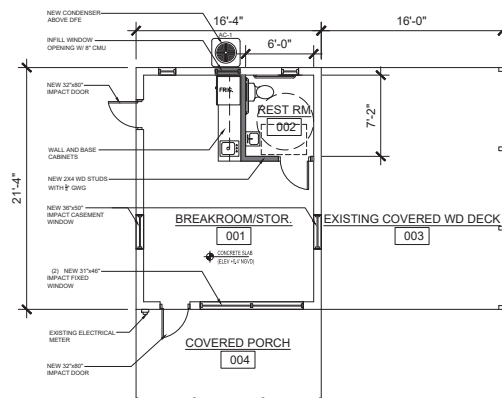
2023 TRIM Notice (PDF)

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

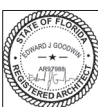
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/18/2023, 4:03:49 AM](#)

Contact Us





1 FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"



- Seal
- Project
Interior Fit-Out
73811 Overseas Hwy.
Islamorada, FL 33036
- Owner
BOATERS WORLD
MARINE CENTER LLC
806 COMMERCE BLVD.
OAKLAND, FL 32064
- Key Plan

Revisions

Rev.	Date	Revised
18	Nov. 2024	Client Revision
27	Dec. 2024	Client Revision
12	Jan. 2025	Client Revision

By using these drawings, the user assumes all responsibility for the accuracy and completeness of the information provided. The user agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of these drawings for any purpose other than that for which they were prepared.

Drawing Title

PROPOSED FLOOR PLAN

All dimensions, notes, details and field notations shall be subject to change without notice.

On Project No. 2024000

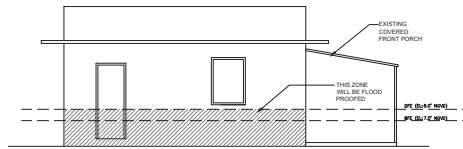
Date: 18 Nov 2024

Drawn by: E.J.G. Checked by: E.J.G. Approved by: E.J.G.

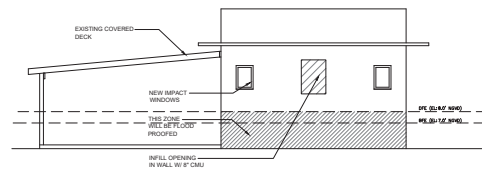
Scale: As Noted

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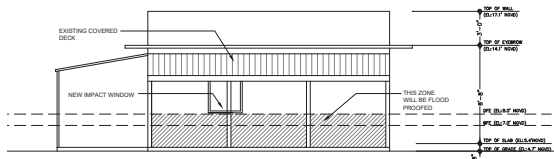
A-1.0



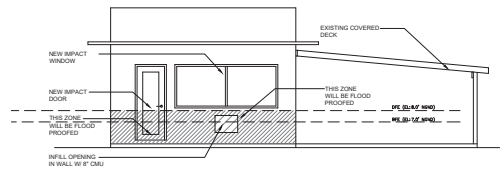
3 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



■ Seal

■ Project
Interior Fit-Out
73811 Overseas Hwy.
Islamorada, FL 33036

■ Owner
BOATERS WORLD
MARINE CENTER/LLC
ONE COMMERCE BLDG.
OWENLAND, FL 32064

■ Key Plan

Revisions

No.	Date	Revised
1	27 Dec. 2024	Client Review
2	12 Feb. 2025	Client Review

By using these drawings, the user acknowledges that they are not a contract document and that they are not to be used for any other purpose than the one intended. The user agrees to hold the architect harmless for any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by the architect as a result of the user's use of these drawings for any other purpose than the one intended.

Drawing Title

PROPOSED ELEVATIONS

Date: 19 Nov 2024 Drawn by: EJG Checked by: EJG Approved by: EJG	Date: 19 Nov 2024 Drawn by: EJG Checked by: EJG Approved by: EJG
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Scale: **A-2.0**

PROJECT SUMMARY:

THE SCOPE OF THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF NEW FENCING WHERE SHOWN. EXISTING FENCE ALONG OVERSEAS HIGHWAY WILL BE REPLACED. NEW FENCING WHERE SHOWN.

PREPARED BY:

DAVID G. OSBORN, AIA
DGO ARCHITECTURE
91700 OVERSEAS HIGHWAY
TAVERNIER, FL 33070

AUTHORITY HAVING JURISDICTION:

ISLAMORADA, VILLAGE OF ISLANDS
8680 OVERSEAS HIGHWAY
ISLAMORADA, FL 33036
PH: (305) 464-6400

CODE SUMMARY INFORMATION:

BUILDING - 2020 FLORIDA BUILDING CODE
PLUMBING - 2020 FLORIDA BUILDING CODE
FUEL / GAS - 2020 FLORIDA BUILDING CODE
ENERGY - 2020 FLORIDA BUILDING CODE
MECHANICAL - 2020 FLORIDA BUILDING CODE
FIRE PROTECTION - N.F.P.A. 70
ELECTRIC - 2017 N.E.C.

SCOPE OF WORK:

1. REPLACE 390 L.F. OF EXISTING FENCE ALONG THE OVERSEAS HIGHWAY. REPLACE FENCE WITH 6' HIGH BLACK ORNAMENTAL FENCE.
2. NEW 6' HIGH BLACK ORNAMENTAL FENCE TO BE INSTALLED ALONG ENTRY DRIVEWAY WHERE SHOWN. 20' ROLLING GATE TO BE INSTALLED IN THIS SECTION. (65 L.F.)
3. NEW CHAINLINK FENCE TO BE INSTALLED WHERE SHOWN. INSTALL NEW WINDSCREEN TO CHAINLINK FENCE. (65 L.F.)
4. NEW CHAINLINK FENCE TO BE INSTALLED WHERE SHOWN. INSTALL NEW WINDSCREEN TO CHAINLINK FENCE. (390 L.F.)

STANDARD DESIGN CRITERIA:

WIND SPEED: 180 MPH PER A.S.C.E. - 7-16
FLOOR LIVE LOAD: - 80#/SF
ROOF LIVE LOAD: - 30#/SF
FLOOR DEAD LOAD: - 80#/SF
ROOF DEAD LOAD: - 20#/SF
EXPOSURE CATEGORY: - "D"
IMPORTANCE FACTOR: - 1.0
INTERNAL PRESSURE COEFFICIENT - 0.18

SITE INFORMATION:

REF: 00388620-000000
ALTERNATE KEY: 1476927

OWNER / MAILING ADDRESS:

CALOOSA SM LLC
C/O SUNTEX MARINA INVESTORS LLC
17330 PRESTON ROAD SUITE 275B
DALLAS TX 75252

PROPERTY ADDRESS:

73501 OVERSEAS HWY
LOWER MATECUMBE KEY, FLORIDA

LEGAL DESCRIPTION:

PT TRACT A (9.89 AC) AND A1 BOTTOM SLV AND A21 TRACT A LOWER MATECUMBE BEACH LOWER MATECUMBE KEY PBS-34

FLOOD CRITERIA:

THIS PROPERTY CROSSES MULTIPLE FLOOD ZONES

AREA OF CONSTRUCTION
FLOOD ZONE - A.E.
BASE FLOOD - 8' N.G.V.D.
DESIGN FLOOD - 9' N.G.V.D.

ZONING:

TOURIST COMMERCIAL - TC

ADJACENT ZONING:

TOURIST COMMERCIAL - TC
RESIDENTIAL SINGLE FAMILY - R1
PUBLIC SERVICES - PS

PLUM:

MIXED USE

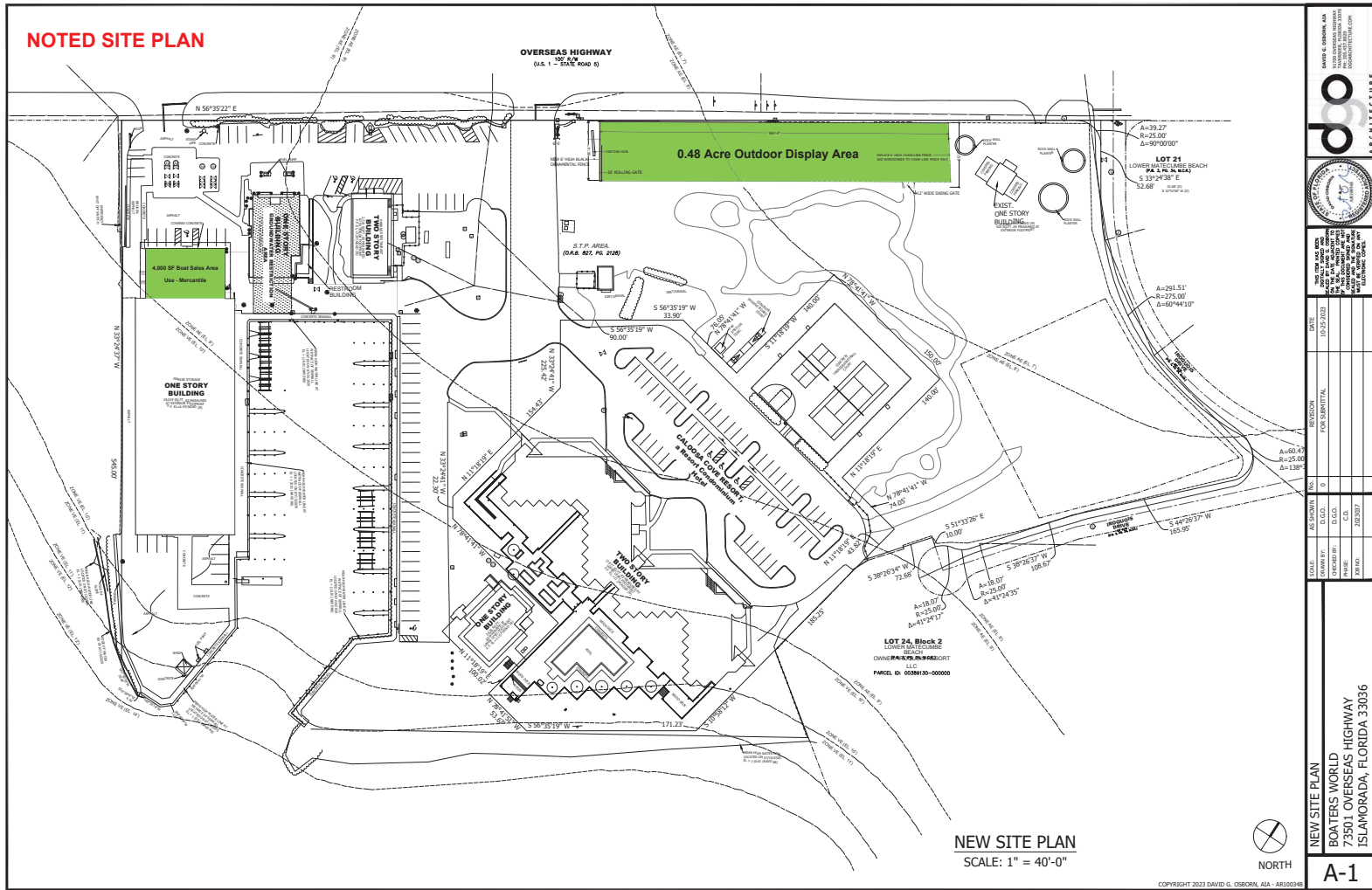
PLANNING NOTES:

1. PROJECT WILL BE COMPLETED IN ONE PHASE.

LOCATION MAP:

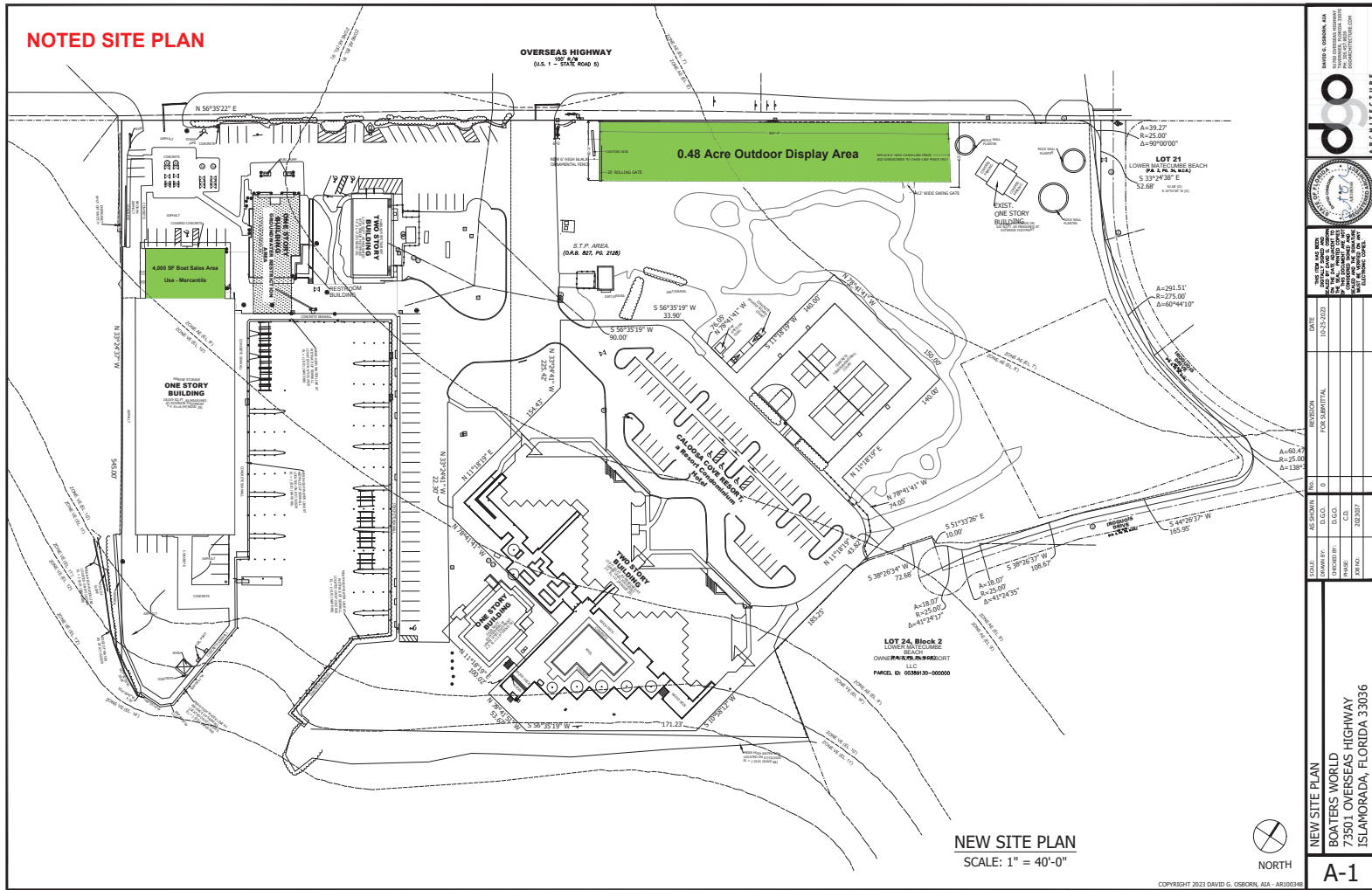


NOTED SITE PLAN



COVER PAGE		BOATERS WORLD 73501 OVERSEAS HIGHWAY ISLAWORA, FLORIDA 33036	
COVER	RE. SHOWN	NO.	
ISSUED BY:	D.C.O.	0	
CHARGE BY:	D.C.O.		
PHASE:	202/207		
EXT. NO.			
REVISION	FOR SUBMITTAL	DATE	10-25-2002
THIS DRAWING AND ALL INFORMATION CONTAINED HEREON IS THE PROPERTY OF BOATERS WORLD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DOCUMENT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOATERS WORLD.			
DAVID S. MORGAN, P.E. 10100 FLORIDA ENGINEERING BOARD 1901 NW 13TH AVENUE, SUITE 100 BOCA RATON, FLORIDA 33433 561-366-1100 DMORGAN@TCTFL.COM			

NOTED SITE PLAN



*PORION OF TRACT A, LOWER MATECUMBE BEACH (P.B. 3, PG. 34, M.C.R.) &
SUBMERGED LAND T.L.I.F. DEED No. 21721, M.C.R.*



NSPS LAND TITLE SURVEY
DAL WATER SURVEY
ACT A & SUBMERGED LAND (DEED 21721)
WATER MATECUMBE BEACH
(P.B. 3, PG. 34, M.C.R.)

520_T649_R36E

520_T649_R36E

SITE

520_T649_R36E

VICINITY MAP
(NOT TO SCALE)

[illegible]

POTENTIAL ENCROACHMENTS	
NOTE: The following items listed as encroachments and potential do not reflect the surveyor's opinion other explicit or implied of encroachments or violations. Encroachments are a legal determination, not a survey determination and violations are a legal not a surveyor's determination.	
A. Ditch:	Yes and/or (circle, yes and/or) existing throughout the property without the benefit of an associated easement.
B. Fence(s):	Does fence protrude into adjacent property.
C. Second:	Second provides into adjacent property.
D. Back-hill fence:	Back-hill fence protrudes into adjacent property.
E. Adjoining lot fence:	Adjoining lot fence intrudes into property.
F. Asphalt/Concrete:	Asphalt/Concrete intrude into property.
G. Landscaping:	Landscaping protrudes into Overlap Adjacent.

[illegible]

PARCEL AREA TABULATION				
PARCEL NO.	UPLAND AREA (SQ.FT.)	SUBMERGED LAND (SQ.FT.)	TOTAL AREA (SQ.FT.)	TOTAL AREA (ACRES)
PARCEL 1	162,923	0	162,923	3.74
PARCEL 2	12,600	0	12,600	0.29
PARCEL 3	134,566	64,591	199,167	4.57
PARCEL 3A	22,884	0	22,884	0.52
PARCEL 3B	8,836	0	8,836	0.20
PARCEL 4	24,670	0	24,670	0.57
PARCEL 5	9,959	0	9,959	0.23
PARCEL 6	8,580	52,322	60,902	1.40
NET TOTAL	385,018	116,913	501,941	11.52
RESORT	130,806	0	130,806	3.14
GROSS TOTAL			638,747	14.66

SUMMARY TABLE 1 CONT.		
SCHEDULE B, SECTION 2 EXCEPTIONS OF TITLE COMMITMENT FILE NO. 200706-16 (SEE NOTE #2)		
RECORD DOCUMENT	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
G.R.# 546, PG. 69	YES	BLANKET, NOT FLOTTABLE
G.R.# 634, PG. 1082	YES	APPLIES TO CALOGSA CODE, RESORT ONLY
INTENTIONALLY DELETED	YES	BLANKET COUNTING, NOT FLOTTABLE
G.R.# 666, PG. 43	YES	BLANKET COUNTING, NOT FLOTTABLE
AS TO PARCELS 1, 5, B, 8-A, 9, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 7		

THIS IS TO CERTIFY: That the legal descriptions of Parcels I, II, II-A, II-B, IV, V, and VI in accord with Title Commitment No. 210076-15 form closed geometric figures and are coincident along the common boundaries, without overlaps, gaps or gores as the lands described in the deed and taken together form one contiguous parcel of land without gaps, gores or boundary discrepancies.

THIS IS TO CERTIFY TO: Sunter Marina Investors LLC, Colosoa SMI, LLC, Colosoa SMI Series, a registered series of a Delaware limited liability company; Cove Village Properties, LLC; Chicago Title Insurance Company; BMR, Title; PCS Title; Trenam Law; Powell Coleman & Arnold LLP; and Akerman, LLP, that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Details and Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, (b), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (ab), (ac), (ad), (ae), (af), (ag), (ah), (ai), (aj), (ak), (al), (am), (an), (ao), (ap), (aq), (ar), (as), (at), (au), (av), (aw), (ax), (ay), (az), (ba), (bb), (bc), (bd), (be), (bf), (bg), (bh), (bi), (bj), (bk), (bl), (bm), (bn), (bo), (bp), (bq), (br), (bs), (bt), (bu), (bv), (bw), (bx), (by), (bz), (ca), (cb), (cc), (cd), (ce), (cf), (cg), (ch), (ci), (cj), (ck), (cl), (cm), (cn), (co), (cp), (cq), (cr), (cs), (ct), (cu), (cv), (cw), (cx), (cy), (cz), (da), (db), (dc), (dd), (de), (df), (dg), (dh), (di), (dj), (dk), (dl), (dm), (dn), (do), (dp), (dq), (dr), (ds), (dt), (du), (dv), (dw), (dx), (dy), (dz), (ea), (eb), (ec), (ed), (ee), (ef), (eg), (eh), (ei), (ej), (ek), (el), (em), (en), (eo), (ep), (eq), (er), (es), (et), (eu), (ev), (ew), (ex), (ey), (ez), (fa), (fb), (fc), (fd), (fe), (ff), (fg), (fh), (fi), (fj), (fk), (fl), (fm), (fn), (fo), (fp), (fq), (fr), (fs), (ft), (fu), (fv), (fw), (fx), (fy), (fz), (ga), (gb), (gc), (gd), (ge), (gf), (gg), (gh), (gi), (gj), (gk), (gl), (gm), (gn), (go), (gp), (gq), (gr), (gs), (gt), (gu), (gv), (gw), (gx), (gy), (gz), (ha), (hb), (hc), (hd), (he), (hf), (hg), (hh), (hi), (hj), (hk), (hl), (hm), (hn), (ho), (hp), (hq), (hr), (hs), (ht), (hu), (hv), (hw), (hx), (hy), (hz), (ia), (ib), (ic), (id), (ie), (if), (ig), (ih), (ii), (ij), (ik), (il), (im), (in), (io), (ip), (iq), (ir), (is), (it), (iu), (iv), (iw), (ix), (iy), (iz), (ja), (jb), (jc), (jd), (je), (jf), (jg), (jh), (ji), (jj), (jk), (jl), (jm), (jn), (jo), (jp), (jq), (jr), (js), (jt), (ju), (jv), (jw), (jx), (jy), (jz), (ka), (kb), (kc), (kd), (ke), (kf), (kg), (kh), (ki), (kj), (kk), (kl), (km), (kn), (ko), (kp), (kq), (kr), (ks), (kt), (ku), (kv), (kw), (kx), (ky), (kz), (la), (lb), (lc), (ld), (le), (lf), (lg), (lh), (li), (lj), (lk), (ll), (lm), (ln), (lo), (lp), (lq), (lr), (ls), (lt), (lu), (lv), (lw), (lx), (ly), (lz), (ma), (mb), (mc), (md), (me), (mf), (mg), (mh), (mi), (mj), (mk), (ml), (mn), (mo), (mp), (mq), (mr), (ms), (mt), (mu), (mv), (mw), (mx), (my), (mz), (na), (nb), (nc), (nd), (ne), (nf), (ng), (nh), (ni), (nj), (nk), (nl), (nm), (nn), (no), (np), (nq), (nr), (ns), (nt), (nu), (nv), (nw), (nx), (ny), (nz), (oa), (ob), (oc), (od), (oe), (of), (og), (oh), (oi), (oj), (ok), (ol), (om), (on), (oo), (op), (oq), (or), (os), (ot), (ou), (ov), (ow), (ox), (oy), (oz), (pa), (pb), (pc), (pd), (pe), (pf), (pg), (ph), (pi), (pj), (pk), (pl), (pm), (pn), (po), (pp), (pq), (pr), (ps), (pt), (pu), (pv), (pw), (px), (py), (pz), (qa), (qb), (qc), (qd), (qe), (qf), (qg), (qh), (qi), (qj), (qk), (ql), (qm), (qn), (qo), (qp), (qq), (qr), (qs), (qt), (qu), (qv), (qw), (qx), (qy), (qz), (ra), (rb), (rc), (rd), (re), (rf), (rg), (rh), (ri), (rj), (rk), (rl), (rm), (rn), (ro), (rp), (rq), (rr), (rs), (rt), (ru), (rv), (rw), (rx), (ry), (rz), (sa), (sb), (sc), (sd), (se), (sf), (sg), (sh), (si), (sj), (sk), (sl), (sm), (sn), (so), (sp), (sq), (sr), (ss), (st), (su), (sv), (sw), (sx), (sy), (sz), (ta), (tb), (tc), (td), (te), (tf), (tg), (th), (ti), (tj), (tk), (tl), (tm), (tn), (to), (tp), (tq), (tr), (ts), (tt), (tu), (tv), (tw), (tx), (ty), (tz), (ua), (ub), (uc), (ud), (ue), (uf), (ug), (uh), (ui), (uj), (uk), (ul), (um), (un), (uo), (up), (uq), (ur), (us), (ut), (uu), (uv), (uw), (ux), (uy), (uz), (va), (vb), (vc), (vd), (ve), (vf), (vg), (vh), (vi), (vj), (vk), (vl), (vm), (vn), (vo), (vp), (vq), (vr), (vs), (vt), (vu), (vv), (vw), (vx), (vy), (vz), (wa), (wb), (wc), (wd), (we), (wf), (wg), (wh), (wi), (wj), (wk), (wl), (wm), (wn), (wo), (wp), (wq), (wr), (ws), (wt), (wu), (wv), (ww), (wx), (wy), (wz), (xa), (xb), (xc), (xd), (xe), (xf), (xg), (xh), (xi), (xj), (xk), (xl), (xm), (xn), (xo), (xp), (xq), (xr), (xs), (xt), (xu), (xv), (xw), (xx), (xy), (xz), (ya), (yb), (yc), (yd), (ye), (yf), (yg), (yh), (yi), (yj), (yk), (yl), (ym), (yn), (yo), (yp), (yq), (yr), (ys), (yt), (yu), (yv), (yw), (yx), (yy), (yz), (za), (zb), (zc), (zd), (ze), (zf), (zg), (zh), (zi), (zj), (zk), (zl), (zm), (zn), (zo), (zp), (zq), (zr), (zs), (zt), (zu), (zv), (zw), (zx), (zy), (zz), (aa), (ab), (ac), (ad), (ae), (af), (ag), (ah), (ai), (aj), (ak), (al), (am), (an), (ao), (ap), (aq), (ar), (as), (at), (au), (av), (aw), (ax), (ay), (az), (ba), (bb), (bc), (bd), (be), (bf), (bg), (bh), (bi), (bj), (bk), (bl), (bm), (bn), (bo), (bp), (bq), (br), (bs), (bt), (bu), (bv), (bw), (bx), (by), (bz), (ca), (cb), (cc), (cd), (ce), (cf), (cg), (ch), (ci), (cj), (ck), (cl), (cm), (cn), (co), (cp), (cq), (cr), (cs), (ct), (cu), (cv), (cw), (cx), (cy), (cz), (da), (db), (dc), (dd), (de), (df), (dg), (dh), (di), (dj), (dk), (dl), (dm), (dn), (do), (dp), (dq), (dr), (ds), (dt), (du), (dv), (dw), (dx), (dy), (dz), (ea), (eb), (ec), (ed), (ee), (ef), (eg), (eh), (ei), (ej), (ek), (el), (em), (en), (eo), (ep), (eq), (er), (es), (et), (eu), (ev), (ew), (ex), (ey), (ez), (fa), (fb), (fc), (fd), (fe), (ff), (fg), (fh), (fi), (fj), (fk), (fl), (fm), (fn), (fo), (fp), (fq), (fr), (fs), (ft), (fu), (fv), (fw), (fx), (fy), (fz), (ga), (gb), (gc), (gd), (ge), (gf), (gg), (gh), (gi), (gj), (gk), (gl), (gm), (gn), (go), (gp), (gq), (gr), (gs), (gt), (gu), (gv), (gw), (gx), (gy), (gz), (ha), (hb), (hc), (hd), (he), (hf), (hg), (hh), (hi), (hj), (hk), (hl), (hm), (hn), (ho), (hp), (hq), (hr), (hs), (ht), (hu), (hv), (hw), (hx), (hy), (hz), (ia), (ib), (ic), (id), (ie), (if), (ig), (ih), (ii), (ij), (ik), (il), (im), (in), (io), (ip), (iq), (ir), (is), (it), (iu), (iv), (iw), (ix), (iy), (iz), (ja), (jb), (jc), (jd), (je), (jf), (jg), (jh), (ji), (jj), (jk), (jl), (jm), (jn), (jo), (jp), (jq), (jr), (js), (jt), (ju), (jv), (jw), (jx), (jy), (jz), (ka), (kb), (kc), (kd), (ke), (kf), (kg), (kh), (ki), (kj), (kk), (kl), (km), (kn), (ko), (kp), (kq), (kr), (ks), (kt), (ku), (kv), (kw), (kx), (ky), (kz), (la), (lb), (lc), (ld), (le), (lf), (lg), (lh), (li), (lj), (lk), (ll), (lm), (ln), (lo), (lp), (lq), (lr), (ls), (lt), (lu), (lv), (lw), (lx), (ly), (lz), (ma), (mb), (mc), (md), (me), (mf), (mg), (mh), (mi), (mj), (mk), (ml), (mn), (mo), (mp), (mq), (mr), (ms), (mt), (mu), (mv), (mw), (mx), (my), (mz), (na), (nb), (nc), (nd), (ne), (nf), (ng), (nh), (ni), (nj), (nk), (nl), (nm), (nn), (no), (np), (nq), (nr), (ns), (nt), (nu), (nv), (nw), (nx), (ny), (nz), (oa), (ob), (oc), (od), (oe), (of), (og), (oh), (oi), (oj), (ok), (ol), (om), (on), (oo), (op), (oq), (or), (os), (ot), (ou), (ov), (ow), (ox), (oy), (oz), (pa), (pb), (pc), (pd), (pe), (pf), (pg), (ph), (pi), (pj), (pk), (pl), (pm), (pn), (po), (pp), (pq), (pr), (ps), (pt), (pu), (pv), (pw), (px), (py), (pz), (qa), (qb), (qc), (qd), (qe), (qf), (qg), (qh), (qi), (qj), (qk), (ql), (qm), (qn), (qo), (qp), (qq), (qr), (qs), (qt), (qu), (qv), (qw), (qx), (qy), (qz), (ra), (rb), (rc), (rd), (re), (rf), (rg), (rh), (ri), (rj), (rk), (rl), (rm), (rn), (ro), (rp), (rq), (rr), (rs), (rt), (ru), (rv), (rw), (rx), (ry), (rz), (sa), (sb), (sc), (sd), (se), (sf), (sg), (sh), (si), (sj), (sk), (sl), (sm), (sn), (so), (sp), (sq), (sr), (ss), (st), (su), (sv), (sw), (sx), (sy), (sz), (ta), (tb), (tc), (td), (te), (tf), (tg), (th), (ti), (tj), (tk), (tl), (tm), (tn), (to), (tp), (tq), (tr), (ts), (tt), (tu), (tv), (tw), (tx), (ty), (tz), (ua), (ub), (uc), (ud), (ue), (uf), (ug), (uh), (ui), (uj), (uk), (ul), (um), (un), (uo), (up), (uq), (ur), (us), (ut), (uu), (uv), (uw), (ux), (uy), (uz), (va), (vb), (vc), (vd), (ve), (vf), (vg), (vh), (vi), (vj), (vk), (vl), (vm), (vn), (vo), (vp), (vq), (vr), (vs), (vt), (vu), (vv), (vw), (vx), (vy), (vz), (wa), (wb), (wc), (wd), (we), (wf), (wg), (wh), (wi), (wj), (wk), (wl), (wm), (wn), (wo), (wp), (wq), (wr), (ws), (wt), (wu), (wv

Date of Plot or Map: 12-16-2021

Digitally signed by Keith M. Chee
Date: 2021.12.16 12:29:35 -05'00'

KEITH M. CHEE-A-TOW, P.L.C.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: keith@aviromsurvey.com

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SURVEYING & MAPPING
30 S.W. 2nd Avenue, Suite 102
Boca Raton, Florida 33432
(561) 392-2594 / www.AVIROMSURVEY.com

[illegible]

REMARKS	

DATE	P_{B_1} , /PG.	BY	CVD
06/14/2020	504720	9.28	4.6 G.
06/04/2020	N/A	9.6	4.6 G.
05/04/2020	1353/79	9.6	4.6 G.

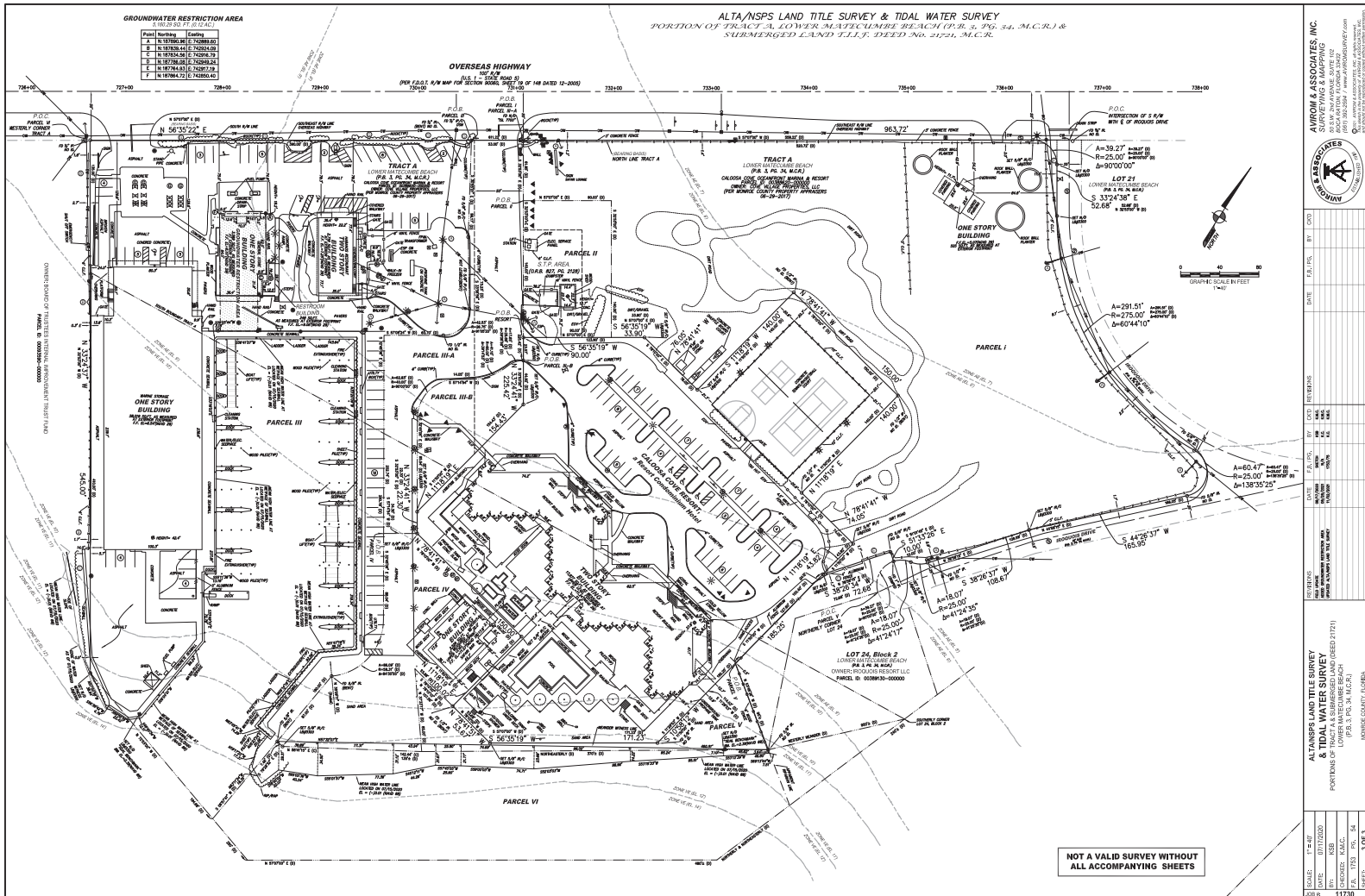
REVISIONS

FIELD NO.	DATE	REVISIONS
1	10/10/10	ADDED ORIGINATOR INSTRUCTION AREA
2	10/10/10	UPDATED ALTA-MAPS LAND TITLE SURVEY

NO TITLE SURVEY
WATER SURVEY
SUBMERGED LAND (DEED 21721)
ECUINBE BEACH
G. 34, M.C.R.)
CITY OF ROSAM

ALTA/NPS LA
& TIDAL WA
PORTIONS OF TRACT A & S
LOWER MAT
(P.B. 3, P
MORRIS C

SCALE:	1" = 40'
DATE:	07/17/2020
BY:	KSB
CHECKED:	K.M.C.
P.L.	1753 PG. 54



BOT TIIF
3900 Commonwealth Blvd Mail
Station 108
Tallahassee, FL 32399
PLCUP20240083

BOY SCOUTS OF AMERICA
THE
1325 W Walnut Hill Ln
S406DT
Irving, TX 75038
BUTLER JOHN
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

BOT TIIF
3900 Commonwealth Blvd Mail
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THE
1325 W Walnut Hill Ln
S406DT
Irving, TX 75038
BUTLER JOHN
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

BUTLER JOHN PATRICK
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

BUTLER JOHN PATRICK
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

BUTLER JOHN PATRICK
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

CALOOSA COVE RESORT
OWNERS ASSOCIATION INC
Islamorada, FL 33036
PLCUP20240083

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OWNERS ASSOCIATION INC
Islamorada, FL 33036
PLCUP20240083

CALOOSA COVE RESORT
OWNERS ASSOCIATION INC
Islamorada, FL 33036
PLCUP20240083

CALOOSA SMI LLC
C/O SUNTEX MARINA
INVESTORS LLC
17330 PRESTON ROAD SUITE
275B
CASHAN HUGH A
PO Box 13422
Scottsdale, AZ 85267
PLCUP20240083

CALOOSA SMI LLC
C/O SUNTEX MARINA
INVESTORS LLC
17330 PRESTON ROAD SUITE
275B
CASHAN HUGH A
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C/O SUNTEX MARINA
INVESTORS LLC
17330 PRESTON ROAD SUITE
275B
CASHAN HUGH A
PO Box 13422
Scottsdale, AZ 85267
PLCUP20240083

DAVIS DREW
100 Iroquois Dr
Apt 3
Islamorada, FL 33036
PLCUP20240083

DAVIS DREW
100 Iroquois Dr
Apt 3
Islamorada, FL 33036
PLCUP20240083

DAVIS DREW
100 Iroquois Dr
Apt 3
Islamorada, FL 33036
PLCUP20240083

DELLO JOIO JEAN MARIE
15470 Take Off PI
Wellington, FL 33414
PLCUP20240083

DELLO JOIO JEAN MARIE
15470 Take Off PI
Wellington, FL 33414
PLCUP20240083

DELLO JOIO JEAN MARIE
15470 Take Off PI
Wellington, FL 33414
PLCUP20240083

DOT/ST.OF FL
Tallahassee, FL 32399
PLCUP20240083

DOT/ST.OF FL
Tallahassee, FL 32399
PLCUP20240083

DOT/ST.OF FL
Tallahassee, FL 32399
PLCUP20240083

EGRET INVESTMENTS
LIMITED
201 E Las Olas Blvd
FI 12
Ft Lauderdale, FL 33301
FIGARÒ CASSANDRA LIVING
88005 Overseas Hwy
10-135
Islamorada, FL 33036
PLCUP20240083

EGRET INVESTMENTS
LIMITED
201 E Las Olas Blvd
FI 12
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FIGARÒ CASSANDRA LIVING
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Ft Lauderdale, FL 33301
FIGARÒ CASSANDRA LIVING
88005 Overseas Hwy
10-135
Islamorada, FL 33036
PLCUP20240083

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 Kennedy Dr
Key West, FL 33040
PLCUP20240083

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 Kennedy Dr
Key West, FL 33040
PLCUP20240083

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 Kennedy Dr
Key West, FL 33040
PLCUP20240083

GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GREEN TURTLE HOUSE LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GREEN TURTLE HOUSE LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GREEN TURTLE HOUSE LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

HEFTY GEORGE W
7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

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7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

HEFTY GEORGE W
7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

IROQUOIS RESORT LLC
1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

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1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

IROQUOIS RESORT LLC
1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

LANEY BILL
2035 Palouse Ave
London, OH 43140
PLCUP20240083

LANEY BILL
2035 Palouse Ave
London, OH 43140
PLCUP20240083

LANEY BILL
2035 Palouse Ave
London, OH 43140
PLCUP20240083

LUDWICK PAUL W TR AG
1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

LUDWICK PAUL W TR AG
1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

LUDWICK PAUL W TR AG
1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

MANNING LAURIE
2144 SW 114th Ave
Davie, FL 33325
PLCUP20240083

MANNING LAURIE
2144 SW 114th Ave
Davie, FL 33325
PLCUP20240083

MANNING LAURIE
2144 SW 114th Ave
Davie, FL 33325
PLCUP20240083

MARLIN PROPERTY
MANAGEMENT LLC
PO Box 663
Fennville, MI 49408
PLCUP20240083

MARLIN PROPERTY
MANAGEMENT LLC
PO Box 663
Fennville, MI 49408
PLCUP20240083

MARLIN PROPERTY
MANAGEMENT LLC
PO Box 663
Fennville, MI 49408
PLCUP20240083

MARTINDALE SHERI
9825 Meadowbrook Ln
Galena, OH 43021
PLCUP20240083

MARTINDALE SHERI
9825 Meadowbrook Ln
Galena, OH 43021
PLCUP20240083

MARTINDALE SHERI
9825 Meadowbrook Ln
Galena, OH 43021
PLCUP20240083

MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

MIM 100 LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

MIM 100 LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

MIM 100 LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

PEGGRAM BETTY DYNASTY
TRUST 10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

PEGGRAM BETTY DYNASTY
TRUST 10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

PEGGRAM BETTY DYNASTY
TRUST 10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

STOKY 100 IROQUOIS DRIVE
LLC
14 Rainbow Dr
Key Largo, FL 33037
PLCUP20240083

STOKY 100 IROQUOIS DRIVE
LLC
14 Rainbow Dr
Key Largo, FL 33037
PLCUP20240083

STOKY 100 IROQUOIS DRIVE
LLC
14 Rainbow Dr
Key Largo, FL 33037
PLCUP20240083

TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

TWC FAMILY LIMITED
PARTNERSHIP
11630 SW 84th Ave
Miami, FL 33156
PLCUP20240083

VALLE ELLEN KAVANAUGH
226 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

WILSON ALAN
132 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

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Miami, FL 33156
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PLCUP20240083

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF CALOOSA SMI, LLC, CALOOSA SMI SERIES, FOR A MAJOR CONDITIONAL USE APPROVAL FOR A BOAT DEALERSHIP AS ACCESSORY USE TO THE MARINA FOR THE PROPERTY LOCATED AT 73501 OVERSEAS HIGHWAY ON LOWER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC), WITH REAL ESTATE NUMBER 00388620-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE..
(File No.: PLCUP20240083)**

WHEREAS, CALOOSA SMI, LLC, (the "Applicant") has submitted an application for a Major Conditional Use pursuant to Section 30-217 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to allow for a boat dealership as accessory use to the marina located at 73501 Overseas Highway pursuant to Chapter 30, Land Development Regulations (LDRs) for property located at 73501 Overseas Highway on Lower Matecumbe Key within the Village, as legally described herein (the "Property"); and,

WHEREAS, the Property is located within the Village (TC) Zoning District; and

WHEREAS, the Director (the "Director") sent a Notice of Public Hearing to adjacent property owners and posted a sign on the subject properties on May 27, 2025; and,

WHEREAS, on June 12, 2025, the Village Council held a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. **Findings of Fact.**

The Village Council, having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Major Conditional Use meets the requirements set forth in Code Section 30-216, 30-218, and 30-221 and has demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and

(2) The Village Council approves the Request submitted by the Applicant, which is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

PT TRACT A (9.89 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER MATECUMBE BEACH LOWER MATECMBE KEY PB3-34 , AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.*

(3) The approval is subject to the following Conditions of Approval:

1. The parking spaces in front of the store will only be used for motor vehicles no boat storage.
2. The parking spaces on southside of property, along property line will be limited to 3. This will allow access to fire lane along boat barn.
3. The driveway along side of the boat barn will be posted "No Parking Fire Lane" and this will extend to the 3 parking spaces by Overseas Hwy.
4. Conditions of Sign permit #202400879 to be completed and closed within 30 days of approval of the MCU.
5. The development shall be consistent with the Approved Site Plan (SP A-1) dated 2-10-25 prepared by CW3 Engineering.
6. Maintain setbacks as shown.
7. Issuance of a development permit by the Village does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
8. A 20-foot-wide Class "D" Zoning District Boundary buffer is required consisting of 39 canopy trees, 21 understory trees and 168 shrubs.
9. A 5-foot-wide Class "B" Major Street Bufferyard is required consisting of 6 canopy trees, 2 understory trees and 20 shrubs.

10. All Category I and II invasive exotic vegetation shall be removed prior to final planning inspection. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
11. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
12. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persists.

Section 3. Conclusions of Law.

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

- (1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and
- (2) In rendering its decision, as reflected in this Resolution, the Village Council has:
 - (a) Accorded procedural due process; and
 - (b) Observed the essential requirements of the law; and
 - (c) Supported its decision by competent substantial evidence contained within the record.

Section 4. Effective Date.

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Commerce (DOC), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this resolution to the Florida Land and Water

Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Sharon Mahoney

Vice Mayor Don Horton

Councilmember Steve Friedman

Councilmember Anna Richards

Councilmember Deb Gillis

PASSED AND ADOPTED THIS 12th DAY OF JUNE 2025.

SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY FOR THE
USE AND BENEFIT OF ISLAMORADA, VILLAGE OF
ISLANDS ONLY

JOHN J. QUICK, INTERIM VILLAGE ATTORNEY



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 12, 2025
SUBJECT: **Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Future Land Use Map of Parcel 00405360-000000 - Second Reading TAB B**

Background:

The applicant, Windley Isles LLC, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Residential Medium (RM) to Mixed-Use (MU) designation on the subject property, located at 85331 Overseas Highway (RE #00405360-000000), comprising 13,300 square feet of land area and to be included under Policy 1-2.11.3 Windley Key Mixed Use Area 1 (WKMUA1). It is staff's opinion that the correct sub area is Policy 1-2.11.4 Windley Key Mixed Use Area 2 (WKMUA2). The current use of the property is residential. The applicant/owner intends to pursue acquiring a Vacation Rental license for the subject property. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from a Residential Single Family (R-1) District to a Highway Commercial (HC) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant has submitted a letter detailing the map amendment request.

The subject property currently has an existing Residential Medium (RM) Future Land Use designation. The surrounding properties to the South are also designated Residential Medium (RM). To the North the adjacent properties are designated Mixed Use (MU). The properties to the West across Overseas Highway are designated Conservation (C) and to the East is the Atlantic Ocean. The character of the subject property is a single family home with some mangrove wetlands to the east of the property and the surrounding area is mixed-use with a collection of restaurants, marina uses, single family residences, and conservation land.

Analysis:

The proposed FLUM amendment, from Residential Medium (RM) to Mixed-Use (MU), in conjunction with the companion application for a Zoning Map Amendment from a Residential Single Family (R-1) District to a Highway Commercial (HC) District, would allow the applicant/owner to pursue acquiring a Vacation Rental license on the subject property. Allowing the property to be included intoe WKMUA1 limits the commercial density allowed on the property.

Areas designated MU on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU designation shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities,

and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations [Ref. Comprehensive Plan Objective 1-2.4].

The proposed FLUM amendment would alter the development potential of the subject property by allowing one additional market rate unit and 5 affordable housing units. The new FLUM would also allow hotel/motel density as follows: Six (6) rooms/units per acre or twelve (12) hotel or motel rooms/units per acre with TDRs and Non Residential Intensity of 0.25 FAR or 0.35 FAR with TDRs or with Working Waterfronts. However adding the property to WKMUA2 would not alter the development potential.

Compatibility with Comprehensive Plan Policies:

- ☐ Policy 1-1.1.1, Protect Residential Areas from Incompatible Development
- ☐ Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- ☐ Policy 1-2.4, Recognize Mixed Use Development Patterns
- ☐ Policy 1-2.4.4: Residential Uses in the Mixed-Use Designation
- ☐ Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Comprehensive Plan Policy 1-1.1.1 Protect residential Areas from Incompatible Development; states Stable residential areas shall be protected from encroachment by incompatible development. However, within residential areas, the Land Development Regulations shall allow home-based businesses that do not detract from the residential quality of the neighborhood. These regulations shall incorporate criteria for determining compatible home occupation uses, and standards to ascertain that no negative impacts on adjoining properties result.

The proposed amendment meets Policy 1-1.1.1. It protects residential areas from incompatible development by placing it in the WKMUA2 which only allows the one residential development.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Other than the potential adverse impacts of a Vacation Rental property if a license were obtained, Staff sees no other adverse impacts.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: "Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations."

The proposed map amendment allows for tourist-oriented facilities within the Village.

Comprehensive Plan Policy 1-2.4.4, Residential Uses in the Mixed Use Designation, states, "Residential uses, including residential institutional uses in MU shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be allowed pursuant to the standards in the Land Development Regulations when used as receiver sites for the transfer of development rights from approved sender sites and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Notwithstanding the density limitations each parcel of commercially developed land in the Settlers Residential (SR), Village Center (VC), Tourist Commercial (TC), Commercial Fishing (CF), Marine Use (MR), Highway Commercial (HC), Neighborhood Commercial (NC), and Recreation (R) Zoning Districts shall be entitled to construct, subject to the BPAS, one affordable housing unit subject to all other regulations."

The houses have received permits and allocations. Therefore, the proposed amendment is consistent with Policy 1-2.4.4.

Comprehensive Plan Objective 1-4.6: PREVENT PROLIFERATION OF URBAN SPRAWL AND COORDINATE THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues.

The proposed FLUM amendment would assist in limiting additional development on vacant land to achieve the goals of the applicant/owner.

Compatibility with the Principles for Guiding Development:

The following shall be the principles with which any plan amendments must be consistent pursuant to the Florida Keys Area of Critical State Concern designation as set out in Chapter 380.0552(7), Florida Statutes.

Please note, the criterion is provided in italics and staff response is provided immediately below. The Applicant has provided her responses to the criteria in the analysis attached.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.

Village Staff Response:

The proposed FLUM is consistent with Principle (a) of the Principles for Guiding Development as it is not anticipated to negatively impact local government capability for managing land use and development.

(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

Village Staff Response:

The proposed FLUM is consistent with Principle (b) of the Principles for Guiding Development. The house has been permitted and any environmental concerns have been addressed through that process. Any new development would be required to adhere to all applicable land development regulations including the implementation of stormwater regulations which aid in protecting marine resources by protecting near shore water quality.

(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

Village Staff Response:

The proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development. Any future redevelopment proposed on the subject property is required to meet environmental setback criteria, meet local Comprehensive Plan and Land Development Regulation requirements, and obtain appropriate permits from state and federal agencies as necessary.

(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

Village Staff Response:

The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Allowing tourist-oriented activities in existing building is sound economic development.

(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (e) of the Principles for Guiding Development. Any development would be required to adhere to all applicable land development regulations including the implementation of stormwater regulations which aid in protecting near shore water quality.

(f) Enhancing natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development. The proposed FLUM amendment, from Residential Medium (RM) to Mixed Use (MU), in conjunction with the companion application for a Zoning Map Amendment from Residential Single Family to Highway Commercial, will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

(g) Protecting the historical heritage of the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (g) of the Principles for Guiding Development as there are no known archaeological or historical artifacts on the Property.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment and disposal facilities;
3. Solid waste treatment, collection and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

Village Staff Response:

The proposed FLUM is consistent with Principle (h) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely impact the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

Village Staff Response:

The proposed FLUM is consistent with Principle (i) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely affect storm water management facilities, central sewage collection, treatment and disposal facilities, or the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(1) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

Village Staff Response:

The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. Any proposed development as a result of the proposed FLUM amendment would be required to be consistent with the requirements of § 381.0065(4)(1) and 403.086(10), Florida Statutes, and the Village's Comprehensive Plan and Wastewater Master Plan.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (k) of the Principles for Guiding Development. The proposed FLUM amendment is not anticipated to create adverse impacts on the environmental resources of the Florida Keys.

(l) To make available adequate affordable housing for all sectors of the population of the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development. The proposed FLUM amendment will not impact affordable housing within the Florida Keys.

(m) To provide adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.

Village Staff Response:

The proposed FLUM is consistent with Principle (m) of the Principles for Guiding Development. The proposed FLUM amendment would not affect the provision of adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan. Furthermore, all structures built within the Village must meet the requirements of the Village's Code of Ordinances and the Florida Building Code.

(n) To protect the public health, safety, and welfare of the citizens of the Florida Keys and maintain the Florida Keys as a unique Florida resource.

Village Staff Response:

The proposed FLUM is consistent with Principle (n) of the Principles for Guiding Development. The proposed FLUM amendment would not negatively affect the health, safety, or welfare of the citizens of the Florida Keys.

The LPA heard this request on January 8, 2024 and voted 6-1 to approve the requested amendment.

This was first heard at the Council's meeting on April 9th. At that time there was some discussion about compliance monitoring for Vacation Rental properties and parking enforcement on the right of way on Windley Key. The Village has begun parking enforcement in conjunction with the FKAA project and will maintain the right of way with landscaping after the project is complete. In regard to the Vacation Rental compliance, the Planning Department drafted the attached monitoring checklist. These are the items that the Village can monitor for compliance. Between the Code Compliance officers and Fire Department we should be able to complete compliance checks on a regular basis.

At its December 12, 2024, meeting, the Village Council adopted this ordinance at first reading. The Department of Commerce has sent a letter with no objection. I have attached that letter for your review.

The Village Council approved this on Second Reading at it April 10, 2025, meeting. An error in the title of the resolution was discovered and, out of an abundance of caution, we decided to rehear second reading on this item. Nothing has changed.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff has reviewed the request for a Future Land Use Map Amendment from Residential Medium (RM) to Mixed Use (MU) and determined that the request meets the criteria for approval. Therefore, Staff recommends that the Village Council APPROVE the FLUM Amendment with amendment to sub area WKMUA2.

- Attachments:**
1. Windley Isles CC Attachments
 2. Compliance Monitoring Checklist
 3. VIL. ISLAMORADA 24-05ACSC (P) WI
 4. WI FLUM ORD 1st read with correction



100ft

80 590 24 9.1 Degrees



100ft

80 590 24 75.1 Degrees



**Islamorada, Village of Islands,
Planning and Development Services Department**

APPLICATION FOR MAP AMENDMENT

Pursuant to Chapter 30, Article IV, Divisions 8 & 9

	Application Type	Application Fee	Deposit	Total Fee Due
☒	Future Land Use and Zoning	\$5,120.00	\$1,000.00	\$6,120.00
☐	Zoning Only	\$2,500.00	\$1,000.00	\$3,500.00

☐ Request concurrent Future Land Use and Zoning Hearings pursuant to 163.3184(12), Florida Statutes

PLEASE NOTE: THIS APPLICATION IS ACCEPTED BY APPOINTMENT ONLY.

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review. See the Submittal Requirements below for a list of required submittals and documents.

APPLICANT / AGENT (if applicable): Property owner must submit a notarized letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: _____
 Mailing Address: _____
 Primary Phone: _____ Fax: _____
 Email: _____

PROPERTY OWNER:

Name: Windley Isles, LLC
 Mailing Address: 127 Coconut Row Tavernier, Florida 33070
 Primary Phone: 305.522.3652; 305.394.0425 Fax: _____
 Email: jl.keys@att.net; brian.tiedemann@fkec.com

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.

Physical Address: 85331 Overseas Highway Islamorada Florida 33036 Mile Marker: 85.3
 Lot: 4 Block: _____ Subdivision: Galen Beach
☐ Plantation Key ☒ Windley Key ☐ Upper Matecumbe Key ☐ Lower Matecumbe Key
 Real Estate (RE) Number: 00405360-000000 Alternate Key: 1497622

PROPERTY DESCRIPTION:

Total Land Area: _____ 13,300 Square Feet _____ 0.305 Acres
 Existing Use of Property: Single family dwelling and accessories under construction
 Has an Application for Map Amendment been submitted for this site within the past two (2) years? ☐ Yes ☒ No
 If yes, provide name and date of application: _____

PROPOSED MAP AMENDMENT:

Current Future Land Use Map Category: RM Current Zoning District: R1
 Proposed Future Land Use Map Category: MU Proposed Zoning District: HC

86800 Overseas Highway • Islamorada, Florida 33036-3162

Office 305-664-6400 • Fax 305-664-6467 • www.islamorada.fl.us

** to be included under Village Com Plan 1-2.11 and policy 1-2.11.3 to be created a sub area on Windley Key.*

- ☐ **Correct application fee** (Total Fee Due)
- ☐ **Notarized agent authorization letter**, if applicable, including the agent's name, address and phone number authorizing the applicant/agent to act on all property owners' behalf.
- ☐ **Proof of ownership** e.g. warranty deed, lease or pending sale contract.
- ☐ **Property record card** from the Monroe County Property Appraiser.
- ☐ **Copy of current Future Land Use Map** clearly marking the boundaries of the property. Map may be request from Planning and Development Service Department prior to application submittal.
- ☐ **Copy of current Official Zoning Map** clearly marking the boundaries of the property. Map may be request from Planning and Development Service Department prior to application submittal.
- ☐ **Photographs** of the site taken from adjacent streets.
- ☐ **Signed and sealed survey** prepared by a Florida registered surveyor. The survey shall include elevations and location of all existing structures, paved areas, location of all utility structures, all easements, all bodies of water on and adjacent to the site, docks, piers, mean high water line and total acreage by habitat (**please provide a digital copy in addition to the signed and sealed survey**).
- ☐ **Data and analysis (including a land use need analysis)** pursuant to Comprehensive Plan Policy 1-2.1.13, demonstrating there is a need for the amount of development allowed by the proposed FLUM designations in order to accommodate the Comprehensive Plan's projected population growth within the planning timeframe of the Comprehensive Plan.
- ☐ **Explanation** of how the application satisfies each of the applicable criteria in the Land Development Regulations, Comprehensive Plan and Principles for Guiding Development pursuant to § 380.0552(7), Florida Statutes. See **Attachment A** for list of criteria.

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a “verifiable digital signature”, print this document and have it notarized.

Date _____

Sworn to and subscribed before me by means of X physical appearance or _____ online notarization, this 15th day of November, 20 23, by Joceline Tichmann (name of person signing the application) as _____ (type of authority e.g. officer, manager / member, trustee, attorney in fact) for _____ (name of entity or party on behalf of whom application was executed).

SEAL:



SHANNON L. MCCLURG
Commission # HH 389286
Expires April 20, 2027

☒ Personally Known ☒ Produced Identification

Type of ID License



Islamorada, Village of Islands, Planning and Development Services Department

ATTACHMENT A

Future Land Use Map (FLUM) Amendment Criteria. The applicant shall submit all information required to adequately address the filing requirements adopted by the Florida Department of Economic Opportunity ("DEO"). In addition, the applicant shall submit all other information necessary to address the comprehensive planning criteria of the Village.

Pursuant to the DEO State Coordinated Review Submittal Guidelines, in the case of FLUM amendments, the following information must be provided:

1. A description of the availability of and the demand on the following public facilities: sanitary sewer, solid waste, drainage, potable water, traffic circulation, schools and recreation, as appropriate; and
2. Information regarding the compatibility of the proposed land use amendments with the Comprehensive Plan future land use element objectives and policies, and those of other affected elements.

All proposed FLUM amendments must be consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern, pursuant to § 380.0552(7), Florida Statutes. The Principles are listed below.

- (a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
- (b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
- (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
- (d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
- (e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
- (f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
- (g) Protecting the historical heritage of the Florida Keys.
- (h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:
 1. The Florida Keys Aqueduct and water supply facilities;
 2. Sewage collection, treatment, and disposal facilities;
 3. Solid waste treatment, collection, and disposal facilities;
 4. Key West Naval Air Station and other military facilities;
 5. Transportation facilities;
 6. Federal parks, wildlife refuges, and marine sanctuaries;
 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
 8. City electric service and the Florida Keys Electric Co-op; and
 9. Other utilities, as appropriate.

- (i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
- (j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
- (k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
- (l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
- (m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.
- (n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed FLUM category in the village in relation to the amount of land currently assigned the FLUM designation and available to accommodate that demand;
2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed FLUM category;
3. Data errors, including errors in mapping, vegetative types and natural features described in the comprehensive plan;
4. New issues;
5. Recognition of a need for additional detail or comprehensiveness

However, in no event shall an amendment be approved which will result in an adverse community change.

Official Zoning Map Amendment Criteria. The purpose of this application is to provide a means for changing the Official Zoning Map. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit a change in community character, as analyzed in the Comprehensive Plan, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the Village Council shall consider the factors set forth below and the consistency of the proposed amendment with the provisions and intent of the Comprehensive Plan.

The Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of the Code and that the maintenance of the existing zoning on the property does not accomplish a legitimate public purpose. The Village Council shall make its determination on legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed zoning district in the Village in relation to the amount of land currently zoned and available to accommodate that demand;
2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed zoning district;
3. Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan;
4. New issues;
5. Recognition of a need for additional detail or comprehensiveness; or
6. Compatibility of the proposed district with the property surrounding the site of the requested rezoning and any applicable neighborhood or redevelopment plan.

However, in no event shall an amendment be approved which will result in an adverse community change.

Needs Analysis

The owner of the properties identified as RE #00405350-000000 and 00405360-000000 (subject property) is proposing to amend the current FLUM of the subject properties from Residential Medium (RM) to Mixed Use (MU) and the current zoning from Residential Single-family (R-1) to Highway Commercial (HC) **for the sole purpose of obtaining a vacation rental license approval, without any increase in density or intensity, and without any allowed non-residential uses or structures.** Vacation rental license approval from the Village of Islamorada.

RE #00405350-000000, contains 13300 SF of land area, with a single-family house under construction.

RE #00405360-000000 contains 13,300 SF of land area, with a single-family house under construction.

In the R-1 zoning district, a single-family residence or multifamily attached affordable housing of up to four units could be constructed as a permitted use by right. This is not the intention of the owner of this property. The property owner simply wishes to change the FLUM and zoning in order to apply and receive a Vacation Rental license and to have a vacation rental unit on each lot. **The owner is not requesting an increase in density or intensity and is proposing that no non-residential structures would be allowed. The owner is requesting a site specific FLUM change, as provided in Village Comprehensive Land Use Plan Objective 1-2.11 and Policy 1-2.11.3 to create a sub area on Windley Key.**

The proposed development and ongoing development will not exceed the FAR or OSR allowed in the code. The proposed use would be allowable in the HC zoning district as a permitted use. Although none is anticipated, any expansion or redevelopment of the property would have to meet all requirements of the land development code and comprehensive plan through the application review process. The existing single-family residences on two of the sites are permitted and recognized by village staff in the HC zoning district. The owner does not contemplate increasing to more than one residential unit per property, thus this change does not increase density on the property.

The Village Comprehensive Plan notes that the functional population of the Village will increase from 10,354 in 2010 to 10,653 in 2020, an increase of approximately 3%. The figures are not accurate as the increase has already exceeded 11,000 per the most recent figures. Although these figures and the actual figures do not provide the distribution of age, there will be a need for additional tourist-based facilities to serve an increasing population. Additionally, as currently documented by the TDC, transient room occupancies have increased in the last few years thus adding to the need for added Tourist based facilities. The Village Code limits the number of allowable Vacation Rental (VR) licenses. The Village has never reached or exceeded the maximum limit of VR Licenses, yet the demand is still there. This request will not bring the anticipated number of VR's over the allowable number. We should note that the Village underwent an extensive study and had many meetings in order to determine the maximum number of VR licenses it should allow. During the anticipated code changes the community came together to come up with an acceptable number of VR units. Meetings between hoteliers, residents, the Chamber, as well as professionals in the real estate community had multiple workshops to find the right balance.

Access to the subject properties would not impact traffic flow directly on US 1. Access to this property is off the Old Road with several areas to ingress and egress to and from US-1. 63 of the 74 HC/MU properties are directly on US 1 and most of them do not have curb cuts off the highway. Utilization of this property would minimize the traffic consequences to US 1, unlike many of the existing HC properties in the Village.

The request will not increase the demand for parking as the ongoing and proposed development was already calculated at two (2) spaces per unit. The ongoing and proposed development will closely comply with the regulations in the event of a catastrophic event such as fire or hurricane.

The proposed development and on-going development will not further increase the previously anticipated water or sewage use and would not add additional vehicular trips, beyond what is already factored into the Comp Plan and LDR's. There should be no increase in impacts on public facilities of services, than what was already anticipated.

Policy 1-1.1.1 Protect Residential Areas from Incompatible Development.

This amendment would steer vacation rental uses to an Island that is dominated by commercial and transient uses. Windley Key is bookended by two major marinas and is infilled with hotels and motels, as well as several developments that allow for Vacation Rental licenses.

Policy 1-2.1.14 Criteria for Future Land Use Map (FLUM) Amendments. Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the Principles for Guiding Development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed FLUM category in the Village in relation to the amount of land currently assigned the FLUM designation and available to accommodate the demand.

Answer: It appears that there is .01% of HC properties compared to other zonings throughout the Village. This seems to be a disproportionate amount. There are only 74 vacant HC/MU properties in the entire Village, there are none on Windley Key. Of the 74 vacant HC/MU parcels the comp plan suggests the Village steer development away from the 12 due to the Hammock designation of the properties. Many of the HC/MU properties on other islands do not have direct access VIA DOT approved curb-cuts and most do not have access to US-1 Via the Old Highway.

2. Compatibility of the sites physical, geological, hydrological and other environmental features, with uses permitted in the proposed FLUM.

Answer: This site has no unique features as it relates to physical, geological, hydrological or environmental features. There is ongoing development that is

recently permitted that is in compliance with all factors in the LDC.

3. Data errors, including errors in Mapping, vegetative types and natural features described in the comprehensive plan.

Answer: There are no data errors recorded, yet there are, to the immediate east several properties that are zoned either MU or HC.

4. New issues.

Answer: This request will better serve the properties in this request. There are currently no transitional zonings between HC and R-1. This property is located immediately next to a locally famous restaurant and bar. This amendment will create an acceptable transition between the residential uses to the west and the non-residential uses to the east.

5. Recognition of the need for additional detail or comprehensiveness.

Answer: Currently there are no other undeveloped HC zoned properties on Windley Key. There are also no undeveloped MU FLUM properties on Windley Key. This request will allow the subject properties to be compatible with most of the properties on this island.

Policy 1-2.1.13 Future Land Use Map Amendments. "Islamorada, Village of Islands shall not sponsor private applications for Future Land Use Map amendments that would increase the allowable density/intensity of the properties affected."

Answer: There will be no increase in density, as the two houses are currently permitted and under construction.

Due to these factors and the desire for redevelopment instead of new development we feel this request is justified and in keeping with the goals and objectives in the Villages' Comprehensive Plan.

Vacation Rental Compliance Monitoring Checklist

Monitoring pursuant to Sec 30-1297 Vacation Rental Use And Occupancy Restrictions

Advertisements/Rentals

- No vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.
- All advertising of vacation rental units shall require identification of state and village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the village shall constitute a violation of these regulations.

Verification: Check via searches on all websites, databases, Rental Scape, etc.

Vehicles/Watercraft

- Motor vehicles and vessel trailers shall only be parked in driveways or other areas designed and designated for parking on the vacation rental unit property, and not on the street or extending over the right-of-way or sidewalk.
- The number of motor vehicles and vessel trailers parked on a vacation rental use unit property shall not exceed the maximum number of permitted parking spaces identified in the application.
- Only motor vehicles of registered occupants may be parked overnight.
- No recreational vehicle, sport utility vehicle or any other motor vehicle or vessel parked or moored at the vacation rental unit property shall be used for sleeping, liveaboard use or other overnight accommodations.
- For vacation rental units that contain dock area, the total length of moored vessels shall not exceed the length of the shoreline and no vessel shall be moored against another vessel or create a navigational obstruction or hazard.

Verification: For parking, check the Site Plan filed with the VR application for the approved location and number of parking spaces for the unit.

Trash/Debris

- All trash and debris shall be kept in covered trash containers. Each vacation rental unit shall be equipped with adequate covered trash containers for such purposes.
- Occupants shall comply with all trash provisions and recycling provisions that are applicable to the vacation rental unit.
- Schedules of garbage pick-up and recycling pickup shall be posted with the rental agreement.

Verification: Is the schedule for trash pick up posted?

Occupancy

- The maximum occupancy load of any vacation rental unit shall not exceed two adults per bedroom (children over six shall be considered adults for purposes of this section), or the lesser of such other maximum occupancy load level as may be set by either the Florida Fire Prevention Code for the particular residential dwelling unit pursuant to its administration rule making authority or the village building official.
- All vacation rental units shall comply with all building and fire safety codes for public lodging establishments as required by state law or this Code.

Verification: Spot checks?

Written/Posted Restrictions

- Prior to occupancy of a vacation rental unit, the occupants of each unit shall be provided with a written copy of the use and occupancy restrictions contained herein in the form of a copy of these regulations and a written rental agreement.
- Each owner or property manager shall have a written agreement requiring an occupant who agrees to be responsible for all occupants during the rental term to comply with such restrictions as a condition of the agreement, signed by such occupant prior to occupancy.
- A copy of these use and occupancy restrictions shall also be prominently displayed in each vacation rental unit in no less than 16-point type, along with a warning in bold type, that any violation thereof shall constitute grounds for immediate termination of the rental agreement, eviction from the vacation rental unit by the owner or property manager and appropriate fines levied.
- All lease and rental agreements shall contain in bold type, the following:
 - Each occupant's (by family) home address and phone number;
 - Property manager's address and 24-hour phone number(s); and
 - The phone number at the vacation rental unit.
- A copy of the rental agreement must be maintained on the property at all times and made available for review at the request of any village code compliance officer, fire safety inspector, law enforcement officer or other designated village representative. Failure to maintain a copy of the rental agreement and to make it available upon request shall constitute a violation of these regulations.
- Lease agreements shall disclose village regulatory requirements regarding vacation rental use, noise ordinances and parking regulations. Lease agreements shall also include a provision that authorizes access by code enforcement personnel for purposes of determining compliance with the village Code.

Verification: Check for posted rules, ask occupants to supply rental agreement.

Property Posting

- A sign no smaller than 12 inches by 12 inches and measuring between two and four feet in height shall be prominently displayed, as determined by the planning and development services director, on each property indicating an effective annual permit and permit number.

Verification: Posted license on the unit visible.

Enforcement

Operation of any vacation rental unit without a license or in violation of these regulations shall be punishable as to the owner, occupant, and/or property manager in accordance with the village code enforcement procedures, or as authorized by state law, or by a fine established by separate resolution.

Resolution 09-06-43

Schedule of Violations and Fines

Violation	Reduced Fine	Maximum Fine	Mandatory Fine for 2 nd Offense	Mandatory Fine for 3 rd Offense
Violation of Vacation Rental Ordinance	\$400.00	\$500.00	\$500.00	\$500.00

An accumulation of a second violation of these regulations within any 12-month period for the same property shall be punishable by a fine in accordance with this Code and as may be established by separate resolution, **and the revocation** of the vacation rental license for that property.

Vacation rental unit owners shall lose their privileges and their license shall be revoked for a vacation rental property if the property has been found by non-appealable final order on two occasions to have violated the Village Code regarding vacation rental units. The owner may apply for a new license after one year from the date of revocation, but shall have no priority based on past use for purposes of the 331 unit cap, and an additional vacation rental license fee shall be paid to reinstate such license after revocation.

Nothing contained in these regulations shall prohibit the village from enforcing these regulations by any other means including, but not limited to issuance of a warning, a notice of violation, a civil citation, a summons, a notice to appear in the county court, an arrest, or a civil action for injunctive relief. The enforcement procedures outlined herein are cumulative to all others and shall not be deemed prerequisites to filing suit for the enforcement of these regulations or any section of this Code.

February 21, 2025

The Honorable Sharon Mahoney
Mayor, Village of Islamorada
86800 Overseas Highway
Islamorada, Florida 33070

Dear Mayor Mahoney,

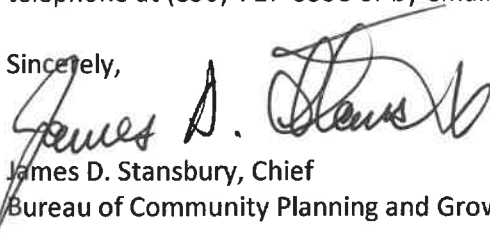
FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the Village of Islamorada (Amendment No. 24-05ACSC), which was received on December 23, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. FloridaCommerce does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by FloridaCommerce from the appropriate reviewing agencies, if any, are enclosed.

The Village should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

If you have any questions related to this review, please contact Ana Morales, Planning Analyst, by telephone at (850)-717-8538 or by email via Ana.Morales@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/am

Enclosure: Procedures for Adoption
Reviewing Agency Comments

cc: Jennifer DeBoisbriand, Planning Director, Village of Islamorada
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fideo.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance, and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

January 2, 2025

Ms. Jennifer DeBoisbriand
Planning Director
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

Subject: Comments for the Islamorada, Village of Islands Comprehensive Plan - Amendment FDEO #24-05ACSC

Dear Ms. DeBoisbriand:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed amendments to the Islamorada, Village of Islands Comprehensive Plan. The proposed amendments modify the Future Land Use Map.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed text amendment would not adversely impact transportation resources and facilities of state importance.

Thank you for coordinating on the review of these proposed amendments with FDOT. If you have any questions, please do not hesitate to contact me by email at shereen.yeefong@dot.state.fl.us or at 305-470-5393.

Sincerely,

DocuSigned by:
A blue ink signature of Shereen Yee Fong, written in a cursive style.

B06CD08756954DD...
Shereen Yee Fong, MS-CE
Community Planning Coordinator

Ms. Jennifer DeBoisbriand

January 2, 2025

Page 2

Cc: Daniel Iglesias, P.E., Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Kenneth Jeffries, Florida Department of Transportation, District 6
Isabel Cosio Carballo, South Florida Regional Planning Council
Kathe Lerch, South Florida Regional Planning Council
Donna Harris, Florida Department of Commerce

ORDINANCE NO. 24-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.4:WINDLEY KEY MIXED USE AREA 2; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

WHEREAS, the Official Future Land Use Map of Islamorada, Village of Islands (the "Village") became effective April 30, 2002; and

WHEREAS, the applicant, Windley Isles LLC, has requested an official Future Land Use Map amendment from Residential Medium (RM) to Mixed Use (MU) for a parcel consisting of approximately 13,300 square feet of land, with Real Estate number 00405360-000000, as legally described below and to allow the parcel to be included in Policy 1-2.11.4:Windley Key Mixed Use Area 2; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Code"), the Village Local Planning Agency publicly considered the Future Land Use Map Amendment during a duly noticed public hearings held on January 8, 2024 and March 11, 2024; and

WHEREAS, in accordance with Section 166.041, Florida Statutes, and Section 30-213 of the Village Code, notice of the public hearings has been given for the proposed adoption of this Ordinance; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Future Land Use Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

WHEREAS, the Village Council has determined that the proposed Future Land Use Map Amendment is consistent with the Village Comprehensive Plan; and

WHEREAS, the Village Council desires to adopt the proposed Future Land Use Map Amendment in accordance with State law.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

Section 2. Approval/Denial of Future Land Use Map Amendment. The Official Future Land Use Map Amendment is hereby approved as part of the Official Future Land Use Map of the Village. A copy of the Official Future Land Use Map Amendment is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

**85331 Overseas HWY or E 1/2 LT 4 GALEN BEACH WINDLEY ISLAND PB2-110
OR3-417 OR5-7 OR423-509/10 OR2604-404 OR2709-951/52 OR2835-2429/30
OR2835-2435/38 OR3070-0595 OR3070-0597 OR3158-1318 OR3158-1321**

Section 3. Transmittal. The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of Commerce ("Commerce") for approval in accordance with Section 380.05(6), Florida Statutes.

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce (Commerce) pursuant to Section 163.3184, Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by Councilwoman Gillis, who moved for its adoption on first reading. This motion was seconded by Councilman Friedman, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	YES
Vice Mayor Don Horton	ABSTAIN
Councilman Joseph B. Pinder III	YES
Councilwoman Deb Gillis	YES
Councilman Steve Friedman	YES

PASSED on the first reading this 12th day of December 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	_____
Vice Mayor Don Horton	_____
Councilwoman Anna Richards	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____

PASSED AND ADOPTED on the second reading this ____ day of _____, 2025.

SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 12, 2025
SUBJECT: **Ordinance to Amend Policy 3.2.1.2: Specific Standards and Requirements for Workforce - Affordable Housing of the Islamorada Comprehensive Plan TAB C**

Background:

The Village has specific criteria for the construction of the "affordable early-evacuation" allocation pool. This criteria was established when the 300 early evacuation allocations were given to the Village. One of the criteria is that the units "shall not be placed in the V-zone or within the Coastal Barrier Resource System".

Analysis:

Given the standards of construction in Islamorada, it was asked that we consider the removal of this restriction. The Local Planning Agency reviewed this amendment at its meeting on April 14, 2025. It was recommended for adoption unanimously.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Planning Staff recommends approval of this ordinance.

Attachments: 1. V Zone Comp Plan Ord

ORDINANCE NO. 25- ____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 3-2.12: SPECIFIC STANDARDS AND REQUIREMENTS FOR WORKFORCE-AFFORDABLE HOUSING; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, on December 6, 2001, Islamorada, Village of Islands, Florida (the "Village") adopted the Village Comprehensive Plan (the "Comprehensive Plan"); and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess the status of the adopted comprehensive plan in adequately addressing changing conditions; and

WHEREAS, the Village desires to facilitate the ~~transfer of development rights between parcels with compatible habitats and/or habitat areas~~development of Workforce-Affordable Housing; and

WHEREAS, the Village Council desires to amend the Comprehensive Plan in order to revise ~~procedures and eligibility~~the standards and requirements for Workforce-Affordable Housing~~criteria for the transfer of development rights from and to properties~~ within the Village ("Amendment"); and

WHEREAS, the Village has conducted duly noticed public hearings for the Comprehensive Plan Amendment pursuant to Section 163.3184(11), Florida Statutes; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

WHEREAS, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS this Ordinance is enacted to conduct the purpose and intent of, and exercise the authority set out in, the Community Planning Act; and

WHEREAS the Village Council finds ~~that finds that~~ this Ordinance is in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA AS FOLLOWS:¹

Section 1. Recitals. The above recitals are true, correct, and incorporated herein by this reference.

Section 2. Comprehensive Plan Amendments Adopted. The Village Council hereby adopts the amendments to the Comprehensive Plan attached hereto as Exhibit "A."

¹ Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double-strikethrough~~ and double underline.

Section 3. Transmittal. Pursuant to Sections 163.3184, Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Commerce.

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand withstand the invalidity of any part.

Section 5. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. Effective Date. This Ordinance shall not become effective until a Notice of Intent has been issued by the State Department of Commerce finding the Comprehensive Plan Amendment to be "in compliance" as defined in Section 163.3184(1)(b), Florida Statutes. If timely challenged, the Comprehensive Plan Amendment shall not become effective until Department of Commerce or the Administration Commission enters a final order determining the adopted Comprehensive Plan Amendments to be "in compliance."

[Remainder of the page intentionally left blank.]

The foregoing Ordinance was offered by _____, who moved its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	_____
Vice Mayor Don Horton	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____
Councilwoman Anna Richards	_____

PASSED on first reading this _____ day of _____, 2025.

The foregoing Ordinance was offered by _____, who moved its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	_____
Vice Mayor Don Horton	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____
Councilwoman Anna Richards	_____

PASSED AND ADOPTED on the second reading this ____ day of _____, 2025.

SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE SOLE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY

COMPREHENSIVE PLAN OF ISLAMORADA, FLORIDA

CHAPTER 1 – FUTURE LAND USE ELEMENT

~~***~~

~~Section 1-1: Future Land Use Goals, Objectives and Implementing Policies~~

~~***~~

~~Objective 1-1.1: Plan and Design for Residential Quality~~

~~***~~

~~Policy 1-3.1.3: Institute a Program for Transfer of Development Rights (TDRs).~~

~~Islamorada, Village of Islands, shall through Land Development Regulations maintain a program to facilitate the transfer of a variety of development rights within the Village's boundaries, to achieve the following:~~

- ~~1. Protect environmental resources in balance with protection of property rights;~~
- ~~2. Facilitate redevelopment and revitalize the Village Activity Centers by concentrating mixed use activities;~~
- ~~3. Encourage redevelopment of commercial enterprises and permit limited new commercial development;~~
- ~~4. Protect housing affordability and encourage provision of new affordable housing units throughout the Village;~~
- ~~5. Redistribute existing residential units to achieve planned densities and retire development rights without increasing the overall amount of development.~~

~~Notwithstanding, affordable housing may be provided only through the Building Permit Allocation System on the sender site in instances following the transfer of nonresidential floor area; and affordable housing and/or nonresidential floor area may~~

~~be provided only through the Building Permit Allocation System on the sender site in instances following the transfer of hotel or motel units; but in neither case may the sender or receiver site exceed the permitted density or intensity~~

~~6. Protect environmentally sensitive sites through removal of existing dwelling units or rights based on allocated densities and intensities;~~

~~7. Encourage the placement of conservation easements on environmentally sensitive or flood prone parcels of land; and~~

~~8. Further the public good and the goals, objectives, and policies of the Comprehensive Plan.~~

The Land Development Regulations shall provide for the use of TDRs to transfer nonresidential and residential development rights. Three (3) types of development rights may be transferable as conditional uses, as follows:

~~1. The transfer of density from vacant non-residential and residential lots of record to vacant non-residential and residential lots of record that are non-conforming as to density, to permit the development of the non-conforming receiver site;~~

~~2. The off-site transfer of existing non-residential floor area from any property to any property located in either the Mixed Use (MU) Future Land Use Map Category and zoned for non-residential uses or Industrial (I) Future Land Use Map Category; and~~

~~3. Off-site redevelopment of existing residential dwelling units, Transferable ROGO Building Rights Exemptions (TRE) Certificates and of building permits for residential dwelling units.~~

~~Off-site redevelopment of all residential building rights, including building permits for residential dwelling units and TREs at a minimum, be subject to the following transfer~~

~~conditions:~~

~~1. Both sender and receiver sites shall be in future land use categories that permit residential uses;~~

~~2. The structure cannot be placed in a Velocity VE zone on the receiver site;~~

~~3. The receiver site shall be the same or less environmentally sensitive than the sender site, according to a habitat analysis conducted by a certified biologist, unless otherwise exempted or limited by the Planning and Development Services Director and pursuant to habitat classifications described in Policy 6-1.7.8, whereby the following conditions apply:~~

~~a. Transfer shall be permitted from Class I parcels to Class II or Class III receiver parcels or Class II or Class III habitat area(s) within a receiver parcel;~~

~~b. Transfer shall be permitted from Class II parcels to Class II or Class III receiver parcels or Class II or Class III habitat area(s) within a receiver parcel; and~~

~~c. Transfer shall be permitted from Class III parcels to Class III receiver parcels or Class III habitat area(s) within a receiver parcel.;~~

~~Notwithstanding the foregoing, lawfully existing Class II, Class III, and scarified areas of receiver parcels which are large enough to accommodate the principal use and accessory uses, along with sufficient access may be developed provided that no Class I habitat is altered or removed.~~

~~The transfer of development rights shall not result in the alteration, removal, or decrease of Class I habitat. Removal of native vegetation within Class I habitat classifications is prohibited.~~

~~4. The receiver site shall be located in the same or less density restrictive Future Land Use Map category than the sender site, except that affordable residential TDR's located on a Residential~~

~~High (RH) sender site may be transferable to a lower density Residential Medium (RM) receiver site. Notwithstanding the above residential TDR dwelling unit and density restrictions,~~

existing dwelling units located on a Mixed Use (MU) sender site may be transferable to an Airport (A) or Residential Medium (RM) receiver site provided the subject receiver site does not

contain hammock and meets minimum lot area requirements;

~~4. Residential dwelling unit TDRs may be transferred from properties within any residential future land use categories to properties within residential any future land use category where residential development is permitted. categories. A Grant of Conservation Easement Agreement (GOCEA) shall be placed by the owner of the sender site, prohibiting any future development on all hammock areas of the property. No transfer shall be allowed to areas designated as Conservation (C) on the Future Land Use Map. Non-residential development TDRs may be transferred from properties in any non-residential future land use categories to properties in any non-residential future land use categories.~~

~~5. Eligible receiver sites shall demonstrate compliance with all applicable criteria set forth in the Land Development Regulations.~~

~~6. Regardless of on-site allocated densities available on a parcel of land, exercising the Transfer of Building Rights TDR process to remove units, or transfer building permits from a parcel shall, result in a permanent reduction of density, and no additional units to those remaining on the sender site after the transfer takes place shall be permitted on the sender site.~~

~~Notwithstanding, affordable housing and/or nonresidential floor area may be provided only through the Building Permit Allocation System in instances following the transfer of a hotel or motel unit, but in no case may the sender or receiver site exceed the permitted density or intensity. Each TDR shall require that a Declaration of Covenants, Conditions and Restrictions be placed on the sender site, restricting densities to the number of units remaining on the sender site after the transfer takes place. If no density remains, a Declaration of Covenants,~~

~~Conditions and Restrictions shall be placed by the owner of the sender site on the property,
restricting all further development rights; and~~

~~7. The following restrictions on residential transfers shall apply:~~

~~a. Hotel and motel unit TDRs Transfer of Building Rights (TDR) shall be transferable
only to hotel and motel units;~~

~~b. Market rate shall be transferable only to market rate units or affordable units;~~

~~c. Affordable TDRs, including mobile homes from approved and mobile home parks,
shall be transferable only as an affordable deed restricted units, in accordance with
affordability standards to be adopted through the Land Development Regulations.~~

~~For all non-residential TDR's, the off-site transfer of legally existing nonresidential floor area
shall be subject to the following transfer conditions:~~

~~1. All properties designated either Mixed Use (MU) and zoned for non-residential uses
or Industrial (I) shall be eligible as sender and receiver sites for transfers of non-
residential floor area.~~

~~2. As a condition of the transfer, eligible receiver sites shall demonstrate compliance
with all applicable criteria set forth in the Land Development Regulations; and~~

~~3. A Declaration of Covenants, Conditions and Restrictions shall be placed on the
sender site prior to the issuance of a Certificate of Occupancy at the receiver site,
indicating the recorded amount of non-residential floor area remaining following the
transfer and a Grant of Conservation Easement Agreement (GOCEA) shall be placed by
the owner of the sender site, prohibiting any future development on all hammock areas
of the property.~~

BEFORE AMENDMENT

Policy 3-2.1.2: Specific Standards And Requirements For Workforce-Affordable Housing

Workforce-affordable housing units built under this program shall:

1. be duplex, triplex, or multifamily structures;
2. be rental units;
3. require, at a minimum, adherence to the latest edition of the Florida Building Code as published by the Florida Building Commission;
4. not be placed in the V-Zone or within the Coastal Barrier Resource Systems;
5. require on-site property management;
6. comply with applicable habitat and other locational criteria and densities for multifamily affordable housing units;
7. shall not be placed in any habitat defined as mangroves, saltmarsh & buttonwood, tropical hardwood hammock or freshwater wetlands (except for disturbed categories);
8. incorporate sustainable and resilient design principles into the overall site design;
9. ensure accessibility to employee centers and amenities;
10. requires a minimum of two dwelling unit allocations per site;
11. require deed-restrictions ensuring that:
 - a. the property remains workforce-affordable housing in perpetuity;
 - b. tenants evacuate during the period in which transient units are required to evacuate;
 - c. rental agreements contain a separate disclosure requiring renters to acknowledge that failure to adhere to the evacuation requirement could result in severe penalties, including eviction, to the resident;
 - d. onsite property managers are formally trained in evacuation procedures.

A F T E R A M E N D M E N T

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 - d. onsite property managers are formally trained in evacuation procedures



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 12, 2025
SUBJECT: **Ordinance to Amend Sec 30-476 Building Permit Allocation Evaluation Criteria and Award of the Village Code TAB D**

Background:

The Village has specific criteria for the construction of the "affordable early-evacuation" allocation pool. This criteria was established when the 300 early evacuation allocations were given to the Village. One of the criteria is that the units "shall not be placed in the V-zone or within the Coastal Barrier Resource System".

Analysis:

Given the standards of construction required in Islamorada, it was asked that we consider removing this restriction from the criteria. The Local Planning Agency reviewed this amendment at its meeting on April 14, 2025. It was recommended for adoption unanimously.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Planning Staff recommends approval of this ordinance.

Attachments: 1. V Zone Code Ordinance

ORDINANCE NO. 25- ____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-476, BUILDING PERMIT ALLOCATION EVALUATION CRITERIA AND AWARD; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

WHEREAS, Islamorada, Village of Islands (the "Village") has established Land Development Regulations ("LDRs") to properly guide development and protect the health, safety, and welfare of the public; and

WHEREAS, Section 163.3202, Florida Statutes, directs local governments to update land development regulations to be consistent with the adopted comprehensive plan; and

WHEREAS, Section 163.3202, Florida Statutes, encourages the use of innovative land development regulations which include provisions such as transfer of development rights, incentives, and inclusionary zoning, planned-unit development, impact fees, and performance zoning; and

WHEREAS, the Village desires to facilitate the construction of Workforce-Affordable Housing; and

WHEREAS, the Village Council desires to amend the Village's Land Development Regulations in order to amend the Building permit Allocation Evaluation Criteria and

Award; and

WHEREAS, the Village has conducted duly noticed public hearings for the Land Development Regulation Amendment pursuant to Section 163.3184(11), Florida Statutes; and

WHEREAS, pursuant to Section 163.3171, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

WHEREAS, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act; and

WHEREAS, the Village Council finds that the adoption of this Ordinance is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA AS FOLLOWS:

Section 1. Recitals. The above recitals are true, correct, and incorporated herein by this reference.

Section 2. Amendment to the Code. That Division 11, "Building Permit Allocation System," of Article IV, "Administrative Procedures," of Chapter 30, "Land Development Regulations," of the Village Code is hereby amended as follows:¹

CHAPTER 30 – LAND DEVELOPMENT REGULATIONS

* * *

ARTICLE IV – ADMINISTRATIVE PROCEDURES

* * *

DIVISION 11 – BUILDING PERMIT ALLOCATION SYSTEM

* * *

Sec 30-476 Building Permit Allocation Evaluation Criteria And Award

(f) Affordable-Early Evacuation Pool.

(1) Early Evacuation residential units built under this program shall:

- a. be multifamily structures;
- b. be rental units;
- c. require, at a minimum, adherence to the latest edition of the Florida Building Code as published by the Florida Building Commission;
- d. ~~not be placed in the V-Zone or within the Coastal Barrier Resource Systems;~~ require on-site property management;
- e. comply with applicable habitat and other locational criteria and densities for multifamily affordable housing units;
- f. shall not be placed in any habitat defined as mangroves, saltmarsh & buttonwood, tropical hardwood hammock or fresh water wetlands (except for disturbed categories);
- g. incorporate sustainable and resilient design principles into the overall site design;
- h. ensure accessibility to employment centers and amenities;

¹ Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double-strikethrough~~ and double underline.

- i. require deed-restrictions ensuring that:
 - 1. the property remains workforce-affordable housing in perpetuity;
 - 2. tenants evacuate during the period in which transient units are required to evacuate;
 - 3. rental agreements contain a separate disclosure requiring renters to acknowledge that failure to adhere to the evacuation requirement could result in severe penalties, including eviction, to the resident;
 - 4. onsite property managers are formally trained in evacuation procedures.
- (2) Evacuation exemptions. Persons living in workforce-affordable housing who are exempt from evacuation requirements of Comprehensive Plan Policy 2-1.2.9 includes all first responders, correction officers, health care professionals, or other first-response workers required to remain during an emergency, provided that the person claiming exemption under this policy has faithfully certified their status with property management.

* * *

Section 3. Transmittal. Pursuant to Sections 380.05(6), Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Commerce.

Section 4. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they

shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the Code. It is the intention of the Village Council and it is hereby ordained the provisions of this Ordinance shall become and be made part of the Village of Islamorada Code, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 7. Effective Date. This Ordinance shall not become effective until a final Order has been issued by the State Land Planning Agency finding the Land Development Regulation in compliance with the Comprehensive Plan and the Principles for Guiding Development. If timely challenged, the Land Development Regulation does not become effective until the challenge to the order is resolved pursuant to Chapter 120, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	_____
Vice Mayor Don Horton	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____
Vacant	_____

PASSED on first reading this ____ day of _____, 2025.

[Remainder of the page intentionally left blank.]

The foregoing Ordinance was offered by _____, who moved its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	_____
Vice Mayor Don Horton	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____
Vacant	_____

PASSED AND ADOPTED on the second reading this ____ day of _____, 2025.

SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE SOLE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY