Islamorada, Village of Islands

LAND USE VILLAGE COUNCIL MEETING

November 13, 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. 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.)

V. RESOLUTIONS

A. Approval of 3rd Quarter 2025 Residential Market Rate Building Permit System Allocations (BPAS) **TAB A** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDING RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 3 OF 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Approval of 3rd Quarter 2025 Nonresidential Building Permit Allocations **TAB B** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING NONRESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDING NONRESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 3 OF 2025; AND PROVIDING FOR AN EFFECTIVE DATE

C. Resolution Approving Annual Distribution of Building Permit Allocation System (BPAS) Allocations **TAB C** Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, ESTABLISHING THE TOTAL AMOUNT OF NONRESIDENTIAL FLOOR AREA AND RESIDENTIAL DWELLING UNITS, QUARTERLY ALLOCATIONS, AND THE DISTRIBUTION OF ALLOCATIONS BETWEEN CATEGORIES OF THE BUILDING PERMIT ALLOCATION SYSTEM FOR 2026; AND PROVIDING FOR AN EFFECTIVE DATE

VI. ORDINANCES

A. Ordinance Amending Section 30-103 - Eliminating LPA Term Limits - **Second Reading TAB D** Jennifer DeBoisbriand , Planning Director, John Quick, Interim Village Attorney

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE III "DECISION MAKING AND OTHER ADMINISTRATIVE BODIES", DIVISION 3 "LOCAL PLANNING AGENCY", SECTION 30-103 OF THE VILLAGE CODE RELATING TO APPOINTMENT, REMOVAL, TERMS, AND VACANCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

B. Ordinance Amending 30-851 Relating to Backing Movements or Other Manuvering Within a Street Right of Way - **Second Reading TAB E** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE V "SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS", DIVISION 7 "OFF-STREET PARKING, LOADING AND DRIVEWAY STANDARDS", SECTION 30-851 OF THE VILLAGE CODE RELATING TO BACKING MOVEMENTS OR OTHER MANEUVERING WITHIN A STREET RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

VII. QUASI-JUDICIAL

A. Administrative Relief for 129 Porto Vista Court **TAB F** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY PROPERTY OWNER SAMUEL I. BURSTYN FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 129 PORTO VISTA COURT, LOWER MATECUMBE, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE

B. Administrative Relief for 166 Sebring Drive **TAB G** Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY TY HARRIS PA ON BEHALF OF MAZAL 233 LLC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 166 SEBRING DRIVE, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

C. Administrative Relief for 170 Sebring Drive **TAB H** Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY TY HARRIS PA ON BEHALF OF MAZAL 233 LLC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 170 SEBRING DRIVE, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

D. Administrative Relief for 110 Sunset Drive **TAB I** Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY A.J. AND PAMELA J. GODE FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 110 SUNSET DRIVE, LOWER MATECUMBE, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

E. Ordinance to Amend Future Land Use Map from Residential Medium to Mixed Use at the Property located at 87469 Old Highway - **First Reading TAB J** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR JAIME AND MIKE SNYDER TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, AT 87469 OLD HIGHWAY LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBER 00413300-000000, AS LEGALLY DESCRIBED HEREIN; 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.

F. Ordinance to Amend the Official Zoning Map From Residential Single Family to Highway Commercial at the Property Located at 87469 Old Highway - **First Reading TAB K** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR JAIME AND MIKE SNYDER, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY AT 87469 OLD HIGHWAY LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBER 00413300-000000, AS LEGALLY DESCRIBED HEREIN; 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.

G. Ordinance to Amend Policy 3.2.1.2: Specific Standards and Requirements for Workforce - Affordable Housing of the Islamorada Comprehensive Plan **- Second Reading TAB L** 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.

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

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-476, BUIDLING 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.

I. Administrative Appeal of Dwelling Unit Determination for 73800 Overseas Hwy **TAB N** Robert Mather, Review Engineer, Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF NO. PLPRE20250056 FILED BY TY HARRIS, PA, AGENT FOR BOY SCOUTS OF AMERICA (APPELLANT) RELATING TO A DWELLING UNIT DETERMINATION BY THE DIRECTOR OF PLANNING FOR PROPERTY LOCATED AT 73800 OVERSEAS

HIGHWAY, HAVING REAL ESTATE NUMBER 00097710-000000, ON LOWER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.

VIII. MOTIONS

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 through Public Comment:
The public may provide public comment on items of a general nature or items specific to the agenda. Below are the guidelines for submitting public comments:

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.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Approval of 3rd Quarter 2025 Residential Market Rate Building Permit System Allocations (BPAS) TAB A**

Background:
Pursuant to Section 30-475 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), the Village Council is required to take action after reviewing the Building Permit Allocation System (the "BPAS") Evaluation Report.

Pursuant to Resolution 24-11-131, adopted on November 19, 2024, two (2) market rate residential allocations were made available for 2025 through BPAS, and one (1) market rate "without land dedication" is available for distribution in Quarter 3 of 2025. At the close of Quarter 3, 2025, forty-seven (47) applications for market-rate residential permit allocations were in the BPAS queue awaiting building permit allocation awards.

The market rate residential applications have been evaluated, scored, and ranked according to criteria outlined in Village Code Section 30-476. The application recommended for approval is listed below:

Permit #PRSFC202001015 with 20 points was submitted by Gary and Beth Nichols on June 25, 2021, at 10:36 AM for parcel ID 00388960-000100.

The proposed Resolution approves the Residential BPAS Rankings and Awarding market rate building permit allocation for Quarter 3 of 2025, pursuant to Village Code Section 30-476.

Analysis:
The Residential BPAS applications were evaluated, scored, and ranked according to criteria outlined in Village Code Section 30-476 and are identified in the table below:

Market Rate Dwelling Units Recommended for Award

Rank	Permit #	Name	Date of Application	Time of Application	Score	Real Estate Number
1	PRSFC202001015	Gary Nichols	6/25/21	10:36:00 PM	20	00388960-000100

Budget Impact:
If approved as recommended, the additional property value created by this building permit would increase the Village's ad valorem tax revenue in future fiscal years.

Staff Impact:
Staff impact would be limited to processing the associated development permits.

Recommendation:
It is recommended that the Village Council adopt the proposed Resolution, thereby approving the Residential BPAS Rankings and Awarding one (1) market rate residential building permit allocations for Quarter 1 of 2025.

Attachments:
1. Q3 Market Rate 2025
2. Resolution Market Rate BPAS Qtr 3 2025 (3)
3. Nichols BPAS Application

Q3	Market Rate Applications (with & without Land Dedication Points)					RECOMMENDED FOR ALLOCATION: 1			DRAFT
Rank	Permit #	Name	Date of Application	Time of Application	Score	Subdivision	Lot	Block	RE No.
1	PRSFC202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	20	Lower Matecumbe Beach	9	2	00388960-000100
2	PRSFC202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	20	Port Antigua Plat 5&6 PB6-25	317		00394489-012000
3	PRSFC202100688	Jaquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	20	Fontaine Lake Estates	11	5	00433080-000000
4	PRSFC201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	20	Russell Estates			00404060-000100
5	PRSFC202101553	Egret Investments Limited Partnership	8/30/2022	10:40:00 AM	20	Lower Matecumbe Beach	27-28	3	00389440-000000
6	PRSFC201800860	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	19	Plantation Lakes Estates	39	-	00093420-003801
7	PRSFC202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	19	Russell Estates			00404060-000300
8	PRSFC202100240	Gode, A.J and P.J.	9/27/2021	3:18:00 PM	19	Lower Matecumbe Beach	3	3	00389160-000000
9	PRSFC202100850	Lindback, Craig	10/12/2021	1:06:00 PM	19	Plantation Key Colony	43	3	00426140-000200
10	PRSFC202100433	Makulu LLC	10/29/2021	11:44:00 AM	19	Tavernero	19	1	00437493-002001
11	PRSFC202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	19	Sunshine Estates	7	1	00434630-000000
12	PRSFC202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	19	Key Heights Sect 2	21	4	00416180-000000
13	PRSFC202101049	Ferguson, James	1/14/2022	9:54:00 AM	19	Indian Waterways	33	2	00422920-000000
14	PRSFC202200149	Villamil Carlos and Vicente Sonia	9/1/2022	2:00:00 PM	19	Plantation Key Colony	20	15	00431260-000100
15	PRSFC202101283	Martin, Akalia	9/16/2022	10:40:00 AM	19	Tropical Atlantic Shores 1 Add	25	6	00436950-000000
16	PRSFC202100967	Schrader, Kathleen	9/16/2022	10:41:00 AM	19	Tavernero	11	1	00437493-001100
17	PRSFC202200170	4 KEYS INVESTMENTS AND DEVELOPMENTS CORP	9/23/2022	2:00:00 PM	19	WHITE MARLIN BEACH SEC 1	23	G	00393580-000000
18	PRSFC202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	18	Russell Estates			00404060-000200
19	PRSFC202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	18	Edenaire	8	1	00433470-000000
20	PRSFC202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	18	Venetian Shores No 2	4	18	00408320-000000
21	PRSFC202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	18	Matecumbe Ocean Bay Sec 2			00397120-000000
22	PRSFC202101379	Lonnborg, Ronald	5/11/2022	3:00:00 PM	18	Plantation Beach	4	8	00414060-000000
23	PRSFC202000300	4 KEYS INVESTMENTS AND DEVELOPMENTS CORP	6/10/2022	11:00:00 AM	18	WHITE MARLIN BEACH SEC 1	16	I	00393270-000000
24	PRSFC202101424	Venezia Land Trust Number Two	8/19/2022	8:40:00 AM	18	Plantation Key Colony	2	7	00427330-000100
25	PRSFC202100988	162 Sunset Dr LLC	10/20/2022	12:50:00 PM	18	Lower Matecumbe Beach	16	3	00389310-000000
26	PRSFC202201313	McKeown, James	1/23/2023	1:05:00 PM	18	Tavernero	7	2	00437493-003700
27	PRSFC202200812	Weber, Craig	3/30/2023	10:00:00 AM	18	Venetian Shores Plat No 2	8	10	00407150-000100
28	PRSFC201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	17	Bay Hammock Community	20	-	00403041-000100
29	PRSFC201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	17	Bay Hammock Community	1	-	00403041-002000

Q3	Market Rate Applications (with & without Land Dedication Points)					RECOMMENDED FOR ALLOCATION: 1			DRAFT
Rank	Permit #	Name	Date of Application	Time of Application	Score	Subdivision	Lot	Block	RE No.
30	PRSFC202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	17	Key Heights Sect 2	5	7	00416500-000000
31	PRSFC202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	17	Key Heights Sect 2	6	7	00416510-000000
32	PRSFC202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	17	Ventetian Shores Plat No 2	1	13	00407550-000000
33	PRSFC202200078	Rodriquez, Robert	4/26/2022	12:00:00 PM	17	Plantation Key Colony	11	7	00427430-000000
34	PRSFC202300511	Craig & Cheryl McBay	7/19/2023	10:30:00 AM	17	Plantation Ridge	17 & 18	2	00412030-000100
35	PRSFC202200369	SCHAFER BRYANNA LEIGH	12/20/2023	10:00:00 AM	17	Plantation Beach	27	7	00414000-000100
36	PRSFC202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	16	Vacation Village	1	1	00417470-000000
37	PRSFC202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	16	Vacation Village	1	1	00417470-000000
38	PRSFC202300808	126PV, LLC - Martin Pico, Managger	9/5/2025	3:05:00 PM	16	Port Antigua	319		00394489-012200
39	PRSFC202200455	Lesko, Brian and Jodi Lynn	9/8/2022	3:00:00 PM	15	Bay Hammock Community	25		00403041-002500
40	PRSFC202201342	Weidler Thomas	1/23/2023	12:30:00 PM	15	Plantation Shores	18	3	00418621-004600
41	PRSFC202000057	LINDBACK CARL ESTATE	6/29/2023	4:00:00 PM	15	Tavernero	24	1	00437493-002400
42	PRSFC202201031	MEDINA DELIO I REVOCABLE TRUST	6/12/2023	12:00:00 PM	14	Port Antigua	144		00394488-004700
43	PRSFC202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	13	Plantation Beach	7	2	00413760-000000
44	PRSFC202200496	Cockerham, Mark	8/4/2022	9:48:00 AM	12		6(9)		00096220-000300
45	PRSFC202001140	Gregg, Mark	1/31/2022	10:15:00 AM	9	Toners Nautical Shores			00412230-000000
46	PRSFC202000130	Rosa Maria Z Walchli REV Trust 11/5/2008	10/20/2020	9:27:00 AM	4	Fontaine Lake Estates	2	5	00432990-000000
47	PRSFC202200154	102 Bayview LLC	5/2/2023	11:30:00 AM	4	Safety Harbor	22	7	0039211-000000

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDING RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 3 OF 2025, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Islamorada, Village of Islands (the "Village") has implemented the Building Permit Allocation System ("BPAS") as codified in Chapter 30, Article IV, Division 11 of the Village's Code of Ordinances (the "Village Code"); and

WHEREAS, Section 30-474 of the Village Code requires that the Village Council of Islamorada, Village of Islands (the "Village Council") establish the total amount of nonresidential floor area and residential dwelling units that may be made available for the next annual allocation, the quarterly allocations for that year and the distribution of allocations between categories; and

WHEREAS, the Village Council adopted Resolution No. 24-11-131, thereby establishing a total of one (1) market rate residential dwelling units for allocation in 2025 "without land dedication", available for Quarter 3 of 2025; and

WHEREAS, on November 13, 2025, the Village Council conducted a public hearing regarding the Residential Dwelling Unit Allocation Evaluation Report (the "Report") submitted by the Planning Director (the "Director") pursuant to the applicable provisions of the Village Code and Village Comprehensive Plan; and

WHEREAS, the Village Council desires to approve the Residential BPAS rankings and awarding a residential building permit allocation for Quarter 3 of 2025.

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

Section 1. Findings of Fact. The Village Council, having considered the testimony and evidence presented by all parties, including the Report, does hereby find and determine as follows: The Village Council hereby approves the ranking and recommendation of the Director to award one (1) allocation for a market rate dwelling unit as follows: One (1) allocation without land dedication to Real Estate Number 00388960-000100, property owner Gary and Beth Nichols with 20 points as set forth in the Report attached hereto as Exhibit "A".

Section 2. Conclusions of Law. Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Building Permit Allocation System (the "BPAS") Residential Market Rate applications for Quarter 3 of 2025 have been processed in accordance with the Village's Comprehensive Plan and Land Development Regulations, 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 of record.

Section 3. **Effective Date**. This Resolution shall not take effect until after 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 Village Code.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney	___
Vice Mayor Don Horton	___
Councilmember Steve Friedman	___
Councilmember Deb Gillis	___
Councilmember Anna Richards	___

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

EXHIBIT A

BPAS

Residential Dwelling Unit Allocation Evaluation Report (the "Report")

RECEIVED
10:36 AM
JUN 25 2021

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

Pursuant to Code Chapter 30, Article IV, Division 11

BPAS Allocation Category:	Application Fee:
☒ Residential Market Rate	$300.00
☐ Non-Residential	$300.00

An application must be deemed complete and in compliance with Village Code prior to the items being scheduled for review. Incomplete applications will be returned.

PLEASE NOTE: THIS APPLICATION ACCEPTED BY APPOINTMENT ONLY.

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: Gary D. Nichols II
Mailing Address: 146 Venetian Drive
City: Islamorada State: Fl Zip: 33036
Home/Mobile Phone: 305 393-1415 Office: 3053930068 Fax: 3056648358
Email: Nicholsseafood13@gmail.com

PROPERTY OWNER:

Name: Gary D. Nichols II
Mailing Address: 146 Venetian Drive
City: Islamorada State: Fl Zip: 33036
Home/Mobile Phone: 305 3931415 Office: 3053930068 Fax:
Email: Nicholsseafood13@gmail.com

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

Physical Address: 149 Iroquois Drive Mile Marker: 74
Lot: 9 Block: 2 Subdivision: Lower Matecumbe Beach
☐ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☒ Lower Matecumbe Key
Real Estate (RE) Number: 00388960-000100 Alternate Key: 9104358

PROPERTY DESCRIPTION:

Zoning District: Future Land Use Category:
Total Land Area: 6600 Square Feet Acres
Existing Use of Property: Vacant, Parking
Proposed Use of Property: Home

Associated building permit number: PRSFC 202001015

PROPOSED BPAS ALLOCATION:	Existing	Proposed	Change
Number market-rate residential dwelling units:	0	1	1
Total non-residential floor area (square feet):			
Number of transient units (hotel/motel rooms, recreational vehicles):			

86800 Overseas Highway • Islamorada, Florida 33036-3162
Office 305-664-6400 • Fax 305-664-6467 • www.islamorada.fl.us

RECEIVED
JUN 25 2021

Have any applications been submitted for this property within the past three years? ☐ Yes ☒ No
If yes, provide name of the applicant and date of application:_____

PLEASE CHECK ANY OF THE FOLLOWING STATEMENTS THAT APPLY TO YOUR PROPOSAL AND ATTACH ALL REQUIRED DOCUMENTS:

☐ **The proposal includes dedication of vacant, buildable land.** Please attach a letter from the Planning and Development Services Department testifying to the suitability of the lot(s) to be dedicated, and enclose the existing Warranty Deed indicating that the BPAS Applicant is the current owner of the property and proposed Warranty Deed running in favor of Islamorada, Village of Islands conveying the land. Please note that quit claim deeds will not be accepted.

☐ **The proposal includes the transfer of off-site existing non-residential floor area.** If you check this box, you are required to conduct a pre-application conference and obtain conditional use approval for the sender and receiver sites prior to submitting this application. No building permit shall be issued for non-residential floor area until the sending site structure is demolished pursuant to a demolition permit and a final inspection for the demolished floor area has been completed by the Building Services Department. A copy of the final Building Services demolition inspection report must be attached with this application.

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 has been provided.

Gary D. Nichols III — 6/25/2021
Signature of Applicant or Agent — Date

Print Name:_____

STATE OF FL
COUNTY OF Monroe

Sworn to and subscribed before me this 25 day of June, 2021,
by Gary Nichols (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).

Carol Long
Signature of Notary Public –State of Florida

SEAL:

CAROL LONG
Notary Public - State of Florida
Commission # GG 269674
My Comm. Expires Oct 30, 2022
Bonded through National Notary Assn.

☐ Personally Known ☒ Produced Identification Type of ID Dr. Lic.

STAFF ONLY: Received by JAT **Date** 6/25/21 **Time** 10:36 AM **Permit #** 20201015

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Approval of 3rd Quarter 2025 Nonresidential Building Permit Allocations TAB B**

Background:
Pursuant to Village Code Section 30-475, the Village Council is required to act after reviewing the Building Permit Allocation System ("BPAS") Evaluation Report.

The remaining available total of non-residential square feet for allocation in 2025 is 41,626 square feet. This is the second allocation for 2025. There is one (1) application for nonresidential BPAS in the queue awaiting an award in Quarter 3. The proposed Resolution approves the Nonresidential Building Permit Allocation System ("BPAS") Rankings and Awards pursuant to Comprehensive Plan Policy 1-3.1.1(1) and Village Code Section 30-476.

Analysis:
One nonresidential application was submitted in Quarter 3. The application from the nonresidential BPAS category is recommended for approval and is identified below. The total nonresidential floor area requested by the application is 1,632 square feet. If approved, 39,994 square feet of nonresidential floor area would remain in the BPAS for allocation.

Permit #	Applicant	Date of Application	Score	Parcel #	Floor Area Requested
PRCOB202500765	Native Storage LLC	9/29/25		00428590-000000	1,632

Budget Impact:
If approved as recommended, the additional property value created by these building permits would increase the Village's ad valorem tax revenue in future fiscal years.

Staff Impact:
Staff impact would be limited to processing the associated development permits.

Recommendation:

It is recommended that the Village Council adopt the proposed resolution, thereby approving the nonresidential building permit allocation ranking and awarding nonresidential allocations for Quarter 3 of 2025 of the Building Permit Allocation System.

Attachments:
1. Q3_DRAFT NON-RES
2. Native Storage BPAS Non Res BPAS Application 092925
3. Nonresidential BPAS Resolution_Q3_2025 (2)

DRAFT Ranking of Nonresidential BPAS Applications for 2025 Quarter 3 (closed September 30, 2025 @ 12:00 PM)											
Applications									**RECOMMENDED FOR ALLOCATION**		
Rank	**Permit #**	**Name**	**Date of Application**	**Time of Application**	**Score**	**Key**	**Subdivision**	**Lot**	**Block**	**RE #**	**Floor Area Requested**
1	PRCOB202500765	Native Storage LLC	9/29/2025	3:00 PM		Plantation Key	Plantation Key Colony	1-4 & 37-40	9	00428590-000000	1,632
											0

Total Allocation	**1,632**
Total Available 2025	**41,626**
Total Remaining	**39,994**

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATION

Pursuant to Code Chapter 30, Article IV, Division 11

Residential Market Rate $300.00

■ Non- Residential $300.00

An application must be deemed complete and in compliance with Village Code prior to the items being scheduled for review. Incomplete applications will be returned.

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: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____ Fax: _____

Email: _____

PROPERTY OWNER:

Name: Native Storage LLC

Mailing Address: 141 Indian Mound Trl

City: Tavernier State: FL Zip: 33070

Primary Phone: 305-852-3116 Fax: _____

Email: jacquelyn@nativeconstruction.com

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

Physical Address: 90080 Overseas Hwy Mile Marker: 90

Lot: 1-4 & 37-40 Block: 9 Subdivision: Plantation Key Colony

■ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☐ Lower Matecumbe Key

Real Estate (RE) Number: 00428590-000000 Alternate Key: 1526592

PROPERTY DESCRIPTION:

Zoning District: _____ Future Land Use Category: _____

Total Land Area: 45009 Sq Ft Square Feet: _____ Acres

Existing Use of Property: Warehouse

Proposed Use of Property: Storage

Associated building permit number: 202500765

PROPOSED BPAS ALLOCATION:	Existing	Proposed	Change
Number market-rate residential dwelling units:			
Total non-residential floor area (square feet):		1632	
Number of transient units (hotel/motel rooms, recreational vehicles):			

Have any applications been submitted for this property within the past three years? ☐ Yes ■ No

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

86800 Overseas Highway • Islamorada, Florida 33036-3162
Office 305-664-6400 • Fax 305-664-6467 • www.islamorada.fl.us

PLEASE CHECK ANY OF THE FOLLOWING STATEMENTS THAT APPLY TO YOUR PROPOSAL AND ATTACH ALL REQUIRED DOCUMENTS:

☐ **The proposal includes dedication of vacant, buildable land.** Please attach a letter from the Planning and Development Services Department testifying to the suitability of the lot(s) to be dedicated, and enclose the existing Warranty Deed indicating that the BPAS Applicant is the current owner of the property and proposed Warranty Deed running in favor of Islamorada, Village of Islands conveying the land. Please note that quit claim deeds will not be accepted.

☐ **The proposal includes the transfer of off-site existing non-residential floor area.** If you check this box, you are required to conduct a pre-application conference and obtain conditional use approval for the sender and receiver sites prior to submitting this application. No building permit shall be issued for non-residential floor area until the sending site structure is demolished pursuant to a demolition permit and a final inspection for the demolished floor area has been completed by the Building Services Department. A copy of the final Building Services demolition inspection report must be attached with this application.

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 has been provided.

X _____ 9/4/25

Signature of Applicant or Agent — Date

Print Name: Jacqelyn Ekblom

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.

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or _____ online notarization, this 4 day of Sept, 2025, by Jacqelyn Ekblom (Name of person signing the application) as agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Nativestorage LLC ((name of entity or party on behalf of whom application was executed).

_____

Signature of Notary Public –State of Florida

SEAL:

KELLEY GARCIA
MY COMMISSION # HH 404936
EXPIRES: September 12, 2027

☑ Personally Known ☐ Produced Identification Type of ID

STAFF ONLY: Received by _____ **Date** 9/29/25 **Time** _____ **Permit #** PRCOB 20250076S

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING NONRESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDING NONRESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 3 OF 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Islamorada, Village of Islands (the "Village") has implemented the Building Permit Allocation System ("BPAS") as codified in Chapter 30, Article IV, Division 11 of the Village's Code of Ordinances (the "Village Code"); and

WHEREAS, Section 30-474 of the Village Code requires that the Village Council establish the total amount of nonresidential floor area and residential dwelling units that may be made available for the next annual allocation, the quarterly allocations for that year and the distribution of allocations between categories; and

WHEREAS, the Village Council previously adopted Resolution No. 24-11-131, establishing the total amount of nonresidential floor area available for allocation in 2025; and

WHEREAS, the Village Council desires to approve the Nonresidential BPAS rankings and awards for Quarter 3 of 2025.

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

Section 1. Findings of Fact. The Village Council, having considered the testimony and evidence presented by all parties, including the Report, does hereby find and determine as follows:

The Village Council approves the ranking and recommendation of the Director to award one (1) allocation for 1,632 square feet of nonresidential floor area to Native Storage LLC having Real

Estate Parcel ID 00428590-000000 as set forth in the Report attached hereto as Exhibit "A".

Section 2. Conclusions of Law. Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law.

(1) The Building Permit Allocation System (the "BPAS") applications for Quarter 3 of 2025 of the BPAS has been processed in accordance with the Village's Comprehensive Plan and Land Development Regulations;

(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 of record.

Section 3. **Effective Date**. This Resolution shall not take effect until after 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 Village Code.

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilmember Steve Friedman ___
Councilmember Deb Gillis ___
Councilmember Anna Richards ___

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

EXHIBIT "A"

LEGAL DESCRIPTION

BK 9 Lots 1-4 and 37-40 Plantation Key Colony PB3-182

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Resolution Approving Annual Distribution of Building Permit Allocation System (BPAS) Allocations TAB C**

Background:
Section 30-474(e) of the Village Code of Ordinances (the "Village Code") requires that the Village Council establish the total amount of nonresidential floor area and residential dwelling units that may be made available for the next annual Building Permit Allocation System ("BPAS") allocation, the quarterly allocations for that year, and the distribution of this allocation between categories.

Analysis:
The attached Resolution proposes a distribution schedule for 2026 as follows:

The nonresidential BPAS allocation for 2026 is 47,164 square feet and shall be allocated in Quarter 1 of 2026 with unused allocations rolling over into each subsequent quarter for distribution. This amount reflects the total square footage available being rolled over from 2025 (39,994) plus the additional 7,170 provided for in our Comprehensive Plan in 2026.

There is 1 market rate housing allocation available for distribution in 2026. This resolution proposes to distribute the remaining allocation in quarter 1. There are eighty-four (84) affordable housing allocations available for distribution in 2026. Fifty-four of these allocations are rolled over from 2025 and there are 30 additional as provided for in our Comprehensive Plan.

Budget Impact:
None

Staff Impact:
Staff activity would include administering and processing applications associated with the Building Permit Allocation System (BPAS).

Recommendation:
It is recommended that the Village Council pass and adopt the proposed Resolution, thereby establishing the total amount of nonresidential floor area and residential dwelling units that may be made available, the quarterly allocations, and the distribution of allocations between categories of the BPAS for 2026.

Attachments: 1. 2026_Allocation_Distribution

RESOLUTION NO. 245-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, ESTABLISHING THE TOTAL AMOUNT OF NONRESIDENTIAL FLOOR AREA AND RESIDENTIAL DWELLING UNITS, QUARTERLY ALLOCATIONS, AND THE DISTRIBUTION OF ALLOCATIONS BETWEEN CATEGORIES OF THE BUILDING PERMIT ALLOCATION SYSTEM FOR 2026; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village") adopted Ordinance 02-17 which implemented the Building Permit Allocation System ("BPAS") as set forth in Chapter 30, Article IV, Division 11 of the Village Code of Ordinances (the "Code"); and

WHEREAS, Section 30-474(e) of the Village Code requires that the Village Council establish the total amount of nonresidential floor area and residential dwelling units that may be made available for the annual allocations, the quarterly allocations for that year, and the distribution of this allocation between categories; and

WHEREAS, the Village Council desires to establish the total amount of nonresidential floor area and affordable residential dwelling units that may be made available for 2026.

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 are incorporated herein by this reference.

Section 2. Nonresidential Floor Area. The amount of nonresidential floor area available for allocation in 2026 is 47,164 square feet.

Section 3. **Quarterly Nonresidential Floor Area Allocations**. Pursuant to Village Comprehensive Plan Policy 1-3.1.1 nonresidential floor area shall be allocated quarterly as follows:

Quarter 1 (March) – 47,164 square feet

Quarter 2 (June) – Any rollover floor area from Quarter 1

Quarter 3 (September) – Any rollover floor area from Quarter 2

Quarter 4 (December) - Any rollover floor area from Quarter 3

Section 4. Amount of Residential Dwelling Unit Allocations. The total number of residential allocations available for 2026 is one (1) market rate, and eighty-four (84) Workforce Affordable Housing units.

Section 5. Quarterly Residential Allocations.

(a) Pursuant to Village Comprehensive Plan Policy 1-3.1.1 residential units shall be allocated quarterly as follows:

Quarter 1 - Eighty-Four (84) Workforce Affordable

One (1) Market Rate without Land Dedication

Quarter 2 – Any rollover Workforce Affordable from Quarter 1

Zero (0) Market Rate without Land Dedication

Quarter 3 - Any rollover Workforce Affordable from Quarter 2

Zero (0) Market Rate without Land Dedication

Quarter 4 - Any rollover Workforce Affordable from Quarter 3

Zero (0) Market Rate without Land Dedication

Section 6. Effective Date. This resolution shall become effective immediately upon its adoption.

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney _____

Vice Mayor Don Horton _____

Councilmember Steve Friedman _____

Councilmember Deb Gillis _____

Councilmember Anna Richards _____

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER, 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director, John Quick, Interim Village Attorney
Date: November 13, 2025
SUBJECT: **Ordinance Amending Section 30-103 - Eliminating LPA Term Limits - Second Reading TAB D**

Background:
Earlier this year the Village Council when the Village Council reviewed Committee appointments, they had a discussion regarding the LPA and the Code requiring term limits for the LPA. At that time the Village Council wanted all Committees to be consistent.

Analysis:
This ordinance removes term limits for the LPA to make the LPA terms consistent with the rest of the Committees in the Village. This amendment was Council directed.

At its meeting on September 15, 2025, the LPA voted unanimously to recommend approval of this ordinance.

At its meeting on October 7, 2025, the Village Council approved this Ordinance on First Reading.

A Business Impact Estimate was prepared for this item.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff recommends approval of this ordinance.

Attachments:
1. 4B45952-Ordinance removing term limits for LPA (002) 1st vote
2. 4C45539-Business Impact Estimate - LPA term limits (for November 13, 2025)

ORDINANCE NO. ____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE III "DECISION MAKING AND OTHER ADMINISTRATIVE BODIES", DIVISION 3 "LOCAL PLANNING AGENCY", SECTION 30-103 OF THE VILLAGE CODE RELATING TO APPOINTMENT, REMOVAL, TERMS, AND VACANCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") has a number of boards, committees and commissions of the Village that requires the Village Council to appoint members periodically; and

WHEREAS, the Village Council desires to provide uniform term limits for members of the various boards, committees and commissions of the Village; and

WHEREAS, the Village currently has boards, committees and commissions with no specific term limits, however, the Local Planning Agency ("LPA") does include a specific term limit for its members; and

WHEREAS, the Village Council finds that eliminating the LPA term limits and providing uniform term restrictions for members of all boards, committees and commissions is in the best interests of the Village and its 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 and correct and are incorporated herein by this reference.

Section 2. Amendments to the Code.

Section 30-103 entitled "Membership: Appointment, Removal, Terms, And Vacancies", is hereby

amended to read as follows:[1]

DIVISION 3. - LOCAL PLANNING AGENCY

Sec. 30-103. Membership: appointment, removal, terms, and vacancies.

1. (a) The local planning agency shall be comprised of seven voting members. Each member shall serve for a term of two (2) years, with the terms of the members being staggered. Local planning agency member appointment, when available, shall be made during a regular village council meeting in May of each year, and the term of the local planning agency members shall continue until appointments are made at a regular village council meeting in May of the following year. The appoint process shall be conducted in accordance with Chapter 2, Article V. In the event that the regular village council meeting in May is cancelled, the term of local planning agency members shall not expire until appointments are made at the next regular village council meeting.

2. Where required by state statute, by majority vote the village council may appoint individuals, organizations or their designee to serve in an advisory capacity as nonvoting members of the local planning agency. These nonvoting members may include, but are not limited to, representatives of area schools or the county school board.

3. One member of each village established citizens' advisory committee and the Historic Preservation Commission may serve as a voting member of the local planning agency . One or more members of the local planning agency may serve on a village established charter review committee.

4. The village council may replace a local planning agency member with or without cause at any regular village council meeting. Replacements shall serve the remainder of the original term. Nonvoting members may be removed by majority vote of the village council without cause.

~~5. No voting member shall serve more than two (2) consecutive terms unless the village council votes by super majority (four/fifths votes) to approve re-appointment for additional consecutive terms.~~

~~6~~5. At an annual organizational meeting, the members of the local planning agency shall elect one of their members as chairman and one as vice-chairman. In the absence of the chairman, the vice-chairman shall act as the chairman and shall have all the powers of the chairman. The chairman shall serve a term of one year. No member shall serve as chairman for more than two consecutive terms unless the local planning agency votes by super majority (majority plus one of voting members present and voting) to approve re-appointment for additional consecutive terms.

~~7~~6. The chairman (or vice-chairman acting in the capacity of chairman) shall serve as the presiding officer of any meeting of the local planning agency. The presiding officer or designee shall be in

[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.

charge of all proceedings before the local planning agency, and shall take such action as shall be necessary to preserve order and the integrity of all proceedings before the local planning agency. In the event that the chairman or vice-chairman are unavailable, the voting members of the local planning agency who are present shall by majority vote select a voting member to act as presiding officer for the meeting in question.

~~8~~7. Should any voting member of the local planning agency miss three consecutive meetings without being excused by the chairman, whether regular meetings or special meetings, that person shall be disqualified as a voting member of the local planning agency. Thereafter, village council shall fill the vacancy thereby created as soon as practicable.

~~9~~8. All provisions of Chapter 2, Article V entitled "Village Boards, Committees and Commissions" of the Code not inconsistent with the provision of this section 30-103 shall apply.

Section 3. Repeal of Conflicting Provisions. The Provisions of the Village Code and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any sentence, section, 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 sentences, sections, clauses or phrases of the Ordinance but they shall remain in effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. 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 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 6. 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 Councilwoman Gillis, who moved its adoption on first reading. This motion was seconded by Councilwoman Richards, and upon being put to a vote, the vote was as follows:

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

PASSED on first reading this 7th day of October, 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

Meeting Date: November 13, 2025

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village has determined that section 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE III "DECISION MAKING AND OTHER ADMINISTRATIVE BODIES", DIVISION 3 "LOCAL PLANNING AGENCY", SECTION 30-103 OF THE VILLAGE CODE RELATING TO APPOINTMENT, REMOVAL, TERMS, AND VACANCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

Applicable Exemptions:

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

- ☐ Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
- ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance would amend the Village Code to eliminate the current term limit provision for members of the Local Planning Agency ("LPA"). By eliminating the these LPA term limits it would establish a uniform term provisions for all members of Village boards, committees, and commissions.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

Creating a uniform term provision is not intended to impact any business in the Village.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

Creating a uniform term provision is not intended to impact any charges/fees on businesses in the Village.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

None.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

Creating a uniform term provision is not intended to impact any business in the Village.

4. Additional information the governing body determines may be useful (if any):

N/A.

Note: The Village's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The Village's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under section 166.041(4), Fla. Stat., section 166.0411, Fla. Stat., or any other relevant provision of law.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Ordinance Amending 30-851 Relating to Backing Movements or Other Manuvering Within a Street Right of Way - Second Reading TAB E**

Background:
During a discussion about public parking along the right of way, there was a question as to why staff was not proposing angled parking. One of the reasons was because the code prohibits backing movements or other maneuvering within a street right of way. The Village Council directed staff to amend the Code to remove that prohibition when it pertains to a public purpose.

Analysis:
The Village may be interested in creating public parking areas along the right of way of the Old Road. In order to maximize the use of the space, angled spaces will be necessary. This Code amendment allows the Village to create parking spaces that back out into right of ways.

At its meeting on September 15, 2025, the LPA voted unanimously to recommend approval of this ordinance.

At its meeting on October 7, 2025, the Village Council approved this ordinance on First Reading.

A Business Impact Estimate was prepared for this item.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff recommends approval of this ordinance.

Attachments:
1. 4BB7932-Ordinance related to municipal use parking 1st vote
2. 4C45531-Business Impact Estimate - backing movements (for November 13, 2025)

ORDINANCE NO. ____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE V "SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS", DIVISION 7 "OFF-STREET PARKING, LOADING AND DRIVEWAY STANDARDS", SECTION 30-851 OF THE VILLAGE CODE RELATING TO BACKING MOVEMENTS OR OTHER MANEUVERING WITHIN A STREET RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on January 24, 2002, the Village Council of Islamorada, Village of Islands ("Village Council") adopted Ordinance No. 02-10, which established the Off-Street Parking, Loading and Driveway Standards within Chapter 30, Article V, Division 7 ("Parking Standards") of the Code of Ordinances ("Code") of Islamorada, Village of Islands, Florida ("Village"); and

WHEREAS, the Village Council desires to amend the regulations related to backing movements or other maneuvering within a street right-of-way; and

WHEREAS, the Village Council finds that allowing for additional parking options on municipal use properties is in the best interests of the Village and its 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 and correct and are incorporated herein by this reference.

Section 2. Amendments to the Code.

Section 30-851, entitled "Generally," is hereby amended to read as follows: [1]

[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.

DIVISION 3. - OFF-STREET PARKING, LOADING AND DRIVEWAY STANDARDS

Sec. 30-851. Generally.

* * *

(e) General Regulations.

(1) Requirements for uses not specifically listed herein shall be determined by the director of planning and development services based upon the requirements for comparable uses and upon the particular characteristics of the use.

(2) Fractional space requirements shall be rounded up to the next whole space.

(3) For properties containing more than one use, the number of required parking spaces is the cumulative number of spaces for all uses with the exception of approved shared parking.

(4) The required minimum number of parking and loading spaces shall be reserved for parking purposes and shall not be converted to other uses, unless otherwise authorized in this chapter.

(5) Parking and loading areas, associated driveways and vehicle maneuvering areas shall be maintained to preserve their intended function and to prevent nuisances or hazards to people, surrounding properties and public rights-of-way.

(6) Parking and loading areas including driveways and vehicular maneuvering areas shall have clearly defined boundaries, meaning, at a minimum, the existence of a distinct edge to the material used to delineate the parking area, such that the area where the parking is permitted is clearly distinguished from the area where the parking is not permitted.

(7) Newly constructed or enlarged parking areas, including driveways and vehicular maneuvering areas, shall have sufficient provisions to retain stormwater on-site.

(8) No parking or loading area may be constructed, added to, or altered (except for routine repairs that do not alter the parking area's size or configuration) until a development approval has been obtained.

(9) No curb cut or driveway entrance in the street right-of-way shall be constructed unless a permit has first been obtained from the village or the state department of transportation with the coordination of the village.

(10) Except for residential or public purposes, parking and loading spaces shall be located or served by a driveway that requires no backing movements or other maneuvering within a street right-of-way other than an alley. In no case shall a parking or loading space require backing movements or other maneuvering directly onto the U.S. 1 right-of-way.

(11) Required parking spaces shall not be used for the storage of vehicles or materials, or for the parking of service vehicles used in conducting the business or use.

(12) A site plan pursuant to article IV, division 2 of this chapter shall accompany an application for a building permit.

Section 3. Repeal of Conflicting Provisions. The Provisions of the Village Code and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any sentence, section, 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 sentences, sections, clauses or phrases of the Ordinance but they shall remain in effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. 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 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 6. 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.

Remainder of this page intentionally left blank.

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

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

PASSED on first reading this 7th day of October, 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

Meeting Date: November 13, 2025

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of section 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village has determined that section 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by section 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE V "SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS", DIVISION 7 "OFF-STREET PARKING, LOADING AND DRIVEWAY STANDARDS", SECTION 30-851 OF THE VILLAGE CODE RELATING TO BACKING MOVEMENTS OR OTHER MANEUVERING WITHIN A STREET RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

Applicable Exemptions:

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

- ☐ Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
- ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance would allow for backing movements or other maneuvering within a street right of way (excluding U.S. 1) for public purposes. This exemption already exists for residential purposes.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

Expanding the exemption for backing movements or other maneuvering within a street right of way (excluding U.S. 1) is not intended to create any direct compliance costs for any business.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

Expanding the exemption for backing movements or other maneuvering within a street right of way (excluding U.S. 1) is not intended to impact any charges/fees on businesses in the Village.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

None, as enforcement will be done through the Monroe County Sheriff's Office.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

Expanding the exemption for backing movements or other maneuvering within a street right of way (excluding U.S. 1) is not intended to impact any business in the Village.

4. Additional information the governing body determines may be useful (if any):

N/A.

Note: The Village's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The Village's failure to check one or more exemptions above shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under section 166.041(4), Fla. Stat., section 166.0411, Fla. Stat., or any other relevant provision of law.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Administrative Relief for 129 Porto Vista Court TAB F**

Background:
Samuel Burstyn (the “Applicant”) has applied for Administrative Relief (the “Application”) pursuant to Section 30-477 of the Code of Ordinances (the “Code”) of Islamorada, Village of Islands, Florida (the “Village”). Village Code Section 30-477 requires that a public hearing be held, during which the Village Council of Islamorada, Village of Islands (the “Village Council”) shall consider all evidence presented regarding the Application, and shall follow the procedures, standards and criteria found within Code Sections 30-552 and 30-553, “Beneficial Use.” The burden of proof shall be on the Applicant.

The subject property (the “Property”) is located at 129 Porto Vista Court and legally described in Exhibit “A” of the proposed Resolution (Attachment A). The Application was entered into the Building Permit Allocation System (the “BPAS”) on August 2, 2021. The Application has been considered in four (4) consecutive annual allocation periods and has failed to receive an allocation award. At the close of Quarter 3 of 2025, the Application was ranked 2nd with twenty (20) points. Pursuant to the requirements set forth in Code Section 30-477(a), the Applicant was eligible to apply for Administrative Relief between 12:01 PM on October 1, 2025, and 12:00 PM on January 29, 2026. The Applicant submitted the Application for Administrative Relief on October 1, 2025.

The proposed development is one single-family, two-bedroom, two-bathroom home, approximately 1,140 square feet.

The site is approximately 8,436 square feet with allowed clearing and mitigation based on habitat.

Analysis:
Pursuant to Code Section 30-553, when considering an application for relief, the Village Council shall consider the following factors, in addition to those guidelines, within the comprehensive plan.

(1) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest.

The Comprehensive Plan of Islamorada, Village of Islands (the “Village”) dictates through Comprehensive Plan Policy 1-2.3.3 Residential Medium (RM) that:

“Policy 1-2.3.3: Residential Medium (RM). This designation is intended to provide stable, single-family neighborhoods and allow for uses which further the peaceful enjoyment and high-quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes, triplexes and fourplexes shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.”

Code Section 30-684 “Residential Single-Family (R1) Zoning District” dictates that the Land Development Regulations (LDRs) affecting the property, including the purpose and intent of the R1 Zoning District: “…is to accommodate homes, homeowners' parks, and open space in single-family residential neighborhoods located in subdivisions and on streets where the primary land use is single-family residential.”

The Applicant has not asserted that either the Comprehensive Plan or Land Development Regulations in effect at this time are not rationally related to a legitimate government interest. Both the Comprehensive Plan and Land Development Regulations in effect are rationally related to a number of legitimate government interests, as outlined in the Village’s Comprehensive Plan and Principles for Guiding Development within the Florida Keys Area of Critical State Concern [F.S. 380.0552(7)]. The State Land Planning Agency (the Florida Department of Commerce (“DOC”)) has confirmed this through the approval of the Village’s Comprehensive Plan and Land Development Regulations.

(2) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property.

At the time of the filing, the Application currently had a score of twenty (20) points. With one allocation remaining, Staff estimates that if the Application were to remain in the BPAS, the Property Owner could receive an allocation because it is currently ranked number 2 on the BPAS list. However, the Village is not intending to issue the final allocation until after March of 2026 and the property owner will have missed his opportunity for Administrative Relief if he waits until that time and is not awarded the allocation.

(3) Relevant parcel.

a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The village council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

1. The "physical contiguity" of the lots;

2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question);

3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

i. Was it the intent of the landowner to use the lots for a single use?
ii. What is the suitability of the lots for a single or separate use versus a combined use?
iii. Are the lots dependent on each other for the ability to have a single use?
iv. Is there a reasonable economic use of the lots if unified?
v. What is the current zoning of each lot?
vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed?
vii. What is the actual current use of the lots?
viii. What is the possibility of the lots being used together in the next ten years?

Factor 3a. is not applicable to the Property.

b. The village council shall not consider anything less than a platted lot to be the parcel of real property.

The Property is a platted lot which meets the density of the Residential Single Family (R1/R1M) Zoning District.

(4) Once the relevant parcel is determined, the village council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

Due to the scoring and ranking system implemented in the BPAS, the Code has effectively rendered the construction of a single-family home on the Property not possible for the previous four (4) years.

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?);

The Property was purchased for $60,000 via Warranty Deed on January 1, 1988 and is currently developed with a concrete dock and seawall. The Property is 8,436 square feet and has no habitat map.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?);

The Property is in a legally platted subdivision recorded in Plat Book 6, Page 25. The Property is minimally developed, and infrastructure is available to serve the Property; both

electricity and potable water are available.

3. The history of zoning and regulation (i.e., How, and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?);

Between 1963 and 1986, the Property was zoned RU-1-M (Single-Family Residential). After the effective date of the 1986 Monroe County Comprehensive Plan, the Property was zoned “Improved Subdivision” (IS) which established areas of low to medium density residential uses characterized principally by single-family detached dwellings.; the referenced zoning district permitted detached residential dwellings, along with accessory structures. Since 2002, the Property has been zoned Residential Single Family (R1), which permits the development of one (1) single-family dwelling unit.

4. How development changed when title was passed;

The Property has remained unchanged since the Property Owner purchased it.

5. What is the present nature and extent of the use of the parcel;

Presently, the Property has accessory uses and meets the minimum lot size and density for the Residential Single Family (R1) zoning district in which it is located.

6. What were the reasonable expectations of the landowner under Florida common law;

The reasonable expectation of the landowner is based on the development of the land, as it was acquired, when it was acquired. The owner must show the elimination of all or substantially all economic use of the property. Whether an owner has been deprived of all or substantially all economic use of his property must be determined on an individual basis and includes consideration of factors which may include:

1. Whether there is a physical invasion of the property.
2. The degree to which there is a diminution in value of the property. Or stated another way, whether the regulation precludes all economically reasonable use of the property.
3. Whether the regulation confers a public benefit or prevents a public harm.
4. Whether the regulation promotes the health, safety, welfare, or morals of the public.
5. Whether the regulation is arbitrarily and capriciously applied.
6. The extent to which the regulation curtails investment-backed expectations.

There is no set value assigned to any individual factor. In the instant case, the Property Owner originally purchased the Property, which has remained unchanged. Under common law, evaluation of the factors should be made as they apply to the Property.

Here, there has been no physical invasion of the Property. The total value (per Monroe County Property Appraiser) of the Property is as follows:

TAX YEAR	Total Assessed Value (Before & After Date of Purchase)
1987 (Before purchase)	$40,375
1989 (After purchase)	$343,096
2021 (Entered BPAS)	$390,031
2022 (In BPAS)	$429,034
2023 (In BPAS)	$471,937

2024 (In BPAS)	$519,131
2025 (in BPAS)	$571,044

The Comprehensive Plan regulations confer a public benefit by maintaining the character of the area and preserving the density of the area. The regulations promote the health, safety, and welfare of the public by providing stability and preserving the natural conditions found in these areas. The regulations have been uniformly applied and there has been no arbitrary or capricious government action.

Given that the Property has been minimally developed since its purchase by the previous Property Owner, there is nothing to indicate the owner had any investment-backed expectations when the Property was purchased other than the submission of an application into the BPAS.

7. What were the reasonable expectations of the neighboring landowners under Florida common law;

Neighboring landowners have the reasonable expectation that the land surrounding them will be developed in character with the existing development and land use and zoning regulations. The Property is currently minimally developed. It is reasonable to assume that the neighboring landowners could expect the development of a single-family dwelling unit but only after demonstration of compliance with the applicable regulations and the receipt of a required allocation through the BPAS.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation; and

The total assessed value of the Property in 1988 was $44,625 when the current property owner purchased the property.
The Village's BPAS regulations were in effect at the time the Property Owner submitted the application into the BPAS and therefore do not result in a diminution in the investment-backed expectation of the Property Owner. Furthermore, prior to the adoption of the BPAS regulation, the Property was within the jurisdictional boundaries of Monroe County and was subject to the County's Rate of Growth Ordinance (ROGO).

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation?

The total assessed value of the Property in 1997 was $84,099. In 2002, the total assessed value was $132,752. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office is $571,044.

Additional Information provided by the Applicant:
- The Property Owner has complied with all requirements of the Building Permit Allocation System (BPAS).
- The BPAS application has not been withdrawn at any time.
- The Property Owner has not applied for a deferral.
- The Applicant, as stated, is seeking an allocation award.

Remedies offered under Code Section 30-477(f): At the conclusion of the public hearing, the Village Council may take any or a combination of the following actions:

(1) Grant the applicant an allocation award for all or part of the allocation requested in the next succeeding allocation period.
(2) Offer to purchase the property at its fair market value.
(3) Suggest such other relief as may be necessary and appropriate.

The Village currently has seventeen (17) allocations available for administrative relief.

Budget Impact:
Budget impact will be determined by the council's decision.

Staff Impact:
Staff impact will be determined by the council's decision.

Recommendation:
Staff recommends awarding the administrative relief allocation.

Attachments:
1. 129 Porto Vista File.Revised
2. Reso 129 Porto Vista Dr. Burstyn JD edits

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE RELIEF

Pursuant to Code Section 30-477
Application Fee: $1,500.00

An application for administrative relief shall be filed with the Planning and Development Services Department **no earlier than the conclusion of the fourth annual allocation period and no later than 120 days following the close of the fourth annual allocation period.**

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

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: Samuel I Burstyn
Mailing Address: 1550 Biscayne Blvd Ste 201Ste 201 Miami FL 33132
Primary Phone: _____ Fax: _____
Email: siburstyn@gmail.com

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

Physical Address: 129 Porto Vista Ct, Lower Matecumbe Key Mile Marker: _____
Lot: 317 Block: _____ Subdivision: PORT ANTIGUA PLAT NO 5 & 6
☐ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ■ Lower Matecumbe Key
Real Estate (RE) Number: 00394489-012000 Alternate Key: 1486612

CRITERIA FOR ADMINISTRATIVE RELIEF: Has the applicant complied with all requirements of the building permit allocation system (BPAS)? ■ Yes ☐ No
Comments: Applicant entered BPAS on 8.2.2021

Has the subject application been withdrawn at any time? ☐ Yes ■ No
Comments: Applicant has remained in BPAS for four (4) consecutive years

Has the subject application been considered in at least four (4) consecutive annual allocation periods and failed to receive an allocation award? Please provide appropriate information below.

Date of most recent BPAS application: 8.2.2021 Permit Number: PRSFC202001254

What type of administrative relief are you seeking? Please check a box.

☒ Allocation award ☐ Purchase of property at fair market value

☐ Other (please specify): _____

Please provide responses to the following:

Pursuant to Code Sections 30-552 and 30-553, in making the proposed beneficial use determination, the Village Council will consider, in addition to those guidelines in the comprehensive plan, the following:

1. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest. The Comp Plan and the LDRs provide that an applicant may seek administrative Relief after remaining in BPAS for 16 consecutive quarters. Mr. Burstyn has had his application in the BPAS queue for 16 quarters. He is hopeful that the council will award him an allocation so he can build his house.
2. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property. Mr. Burstyn's property is zoned R1-M so there is no other logical use of the property except to be able to build his proposed home. If denied he will lose all of the money he has spent and will lose the right to build the home he wants to eventually live in.
3. Relevant parcel. **(IF APPLICABLE)**
   a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The Village Council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

      1. The "physical contiguity" of the lots: NA. Mr. Burstyn only owns this one lot.
      2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question): NA
      3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

         i. Was it the intent of the landowner to use the lots for a single use? He wishes to build his retirement home.

         ii. What is the suitability of the lots for a single or separate use versus a combined use? SFR Use Only

iii. Are the lots dependent on each other for the ability to have a single use? NA

iv. Is there a reasonable economic use of the lots if unified? NA

v. What is the current zoning of each lot? R1-M

vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? 8,436 SF vacant lot on a canal at the end of a cul-de-sac with developed SFR's to the left and the right.

vii. What is the actual current use of the lots? vacant; awaiting a building permit

viii. What is the possibility of the lots being used together in the next ten years? NA

b. The Village Council shall not consider anything less than a platted lot to be the parcel of real property.

4. Once the relevant parcel is determined, the Village Council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?): Mr. Burstyn purchased the lot in 1988 for $60,000.00

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?):

3. The history of zoning and regulation (i.e., How and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?): Before incorporation of the Village the Zoning was IS - (Improved Subdivision). The Dominate use in IS is Single Family Residential. After incorporation the Village changed the zoning to R1- M (Residential Single Family). Again the dominate allowable use is single family Residential use.

4. How development changed when title was passed: This is a vacant residential lot

5. What is the present nature and extent of the use of the parcel: This is a vacant residential lot

6. What were the reasonable expectations of the landowner under Florida common law: The owner is hopeful that the Village Council will approve this application for Administrative Relief so he can build his retirement home.

7. What were the reasonable expectations of the neighboring landowners under Florida common law: There are developed SFR's all up and down this street. This is 1 of the 2 last vacant pieces of property on this street.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation: The values of these properties have increased as there has been no substantive change in allowed uses. If Mr. Burstyn is denied administrative relief and is not able to receive an allocation the value of the property will likely decrease substantially.

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation: unknown

Please submit the following with all applications:

- ■ Correct fee (check or money order to "Islamorada, Village of Islands")
- ■ Current property record card from the Monroe County Property Appraiser
- ■ Proof of ownership (i.e. warranty deed)

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 has been provided.

Application for Administrative Relief

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 **Date** 10.14.25

Print Name: Samuel Burstyn

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of X physical appearance or ____ online notarization, this 14 day of Oct 2025, by Samuel Burstyn (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

SEAL:

☒ Personally Known ☐ Produced Identification

Type of ID

BRANDI HORTON
Notary Public - State of Florida
Commission # HH 252888
My Comm. Expires Apr 13, 2026
Bonded through National Notary Assn.

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00394489-012000
Account#	1486612
Property ID	1486612
Millage Group	50VI
Location Address	129 PORTO VISTA Ct, LOWER MATECUMBE KEY
Legal Description	LT 317 PORT ANTIGUA PLAT NO 5-6 PB6-25 OR563-1055 OR785-394 OR993-2454 OR1043-2234 OR1125-480 OR2074-594/96 (Note: Not to be used on legal documents.)
Neighborhood	1467
Property Class	VACANT RES (0000)
Subdivision	PORT ANTIGUA PLAT NO 5 & 6
Sec/Twp/Rng	21/64/36
Affordable Housing	No

Owner

BURSTYN SAMUEL I
1550 Biscayne Blvd
Ste 201
Miami FL 33132

Valuation

		2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$90,394	$90,394	$90,394	$94,168
+	Market Land Value	$966,955	$966,955	$680,595	$611,947
=	Just Market Value	**$1,057,349**	**$1,057,349**	**$770,989**	**$706,115**
=	Total Assessed Value	**$571,044**	**$519,131**	**$471,937**	**$429,034**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,057,349**	**$1,057,349**	**$770,989**	**$706,115**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$966,955	$0	$90,394	$1,057,349	$519,131	$0	$1,057,349	$0
2023	$680,595	$0	$90,394	$770,989	$471,937	$0	$770,989	$0
2022	$611,947	$0	$94,168	$706,115	$429,034	$0	$706,115	$0
2021	$435,424	$0	$93,916	$529,340	$390,031	$0	$529,340	$0
2020	$400,119	$0	$97,535	$497,654	$354,574	$0	$497,654	$0
2019	$349,124	$0	$101,154	$450,278	$322,340	$0	$450,278	$0
2018	$361,694	$0	$86,194	$447,888	$293,036	$0	$447,888	$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	8,436.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONCRETE DOCK	1987	1988	8 x 150	1	1200 SF	4
SEAWALL	1987	1988	8 x 150	1	1200 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/1988	$60,000	Warranty Deed		1043	2234	U - Unqualified	Vacant		
3/1/1979	$10,100	Conversion Code		785	394	Q - Qualified	Vacant		

View Tax Info

View Taxes for this Parcel

Map

TRIM Notice

2025 TRIM Notice (PDF)

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/20/2025, 1:59:27 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

This instrument prepared by:
Russell S. Jacobs, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Boulevard
Suite 2500
Miami, FL 33131

Parcel Identification Number: 00394489-012000

DocH 1489153 01/06/2005 3:52PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

DEED DOC STAMP CL: RHONDA $0.70

DocH 1489153
BkH 2074 PgH 594

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 21 day of January, 2004 between **ANGELA ALOMA (f/k/a ANGELA BURSTYN)**, a single woman ("**Grantor**"), whose address is 1631 W. 28th Street, Miami Beach, Florida 33140, in favor of **SAMUEL I. BURSTYN**, a single man ("**Grantee**"), whose address is c/o Samuel I. Burstyn, P.A., One Biscayne Tower, Suite 2600, Two South Biscayne Blvd., Miami, Florida 33131:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars ($10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, situate, lying and being in the County of Monroe, State of Florida, and more particularly described as follows:

See Attached Exhibit "A" (the "Property").
Subject however, to the following:

(a) Real property taxes and assessments for the year 2004 and thereafter;
(b) Zoning and other regulatory laws and ordinances affecting the Property;
(c) Matters which would be disclosed by an accurate survey;
(d) Any plat affecting the Property;
(e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record, without thereby reimposing same; and
(f) Mortgage(s) of record (if any).

Note to Recorder: This transfer is made pursuant to a final judgment of dissolution of Grantors' marriage. No additional or specific consideration has been given for the transfer of this property, nor is it subject to a mortgage. According to advice from the Florida Department of Revenue, only minimum documentary stamps are due.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, Grantee's successors, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the
in the presence of:

Signature: _____
Print Name: Russell Jacobs

Signature: _____
Print Name: Melissa Jacobs

_____
Name: Angela Aloma (f/k/a Angela Burstyn)

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21 day of January, 2004 by Angela Aloma (f/k/a Angela Burstyn). She _ is personally known to me or X has/produced a Florida driver's license as identification.

BELKIS M. HERRERA
MY COMMISSION # CC 964019
EXPIRES: October 9, 2004
Bonded Thru Pichard Insurance Agency

_____
Notary Public
Print Name: Belkis Herrera
Serial No. (if any): CC 564015

\75787\19737\ # 659643 v 1
Folio No. 00394489-012000

EXHIBIT A

Lot 317, PORT ANTIGUA, PLAT NO. 5-6, according to the Plat thereof, as recorded in Plat Book 6, at Page 25, of the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY PROPERTY OWNER SAMUEL I. BURSTYN FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 129 PORTO VISTA COURT, LOWER MATECUMBE, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30, Article IV, Division 11 "Building Permit Allocation System," Section 30-477 "Administrative Relief," of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), Samuel Burstyn (the "Property Owner") has applied to the Village Council of Islamorada, Village of Islands, Florida (the "Village Council") for administrative relief from the Village Building Permit Allocation System (the "BPAS") for property located at Porto Vista Court , having parcel ID number 00394489-012000 located the Port Antigua subdivision on Lower Matecumbe Key, as legally described in Exhibit "A", and

WHEREAS, on November 13, 2025, a duly noticed public hearing was held by the Village Council to consider the application for administrative relief; and

WHEREAS, following the public hearing, upon review and examination of the record, the Village Council finds that pursuant to the requirements of the Village Code and existing case law, the Application demonstrates a beneficial use providing economic benefit to the Property Owner.

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

Section 1. Findings. The Village Council, having considered the testimony and evidence presented by all parties, including the Applicant, does hereby find and determine that:

(1) The hearing was properly noticed, the Application and the supporting documents and materials were properly before the Village Council for consideration, and all interested

parties concerned in the matter were given the opportunity to be heard.

(2) The Application, based on the evaluation meets the standards set forth in Sections 30-477 and 30-533 of the Village code to require remedial action to provide for administrative relief in the form of a building permit allocation.

Section 2. Conclusions of Law.

(1) That granting of the Application is consistent with the Village Code and will not be detrimental to the community as a whole.

(2) That in rendering its decision as reflected in this Resolution, the Village Council has:

a. Accorded procedural due process;

b. Observed the essential requirements of the law; and

c. Supported its decision by competent substantial evidence of record.

(3) Approval of administrative relief is hereby granted.

Section 3. 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 Owner until forty-five (45) days following the rendition to the Florida Department of Commerce ("DOC"), pursuant to Chapter 73C-44.002 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Ordinance 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 _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

Councilwoman Anna Richards ____

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00394489-012000

LT 317 PORT ANTIGUA PLAT NO 5-6 PB6-25
LOWER MATECMBE KEY, of the Public Records of Monroe County, Florida.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Administrative Relief for 166 Sebring Drive TAB G**

Background:
Ty Harris PA (the “Applicant”) has applied for Administrative Relief (the “Application”) pursuant to Section 30-477 of the Code of Ordinances (the “Code”) of Islamorada, Village of Islands, Florida (the “Village”). Village Code Section 30-477 requires that a public hearing be held, during which the Village Council of Islamorada, Village of Islands (the “Village Council”) shall consider all evidence presented regarding the Application, and shall follow the procedures, standards and criteria found within Code Sections 30-552 and 30-553, “Beneficial Use.” The burden of proof shall be on the Applicant.

The subject property (the “Property”) is located at 166 Sebring Drive and legally described in Exhibit “A” of the proposed Resolution (Attachment A). The Application was entered into the Building Permit Allocation System (the “BPAS”) on September 27, 2021. The Application has been considered in four (4) consecutive annual allocation periods and has failed to receive an allocation award. At the close of Quarter 3 of 2025, the Application was ranked 30th with seventeen (17) points. Pursuant to the requirements set forth in Code Section 30-477(a), the Applicant was eligible to apply for Administrative Relief between 12:01 PM on October 1, 2025, and 12:00 PM on January 29, 2026. The Applicant submitted the Application for Administrative Relief on October 1 , 2025.

The proposed development is one single-family, four-bedroom, three-bathroom home, approximately 2,602 square feet.

The site is approximately 6,600 square feet with allowed clearing of 3,300 square feet and mitigation based on habitat.

Analysis:
Pursuant to Code Section 30-553, when considering an application for relief, the Village Council shall consider the following factors, in addition to those guidelines, within the comprehensive plan.

(1) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest.

The Comprehensive Plan of Islamorada, Village of Islands (the “Village”) dictates through

Comprehensive Plan Policy 1-2.3.3 Residential Medium (RM) that:

“Policy 1-2.3.3: Residential Medium (RM). This designation is intended to provide stable, single-family neighborhoods and allow for uses which further the peaceful enjoyment and high-quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes, triplexes and fourplexes shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.”

Code Section 30-684 “Residential Single-Family (R1) Zoning District” dictates that the Land Development Regulations (LDRs) affecting the property, including the purpose and intent of the R1 Zoning District: “…is to accommodate homes, homeowners' parks, and open space in single-family residential neighborhoods located in subdivisions and on streets where the primary land use is single-family residential.”

The Applicant has not asserted that either the Comprehensive Plan or Land Development Regulations in effect at this time are not rationally related to a legitimate government interest. Both the Comprehensive Plan and Land Development Regulations in effect are rationally related to a number of legitimate government interests, as outlined in the Village’s Comprehensive Plan and Principles for Guiding Development within the Florida Keys Area of Critical State Concern [F.S. 380.0552(7)]. The State Land Planning Agency (the Florida Department of Commerce (“DOC”)) has confirmed this through the approval of the Village’s Comprehensive Plan and Land Development Regulations.

(2) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property.

At the time of the filing, the Application currently had a score of seventeen (17) points. Staff estimates that if the Application were to remain in the BPAS, the Property Owner may never receive an allocation based on the number of available allocations remaining within the Village.

(3) Relevant parcel.
a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The village council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

1. The "physical contiguity" of the lots;

2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question);

3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

i. Was it the intent of the landowner to use the lots for a single use?
ii. What is the suitability of the lots for a single or separate use versus a combined use?
iii. Are the lots dependent on each other for the ability to have a single use?
iv. Is there a reasonable economic use of the lots if unified?
v. What is the current zoning of each lot?
vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed?
vii. What is the actual current use of the lots?
viii. What is the possibility of the lots being used together in the next ten years?

Factor 3a. Is applicable to this property. The Applicant also owns 170 Sebring Dr. which they have also applied for an Administrative Relief permit. The lots are exactly the same is size and location and habitat. The lots could be unified for a single use.

b. The village council shall not consider anything less than a platted lot to be the parcel of real property.

The Property is a platted lot which meets the density of the Residential Single Family (R1) Zoning District.

(4) Once the relevant parcel is determined, the village council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

Due to the scoring and ranking system implemented in the BPAS, the Code has effectively rendered the construction of a single-family home on the Property not possible for the previous four (4) years.

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?);

The Property was purchased for $260,000.00 via Warranty Deed on September 30, 2020 and is currently undeveloped. The Property is 6,600 square feet and has low quality hammock.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?);

The Property is in a legally platted subdivision recorded in Plat Book 3, Page 159. The Property is undeveloped, and infrastructure is available to serve the Property; both electricity and potable water are available.

3. The history of zoning and regulation (i.e., How, and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?);

Between 1963 and 1986, the Property was zoned RU-1 (Single-Family Residential). After the effective date of the 1986 Monroe County Comprehensive Plan, the Property was zoned "Improved Subdivision" (IS) which established areas of low to medium density residential uses characterized principally by single-family detached dwellings; the referenced zoning district permitted detached residential dwellings, along with accessory structures. Since 2002, the Property has been zoned Residential Single Family (R1), which permits the development of one (1) single-family dwelling unit.

4. How development changed when title was passed;

The property is undeveloped.

5. What is the present nature and extent of the use of the parcel;

Presently, the Property is vacant and meets the minimum lot size and density for the Residential Single Family (R1) zoning district in which it is located.

6. What were the reasonable expectations of the landowner under Florida common law;

The reasonable expectation of the landowner is based on the development of the land, as it was acquired, when it was acquired. The owner must show the elimination of all or substantially all economic use of the property. Whether an owner has been deprived of all or substantially all economic use of his property must be determined on an individual basis and includes consideration of factors which may include:

1. Whether there is a physical invasion of the property.
2. The degree to which there is a diminution in value of the property. Or stated another way, whether the regulation precludes all economically reasonable use of the property.
3. Whether the regulation confers a public benefit or prevents a public harm.
4. Whether the regulation promotes the health, safety, welfare, or morals of the public.
5. Whether the regulation is arbitrarily and capriciously applied.
6. The extent to which the regulation curtails investment-backed expectations.

There is no set value assigned to any individual factor. In the instant case, the Property Owner originally purchased the Property, which has remained unchanged. Under common law, evaluation of the factors should be made as they apply to the Property.

Here, there has been no physical invasion of the Property. The total value (per Monroe County Property Appraiser) of the Property is as follows:

TAX YEAR	Total Assessed Value (Before & After Date of Purchase)
2019	$59,815 Before date of Purchase
2020	$65,797 After date of Purchase
2021 (Entered BPAS)	$94,446
2022 (In BPAS)	$103,891
2023 (In BPAS)	$114,280

2024 (In BPAS)	$125,708
2025 (In BPAS)	$138,279

The Comprehensive Plan regulations confer public benefit by maintaining the character of the area and preserving the density of the area. The regulations promote the health, safety, and welfare of the public by providing stability and preserving the natural conditions found in these areas. The regulations have been uniformly applied and there has been no arbitrary or capricious government action.

Given that the Property has not been developed since its purchase by the Property Owner, there is nothing to indicate the owner had any investment-backed expectations when the Property was purchased other than the submission of an application into the BPAS.

7. What were the reasonable expectations of the neighboring landowners under Florida common law;

Neighboring landowners have the reasonable expectation that the land surrounding them will be developed in character with the existing development and land use and zoning regulations. The Property is currently undeveloped. It is reasonable to assume that the neighboring landowners could expect the development of a single-family dwelling unit but only after demonstration of compliance with the applicable regulations and the receipt of a required allocation through the BPAS.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation; and

The total assessed value of the Property in 2020 was $65,797 when the current property owner purchased the property.

The Village's BPAS regulations were in effect at the time the Property Owner submitted the application into the BPAS and therefore do not result in a diminution in the investment-backed expectation of the Property Owner. Furthermore, prior to the adoption of the BPAS regulation, the Property was within the jurisdictional boundaries of Monroe County and was subject to the County's Rate of Growth Ordinance (ROGO).

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation?

The total assessed value of the Property in 1997 was $13,200. In 2002, the total assessed value was $13,200. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office, is $199,584.

Additional Information provided by the Applicant:
- The Property Owner has complied with all requirements of the Building Permit Allocation System (BPAS).
- The BPAS application has not been withdrawn at any time.
- The Property Owner has not applied for a deferral.

Remedies offered under Code Section 30-477(f): At the conclusion of the public hearing, the Village Council may take any or a combination of the following actions:
(1) Grant the applicant an allocation award for all or part of the allocation requested in the

next succeeding allocation period or extended pro rata over several succeeding allocation periods.

(2) Offer to purchase the property at its fair market value.
(3) Suggest such other relief as may be necessary and appropriate.

The Village currently has seventeen allocations available for administrative relief.

Budget Impact:
Budget impact will be determined by the council's decision.

Staff Impact:
Staff impact will be determined by the council's decision.

Recommendation:
Staff recommends awarding the administrative relief allocation.

Attachments:
1. Admin Relief Application 166 Sebring Dr
2. Reso 166 Sebring Dr Rev JD edits

Doc # 2285261 Bk# 3049 Pg# 519 Recorded 10/8/2020 at 10:56 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: $18.50 Deed Doc Stamp $1,820.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Virginia Pennell
Sunshine Title of the Keys, Inc.
102900 Overseas Highway #6
Key Largo, Florida 33037
Our File No.: **20082462**
Property Appraisers Parcel Identification (Folio) Number: **AK #1512672 (5) and AK #1512681 (6)**

Florida Documentary Stamps in the amount of **$1,820.00** have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the **30th** day of **September, 2020** by **Linda D. Sands, a single woman, and George T. Sands, a single man**, whose post office address is P.O. Box 10983, Naples, FL 34101 herein called the Grantors, to **Mazal 233 LLC, a Florida limited liability company** whose post office address is 1929 South Oak Haven Circle, North Miami Beach, FL 33179, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, State of Florida, viz.:

Lots 5 and 6, Block 7, Key Heights Sections 2, according to the Plat thereof as recorded in Plat Book 3, Page 159, of the Public Records of Monroe County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

LDS. GTS

File No: **20082462**

LTF

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Gloria Vasquez
Witness #1 Printed Name

Witness #2 Signature

Gary Nostas
Witness #2 Printed Name

Linda D. Sands

George T. Sands

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 30th day of September, 2020, by Linda D. Sands and George T. Sands who are personally known to me or have produced Drivers License. as identification and ☐ did ☐ did not take an oath.

SEAL
GLORIA VASQUEZ
Notary Public-State of Florida
Commission # GG 914242
My Commission Expires
September 17, 2023

Notary Public

Gloria Vasquez
Printed Notary Name

My commission expires: Sept. 17 2023

File No: **20082462**

LTF

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: 08/15/2025

I hereby authorize Ty Harris PA 110 Plantation Shores Drive Tavernier FL 33070 386 956 8776
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of MAZAL 233 LLC
(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:

All planning and zoning applications.
(Project Name / Application Type)

Property Address: Key Heights Sec. 2

Real Estate Number(s): 00416500-000000 & 00416510-000000

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: _____

Printed Name: ISAAC STEINVORTZ

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ___online notarization, this 15 day of August, 2025, by ISAAC STEINVORTZ (name of person signing the application) as owner (type of authority e.g. officer, manager / member, trustee, attorney in fact) for MAZAL 233 LLC (name of entity or party on behalf of whom application was executed).

_____ SEAL:
Signature of Notary Public –State of Florida

BRIDGET ORTEGA NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires September 05, 2027 No. HH 440304

___Personally Known ✓ Produced Identification Type of ID Florida Driver License.

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE RELIEF

Pursuant to Code Section 30-477
Application Fee: $1,500.00

An application for administrative relief shall be filed with the Planning and Development Services Department **no earlier than the conclusion of the fourth annual allocation period and no later than 120 days following the close of the fourth annual allocation period.**

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

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: Ty Harris PA
Mailing Address: 110 Plantation Shores Drive Tavernier FL 33070
Primary Phone: 386 956 8776 Fax: N/A
Email: tyharrispa@gmail.com

PROPERTY OWNER:

Name: Mazal 233 LLC
Mailing Address: 1929 South Oak Haven Circle North Miami Beach FL 33179-2834
Primary Phone: See agent Fax: N/A
Email: See agent

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

Physical Address: 166 SEBRING Dr Plantation Key Mile Marker: 89
Lot: 5 Block: 7 Subdivision: Key Heights Sec 2
☒ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☐ Lower Matecumbe Key
Real Estate (RE) Number: 00416500-000000 Alternate Key: 1512672

CRITERIA FOR ADMINISTRATIVE RELIEF: Has the applicant complied with all requirements of the building permit allocation system (BPAS)? ☒ Yes ☐ No
Comments:

Has the subject application been withdrawn at any time? ☐ Yes ☒ No
Comments:

Has the subject application been considered in at least four (4) consecutive annual allocation periods and failed to receive an allocation award? Please provide appropriate information below.

Date of most recent BPAS application: 9/27/21 Permit Number: PRSFC202100795

What type of administrative relief are you seeking? Please check a box.

☒ Allocation award ☐ Purchase of property at fair market value

☐ Other (please specify): _____

Please provide responses to the following:

Pursuant to Code Sections 30-552 and 30-553, in making the proposed beneficial use determination, the Village Council will consider, in addition to those guidelines in the comprehensive plan, the following:

1. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest. The government has an interest in allocating the remain g housing units subject to the terms of the Comprehensive Plan and Village LDC.

2. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property. The subject property is residentially zoned and has no other use. Denial of the administrative relief will deny all reasonable economic use.

3. Relevant parcel. **(IF APPLICABLE)**
   a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The Village Council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

      1. The "physical contiguity" of the lots: N/A

      2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question): N/A

      3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

         i. Was it the intent of the landowner to use the lots for a single use? N/A

         ii. What is the suitability of the lots for a single or separate use versus a combined use? N/A

iii. Are the lots dependent on each other for the ability to have a single use? No.

iv. Is there a reasonable economic use of the lots if unified? Yes, the loss of a building right will require compensation under Florida's "takings" jurisprudence.

v. What is the current zoning of each lot? R1

vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? 6000 SF.

vii. What is the actual current use of the lots? Vacant.

viii. What is the possibility of the lots being used together in the next ten years? None.

b. The Village Council shall not consider anything less than a platted lot to be the parcel of real property.

4. Once the relevant parcel is determined, the Village Council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?): The applicant has been in BPAS for four years.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?): The property is vacant and has never been developed.

3. The history of zoning and regulation (i.e., How and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?): Residential appears to be the only historic zoning designation.

4. How development changed when title was passed: N/A

5. What is the present nature and extent of the use of the parcel: Vacant and not used.

6. What were the reasonable expectations of the landowner under Florida common law: To construct a SF residence.

7. What were the reasonable expectations of the neighboring landowners under Florida common law: Same as above.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation: The value will loose all development value.

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation: $168,000. The value in 2018 was $100,000

Please submit the following with all applications:

- ■ Correct fee (check or money order to "Islamorada, Village of Islands")
- ■ Current property record card from the Monroe County Property Appraiser
- ■ Proof of ownership (i.e. warranty deed)

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 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 — Date: Aug 19/25

Print Name: Ty Harris

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 19th day of August 20 25, by Ty Harris (name of person signing the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Applicants (name of entity or party on behalf of whom application was executed).

Signature of Notary Public

SEAL:

Stephanie Conde
Comm.:HH 189981
Expires: Nov. 27, 2025
Notary Public - State of Florida

☑ Personally Known ☐ Produced Identification

Type of ID_____

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00416500-000000
Account#	1512672
Property ID	1512672
Millage Group	50VI
Location Address	166 SEBRING Dr, PLANTATION KEY
Legal Description	BK 7 LT 5 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159 OR464-572 OR1148-1076/78 OR1967-487 OR2059-718/20 OR2398-358/59 OR2718-1077 OR3049-519 (Note: Not to be used on legal documents.)
Neighborhood	1613
Property Class	VACANT RES (0000)
Subdivision	KEY HEIGHTS SEC 2
Sec/Twp/Rng	07/63/38
Affordable Housing	No

Owner

MAZAL 233 LLC
1929 S Oak Haven Cir
Miami FL 33179

Valuation

		2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$199,584	$167,508	$163,944	$151,470
=	Just Market Value	**$199,584**	**$167,508**	**$163,944**	**$151,470**
=	Total Assessed Value	**$138,279**	**$125,708**	**$114,280**	**$103,891**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$199,584**	**$167,508**	**$163,944**	**$151,470**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$167,508	$0	$0	$167,508	$125,708	$0	$167,508	$0
2023	$163,944	$0	$0	$163,944	$114,280	$0	$163,944	$0
2022	$151,470	$0	$0	$151,470	$103,891	$0	$151,470	$0
2021	$94,446	$0	$0	$94,446	$94,446	$0	$94,446	$0
2020	$90,882	$0	$0	$90,882	$65,797	$0	$90,882	$0
2019	$101,574	$0	$0	$101,574	$59,815	$0	$101,574	$0
2018	$100,634	$0	$0	$100,634	$54,377	$0	$100,634	$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,600.00	Square Foot	0	0

Sales

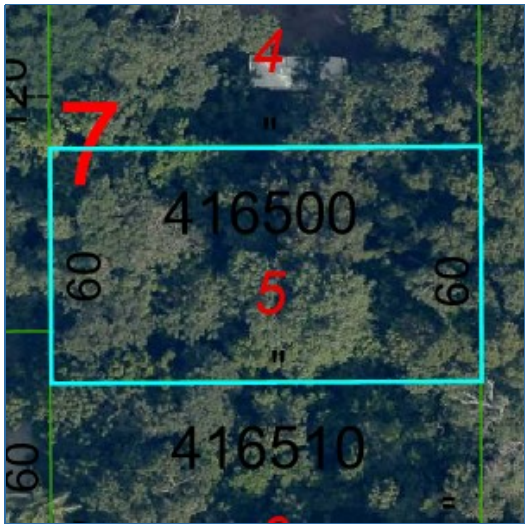
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/30/2020	$260,000	Warranty Deed	2285261	3049	519	05 - Qualified	Vacant		
12/12/2014	$25,000	Warranty Deed		2718	1077	30 - Unqualified	Vacant		
12/29/2003	$50,000	Warranty Deed		1967	0487	M - Unqualified	Vacant		

View Tax Info

View Taxes for this Parcel

Photos

Map



TRIM Notice

2024 TRIM Notice (PDF)

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

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: 8/16/2025, 2:08:20 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

RECEIPT OF PAYMENT

Receipt Number: 202579434
Receipt Date: 10/01/2025
Date Paid: 10/01/2025
Full Amount: $1,500.00

Payment Details:

Payment Method	Amount Tendered	Check Number
Check	$1,500.00	1263

Amount Tendered: $1,500.00
Change / Overage: $0.00
Contact: MAZAL 233 LLC, Address:1929 S OAK HAVEN CIR

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Administrative Relief	PLAR20250130	$1,500.00	$1,500.00

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY TY HARRIS PA ON BEHALF OF MAZAL 233 LLC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 166 SEBRING DRIVE, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30, Article IV, Division 11 "Building Permit Allocation System," Section 30-477 "Administrative Relief," of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), Ty Harris (the "Applicant") for Mazal 233 LLC (the "Property Owner") has applied to the Village Council of Islamorada, Village of Islands, Florida (the "Village Council") for administrative relief from the Village Building Permit Allocation System (the "BPAS") for property located at 166 Sebring Drive, having parcel ID number 00416500-000000 located in the Key Heights Section 2 subdivision on Plantation Key, as legally described in Exhibit "A", and

WHEREAS, on November 13, 2025, a duly noticed public hearing was held by the Village Council to consider the application for administrative relief; and

WHEREAS, following the public hearing, upon review and examination of the record, the Village Council finds that pursuant to the requirements of the Village Code and existing case law, the Application demonstrates a beneficial use providing economic benefit to the Property Owner.

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

Section 1. Findings. The Village Council, having considered the testimony and evidence presented by all parties, including the Applicant, does hereby find and determine that:

(1) The hearing was properly noticed, the Application and the supporting documents and

materials were properly before the Village Council for consideration, and all interested parties concerned in the matter were given the opportunity to be heard.

(2) The Application, based on the evaluation meets the standards set forth in Sections 30-477 and 30-533 of the Village code to require remedial action to provide for administrative relief in the form of a building permit allocation.

Section 2. Conclusions of Law.

(1) That granting of the Application is consistent with the Village Code and will not be detrimental to the community as a whole.

(2) That in rendering its decision as reflected in this Resolution, the Village Council has:

a. Accorded procedural due process;

b. Observed the essential requirements of the law; and

c. Supported its decision by competent substantial evidence of record.

(3) Approval of administrative relief is hereby granted.

Section 3. 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 Owner until forty-five (45) days following the rendition to the Florida Department of Commerce ("DOC"), pursuant to Chapter 73C-44.002 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Ordinance 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 _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

Councilwoman Anna Richards ____

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00416500-000000

BK 7 LT 5 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159, of the Public Records of Monroe County, Florida.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Administrative Relief for 170 Sebring Drive TAB H**

Background:
Ty Harris PA (the "Applicant") has applied for Administrative Relief (the "Application") pursuant to Section 30-477 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"). Village Code Section 30-477 requires that a public hearing be held, during which the Village Council of Islamorada, Village of Islands (the "Village Council") shall consider all evidence presented regarding the Application, and shall follow the procedures, standards and criteria found within Code Sections 30-552 and 30-553, "Beneficial Use." The burden of proof shall be on the Applicant.

The subject property (the "Property") is located at 170 Sebring Drive and legally described in Exhibit "A" of the proposed Resolution (Attachment A). The Application was entered into the Building Permit Allocation System (the "BPAS") on September 27, 2021. The Application has been considered in four (4) consecutive annual allocation periods and has failed to receive an allocation award. At the close of Quarter 3 of 2025, the Application was ranked 31st with seventeen (17) points. Pursuant to the requirements set forth in Code Section 30-477(a), the Applicant was eligible to apply for Administrative Relief between 12:01 PM on October 1, 2025, and 12:00 PM on January 29, 2026. The Applicant submitted the Application for Administrative Relief on October 1 , 2025.

The proposed development is one single-family, four-bedroom, three-bathroom home, approximately 2,602 square feet.

The site is approximately 6,600 square feet with allowed clearing of 3,300 square feet and mitigation based on habitat.

Analysis:
Pursuant to Code Section 30-553, when considering an application for relief, the Village Council shall consider the following factors, in addition to those guidelines, within the comprehensive plan.

(1) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest.

The Comprehensive Plan of Islamorada, Village of Islands (the "Village") dictates through Comprehensive Plan Policy 1-2.3.3 Residential Medium (RM) that:

“Policy 1-2.3.3: Residential Medium (RM). This designation is intended to provide stable, single-family neighborhoods and allow for uses which further the peaceful enjoyment and high-quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes, triplexes and fourplexes shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.”

Code Section 30-684 “Residential Single-Family (R1) Zoning District” dictates that the Land Development Regulations (LDRs) affecting the property, including the purpose and intent of the R1 Zoning District: “…is to accommodate homes, homeowners' parks, and open space in single-family residential neighborhoods located in subdivisions and on streets where the primary land use is single-family residential.”

The Applicant has not asserted that either the Comprehensive Plan or Land Development Regulations in effect at this time are not rationally related to a legitimate government interest. Both the Comprehensive Plan and Land Development Regulations in effect are rationally related to a number of legitimate government interests, as outlined in the Village’s Comprehensive Plan and Principles for Guiding Development within the Florida Keys Area of Critical State Concern [F.S. 380.0552(7)]. The State Land Planning Agency (the Florida Department of Commerce (“DOC”)) has confirmed this through the approval of the Village’s Comprehensive Plan and Land Development Regulations.

(2) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property.

At the time of the filing, the Application currently had a score of seventeen (17) points. Staff estimates that if the Application were to remain in the BPAS, the Property Owner may never receive an allocation based on the number of available allocations remaining within the Village.

(3) Relevant parcel.
a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The village council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

1. The "physical contiguity" of the lots;

2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question);

3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered

as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

i. Was it the intent of the landowner to use the lots for a single use?
ii. What is the suitability of the lots for a single or separate use versus a combined use?
iii. Are the lots dependent on each other for the ability to have a single use?
iv. Is there a reasonable economic use of the lots if unified?
v. What is the current zoning of each lot?
vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed?
vii. What is the actual current use of the lots?
viii. What is the possibility of the lots being used together in the next ten years?

Factor 3a. Is applicable to this property. The Applicant also owns 166 Sebring Dr. which they have also applied for an Administrative Relief permit. The lots are exactly the same is size and location and habitat. The lots could be unified for a single use.

b. The village council shall not consider anything less than a platted lot to be the parcel of real property.

The Property is a platted lot which meets the density of the Residential Single Family (R1) Zoning District.

(4) Once the relevant parcel is determined, the village council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

Due to the scoring and ranking system implemented in the BPAS, the Code has effectively rendered the construction of a single-family home on the Property not possible for the previous four (4) years.

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?);

The Property was purchased for $260,000.00 via Warranty Deed on September 30, 2020 and is currently undeveloped. The Property is 6,600 square feet and has low quality hammock.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?);

The Property is in a legally platted subdivision recorded in Plat Book 3, Page 159. The Property is undeveloped, and infrastructure is available to serve the Property; both electricity and potable water are available.

3. The history of zoning and regulation (i.e., How, and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?);

Between 1963 and 1986, the Property was zoned RU-1 (Single-Family Residential). After the effective date of the 1986 Monroe County Comprehensive Plan, the Property was zoned "Improved Subdivision" (IS) which established areas of low to medium density residential uses characterized principally by single-family detached dwellings; the referenced zoning district permitted detached residential dwellings, along with accessory structures. Since 2002, the Property has been zoned Residential Single Family (R1), which permits the development of one (1) single-family dwelling unit.

4. How development changed when title was passed;

The property is undeveloped.

5. What is the present nature and extent of the use of the parcel;

Presently, the Property is vacant and meets the minimum lot size and density for the Residential Single Family (R1) zoning district in which it is located.

6. What were the reasonable expectations of the landowner under Florida common law;

The reasonable expectation of the landowner is based on the development of the land, as it was acquired, when it was acquired. The owner must show the elimination of all or substantially all economic use of the property. Whether an owner has been deprived of all or substantially all economic use of his property must be determined on an individual basis and includes consideration of factors which may include:

1. Whether there is a physical invasion of the property.
2. The degree to which there is a diminution in value of the property. Or stated another way, whether the regulation precludes all economically reasonable use of the property.
3. Whether the regulation confers a public benefit or prevents a public harm.
4. Whether the regulation promotes the health, safety, welfare, or morals of the public.
5. Whether the regulation is arbitrarily and capriciously applied.
6. The extent to which the regulation curtails investment-backed expectations.

There is no set value assigned to any individual factor. In the instant case, the Property Owner originally purchased the Property, which has remained unchanged. Under common law, evaluation of the factors should be made as they apply to the Property.

Here, there has been no physical invasion of the Property. The total value (per Monroe County Property Appraiser) of the Property is as follows:

TAX YEAR	Total Assessed Value (Before & After Date of Purchase)
2019	$59,815 Before date of Purchase
2020	$65,797 After date of Purchase
2021 (Entered BPAS)	$94,446
2022 (In BPAS)	$103,891
2023 (In BPAS)	$114,280
2024 (In BPAS)	$125,708

2025 (In BPAS) $138,279

The Comprehensive Plan regulations confer public benefit by maintaining the character of the area and preserving the density of the area. The regulations promote the health, safety, and welfare of the public by providing stability and preserving the natural conditions found in these areas. The regulations have been uniformly applied and there has been no arbitrary or capricious government action.

Given that the Property has not been developed since its purchase by the Property Owner, there is nothing to indicate the owner had any investment-backed expectations when the Property was purchased other than the submission of an application into the BPAS.

7. What were the reasonable expectations of the neighboring landowners under Florida common law;

Neighboring landowners have the reasonable expectation that the land surrounding them will be developed in character with the existing development and land use and zoning regulations. The Property is currently undeveloped. It is reasonable to assume that the neighboring landowners could expect the development of a single-family dwelling unit but only after demonstration of compliance with the applicable regulations and the receipt of a required allocation through the BPAS.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation; and

The total assessed value of the Property in 2020 was $65,797 when the current property owner purchased the property.

The Village's BPAS regulations were in effect at the time the Property Owner submitted the application into the BPAS and therefore do not result in a diminution in the investment-backed expectation of the Property Owner. Furthermore, prior to the adoption of the BPAS regulation, the Property was within the jurisdictional boundaries of Monroe County and was subject to the County's Rate of Growth Ordinance (ROGO).

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation?

The total assessed value of the Property in 1997 was $13,200. In 2002, the total assessed value was $13,200. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office, is $199,584.

Additional Information provided by the Applicant:
- The Property Owner has complied with all requirements of the Building Permit Allocation System (BPAS).
- The BPAS application has not been withdrawn at any time.
- The Property Owner has not applied for a deferral.

Remedies offered under Code Section 30-477(f): At the conclusion of the public hearing, the Village Council may take any or a combination of the following actions:
(1) Grant the applicant an allocation award for all or part of the allocation requested in the next succeeding allocation period or extended pro rata over several succeeding allocation

periods.
(2) Offer to purchase the property at its fair market value.
(3) Suggest such other relief as may be necessary and appropriate.

The Village currently has seventeen allocations available for administrative relief.

Budget Impact:
Budget impact will be determined by the council's decision.

Staff Impact:
Staff impact will be determined by the council's decision.

Recommendation:
Staff recommends awarding the administrative relief allocation.

Attachments:
1. 170 Sebring Administrative Relief File
2. Reso 170 Sebring Drive JD edits

Doc # 2285261 Bk# 3049 Pg# 519 Recorded 10/8/2020 at 10:56 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: $18.50 Deed Doc Stamp $1,820.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Virginia Pennell
Sunshine Title of the Keys, Inc.
102900 Overseas Highway #6
Key Largo, Florida 33037
Our File No.: **20082462**
Property Appraisers Parcel Identification (Folio) Number: **AK #1512672 (5) and AK #1512681 (6)**

Florida Documentary Stamps in the amount of **$1,820.00** have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the **30th** day of **September, 2020** by **Linda D. Sands, a single woman, and George T. Sands, a single man,** whose post office address is P.O. Box 10983, Naples, FL 34101 herein called the Grantors, to **Mazal 233 LLC, a Florida limited liability company** whose post office address is 1929 South Oak Haven Circle, North Miami Beach, FL 33179, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, State of Florida, viz.:

Lots 5 and 6, Block 7, Key Heights Sections 2, according to the Plat thereof as recorded in Plat Book 3, Page 159, of the Public Records of Monroe County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

$1,820.00

File No: 20082462

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Gloria Vasquez
Witness #1 Printed Name

Witness #2 Signature

Gary Nostas
Witness #2 Printed Name

Linda D. Sands

George T. Sands

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 30th day of September, 2020, by Linda D. Sands and George T. Sands who are personally known to me or have produced Driver Licens. as identification and ☐ did ☐ did not take an oath.

SEAL
GLORIA VASQUEZ
Notary Public-State of Florida
Commission # GG 914242
My Commission Expires
September 17, 2023

Notary Public

Gloria Vasquez
Printed Notary Name

My commission expires: Sept. 17 2023

File No: 20082462

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: 08/15/2025

I hereby authorize Ty Harris PA 110 Plantation Shores Drive Tavernier FL 33070 386 956 8776
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of MAZAL 233 LLC
(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:

All planning and zoning applications.
(Project Name / Application Type)

Property Address: Key Heights Sec. 2

Real Estate Number(s): 00416500-000000 & 00416510-000000

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: _____

Printed Name: ISAAC STEINVORTZ

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ___online notarization, this 15 day of August, 2025, by ISAAC STEINVORTZ (name of person signing the application) as Owner (type of authority e.g. officer, manager / member, trustee, attorney in fact) for MAZAL 233 LLC (name of entity or party on behalf of whom application was executed).

_____
Signature of Notary Public –State of Florida

SEAL:

BRIDGET ORTEGA NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires September 05, 2027 No. HH 440304

___Personally Known ✓ Produced Identification Type of ID Florida Driver License

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE RELIEF

Pursuant to Code Section 30-477
Application Fee: $1,500.00

An application for administrative relief shall be filed with the Planning and Development Services Department no earlier than the conclusion of the fourth annual allocation period and no later than 120 days following the close of the fourth annual allocation period.

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

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: Ty Harris PA
Mailing Address: 110 Plantation Shores Drive Tavernier FL 33070
Primary Phone: 386 956 8776 Fax: N/A
Email: tyharrispa@gmail.com

PROPERTY OWNER:

Name: Mazal 233 LLC
Mailing Address: 1929 South Oak Haven Circle North Miami Beach FL 33179-2834
Primary Phone: See agent Fax: N/A
Email: See agent

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

Physical Address: ~~156~~ SEBRING Dr Plantation Key Mile Marker: 89
Lot: 6 170 Block: 7 Subdivision: Key Heights Sec 2

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

Real Estate (RE) Number: 00416510-000000 Alternate Key: 1512681

CRITERIA FOR ADMINISTRATIVE RELIEF: Has the applicant complied with all requirements of the building permit allocation system (BPAS)? ☒ Yes ☐ No

Comments:

Has the subject application been withdrawn at any time? ☐ Yes ☒ No

Comments:

Has the subject application been considered in at least four (4) consecutive annual allocation periods and failed to receive an allocation award? Please provide appropriate information below.

Date of most recent BPAS application: 9/27/21 Permit Number: PRSFC202100796

Application for Administrative Relief

What type of administrative relief are you seeking? Please check a box.

☒ **Allocation award** ☐ **Purchase of property at fair market value**

☐ **Other (please specify):** _____

Please provide responses to the following:

Pursuant to Code Sections 30-552 and 30-553, in making the proposed beneficial use determination, the Village Council will consider, in addition to those guidelines in the comprehensive plan, the following:

1. **Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest.** The government has an interest in allocating the remain g housing units subject to the terms of the Comprehensive Plan and Village LDC.

2. **Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property.** The subject property is residentially zoned and has no other use. Denial of the administrative relief will deny all reasonable economic use.

3. **Relevant parcel. (IF APPLICABLE)**
   a. **Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The Village Council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:**

      1. **The "physical contiguity" of the lots:** Yes.

      2. **The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question):** Yes.

      3. **The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:**

         i. **Was it the intent of the landowner to use the lots for a single use?** No. The intent is to build a singe-family home on each lot.

         ii. **What is the suitability of the lots for a single or separate use versus a combined use?** The lots are suitable for seperate use and meet all relevant size requirements in the R1 zoning district.

iii. Are the lots dependent on each other for the ability to have a single use? No.

iv. Is there a reasonable economic use of the lots if unified? Yes, the loss of a building right will require compensation under Florida's "takings" jurisprudence.

v. What is the current zoning of each lot? R1

vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? 6000 SF.

vii. What is the actual current use of the lots? Vacant.

viii. What is the possibility of the lots being used together in the next ten years? None.

b. The Village Council shall not consider anything less than a platted lot to be the parcel of real property.

4. Once the relevant parcel is determined, the Village Council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?): The applicant has been in BPAS for four years.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?): The property is vacant and has never been developed.

3. The history of zoning and regulation (i.e., How and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?): Residential appears to be the only historic zoning designation.

4. How development changed when title was passed: N/A

5. What is the present nature and extent of the use of the parcel: Vacant and not used.

6. What were the reasonable expectations of the landowner under Florida common law: To construct a SF residence.

7. What were the reasonable expectations of the neighboring landowners under Florida common law: Same as above.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation: The value will loose all development value.

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation: $168,000. The value in 2018 was $100,000

Please submit the following with all applications:

- ■ Correct fee (check or money order to "Islamorada, Village of Islands")
- ■ Current property record card from the Monroe County Property Appraiser
- ■ Proof of ownership (i.e. warranty deed)

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 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 — Date: Aug 19/25

Print Name: Ty Harris

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 19th day of August 20 25, by Ty Harris (name of person signing the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Applicant (name of entity or party on behalf of whom application was executed).

Stephanie Conde
Signature of Notary Public

SEAL:

Stephanie Conde
Comm.:HH 189981
Expires: Nov. 27, 2025
Notary Public - State of Florida

☑ Personally Known ☐ Produced Identification

Type of ID

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00416510-000000
Account#	1512681
Property ID	1512681
Millage Group	50VI
Location Address	170 SEBRING Dr, PLANTATION KEY
Legal Description	BK 7 LT 6 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159 OR464-572 OR1148-1076/78 OR1967-487 OR2718-1077 OR3049-519 (Note: Not to be used on legal documents.)
Neighborhood	1613
Property Class	VACANT RES (0000)
Subdivision	KEY HEIGHTS SEC 2
Sec/Twp/Rng	07/63/38
Affordable Housing	No

Owner

MAZAL 233 LLC
1929 S Oak Haven Cir
North Miami Beach FL 33179

Valuation

		2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$199,584	$167,508	$163,944	$151,470
=	Just Market Value	**$199,584**	**$167,508**	**$163,944**	**$151,470**
=	Total Assessed Value	**$138,279**	**$125,708**	**$114,280**	**$103,891**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$199,584**	**$167,508**	**$163,944**	**$151,470**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$167,508	$0	$0	$167,508	$125,708	$0	$167,508	$0
2023	$163,944	$0	$0	$163,944	$114,280	$0	$163,944	$0
2022	$151,470	$0	$0	$151,470	$103,891	$0	$151,470	$0
2021	$94,446	$0	$0	$94,446	$94,446	$0	$94,446	$0
2020	$90,882	$0	$0	$90,882	$65,797	$0	$90,882	$0
2019	$101,574	$0	$0	$101,574	$59,815	$0	$101,574	$0
2018	$100,634	$0	$0	$100,634	$54,377	$0	$100,634	$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,600.00	Square Foot	0	0

Sales

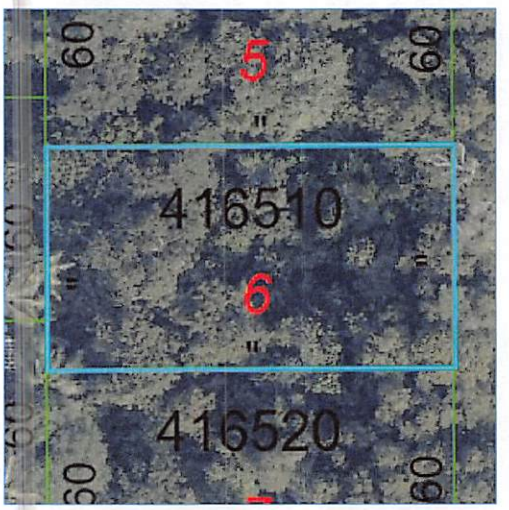
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/30/2020	$260,000	Warranty Deed	2285261	3049	519	05 - Qualified	Vacant		
12/12/2014	$25,000	Warranty Deed		2718	1077	30 - Unqualified	Vacant		
12/29/2003	$1	Warranty Deed		1967	0487	C - Unqualified	Vacant		

View Tax Info

View Taxes for this Parcel

Photos

Map



TRIM Notice

2024 TRIM Notice (PDF)

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

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: 8/16/2025, 2:08:20 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

RECEIPT OF PAYMENT

Receipt Number: 202579433
Receipt Date: 10/01/2025
Date Paid: 10/01/2025
Full Amount: $1,500.00

Payment Details:

Payment Method	Amount Tendered	Check Number
Check	$1,500.00	1264

Amount Tendered: $1,500.00
Change / Overage: $0.00
Contact: MAZAL 233 LLC, Address:1929 S OAK HAVEN CIR

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Administrative Relief	PLAR20250131	$1,500.00	$1,500.00

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY TY HARRIS PA ON BEHALF OF MAZAL 233 LLC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 170 SEBRING DRIVE, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 30, Article IV, Division 11 "Building Permit Allocation System," Section 30-477 "Administrative Relief," of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), Ty Harris (the "Applicant") for Mazal 233 LLC (the "Property Owner") has applied to the Village Council of Islamorada, Village of Islands, Florida (the "Village Council") for administrative relief from the Village Building Permit Allocation System (the "BPAS") for property located at 170 Sebring Drive, having parcel ID number 00416510-000000 located in the Key Heights Section 2 subdivision on Plantation Key, as legally described in Exhibit "A", and

WHEREAS, on November 13, 2025, a duly noticed public hearing was held by the Village Council to consider the application for administrative relief; and

WHEREAS, following the public hearing, upon review and examination of the record, the Village Council finds that pursuant to the requirements of the Village Code and existing case law, the Application demonstrates a beneficial use providing economic benefit to the Property Owner.

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

Section 1. Findings. The Village Council, having considered the testimony and evidence presented by all parties, including the Applicant, does hereby find and determine that:

(1) The hearing was properly noticed, the Application and the supporting documents and

materials were properly before the Village Council for consideration, and all interested parties concerned in the matter were given the opportunity to be heard.

(2) The Application, based on the evaluation meets the standards set forth in Sections 30-477 and 30-533 of the Village code to require remedial action to provide for administrative relief in the form of a building permit allocation.

Section 2. Conclusions of Law.

(1) That granting of the Application is consistent with the Village Code and will not be detrimental to the community as a whole.

(2) That in rendering its decision as reflected in this Resolution, the Village Council has:

a. Accorded procedural due process;

b. Observed the essential requirements of the law; and

c. Supported its decision by competent substantial evidence of record.

(3) Approval of administrative relief is hereby granted.

Section 3. 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 Owner until forty-five (45) days following the rendition to the Florida Department of Commerce ("DOC"), pursuant to Chapter 73C-44.002 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Ordinance 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 _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

Councilwoman Anna Richards ____

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00416510-000000

BK 7 LT 6 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159, of the Public Records of Monroe County, Florida.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Administrative Relief for 110 Sunset Drive TAB I**

Background:
A. J. Gode and Pamela J. Gode (the “Applicant”) have applied for Administrative Relief (the “Application”) pursuant to Section 30-477 of the Code of Ordinances (the “Code”) of Islamorada, Village of Islands, Florida (the “Village”). Village Code Section 30-477 requires that a public hearing be held, during which the Village Council of Islamorada, Village of Islands (the “Village Council”) shall consider all evidence presented regarding the Application, and shall follow the procedures, standards and criteria found within Code Sections 30-552 and 30-553, “Beneficial Use.” The burden of proof shall be on the Applicant.

The subject property (the “Property”) is located at 110 Sunset Drive and legally described in Exhibit “A” of the proposed Resolution (Attachment A). The Application was entered into the Building Permit Allocation System (the “BPAS”) on September 27, 2021. The Application has been considered in four (4) consecutive annual allocation periods and has failed to receive an allocation award. At the close of Quarter 3 of 2025, the Application was ranked 8th with nineteen (19) points. Pursuant to the requirements set forth in Code Section 30-477(a), the Applicant was eligible to apply for Administrative Relief between 12:01 PM on October 1, 2025, and 12:00 PM on January 29, 2026. The Applicant submitted the Application for Administrative Relief on October 1, 2025.

The proposed development is one single-family, two-bedroom, two-bathroom home, approximately 1,528 square feet.

The site is approximately 7,035.5 square feet with allowed clearing and mitigation based on habitat.

Analysis:
Pursuant to Code Section 30-553, when considering an application for relief, the Village Council shall consider the following factors, in addition to those guidelines, within the comprehensive plan.

(1) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest.

The Comprehensive Plan of Islamorada, Village of Islands (the “Village”) dictates through

Comprehensive Plan Policy 1-2.3.3 Residential Medium (RM) that:

“Policy 1-2.3.3: Residential Medium (RM). This designation is intended to provide stable, single-family neighborhoods and allow for uses which further the peaceful enjoyment and high-quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes, triplexes and fourplexes shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.”

Code Section 30-684 “Residential Single-Family (R1) Zoning District” dictates that the Land Development Regulations (LDRs) affecting the property, including the purpose and intent of the R1 Zoning District: “…is to accommodate homes, homeowners' parks, and open space in single-family residential neighborhoods located in subdivisions and on streets where the primary land use is single-family residential.”

The Applicant has not asserted that either the Comprehensive Plan or Land Development Regulations in effect at this time are not rationally related to a legitimate government interest. Both the Comprehensive Plan and Land Development Regulations in effect are rationally related to a number of legitimate government interests, as outlined in the Village’s Comprehensive Plan and Principles for Guiding Development within the Florida Keys Area of Critical State Concern [F.S. 380.0552(7)]. The State Land Planning Agency (the Florida Department of Commerce (“DOC”)) has confirmed this through the approval of the Village’s Comprehensive Plan and Land Development Regulations.

(2) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property.

At the time of the filing, the Application currently had a score of nineteen (19) points. Staff estimates that if the Application were to remain in the BPAS, the Property Owner may never receive an allocation based on the number of available allocations remaining within the Village.

(3) Relevant parcel.

a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The village council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

1. The "physical contiguity" of the lots;

2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question);

3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

i. Was it the intent of the landowner to use the lots for a single use?
ii. What is the suitability of the lots for a single or separate use versus a combined use?
iii. Are the lots dependent on each other for the ability to have a single use?
iv. Is there a reasonable economic use of the lots if unified?
v. What is the current zoning of each lot?
vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed?
vii. What is the actual current use of the lots?
viii. What is the possibility of the lots being used together in the next ten years?

Factor 3a. is not applicable to the Property.

b. The village council shall not consider anything less than a platted lot to be the parcel of real property.

The Property is a platted lot which meets the density of the Residential Single Family (R1/R1M) Zoning District.

(4) Once the relevant parcel is determined, the village council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

Due to the scoring and ranking system implemented in the BPAS, the Code has effectively rendered the construction of a single-family home on the Property not possible for the previous four (4) years.

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?);

The Property was purchased for $55,500 via Warranty Deed on December 1, 1985 and is currently developed with a seawall, a concrete dock and concrete davits The Property is 7,035.5 square feet and has no habitat map.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?);

The Property is in a legally platted subdivision recorded in Plat Book 3, Page 34. The Property is minimally developed, and infrastructure is available to serve the Property; both electricity and potable water are available.

3. The history of zoning and regulation (i.e., How, and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?);

Between 1963 and 1986, the Property was zoned RU-1 (Single-Family Residential). After the effective date of the 1986 Monroe County Comprehensive Plan, the Property was zoned "Improved Subdivision" (IS) which established areas of low to medium density residential uses characterized principally by single-family detached dwellings.; the referenced zoning district permitted detached residential dwellings, along with accessory structures. Since 2002, the Property has been zoned Residential Single Family (R1), which permits the development of one (1) single-family dwelling unit.

4. How development changed when title was passed;

In 1975, a seawall was placed on the property.

In 1987, concrete davits were added to the property.

In 1989, a concrete dock was placed on the property.

5. What is the present nature and extent of the use of the parcel;

Presently, the Property has accessory uses and meets the minimum lot size and density for the Residential Single Family (R1) zoning district in which it is located.

6. What were the reasonable expectations of the landowner under Florida common law;

The reasonable expectation of the landowner is based on the development of the land, as it was acquired, when it was acquired. The owner must show the elimination of all or substantially all economic use of the property. Whether an owner has been deprived of all or substantially all economic use of his property must be determined on an individual basis and includes consideration of factors which may include:

1. Whether there is a physical invasion of the property.
2. The degree to which there is a diminution in value of the property. Or stated another way, whether the regulation precludes all economically reasonable use of the property.
3. Whether the regulation confers a public benefit or prevents a public harm.
4. Whether the regulation promotes the health, safety, welfare, or morals of the public.
5. Whether the regulation is arbitrarily and capriciously applied.
6. The extent to which the regulation curtails investment-backed expectations.

There is no set value assigned to any individual factor. In the instant case, the Property Owner originally purchased the Property, which has remained unchanged. Under common law, evaluation of the factors should be made as they apply to the Property.

Here, there has been no physical invasion of the Property. The total value (per Monroe County Property Appraiser) of the Property is as follows:

TAX YEAR	Total Assessed Value (Before & After Entering BPAS)
2018	$230,937

2019	$254,042
2020	$279,446
2021 (Entered BPAS)	$307,391
2022 (In BPAS)	$338,130
2023 (In BPAS)	$371,943 (Filed a quit claim deed)
2024 (In BPAS)	$409,137
2025 (In BPAS)	$450,051

The Comprehensive Plan regulations confer public benefit by maintaining the character of the area and preserving the density of the area. The regulations promote the health, safety, and welfare of the public by providing stability and preserving the natural conditions found in these areas. The regulations have been uniformly applied and there has been no arbitrary or capricious government action.

Given that the Property has been minimally developed since its purchase by the Property Owner, there is nothing to indicate the owner had any investment-backed expectations when the Property was purchased other than the submission of an application into the BPAS.

7. What were the reasonable expectations of the neighboring landowners under Florida common law;

Neighboring landowners have the reasonable expectation that the land surrounding them will be developed in character with the existing development and land use and zoning regulations. The Property is currently undeveloped. It is reasonable to assume that the neighboring landowners could expect the development of a single-family dwelling unit but only after demonstration of compliance with the applicable regulations and the receipt of a required allocation through the BPAS.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation; and

The total assessed value of the Property in 1985 was $30,035 when the current property owner purchased the property.

The Village's BPAS regulations were in effect at the time the Property Owner submitted the application into the BPAS and therefore do not result in a diminution in the investment-backed expectation of the Property Owner. Furthermore, prior to the adoption of the BPAS regulation, the Property was within the jurisdictional boundaries of Monroe County and was subject to the County's Rate of Growth Ordinance (ROGO).

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation?

The just market value of the Property in 1997 was $48,838. In 2002 the just market value was $61,194. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office, is $604,160.

Additional Information provided by the Applicant:
- The Property Owner has complied with all requirements of the Building Permit Allocation System (BPAS).
- The BPAS application has not been withdrawn at any time.

- The Property Owner has not applied for a deferral.
- The Applicant, is seeking an allocation award.

Remedies offered under Code Section 30-477(f): At the conclusion of the public hearing, the Village Council may take any or a combination of the following actions:
(1) Grant the applicant an allocation award for all or part of the allocation requested in the next succeeding allocation period or extended pro rata over several succeeding allocation periods.
(2) Offer to purchase the property at its fair market value.
(3) Suggest such other relief as may be necessary and appropriate.

The Village currently has seventeen allocations available for administrative relief.

Budget Impact:
Budget impact will be determined by the council's decision.

Staff Impact:
Staff impact will be determined by the council's decision.

Recommendation:
Staff recommends awarding the administrative relief allocation.

Attachments:
1. 110 Sunset Drive File
2. Reso 110 Sunset Drive JD edits

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE RELIEF

Pursuant to Code Section 30-477
Application Fee: $1,500.00

An application for administrative relief shall be filed with the Planning and Development Services Department **no earlier than the conclusion of the fourth annual allocation period and no later than 120 days following the close of the fourth annual allocation period.**

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

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: A J & Pamela J Gode
Mailing Address: P.O. Box 543, Islamorada, FL 33036
Primary Phone: 406 468 0000 Fax: N/A
Email: jgode@Hotmail.Com

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

Physical Address: 110 Sunset Drive, Islamorada, FL 33036 Mile Marker: 74
Lot: PT LOT 2 & ALL LOT 3 & PT LOT 4 Block: 3 Subdivision: Lower Matecumbe Beach
☐ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ■ Lower Matecumbe Key
Real Estate (RE) Number: 00389160-000000 Alternate Key: 1477532

CRITERIA FOR ADMINISTRATIVE RELIEF: Has the applicant complied with all requirements of the building permit allocation system (BPAS)? ■ Yes ☐ No
Comments: _____

Has the subject application been withdrawn at any time? ☐ Yes ■ No
Comments: _____

Has the subject application been considered in at least four (4) consecutive annual allocation periods and failed to receive an allocation award? Please provide appropriate information below.

Date of most recent BPAS application: 9/27/2021 Permit Number: PRSFC202100240

What type of administrative relief are you seeking? Please check a box.

☒ Allocation award ☐ Purchase of property at fair market value

☐ Other (please specify): _____

Please provide responses to the following:

Pursuant to Code Sections 30-552 and 30-553, in making the proposed beneficial use determination, the Village Council will consider, in addition to those guidelines in the comprehensive plan, the following:

1. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest. N/A

2. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property. N/A

3. Relevant parcel. **(IF APPLICABLE)**
   a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The Village Council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

      1. The "physical contiguity" of the lots: N/A This lot is not contiguous with any additional lots.

      2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question): N/A

      3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

         i. Was it the intent of the landowner to use the lots for a single use? N/A
         The only intent was to use this one lot for a single family home.

         ii. What is the suitability of the lots for a single or separate use versus a combined use? N/A
         This one lot is only suitable for a single use.

iii. Are the lots dependent on each other for the ability to have a single use? N/A
This parcel is not dependent on any other lot.

iv. Is there a reasonable economic use of the lots if unified? N/A
This lot is not unified with any other lot.

v. What is the current zoning of each lot? N/A
This lot is zoned R1

vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? N/A
This lot is 7,035.50 sq. ft. in size and is listed as residential canal unpermitted. Both adjacent propertiesare single family residences

vii. What is the actual current use of the lots? N/A
This lot is vacent land.

viii. What is the possibility of the lots being used together in the next ten years? N/A
Their are no additional adjacent lots.

b. The Village Council shall not consider anything less than a platted lot to be the parcel of real property.

4. Once the relevant parcel is determined, the Village Council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?): Purchased in 1985, Size 7,035.50 sq. ft.,Located BK 3, PT LOT 2, ALL LOT 3, PT LOT 4 Lower Matecumbe Beach PB3-34 Lower Matecumbe Key. Titled with a Warranty Deed. Always used as a vacent lot.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?): Concrete dock, built in 1989 by owner. Purchased on December 1, 1985 for $55,500.00. No plats were applied for.

3. The history of zoning and regulation (i.e., How and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?): Zoned as a single family home, R1 Original zoning has not changed.

4. How development changed when title was passed: Development did not change when title was passed.

5. What is the present nature and extent of the use of the parcel: Vacant unpermitted canal lot.

6. What were the reasonable expectations of the landowner under Florida common law: To be issued a single family resident permit, as we have been on the BPAS list for four consecutive years.

7. What were the reasonable expectations of the neighboring landowners under Florida common law: Neighboring landowners have the exact same expectations.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation: N/A

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation: Assessed valuation in 1985 $3,035.00.

Please submit the following with all applications:

- ☐ Correct fee (check or money order to "Islamorada, Village of Islands")
- ■ Current property record card from the Monroe County Property Appraiser
- ■ Proof of ownership (i.e. warranty deed)

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 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.

A.J. Gode — 29 SEPTEMBER 2025

Signature of Applicant **Date**

Print Name: A. J. GODE

STATE OF Montana
COUNTY OF Cascade

Sworn to and subscribed before me by means of X physical appearance or ____ online notarization, this 29th day of September 20 25, by A. Jay Gode (name of person signing) 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).

MICHAEL S. MOORE
NOTARY PUBLIC for the
State of Montana
Residing at Cascade, Montana
My Commission Expires
June 7, 2027

SEAL

Signature of Notary Public

SEAL:

☐ Personally Known ☒ Produced Identification

Type of ID Florida Driver License

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00389160-000000
Account#	1477532
Property ID	1477532
Millage Group	50VI
Location Address	110 SUNSET Dr, LOWER MATECUMBE KEY
Legal Description	BK 3 PT LOT 2 & ALL LOT 3 & PT LOT 4 LOWER MATECUMBE BEACH PB3-34 LOWER MATECMBE KEY OR470-969 OR962-204 OR1968-198 OR3219-1436 (Note: Not to be used on legal documents.)
Neighborhood	1459
Property Class	VACANT RES (0000)
Subdivision	LOWER MATECUMBE BEACH
Sec/Twp/Rng	20/64/36
Affordable Housing	No

Owner

GODE A JAY
PO Box 543
Islamorada FL 33036

GODE PAMELA J
PO Box 543
Islamorada FL 33036

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	$0	$0	$0	$0	$0
+ Market Misc Value	$31,249	$31,728	$32,210	$32,188	$32,667
+ Market Land Value	$573,393	$562,840	$478,414	$318,356	$457,308
= Just Market Value	**$604,642**	**$594,568**	**$510,624**	**$350,544**	**$489,975**
= Total Assessed Value	**$409,137**	**$371,943**	**$338,130**	**$307,391**	**$279,446**
- School Exempt Value	$0	$0	$0	$0	$0
= School Taxable Value	**$604,642**	**$594,568**	**$510,624**	**$350,544**	**$489,975**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$573,393	$0	$31,249	$604,642	$409,137	$0	$604,642	$0
2023	$562,840	$0	$31,728	$594,568	$371,943	$0	$594,568	$0
2022	$478,414	$0	$32,210	$510,624	$338,130	$0	$510,624	$0
2021	$318,356	$0	$32,188	$350,544	$307,391	$0	$350,544	$0
2020	$457,308	$0	$32,667	$489,975	$279,446	$0	$489,975	$0
2019	$330,669	$0	$33,149	$363,818	$254,042	$0	$363,818	$0
2018	$253,278	$0	$27,003	$280,281	$230,947	$0	$280,281	$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	7,035.50	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1975	1976	6 x 70	1	420 SF	1
CONCRETE DOCK	1989	1990	12 x 79	1	948 SF	1
CONC DAVITS	1987	2004	0 x 0	1	2 UT	1

Sales

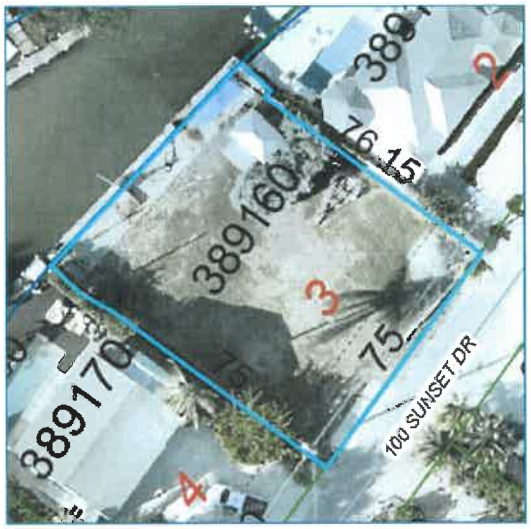
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/17/2023	$100	Quit Claim Deed	2413270	3219	1436	11 - Unqualified	Improved		
12/1/1985	$55,500	Warranty Deed		962	204	U - Unqualified	Improved		
2/1/1971	$6,000	Conversion Code		470	969	Q - Qualified	Improved		

View Tax Info

View Taxes for this Parcel

Photos

Map



TRIM Notice

2024 TRIM Notice (PDF)

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

LAW OFFICES OF
THOMAS D. WRIGHT
CHARTERED
9711 OVERSEAS HIGHWAY
POST OFFICE BOX 500309
MARATHON, FLORIDA 33050-0309
TELEPHONE (305) 743-8118
FAX (305) 743-8198
E-MAIL twlaw@bellsouth.net

THOMAS D. WRIGHT
ADMITTED TO BARS OF:
FLORIDA
OHIO

FLORIDA BAR BOARD
CERTIFIED REAL ESTATE ATTORNEY

February 4, 2004

Mrs. Pamela J. Gode
248 Wheeler Road
Marstons Mills, MA 02648

RE: Warranty Deed and Boundary Line Agreement-Godes/Raines
Our File: 03-580

Dear Pam:

Enclosed please find original Warranty Deed conveying the portion of property to you from Douglas Raines, pursuant to the Boundary Line Agreement. The Deed was recorded on January 16, 2004 in Official Record Book 1968, page 198. I also enclose a copy of the Boundary Line Agreement, recorded on the same day in Official Record Book 1968, page 195, both of the Public Records of Monroe County, Florida. I have retained the original Boundary Line Agreement in my file and have provided Mr. Raines with a copy of both documents. You should keep the original Deed and the copy of the Boundary Line Agreement in a secure place for future reference.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Thomas D. Wright

TDW/nab
Enclosures

MONROE COUNTY
OFFICIAL RECORDS

FILE #1420193
BK#1968 PG#198

PREPARED BY AND TO BE RETURNED TO:
LAW OFFICES OF THOMAS D. WRIGHT, CHARTERED
THOMAS D. WRIGHT, ESQUIRE
P.O. BOX 500309
MARATHON, FL 33050

Parcel ID Number: 00389160

Warranty Deed

RCD Jan 16 2004 11:22AM
DANNY L KOLHAGE, CLERK

This Indenture, Made this 13th day of January, 2004 A.D., **Between**
DOUGLAS M. RAINES, a single man

of the County of , State of Florida , **grantor,** and
A. JAY GODE and PAMELA J. GODE, husband and wife

DEED DOC STAMPS 0.70
01/16/2004 DEP CLK

whose address is: P.O. Box 543, Islamorada,

of the County of Monroe , State of Florida, 33036 , **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

A portion of Lot 2, Block 3, LOWER MATECUMBE BEACH, according to the Plat thereof, as recorded in Plat Book 3, at Page 34 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection formed by the dividing line between Lots 2 and 3, Block 3 and the Northwesterly right of way line of SUNSET DRIVE, as shown on said Plat of LOWER MATECUMBE BEACH, thence run N.45°00'00"W. along the dividing line between said Lots 2 and 3 for a distance of 76.15 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence continue N.45°00'00"W. for a distance of 11.66 feet; thence run N.54°13'42"E. along the Northwesterly line of said Lot 2 for a distance of 3.88 feet; thence run S.37°31'49"E. for a distance of 11.43 feet; thence run S.52°19'02"W. for a distance of 2.36 feet back to the POINT OF BEGINNING;
Containing 35.81 square feet, more or less.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

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

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

Signed, sealed and delivered in our presence:

Robert Flowers
Signature of Witness
Print Name: Robert Flowers

Steven R Mosby
Signature of Witness
Print Name: Steven R Mosby

DOUGLAS M. RAINES (Seal)
P.O. Address: 300 Pigeon Simmons St. Pine Tree Ste 203 Aspen, CO 81611

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 13 day of January, 2004 by DOUGLAS M. RAINES, a single man

who is personally known to me or who has produced as identification.

Karen J Gable
Printed Name: KAREN J GABLE
Notary Public
My Commission Expires:

Karen J Gable
My Commission CC911302
Expires February 16, 2004

MONROE COUNTY
OFFICIAL RECORDS

Laser Generated by © Display Systems, Inc., 2000 (863) 763-5555 Form FLWD-1

MONROE COUNTY
OFFICIAL RECORDS

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
THOMAS D. WRIGHT, ESQUIRE
LAW OFFICES OF THOMAS D. WRIGHT, CHARTERED
P.O. BOX 500309
MARATHON, FL 33050

FILE #1420192
BK#1968 PG#195

RCD Jan 16 2004 11:21AM
DANNY L KOLHAGE, CLERK

(#1)

BOUNDARY LINE AGREEMENT

THIS AGREEMENT dated this 21 day of October, 2003 by and between A. JAY GODE and PAMELA J. GODE, his wife, hereinafter referred to as "GODE" and DOUGLAS M. RAINES, hereinafter referred to as "RAINES";

WHEREAS, RAINES is the owner of the following described property located in Lower Matecumbe, Monroe County, Florida, to wit:

Lot 2, Block 3, Lower Matecumbe Beach, Lower Matecumbe Key, as recorded in Plat Book 3, at Page 34, of the Public Records of Monroe County, Florida; and

WHEREAS, GODE is the owner of the following described property located in Lower Matecumbe, Monroe County, Florida, to wit:

Lot 3, Block 3, Lower Matecumbe Beach, Lower Matecumbe Key, as recorded in Plat Book 3, at Page 34, of the Public Records of Monroe County, Florida; and

WHEREAS, the lots are adjacent to each other; and

WHEREAS, the parties acknowledge that the davit constructed by GODE encroaches on the property owned by RAINES; and

WHEREAS, it is the desire of the parties to resolve all issues relating to the said encroachment;

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration and the mutual covenants contained in this Agreement, the parties covenant and agree as follows:

1. RAINES will convey to GODE by Warranty Deed, the area defined by the davit base and the concrete dock currently encroaching onto the property owned by RAINES. The parties agree that the legal

FILE #1420192
BK#1968 PG#196

- description for the encroachment shall be prepared and supplied by David Massey, and the bill for the surveying fee shall be paid by GODE. Massey shall provide to RAINES, five (5) certified copies of the RAINES' Survey, showing the new configuration and legal description of the property.

2. GODE shall further be responsible for payment for preparation of the Warranty Deed and RAINES shall promptly execute the Deed upon its presentation by GODE.

3. GODE agrees to allow RAINES to plant vegetation and maintain foliage along the common property line between the parties. This permission to plant however, shall not be construed as a change of the existing property line and the agreement to maintain the foliage along the property line shall terminate upon the closing of the sale of the property by RAINES.

Witness:

Signature
Printed Name: Lea Cavill

Signature
Printed Name: Deanna Lamagna

A. JAY GODE

PAMELA J. GODE

Witness:

Signature
Printed Name: Barry Cain

Signature
Printed Name: Steven Hahn

DOUGLAS M. RAINES

AS TO GODE:

STATE OF Massachusetts
COUNTY OF Barnstable

BEFORE ME, the undersigned authority, personally appeared A. JAY GODE and PAMELA J. GODE, his wife, who after being by me first duly cautioned and sworn, executed the foregoing and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and office seal, this 29th day of October, 2003; and they are yes, personally known or have produced the following picture identification:

_____

Linda B Johnson
Notary Public

My Commission Expires: June 18, 2004

AS TO RAINES:

STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared DOUGLAS M. RAINES, who after being by me first duly cautioned and sworn, executed the foregoing and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and office seal, this 21st day of October, 2003; and he is X personally known or has produced the following picture identification:

_____

Karen J. Gable
Notary Public

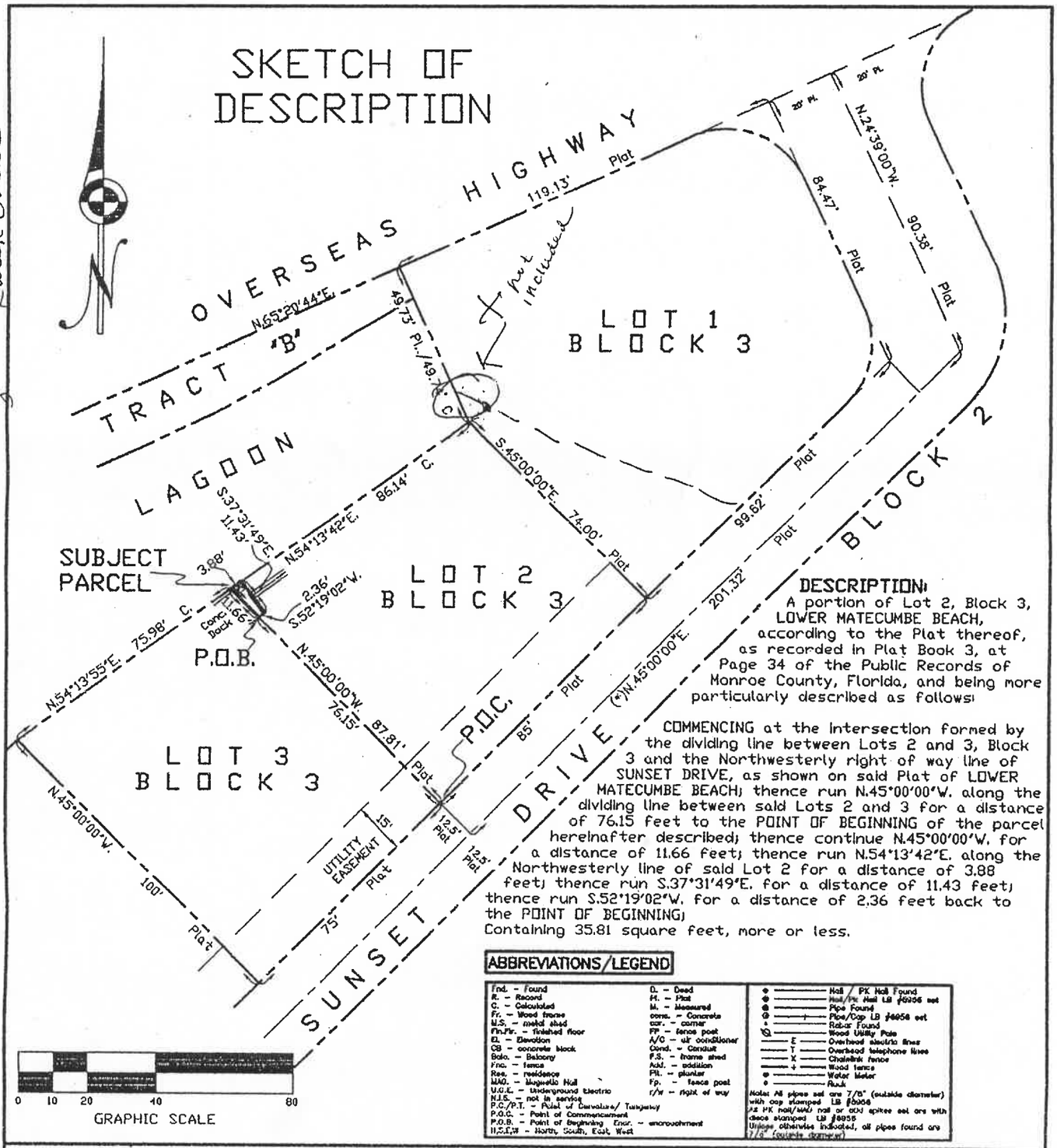
My Commission Expires:

Karen J Gable
My Commission CC911302
Expires February 16, 2004

MONROE COUNTY
OFFICIAL RECORDS

Return to Wendi - Out of County 305-852-4431 Karen Goode

SKETCH OF DESCRIPTION



DESCRIPTION:

A portion of Lot 2, Block 3, LOWER MATECUMBE BEACH, according to the Plat thereof, as recorded in Plat Book 3, at Page 34 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection formed by the dividing line between Lots 2 and 3, Block 3 and the Northwesterly right of way line of SUNSET DRIVE, as shown on said Plat of LOWER MATECUMBE BEACH; thence run N.45°00'00"W. along the dividing line between said Lots 2 and 3 for a distance of 76.15 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence continue N.45°00'00"W. for a distance of 11.66 feet; thence run N.54°13'42"E. along the Northwesterly line of said Lot 2 for a distance of 3.88 feet; thence run S.37°31'49"E. for a distance of 11.43 feet; thence run S.52°19'02"W. for a distance of 2.36 feet back to the POINT OF BEGINNING;
Containing 35.81 square feet, more or less.

ABBREVIATIONS/LEGEND

Fnd. - Found	D. - Deed
R. - Record	Pl. - Plat
C. - Calculated	M. - Measured
Fr. - Wood frame	conc. - Concrete
M.S. - metal shed	cor. - corner
Fn.Fr. - finished floor	FP - fence post
El. - Elevation	A/C - air conditioner
CB - concrete block	Cond. - Conduit
Balc. - Balcony	F.S. - frame shed
Fnc. - fence	Add. - addition
Res. - residence	Pl. - planter
MAG. - Magnetic Nail	Fp. - fence post
U.G.E. - Underground Electric	r/w - right of way
N.I.S. - not in service	
P.C./P.T. - Point of Curvature/ Tangency	
P.O.C. - Point of Commencement	
P.O.B. - Point of Beginning Encr. - encroachment	
N.S.E.W. - North, South, East, West	

●	Nail / PK Nail Found
◆	Nail/PK Nail LB #6956 set
●	Pipe Found
⊕	Pipe/Cap LB #6956 set
+	Rebar Found
⊠	Wood Utility Pole
E	Overhead electric lines
T	Overhead telephone lines
X	Chainlink fence
	Wood fence
⊕	Water Meter
○	Rock

Notes: All pipes set are 7/8" (outside diameter) with cap stamped LB #6956
All PK nail/NAIL nail or drill spikes set are with discs stamped LB #6956
Unless otherwise indicated, all pipes found are 1/2" (outside diameter)

DAVID MASSEY LAND SURVEYING, INC.
Phone: (305)853-0088 / Fax: (305)853-0233
88888 Overseas Highway / P.O. Box 619, Tavernier, Fl. 33070

Client: Gode

Florida Certificate of Authorization No. LB 6956

Section 20 , Township 64 South, Range 38 East

Lower Matecumbe Key Monroe County, Florida

Sketch Date: 12-23-03 Fieldbook No.

Drawing No. 6899 Drawn By: D.S.M. Scale: 1" = 40'

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief. This survey meets the requirements of Ch. 61G17 of the Florida Administrative Code, Minimum Technical Standards for Florida Surveyors and Mappers, pursuant to Ch. 472.027, F.S.

David S. Massey, P.S.M. # 5125

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

419191 OFF REC 0962 PAGE 204

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida
85-054

This instrument was prepared by:

KENNETH H. SMITH
Attorney at Law
Post Office Box 419
TAVERNIER, FLORIDA 33070

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 15th day of December 1985, **Between**

WILLIAM P. FUCHS

of the County of DuPage, State of Illinois, grantor*, and

A. JAY GODE and PAMELA J. GODE, his wife

whose post office address is 248 Wheeler Road, Marstons Mills, MA 02648

of the County of Barnstable, State of Massachusetts, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten and No/100's ($10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lot 3, Block 3 of LOWER MATECUMBE BEACH, according to the Plat thereof as recorded in Plat Book 3 at Page 34 of the Public Records of Monroe County, Florida.

96 JAN -3 PM 2:35
MONROE COUNTY, FLA.
CLK. CIR. CT.

SUBJECT TO: Taxes for the year 1986 and subsequent years. Conditions, restrictions, limitations and easements of record, if any, and applicable zoning and building ordinances.

GRANTOR resides in the State of Illinois and the aforedescribed property is unimproved and not his homestead, nor contiguous thereto.

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

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

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

Signed, sealed and delivered in our presence:

Robert W. Hornbeck
Edward Brightley

William P. Fuchs (Seal)
William P. Fuchs

(Seal)

(Seal)

(Seal)

Doc Stamps Paid 220.50 Date 1-3-86
MONROE COUNTY
DANNY L. KOLHAGE, Clerk Cir. Ct.
By Bonnie Yates D.C.

STATE OF ILLINOIS
COUNTY OF DuPAGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

William P. Fuchs

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of December, 19 85

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 15, 1988
ISSUED THRU ILL. NOTARY ASSOC.

Recorded in Official Records Book, In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/17/2023	$100	Quit Claim Deed	2413270	3219	1436	11 - Unqualified	Improved		
12/1/1985	$55,500	Warranty Deed		962	204	U - Unqualified	Improved		
2/1/1971	$6,000	Conversion Code		470	969	Q - Qualified	Improved		

View Tax Info

View Taxes for this Parcel

Photos

Map

TRIM Notice

2024 TRIM Notice (PDF)

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

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: 3/1/2025, 1:20:59 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Monroe County Property Record Card (020)

Alternate Key: 1477532 **Roll Year** 2016
Effective Date: 2/21/2017 7:32:48 AM **Run:** 02/21/2017 08:34 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2016F	C	283,997	0	0	21,509	305,506	190,865	0	N	305,506
2015F	C	269,973	0	0	18,396	288,369	173,514	0	N	288,369
2014F	C	252,442	0	0	16,906	269,348	157,740	0	N	269,348
2013F	C	178,813	0	0	17,091	195,904	143,400	0	N	195,904
2012F	C	148,660	0	0	17,183	165,843	130,364	0	N	165,843
2011F	C	100,977	0	0	17,536	118,513	118,513	0	N	118,513
2010F	C	108,065	0	0	17,805	125,870	125,870	0	N	125,870
2009F	C	301,682	0	0	18,065	319,747	319,747	0	N	319,747
2008F	C	337,704	0	0	18,418	356,122	356,122	0	N	356,122
2007F	C	337,704	0	0	17,276	354,980	354,980	0	N	354,980
2006F	C	252,152	0	0	15,290	267,442	267,442	0	N	267,442
2005F	C	180,109	0	0	15,517	195,626	195,626	0	N	195,626
2004F	C	136,207		0	15,701	151,908	151,908	0	N	151,908
2003F	C	106,400		0	7,224	113,624	113,624	0		113,624
2002F	C	53,760		0	7,434	61,194	61,194	0		61,194
2001F	C	42,000		0	7,602	49,602	49,602	0		49,602
2000F	C	42,000		0	6,379	48,379	48,379	0		48,379
1999F	C	42,000		0	6,562	48,562	48,562	0		48,562
1998F	C	42,000		0	6,692	48,692	48,692	0		48,692
1997F	C	42,000		0	6,838	48,838	48,838	0		48,838
1996F	C	42,000		0	7,022	49,022	49,022	0		49,022
1995F	C	42,000		0	7,152	49,152	49,152	0		49,152
1994F	C	42,000		0	7,298	49,298	49,298	0		49,298
1993F	C	38,500		0	7,482	45,982	45,982	0		45,982
1992F	C	38,500		0	7,612	46,112	46,112	0		46,112
1991F	C	42,000		0	7,758	49,758	49,758	0		49,758
1990F	C	42,000		0	285	42,285	42,285	0		42,285
1989F	C	38,850		0	285	39,135	39,135	0		39,135
1988F	C	38,850		0	285	39,135	39,135	0		39,135
1987F	C	38,500		0	285	38,785	38,785	0		38,785
1986F	C	31,500		0	285	31,785	31,785	0		31,785

Monroe County Property Record Card (020)

Alternate Key: 1477532 **Roll Year** 2016
Effective Date: 2/21/2017 7:32:48 AM **Run:** 02/21/2017 08:34 AM

1985F	C	29,750	0	285	30,035	30,035	0	30,035
1984F	C	29,750	0	285	30,035	30,035	0	30,035
1983F	C	20,289	0	285	20,574	20,574	0	20,574
1982F	C	20,289	0	285	20,574	20,574	0	20,574

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
470	969	2/1/1971	Conversion Code	0	Q	I	6,000
962	204	12/1/1985	Warranty Deed	0	U	I	55,500

Total Values

(Classified Value + Non-Ag Land Just Value)

Bldg Value	0	**Misc Value**	21,509	**Land Value**	283,997	**Classified Value**	283,997	**New Const Value**	0
Total Just Value	305,506	**Total Expt Value**	0	**Taxable Value**	305,506	**Prev Tax Value**	288,369	**Previous Just**	288,369

Monroe County Property Record Card (020)

Alternate Key: 1477532 **Roll Year** 2016
Effective Date: 2/21/2017 7:32:48 AM **Run:** 02/21/2017 08:34 AM

GODE,A JAY AND PAMELA J

PO BOX 543
ISLAMORADA FL 33036

Parcel 00389160-000000-20-64-36 **Nbhd** 1459
Alt Key 1477532 **Mill Group** 50VI
Affordable Housing No **PC** 0000
FEMA Injunction
Inspect Date Jun 04, 2013 **Next Review**
Business Name
Physical Addr 110 SUNSET DR, LOWER MATECUMBE KEY

Associated Names

Name	DBA	Role	% Own
GODE, A JAY AND PAMELA J		Owner	100.00000

Legal Description

PT LOT 2 & ALL LOT 3 BK 3 LOWER MATECUMBE BEACH PB3-34 LOWER MATECMBE KEY OR470-969/70 OR962-204 OR1968-198

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
52781	010C	0	0	No	7,035.50	SF	0.00	40.50	1.00	1.00	1.00	1.00		N	0	283,997
														Total Just Value		283,997

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
3	DAV:CONC DAVITS	2	UT	0.00	0	0	1987	2004	1	60	12,650	10,120
2	DK3:CONCRETE DOCK	948	SF	0.00	79	12	1989	1990	1	60	12,201	6,954
1	SW2:SEAWALL	420	SF	0.00	70	6	1975	1976	1	60	11,088	4,435
										Total Depreciated Value		**21,509**

Appraiser Notes

RCN-MI= $518 UNIT COST-MI= $7.20 WALL

Just Value

Bldg ID	Building Value		
		Land	283,997
		Bldg	0
		Misc	21,509
		Just	305,506

Doc # 2413270 Bk# 3219 Pg# 1436 Electronically Recorded 4/10/2023 at 11:21 AM Pages 3
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $27.00 Deed Doc Stamp $0.70

27.00
.70

Prepared by:
Anthony J. Barrows
Attorney at Law
9711 Overseas Highway
Marathon, FL 33050
305-743-8118
File Number: **21-105**
Parcel ID No.: **00389170-000000; 1477541**

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 17th day of Feb, 2023, between **Nicholas M. Reizen and Raynie G. Reizen, husband and wife**, whose post office address is **528 Devils Ln, Naples, FL 34103-3022**, grantor, and **A. Jay Gode and Pamela J. Gode, husband and wife**, whose post office address is **P. O. Box 543, Islamorada, FL 33036**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

A portion of Lot 4, Block 3, LOWER MATECUMBE BEACH, according to the Plat thereof as recorded in Plat Book 3, at Page 34, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection formed by the dividing line between Lots 3 and 4, Block 3 and the Northwesterly right of way line of Sunset Drive as shown on said Plat of LOWER MATECUMBE BEACH; thence run N.45°00'00"W, along said dividing line between said Lots 3 and 4 for a distance of 75.00 feet; to the POINT OF BEGINNING of the portion of said Lot 4 hereinafter described; thence run N.52°17'18"W., for a distance of 10.77 feet to a corner of a concrete dock; thence run N.37°10'53"W., along the edge of said concrete dock for a distance of 10.04 feet to a point on the diving line between said Lots 3 and 4; thence run S.45°00'00"E along said dividing line for a distance of 20.63 feet back to the Point of Beginning. Containing 14.09 square feet.

A sketch of the parcel is attached hereto as Exhibit "A" and by reference made a part hereof.

This is a gratuitous conveyance of encumbered property and thus is exempt from Florida documentary stamp tax.

This document was prepared without benefit of title examination.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

DoubleTime®

Doc # 2329468 Bk# 3111 Pg# 1344 Recorded 7/12/2021 at 1:13 PM Pages 4
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: $35.50

This instrument prepared by:
Hank Flores, AICP, CFM
Asst. Planning Director
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

After recording, please return to:
Planning and Development Services Department
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036

Notice of Approval: Lot Combination (File No.: PLLL20210099)

Applicant:	Jay and Pamela Gode
LEGAL DESCRIPTION OF SUBJECT PROPERTIES TO BE ADJUSTED:	
Parcel 1:	Real Estate Number: 00389160-000000
Address:	110 Sunset Drive
Legal Description:	LOT 3, BLOCK 3,LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA
Parcel 2:	Real Estate Number: 00389170-000000
Address:	114 Sunset Drive
Legal Description	LOT 4, BLOCK 3,LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA.
LEGAL DESCRIPTIONS AFTER LOT LINE ADJUSTMENT:	
Parcel 1:	Real Estate Number: 00389160-000000
Address:	110 Sunset Drive
Legal Description	LOT 3, BLOCK 3,LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA AND THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF LOT 4, BLOCK 3,LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION FORMED BY THE DIVIDING LINE BETWEEN LOTS 3 AND 4, BLOCK 3 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SUNSET DRIVE AS SHOWN ON SAID PLAT OF LOWER MATECUMBE BEACH; THENCE RUN NORTH 45°00'00" WEST ALONG SAID DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 FOR A DISTANCE OF 75.00 FEET TO THE POINT OF THE BEGINNING OF THE PORTION OF SAID LOT 4 HEREINAFTER DESCRIBED; THENCE RUN NORTH 52°17'18" WEST FOR A DISTANCE OF 10.77 FEET TO A CORNER OF A CONCRETE DOCK; THENCE RUN NORTH 37°10'53" WEST ALONG THE EDGE OF SAID CONCRETE DOCK FOR A DISTANCE OF 10.04 FEET TO A POINT ON THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4; THENCE RUN SOUTH 45°00'00" EAST ALONG SAID DIVIDING LINE FOR A DISTANCE OF 20.63 FEET BACK TO THE POINT OF BEGINNING.

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

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

Nicholas M. Reizen

Raynie G. Reizen

State of FL

County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17 day of Feb, 2023 by Nicholas M. Reizen and Raynie G. Reizen, husband and wife, who [ ] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]

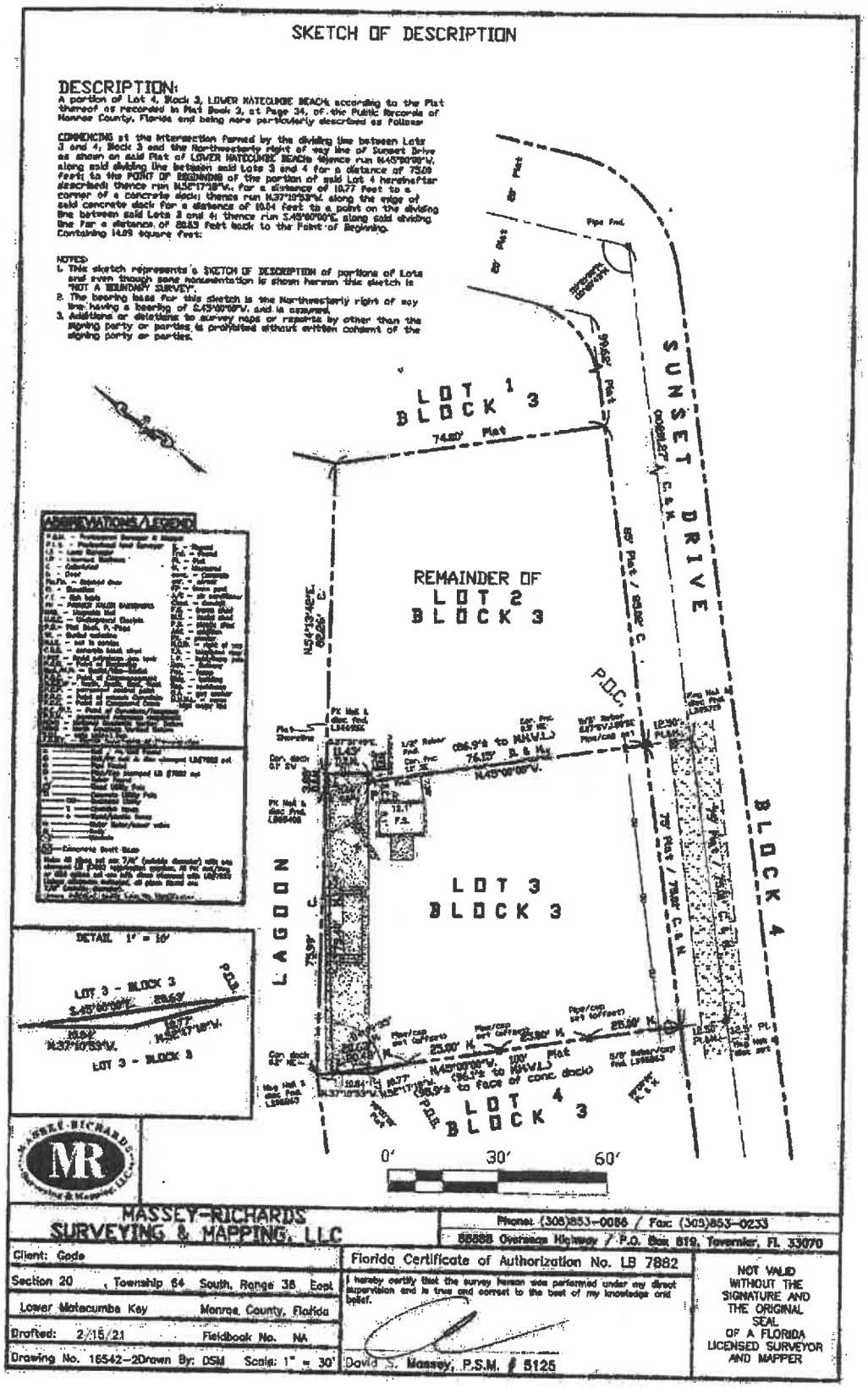
PATRICIA L. MCDONALD
MY COMMISSION # GG 348630
EXPIRES: September 14, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Patricia L McDonald

My Commission Expires: 9-14-23

EXHIBIT "A"


SKETCH OF DESCRIPTION
DESCRIPTION:
A portion of Lot 4, Block 3, LOWER MATECUMBE BEACH according to the Plat thereof as recorded in Plat Book 2, at Page 34, of the Public Records of Monroe County, Florida and being more particularly described as Follows:
COMMENCING at the intersection formed by the dividing line between Lots 3 and 4, Block 3 and the Northwesterly right of way line of Sunset Drive as shown on said Plat of LOWER MATECUMBE BEACH; thence run N.45°00'00"W. along said dividing line between said Lots 3 and 4 for a distance of 75.00 feet to the POINT OF BEGINNING of the portion of said Lot 4 hereinafter described; thence run N.52°17'18"W., for a distance of 10.77 feet to a corner of a concrete dock; thence run N.37°10'53"W. along the edge of said concrete dock for a distance of 10.04 feet to a point on the dividing line between said Lots 3 and 4; thence run S.45°00'00"E. along said dividing line for a distance of 20.53 feet back to the Point of Beginning.
Containing 14.09 square feet.
NOTES:
1. This sketch represents a SKETCH OF DESCRIPTION of portions of Lots and even though some monumentation is shown hereon this sketch is "NOT A BOUNDARY SURVEY".
2. The bearing base for this sketch is the Northwesterly right of way line having a bearing of S.45°00'00"E. and is assumed.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
ABBREVIATIONS / LEGEND
LOT 1 BLOCK 3
74.80' Plat
SUNSET DRIVE
BLOCK 4
REMAINDER OF LOT 2 BLOCK 3
LOT 3 BLOCK 3
LOT 4 BLOCK 3
LAGOON
P.O.C.
P.O.B.
DETAIL 1" = 10'
LOT 3 - BLOCK 3
LOT 3 - BLOCK 3
0' 30' 60'
MASSEY-RICHARDS SURVEYING & MAPPING, LLC
Phone: (305)853-0086 / Fax: (305)853-0233
88888 Overseas Highway / P.O. Box 819, Tavernier, FL 33070
Client: Gade
Section 20, Township 64 South, Range 38 East
Lower Matecumbe Key Monroe County, Florida
Drafted: 2/15/21 Fieldbook No. NA
Drawing No. 16542-2Drawn By: DSM Scale: 1" = 30'
Florida Certificate of Authorization No. LB 7882
I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
David S. Massey, P.S.M. # 5125
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY A.J. AND PAMELA J. GODE FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 110 SUNSET DRIVE, LOWER MATECUMBE, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 30, Article IV, Division 11 "Building Permit Allocation System," Section 30-477 "Administrative Relief," of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), A.J. and Pamela J. Gode (the "Property Owner") has applied to the Village Council of Islamorada, Village of Islands, Florida (the "Village Council") for administrative relief from the Village Building Permit Allocation System (the "BPAS") for property located at 110 Sunset Drive, having parcel ID number 00389160-000000 located in the Lower Matecumbe Beach subdivision on Lower Matecumbe Key, as legally described in Exhibit "A", and

WHEREAS, on November 13, 2025, a duly noticed public hearing was held by the Village Council to consider the application for administrative relief; and

WHEREAS, following the public hearing, upon review and examination of the record, the Village Council finds that pursuant to the requirements of the Village Code and existing case law, the Application demonstrates a beneficial use providing economic benefit to the Property Owner.

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

Section 1. Findings. The Village Council, having considered the testimony and evidence presented by all parties, including the Applicant, does hereby find and determine that:

(1) The hearing was properly noticed, the Application and the supporting documents and materials were properly before the Village Council for consideration, and all interested

parties concerned in the matter were given the opportunity to be heard.

(2) The Application, based on the evaluation meets the standards set forth in Sections 30-477 and 30-533 of the Village code to require remedial action to provide for administrative relief in the form of a building permit allocation.

Section 2. Conclusions of Law.

(1) That granting of the Application is consistent with the Village Code and will not be detrimental to the community as a whole.

(2) That in rendering its decision as reflected in this Resolution, the Village Council has:

a. Accorded procedural due process;

b. Observed the essential requirements of the law; and

c. Supported its decision by competent substantial evidence of record.

(3) Approval of administrative relief is hereby granted.

Section 3. 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 Owner until forty-five (45) days following the rendition to the Florida Department of Commerce ("DOC"), pursuant to Chapter 73C-44.002 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Ordinance 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 _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

Councilwoman Anna Richards ___

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00389160-000000
BK 3 PT LOT 2 & ALL LOT 3 & PT LOT 4 LOWER MATECUMBE BEACH PB3-34 LOWER MATECMBE KEY, of the Public Records of Monroe County, Florida.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Ordinance to Amend Future Land Use Map from Residential Medium to Mixed Use at the Property located at 87469 Old Highway - First Reading TAB J**

Background:
The applicant, Ty Harris, PA on behalf of the property owner Jaime and Mike Snyder, 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 87469 Old Highway (RE #00413300-000000), comprising 12,000 square feet. The current use of the property is a commercial business known as "Island Air." This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from Residential Single-Family (R-1) District to Highway Commercial (HC) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant's agent has submitted a needs analysis detailing the map amendment request.

The subject property currently has an existing Residential Medium (RM) Future Land Use designation. The properties to the North and West are designated Residential Medium (RM). Properties to the South are designated Mixed Use (MU). The properties to the East across Old Highway are designated Residential High (RH) and Residential Low (RL). The character of the surrounding area is mixed use with residential uses and commercial uses.
The property is scarified and contains not protected habitat. The property is not recognized as habitat to any state or federal listed animal species. Pursuant to the Village's GIS data and records the parcel is defined as hammock and scarified.

Analysis:
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. The following table is a comparison of the maximum residential density and non-residential intensity [or floor area ratio (FAR)] between the existing RM FLUM and the

proposed MU FLUM.

Existing FLUM Category Maximum Residential Density Maximum Non-Residential Intensity (FAR)
Residential Medium (RM)
Single Family 1 unit per lot -
Duplex 2 units per lot -
Triplex for Affordable Housing 3 units per lot -
Fourplexes for Affordable Housing 4 units per lot -
Proposed FLUM Category Maximum Residential Density Maximum Non-Residential Intensity (FAR)
Mixed Use (MU) Residential
Residential Density Allowance 6 units per acre -
With TDRs 12 units per acre -
Affordable Housing 15 units per acre -
Mixed Use (MU) Nonresidential
Outside Village Activity Centers - .25
Outside Village Activity Centers with TDRs - .35
Inside Village Activity Centers - .35
Working Waterfronts - .35

Maximum Residential Density: The proposed MU FLUM designation would allow market-rate residential density based on acreage (6 units per acre); and therefore, the minimal lot size to support one (1) market-rate residential unit would be 7,260 square feet or 0.16 acre. The MU FLUM category allows affordable housing at an allocated density of 15 units per acre that requires a minimum of 2,904 square feet to support one unit. If approved, the proposed FLUM amendment would not result in an increase in market-rate residential dwelling units but would result in an increase of up to four (4) deed-restricted affordable residential dwelling units on the property.

Maximum Non-Residential Intensity (FAR): The proposed MU FLUM category would allow nonresidential intensity of 0.25 FAR for areas outside of the Village Activity Centers, and up to 0.35 FAR for areas inside the Village Activity Centers, Working Waterfronts and through utilizing the transfer of development rights (TDRs).

Impact on Public Facilities:
The request for a FLUM change is to bring an already developed site into conformance with the existing use. There is no anticipated additional impact on public facilities.

Wastewater: The Village has adopted level of service (LOS) standards for wastewater management systems as required by Federal and State regulations. Currently, any permitted or replacement on-site wastewater treatment facility with a design flow less than or equal to 100,000 gallons per day (GPD) within the Village must comply with the 10/10/10/1 Best Available Technology (BAT) standard, as well as require approval from the Monroe County Health Department and/or the Florida Department of Environmental Protection.

Potable Water: The Village has adopted LOS standards for potable water. The LOS standard

for the Village are 371.7 gallons per equivalent residential unit (ERU) per day. Based on water use data provided by FKAA, the current amount of water consumed by an ERU in Monroe County is 219.42 gallons per day (GPD). Therefore, the actual demand is lower than the Village's LOS standard for ERUs of 371.7 GPD.

Solid Waste: The Village has adopted LOS standards for solid waste management. Pursuant to Comprehensive Plan Policies 4-1.1.4 and 9-1.2.3, minimum disposal quantity is 12.2 pounds per day per equivalent residential unit (ERU). The Village's solid waste LOS also requires that sufficient capacity shall be available at a solid waste disposal site to accommodate all existing and approved development for a period of three years from the projected date of completion of the proposed development or use. Islamorada has no facilities within its jurisdiction for the disposal of solid waste. All solid waste generated from the Village is currently managed through a contract with Island Disposal and disposed of through existing authorized Monroe County and Miami-Dade County solid waste facilities.

Stormwater: The Village has adopted LOS standards for stormwater management as currently mandated by State agencies, as defined in the Village's adopted Stormwater Management Master Plan, and as implemented in the Village's LDRs and Stormwater Design Criteria Technical Manual. Any additional development associated with the proposed FLUM amendment would be subject to these standards and is required to meet or exceed them as a condition of development approval.

Recreation and Open Space: The Village has adopted a minimum LOS standard for recreation and open space of 3.79 acres per 1,000 population, pursuant to Comprehensive Plan Policy 9-1.2.3. According to the Village's most recent Public Facilities Capacity Assessment, there is an estimated functional population of 11,280 persons in 2012. Therefore, 42.75 acres of recreation and open space are required to meet the adopted LOS. The existing supply of recreation and open space area in the Village is 132.3 acres, which exceeds the adopted LOS standard and provides for 11.73 acres per 1,000 persons. Therefore, the proposed FLUM amendment is not projected to decrease the existing recreation and open space LOS below the adopted standards, as provided in Comprehensive Plan Policy 9-1.2.3.

Roadways: The Village has adopted minimum LOS standards for roadways, pursuant to Comprehensive Plan Policy 9-1.2.3. The Property is located adjacent to Overseas Highway which shall have sufficient available capacity to operate at or above LOS as measured by peak hours volumes at all intersections including but not limited to all intersections of U.S.1.
Schools: The Comprehensive Plan does not establish a LOS standard for schools, but Monroe County and state law require that school classroom capacity be available to accommodate all school-age children generated by proposed development or use. According to the 2012 Monroe County Public Facilities Capacity Assessment Report, all schools have adequate capacity to serve the growth anticipated in 2012 at the County's adopted LOS standard.

Compatibility with Comprehensive Plan Policies:

Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations
Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
Policy 1-2.4, Recognize Mixed Use Development Patterns
Policy 1-2.4.1, Guide The Location of Commercial uses and Revitalize Commercial Areas
Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation
Policy 1-2.4.6: Establish Zoning District Criteria for MU

Comprehensive Plan Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations, 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.

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.

It is the staff's opinion that is request is compatible with the two policies as it does not result in an adverse community change. The property has been operating as a commercial business for some time. No change to the property is proposed. The change has been requested to bring the property into compliance with the current use.

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 would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial and residential uses.

Comprehensive Plan Policy 1-2.4.1, Guide The Location of Commercial Uses And Revitalize Commercial Areas, states 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.
The proposed amendment would be consistent with this policy in that it is already developed as a commercial use.

Comprehensive Plan Policy 1-2.4.5, Standards Applicable to Non-Residential Uses in the MU Designation, states, “The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas.”

The proposed amendment is consistent with Policy 1-2.4.5 as the Property meets the FAR requirements for nonresidential intensity.
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 amendment is consistent with Policy 1-2.4.6 (2) as it establishes Commercial Zoning where a commercial use already exists.

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 and staff response is provided immediately below. The Applicant has provided his responses to the criteria in his 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 the lot is already developed and in use a commercial business.

(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 as there would be no negative impact on shoreline or marine resources.

(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. The property does not have upland resources that could be impacted.

(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. Bringing the subject property's zoning into conformance with its current use would support the maximum well-being of the Florida Keys citizens and the economic health of the area.

(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 as there is no impact to the quality of water throughout the Florida Keys.

(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. No additional development is proposed.

(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. No new development is proposed.

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

Village Staff Response:
The proposed FLUM amendment will not have 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 as there will be no impact.

(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.

At its meeting on September 15, 2025, the LPA voted unanimously to recommend approval of this ordinance.

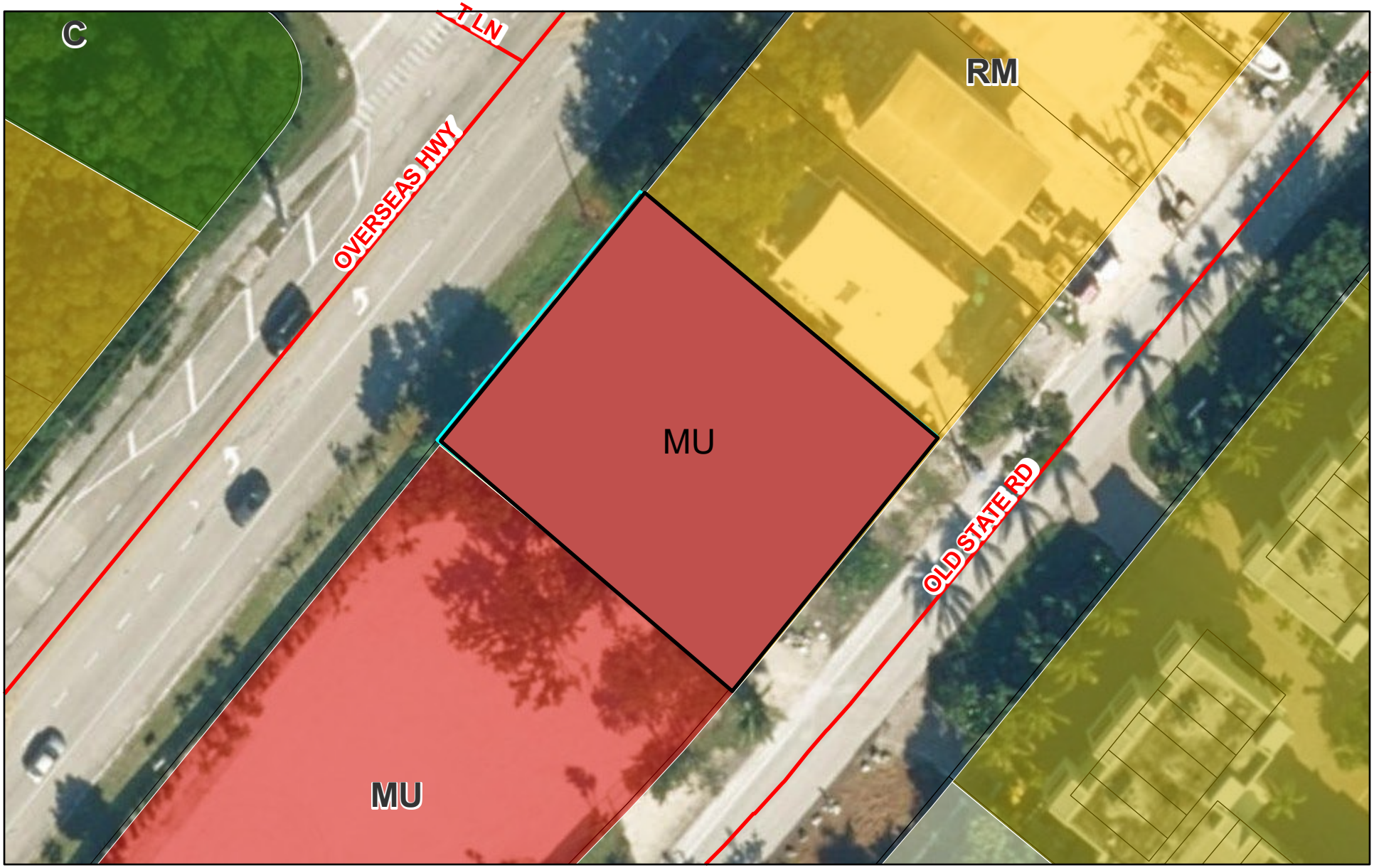
Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff has reviewed the request for FLUM Amendment from Residential Medium to Mixed Use and determined that the request meets the criteria. Therefore, staff recommends approval of the map amendment.

Attachments:
1. Island Air Backup
2. 87469 OLD FLUM ORD

87469 Old Hwy



7/30/2025, 2:08:23 PM

FLUM

- Residential Low (RL)
- Residential Medium (RM)
- Residential High (RH)
- Mixed Use (MU)
- Conservation (C)
- Streets
- Parcels

1:564

0 0 0.01 0.02 mi

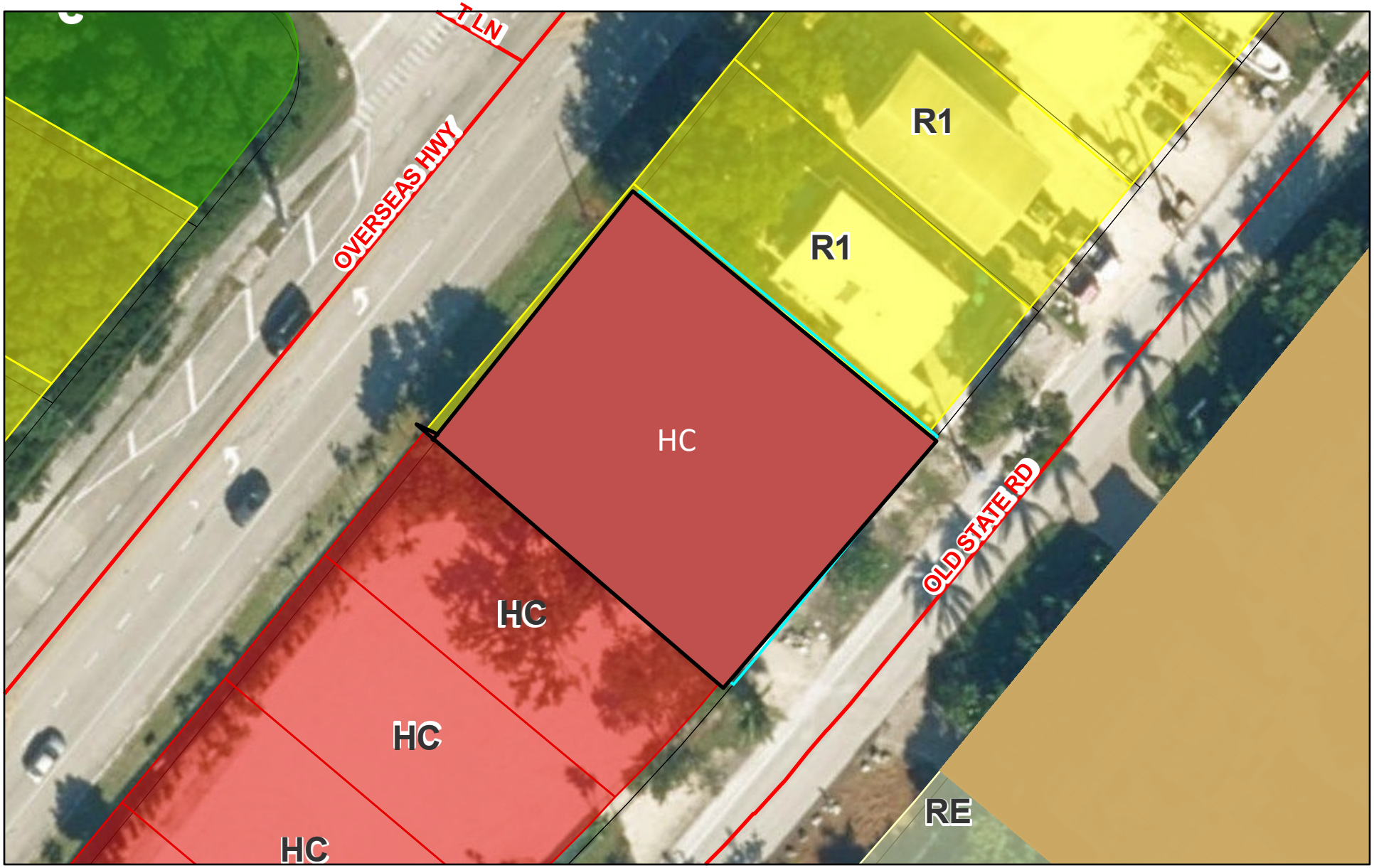
0 0.01 0.01 0.02 km

Monroe County BOCC, State of Florida, Maxar, Microsoft

Web AppBuilder for ArcGIS

Monroe County BOCC, State of Florida, Maxar, Microsoft | Florida Natural Areas Inventory |

87469 Old Hwy Proposed zoning



7/30/2025, 2:18:40 PM

1:564

Zoning

- Residential Estate (RE)
- Residential Single-Family (R1)
- Multifamily (MF)
- Highway Commercial (HC)
- Conservation (C)
- Streets
- Parcels

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

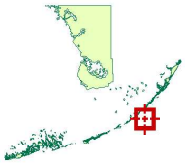
Monroe County BOCC, State of Florida, Maxar, Microsoft

Web AppBuilder for ArcGIS

Monroe County BOCC, State of Florida, Maxar, Microsoft | Florida Natural Areas Inventory |

Monroe County, FL

Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00413300-000000	**Alternate ID**	1507512	**Owner Address**	SNYDER JAIME
Sec/Twp/Rng	07/63/38	**Class**	SINGLE FAMILY RESID		903 Red Bird Rd
Property Address	87469 OLD Hwy				Key Largo, FL 33037
	PLANTATION KEY				
District	50VI				

Brief Tax Description BK 4 LOTS 7-8 PLANTATION BEACH PB2-76 PLANTATION KEY G72-506/07 OR1689-1761/GUARD OR1758-183/88PET OR1864-1357 OR2127-224 OR2215-1460/61 OR2236-748R/S OR2624-1323/24C/T OR2648-746/47

(Note: Not to be used on legal documents)

Date created: 5/26/2025
Last Data Uploaded: 5/24/2025 1:37:40 AM

Developed by SCHNEIDER GEOSPATIAL

Monroe County 2010-2030

Population Projections

March 15, 2011

TABLE OF CONTENTS

Section	Title	Page
1.0	*Background - Forecast Approach*	2
2.0	*ROGO Based Permanent Population Series*	2
3.0	*Analysis of Permanent Population Data*	2
4.0	*Analysis of Seasonal Population Data*	3
5.0	*Seasonality*	4
6.0	*Methodological Flaw in MCPD and FKAA Regarding Seasonal Shift*	8
7.0	*Seasonality in Retail Sales*	10
8.0	*Long term Trends in Retail Sales and Traffic*	12
9.0	*Countywide Functional Population*	14
10.0	*Determination of Unincorporated Area Functional Population*	18
11.0	*Unincorporated Population in Upper/Middle/Lower Keys*	20

Appendix 1 – Monroe County Planning Department Population Study

Appendix 2 - FKAA Seasonal Methodology

Appendix 3 - County Population with Seasonal Replacement Calculations

Appendix 4 – Response to DCA Review Notes/Request for Additional Information

1.0 Background - Forecast Approach

The population forecast was prepared[1] for unincorporated Monroe County through year 2030 for the update of the County's Comprehensive Plan. Population is identified according to upper/middle/lower (UML) keys. It is based on the countywide functional population control total forecast through 2030; functional population is the sum of permanent plus seasonal population.

The Keith and Schnars (K&S) team begins with a permanent population forecast and a seasonal population forecast at the county level. The seasonal population series is based on the Florida Keys Aqueduct Authority (FKAA) data series. This series includes estimates of seasonal residences, RV's, hotel/motel, camps, boat liveaboards, mobile home, and other. The Department of Community Affairs (DCA) has recommended using the FKAA series for the purposes of estimating the seasonal population component, with appropriate updates to the methodology.

The permanent population series is the latest published by the University of Florida, Bureau of Economic and Business Research (BEBR). In as much as ROGO has been in place since 1993, BEBR population projections reflect a ROGO constrained growth trend. This means permanent population growth projections implicitly assume the continuation of the ROGO constraint and the effects of the ROGO constraint are implicitly embedded in the history.

2.0 ROGO Based Permanent Population Series

The ROGO based permanent population series will be used in the Comp Plan update as one component of the functional population. At the county level, for control totals, DCA has recommended using the latest BEBR annual estimates and the BEBR Medium series population projections from PS 156, published March 2010 for permanent population estimates.

3.0 Analysis of Permanent Population Data

University of Florida annual population estimates for municipalities and unincorporated areas indicates permanent population fell in the Keys from 2006-2008, with some a return to growth evidenced in 2009. The effect of the short term decline is to drive the long term population projections down. Thus, both recent history and future projections from BEBR suggest a downward trend in permanent population. This is reflected in the resulting Functional Population series shown in Figure 1. This series represents the sum of the most recent BEBR permanent projection and the FKAA seasonal projection.

[1] The population forecast was prepared by Fishkind and Associates with support from Keith and Schnars, P.A.

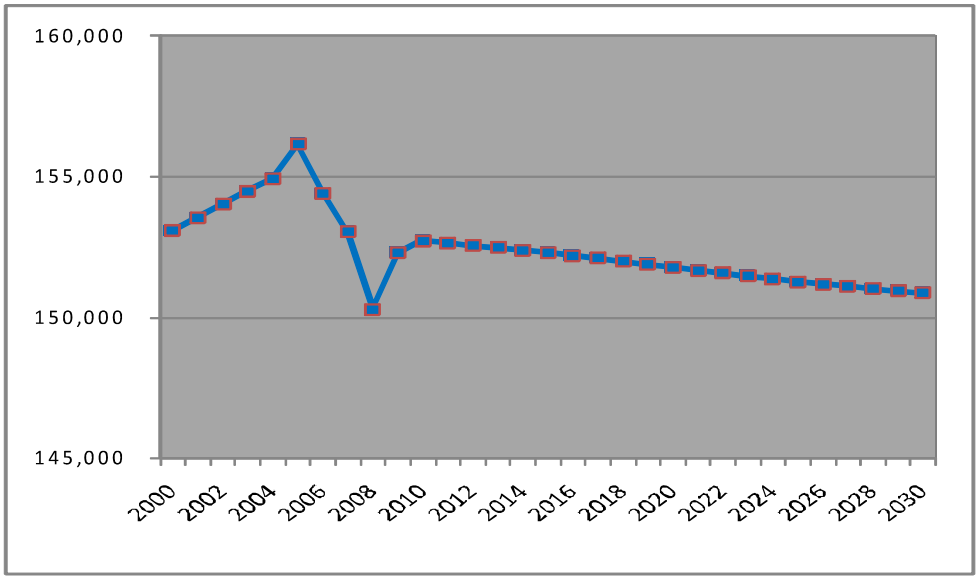


Figure 1 – Preliminary Functional Population Projection

4.0 Analysis of Seasonal Population Data

There is ongoing ROGO based residential growth and there is a substantial inventory of non-conforming, substandard, live-aboard and RV camp housing. Substandard, non-conforming units are being gradually removed from inventory, however, not at a rate fast enough to net out all residential growth. It is our view a portion of the permanent population losses have occurred as a result of the recession, a rise in foreclosures, depletion of affordable housing and increased unemployment. Nearly 3,500 units have been foreclosed throughout the Keys since 2005. The rise in home prices and threat of hurricanes has also contributed in our view to some permanent population loss. Losses associated with some of these conditions may be temporary, resulting in renewed growth after the recession. The BEBR annual permanent population estimate for 2009 indicated, net positive permanent population growth in 2009 and small losses in 2010.

On the other hand, of all the new single family housing growth in Monroe County since 1999, nearly 70% has been in non-homesteaded units. It is likely this is a function of both growth in seasonal population as well as permanent population loss, which may cause once permanently occupied existing units to become non-homesteaded. This latter aspect represents a shift from existing permanent population to seasonal population and is why the non-homesteaded mix is so high.

5.0 Seasonality

Seasonal population is one component of Functional population. K&S has researched three functional population series. The three functional series in this analysis include permanent populations based on Census, BEBR and FKAA. In each of these scenarios the same Seasonal series, from FKAA, is used. The FKAA seasonal series is the seasonal series developed by Monroe County Planning Department (MCPD). The detailed methodology for the Seasonal series is found in the MCPD report included as Appendix 1. The FKAA seasonal series methodology generated from the MCPD report is found in **Appendix 2**.

As permanent population has fallen we must examine whether and the degree to which it is replaced by seasonal population. The American Communities Survey from 2005, 2008 and the Census 2000 data indicate a substantial increase in housing units held for seasonal use. These data indicate the number of seasonal units has risen from 12,628 in 2000 to 15,262 in 2005 to 19,195 in 2008 (**Table 2**). This is an increase of 6,567 seasonal units. This would represent a shift into seasonal population by as much as 16,418 persons. During the same period permanently occupied units have fallen from 35,086 to 29,084, some 6,002 units or a decline of 15,005 persons (**Table 1**). Based on the ACS and Census data, the loss in permanent population is approximately equivalent to the gain in seasonal population since year 2000.

Table 1- H1 – Vacant and Occupied Unit Counts

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2000 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	13,866	3,496	17,362	6,850	24,212	28.29%
1, attached	1,045	1,503	2,548	1,655	4,203	39.38%
2	480	1,598	2,078	453	2,531	17.90%
3 or 4	306	1,875	2,181	589	2,770	21.26%
5 to 9	215	1,042	1,257	897	2,154	41.64%
10 to 19	403	425	828	899	1,727	52.06%
20 to 49	375	180	555	1,039	1,594	65.18%
50 or more	346	1,043	1,389	444	1,833	24.22%
Mobile home	4,468	1,945	6,413	3,401	9,814	34.65%
Boat, RV, van, etc.	396	79	475	304	779	39.02%
Total	21,900	13,186	35,086	16,531	51,617	32.03%

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2005 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	16,618	2,024	18,642	7,448	26,090	28.55%
1, attached	1,427	2,106	3,533	2,978	6,511	45.74%
2	621	973	1,594	636	2,230	28.52%
3 or 4	52	1,521	1,573	638	2,211	28.86%
5 to 9	458	482	940	1,440	2,380	60.50%
10 to 19	597	46	643	505	1,148	43.99%
20 to 49	132	1,125	1,257	1,198	2,455	48.80%
50 or more	435	532	967	203	1,170	17.35%
Mobile home	2,876	1,485	4,361	3,904	8,265	47.24%
Boat, RV, van, etc.	405	46	451	0	451	0.00%
Total	23,621	10,340	33,961	18,950	52,911	35.81%

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2008 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	15,019	3,344	18,363	10,351	28,714	36.05%
1, attached	490	1,233	1,723	3,209	4,932	65.06%
2	371	803	1,174	764	1,938	39.42%
3 or 4	283	699	982	1,581	2,563	61.69%
5 to 9	272	845	1,117	2,158	3,275	65.89%
10 to 19	170	202	372	1,011	1,383	73.10%
20 to 49	161	56	217	828	1,045	79.23%
50 or more	463	504	967	816	1,783	45.77%
Mobile home	2,739	1,121	3,860	4,011	7,871	50.96%
Boat, RV, van, etc.	164	145	309	0	309	0.00%
Total	20,132	8,952	29,084	24,729	53,813	45.95%

Table 2-H3

Table H3. Number of Vacant Units by Vacancy Status, 2000 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	1,663	10.06%
For sale only	759	4.59%
Rented or sold, not occupied	304	1.84%
For seasonal, recreational, or occasional use	12,628	76.39%
For migrant workers	48	0.29%
Other vacant	1,129	6.83%
Total	16,531	100.00%

Table H3. Number of Vacant Units by Vacancy Status, 2005 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	943	4.98%
Rented, not occupied	458	2.42%
For sale only	448	2.36%
Sold, not occupied	123	0.65%
For seasonal, recreational, or occasional use	15,738	83.05%
For migrant workers	0	0.00%
Other vacant	1,240	6.54%
Total	18,950	100.00%

Table H3. Number of Vacant Units by Vacancy Status, 2008 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	1,581	6.43%
Rented, not occupied	53	0.22%
For sale only	1,545	6.28%
Sold, not occupied	441	1.79%
For seasonal, recreational, or occasional use	19,195	78.03%
For migrant workers	0	0.00%
Other vacant	1,914	7.78%
Total	24,729	100.53%

Source: US Census and American Communities Survey;
Prepared by the South Florida Regional Planning Council

Contributing to the support of the seasonal increase phenomenon is the rate of foreclosures and the Monroe County Property Appraiser data regarding homestead exemptions. It is generally believed non-homesteaded properties represent seasonal vacant, second homes, or for-rent units. Population in these should be distinguished from

short-term tourist visitors. However, in times of high foreclosure rates, a shift to non-homestead may represent a temporary loss in permanent population.

During the housing bubble from 2003-2008 in fact non-homesteaded units did rise. This coincided with a rise in foreclosures, as well as speculative investing and reported permanent population losses. There were 3,431 foreclosures in Monroe County from 2005-2009.

During the 2000-2009 period, total homesteaded units increased from 16,005 to 16,698 units, a net increase of 693 units. Non-homesteaded units moved from 20,784 to 22,197, a net increase of 1,413 units. This compares with the 3,431 foreclosures from 2005-2009, recognizing it is likely as much as half of the foreclosed units may have been resold since the initial foreclosures which began in 2005, and some tendency to for those units to return to a homesteaded status. By 2009, after speculative investing ceased, the share of non-homesteaded properties went back down, falling to 2003 levels. This is consistent with the expectation of resold foreclosures regaining homesteads (**Figure 2**). Also, as noted, permanent population increased during 2009 according to BEBR, supporting an increase in permanent population.

The non-homestead rate for all units is now 57.1%. This is essentially the same rate both pre and post bubble. Single family non-homestead rates began to move up more closely in concert with rising foreclosures (**Figure 2**). This supports our belief a considerable portion of permanent population losses may be attributable to foreclosures arising from the speculative housing bubble, and thus temporary. The expectation is some permanent population may return to these units over the course of the planning horizon – thus permanent population may increase over this period in substantially greater numbers than the growth in new housing units. To the degree this condition occurs, the BEBR medium series permanent population projection will be in error and will under-project permanent population growth. Planning for this contingency in the face of an unknown resolution to thousands of foreclosures is necessary. Thus, reflecting the population associated with portions of these foreclosed units as non-homestead and seasonal population will also correct and compensate for this potential longer term problem with the BEBR projection.

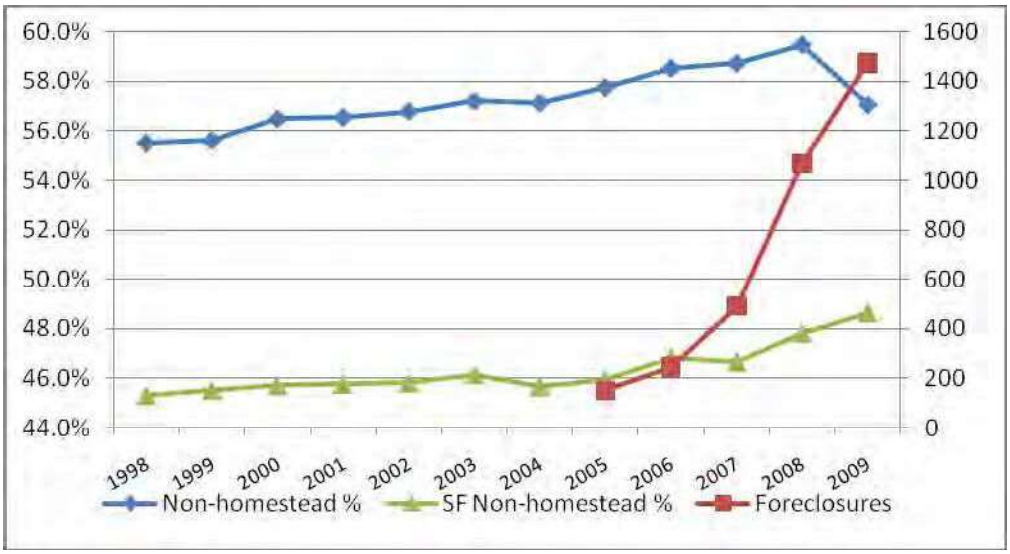


Figure 2- Monroe County – Foreclosures and The Percent of Non-Homestead Residential Units

There has been an increase in vacant units from 2005-2009. During this period both the Census and BEBR indicated permanent population loss. From 2005 to 2008 the ACS indicated an increase in seasonal vacancy of 3,457 units. During the 2005-2009 period, foreclosure data indicated there were 3,431 foreclosures, as noted earlier. Thus, the ACS data indicates, on net, the permanent population losses and associated housing vacancy is being shifted into seasonal units. Further, it is believed there is associated seasonal (non-permanent population) associated with these vacant units. With a reported permanent population growth in 2009 and increasing homestead exemptions in 2009 on one hand and coinciding numbers of foreclosures and seasonal increase through ACS, it is equally possible in our view, the permanent population loss is temporary and due as much to the end of the housing bubble, foreclosures and rising unemployment as it is due to a shift from permanent to seasonal residency. It is likely both conditions exist and are occurring.

6.0 Methodological Flaw in MCPD and FKAA Regarding Seasonal Shift

The MCPD seasonal population methodology and the FKAA seasonal population methodology did not contemplate or recognize the shift of the existing population base from permanent to seasonal. The MCPD methodology considered residential unit growth only and the depletion of available buildable lots, when contemplating the future level of either permanent or seasonal populations. This is partly due to the MCPD methodology not having the benefit of the data beyond year 2000 which shows a more pronounced shift among existing units from permanent/homesteaded units to non-homesteaded units, and the American Communities Survey data, which supports the seasonal shift.

The failure to consider or incorporate the shift in the existing population base is the reason for the change that has been made to the previously approved FKAA population methodology in this update. The methodological change employed here is to both shift some of the projected dwelling unit growth into seasonal residences ***and*** account for the loss of existing permanent residents through an offsetting shift to seasonal residents. Further, in the MCPD analysis, rather than showing seasonal population increasing as it has been, on pages 32 and 33 of the MCPD report it states an assumption was employed causing the seasonal population to decline in a similar fashion to anticipated permanent population decline.

The MCPD methodology employed an assumption called the "drag factor" of .1% per year to reduce the growth of seasonal populations over time. The "drag factor" is used to illustrate the assumption of seasonal population declines from the historic actual. However there is no analysis or data which is presented to support the use of the "drag factor", nor the .1% level of the "drag factor" with respect to seasonal populations. Further there is no mention or discussion in the MCPD analysis which recognizes that the loss in the existing permanent population base may be offset by an increase in the seasonal population. The current population projections in this report correct this methodological flaw.

The discussion of the "drag factor" assumption is found in the MCPD permanent population methodology on page 30 and is excerpted below:

> A "drag" factor was applied to each year's percent increase figures by PAED. This drag factor increases by .1% each year over the ten year period, so that by 2015, the rate of increase in permanent resident population by PAED will have declined by 1.1%. This drag factor was employed as an assumption that the availability of building permits will decline as the carrying capacity of the Keys is reached. It is also likely that the availability of building sites will also decline in the early years of the twenty-first century. Analysis has shown that a 1.1% decline in mean percentage increases in population over a ten year period would not significantly affect the validity of the population forecasts. It is important to note this methodology reveals the beginnings of a decline in the total number of permanent residents in unincorporated Monroe County by 2014.

Source: Appendix 1; MCPD, Pg 30 re: discussion of permanent population

The Remainder of This Page Intentionally Blank

The use of the "drag factor" assumption as applied to growth in seasonal population is found in the methodology on page 33 is excerpted below:

> A similar methodology was employed to determine the seasonal resident and vacation rental visitor population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's population figures. The product of this equation was then added to the previous year's population to estimate the following year's total seasonal resident and vacation rental visitor population. A "drag" factor was applied to each year's percent increase figures by PAED (similar to the one applied to the permanent resident population figures). This drag factor increases by .1% each year over the ten year period, so that by 2015, the percent increase in seasonal resident and vacation rental visitor population by PAED will have declined by 1.1%. It is important to note this methodology reveals the beginnings of a decline in the total number of seasonal residents and visitors in vacation rentals in unincorporated Monroe County by 2013, one year prior to similar declines expected for the permanent resident population forecasts.

Source: Appendix 1, MCPD; Pg 33 re: discussion of seasonal population

In this analysis the attempt has been made to analyze and determine whether and to what degree the existing permanent base has shifted to seasonal population, and to correct the population projections to reflect this phenomenon.

7.0 Seasonality in Retail Sales

In a further test of seasonal conditions K&S examined historic monthly retail sales from 1998-2009 to determine if seasonal trends were becoming more pronounced. In this investigation we conducted a regression analysis using inflation adjusted monthly gross retail sales for Monroe County as the dependent variable. The econometric model developed tests both the effects of cyclical economic conditions and seasonal variations as predictors of retail sales. We further tested this model to determine if, over time, the seasonal pattern became more pronounced.

The model's initial results indicate seasonal patterns are the strongest and most significant predictor of monthly retail sales. Cyclical factors including Gross Domestic Product, gasoline prices, unemployment and housing starts are also all significant predictors of retail sales. It is these cyclical factors which led to the 2006-2009 overall decline in sales. Thus these declines are not permanent as would be the case with a loss in permanent and seasonal population. Despite population losses in Monroe County estimated by BEBR for year 2010, retail sales did not decline, further validating the cyclical nature of sales.

The second part of the test indicates that the seasonal pattern did not increase over time compared with the average seasonality. The econometric model results are shown below in Table 3. These results indicate the overall predictive ability of the model is very high (R2=.963). Further, the seasonal dummy variable (SeasDum1), which tests seasonality over the historic test period, is highly significant (t=11.2) and finally, a second set of seasonal dummy variables to test for additional seasonality after 2005 and also for

additional peak season seasonality after 2005 (SeasDum2 and SeasDum3) both resulted in a lack of significance (t=.27 and t=.16 respectively). Thus, we conclude seasonal sales patterns are not changing nor were they becoming more pronounced from 2005-2009 compared with the 1998-2004 period. We believe this supports the theory that permanent population losses has been offset and replaced by a new type of seasonal population which spends, travels and behaves similarly to permanent population. This could be the case if a) homeowners lose a home to foreclosure and are forced to rent causing a shift to non-homesteaded (seasonal) units but still remain present in the market or b) newly built seasonal units are rented out for increasing periods and durations throughout the year, mimicking a "permanent" household. Anecdotal evidence supports both these conditions are presently occurring.

Other significant variables in the model include Gross Domestic Product, national gasoline prices, national housing starts and national unemployment rates. Interestingly, the change in Monroe County permanent population growth was not a significant predictor of retails sales, despite permanent population losses and a decline in of sales in 2007, 2008 and 2009. In such a case one would expect negative population growth would cause retail sales declines. Because this was not evident in the statistical analysis, our belief that the decline in retail sales was cyclical garners greater support. Thus we conclude economic recession and seasonal activity determine sales volumes but declining permanent population, which is not statistically significant, does not.

Again, the retail model analysis supports the view as permanent population is lost; it has been replaced by longer duration seasonal population or renters with no change in retail spending patterns. This would explain that while permanent population falls, there may be limited change in functional population due to seasonal replacement, as evidenced by retail sales.

Table 3 - Econometric Test Results for Increasing Seasonality

	SUMMARY OUTPUT			
	Regression Statistics			
	Multiple R	0.981816		
	R Square	0.9639626		
	Adjusted R S	0.9447427		
	Standard Err	9209659		
	Observations	24		
	ANOVA			
		df	*SS*	*MS*
	Regression	8	3.40318E+16	4.25E+15
	Residual	15	1.27227E+15	8.48E+13
	Total	23	3.53041E+16	
		Coefficients	*Standard Error*	*t Stat*
	Intercept	14947330	70400081.75	0.21232
GDP00	X Variable 1	28577.724	8869.439916	3.222044
WGAS	X Variable 2	-136177.6	110696.9446	-1.23018
HUSTQ	X Variable 3	27846.359	6935.672302	4.014947
RUQ	X Variable 4	-8224690	2684043.539	-3.06429
SeasDum1	X Variable 5	60680019	5395979.787	11.24541
SeasDum2	X Variable 6	2884055.9	10598795.93	0.272112
SeasDum3	X Variable 7	1368525.4	8297684.899	0.164929
Pop Ch	X Variable 8	1473.2782	2520.714671	0.584468

Table 4 - Florida Keys Visitors

Florida Keys Visitor Person-Trip Estimates

	2003	2004	2005	2006	2007	2008	2009
Key West Overnight Visitors	1,309,559	1,303,633	1,046,111	1,063,752	1,094,647	1,112,978	1,165,327
Key West Day Trippers	242,268	241,172	237,460	196,794	202,510	205,901	206,263
Cruise Ship Passengers	1,067,222	934,070	925,795	888,183	816,919	739,218	859,409
Total Key West Visitors	2,619,049	2,478,875	2,209,366	2,148,729	2,114,076	2,058,097	2,230,999
All Keys Overnight Visitors	2,425,110	2,414,135	1,937,244	2,030,062	2,089,021	2,169,565	2,092,732
All Keys Day Trippers	448,645	446,615	439,742	375,561	386,469	401,369	370,414
Cruise Ship Passengers *(Key West Only)*	1,067,222	934,070	925,795	888,183	816,919	739,218	859,409
Total All Keys Visitors	3,940,977	3,794,820	3,302,781	3,293,806	3,292,409	3,310,152	3,322,555
Monroe County Lodging Occupancy %:	72.2%	71.2%	70.0%	66.5%	68.1%	67.5%	70.3%

Sources: Monroe County Tourist Development Council; Smith Travel Research

Further, the seasonal stability and long term growth trend in retail sales is not attributed to additional retail spending by tourists or cruise ship passengers. Cruise ship and other tourists have declined over the past six years (**Table 4**) indicating the underlying retail sales growth pattern does not appear to be tourist related.

8.0 Long term Trends in Retail Sales and Traffic

Retail sales have been trending up on an inflation adjusted basis over time (**Figure 3**). Total trend based growth is about 4% from 1998-2009. The declines in sales in 2007, 2008 and 2009 are as a result of rising gasoline prices in 2008 which reduced trips and travel and the cyclical effects of recession. As the recession ended retail sales stabilized and sales through November 2010 indicated no further loss in year over year retail sales countywide, despite a decline in permanent population in 2010 as reported by BEBR annual population estimates.

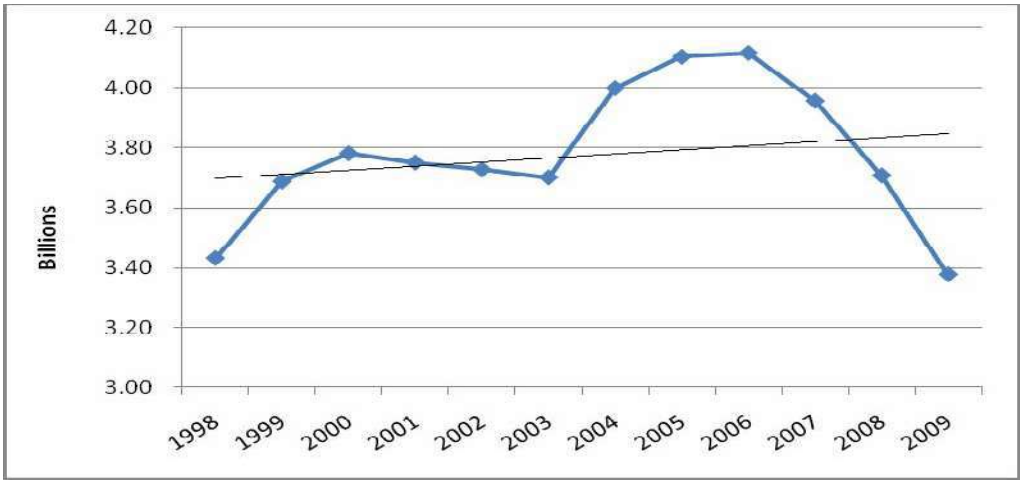


Figure 3 - Monroe County Annual Retail Sales (inflation adjusted)

Similarly, in average daily traffic flows, the long term trend has been gradually increasing. Total trend based growth is about 6% (see Figure 4). This is generally consistent with and of similar magnitude to the trend in retail sales data. Based on sales and traffic it appears that the permanent population losses are being replaced by seasonal residents and there is no permanent net decline in economic activity (sales and traffic), as would be suggested by sustained permanent population losses without replacement.

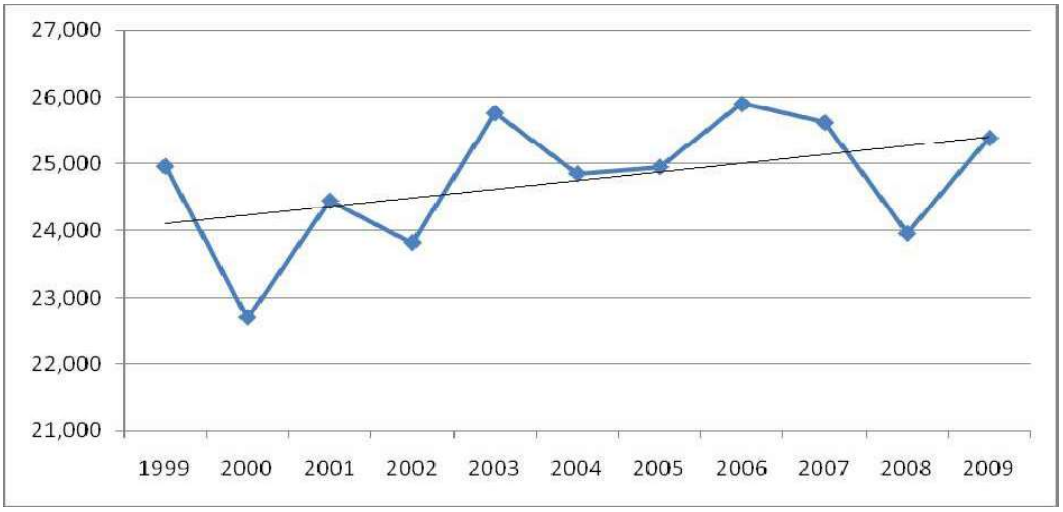


Figure 4 - Annual Average Daily Traffic Counts (Average of Selected Count Stations)

The trend analysis of traffic data was examined in a variety of ways. These included selection of data stations to reflect only single locations per Key and data for which the entire history was available in a consistent fashion. This prevented overweighting by location or the effects of changing data collection methodologies. The trend analysis was conducted looking at 1999-2009, as well as 1999-2007 (eliminating the most recent highly volatile recession years and the period of highly volatile gasoline prices). A third approach was taken comparing the average of traffic counts from 1999-2002 with 2006-2009. The average of these three methods results in a 6% growth rate over time.

The overall statistical significance of the trend line from 1999-2007 improved substantially over the 1999-2009 trend line through removal of the volatile outlying data points, however the magnitude of the trend line increase did not substantially change. After careful review of the traffic data we conclude the increasing trend in traffic counts is both valid and significant. This means traffic activity is not declining despite a decline in permanent population. We conclude then the growth in traffic is supported by a shift from permanent to seasonal population.

9.0 Countywide Functional Population

The best available data in our view indicates a loss in permanent population with likely replacement through an increase in seasonal residents. Further, both sales and traffic are trending up by similar magnitude suggesting there is limited growth, and no sustained decline in economic activity. This volume of limited growth is consistent with growth which occurs under the ROGO cap.

American Communities Survey data and homestead exemption data support the growth of seasonal population. Total non-homesteaded units are 57% today compared with 55% in 1998. Among single family units only, the non-homestead share has risen from 45% in 1998 to 49% in 2009. For single family units, 70% of the growth since 1998 has been in non-homestead units, and the American Communities Survey indicates a substantial rise in seasonal households during the 2000-2008 time period. This supports an increase in non-permanent/seasonal occupancy, which offsets the permanent population losses.

As a decline in permanent population has occurred, there is a real increase in non-permanent/seasonal replacement as evidenced by an increase in the trend in auto-traffic volume, an increase in the trend in inflation adjusted retail sales, an increase in non-homesteaded residential properties, and an increase in seasonal population shown in the American Communities Survey.

A complicating aspect is the 2008 permanent population figures from both the annual Census population and American Communities Survey population data which indicate permanent population in the Keys is now between 70,000 and 72,000; this is well below the BEBR 2009 estimate of 78,000. There is some probability the April 2010 Census count may indicate a sharply reduced permanent population level. With the understanding that permanent losses do appear to be replaced by seasonal population, and some losses in permanent population may be temporary and cyclical due to recession and foreclosures, if all of the recent Census or ACS based permanent losses were shifted into the seasonal population, the resulting 2030 functional population would still likely demonstrate small levels of growth consistent with the ROGO allocations.

Based on this analysis, K&S prepared a county level functional population series to reflect these conditions. This series begins with the medium series population projection from the BEBR medium series projection, PS156, published in 2010. Next, the FKAA seasonal series through 2025 was used and to this was applied the 2000-2025 CAGR growth rate of the FKAA seasonal series to extend the series from 2025 to 2030. In addition, from 2006-2030 K&S has added 70% of the permanent population loss as forecast by BEBR to the seasonal population. Further, we have added the equivalent of 70% of the ROGO growth to seasonal population to the FKAA seasonal series, reflecting the seasonal shift component not evidenced in FKAA's original data. The resulting functional population is seen in **Figure 5** and **Table 7.**

K&S believes this data series is the most reflective of actual economic and market conditions and is most representative of the long term functional population outlook. Our findings are based on extensive analysis of multiple data series. K&S recommends the use of this functional population data series for use in the 2010 EAR comp plan update.

It is also noted, for units shifting to seasonal status and for seasonal population associated with ROGO growth, a persons-per-household figure of 2.7 was used. On pages 34 and 36 of the MCPD population report in **Appendix 1**, it is noted the measures of seasonal persons per household were greater than 2.7.

Further supporting the use of 2.7 persons per household for seasonal population, Property Appraiser data (**Table 5**) suggests a steady increase in persons per household through year 2008, as described by an increase in the number of bedrooms per unit. This increase in bedrooms also suggests an increase in overall unit size; however, the Monroe County Property Appraiser data for unit size is unavailable. K&S believes seasonally occupied homes and rentals have a greater number of bedrooms and higher person per household occupancy due to the increasing size of newly built units. Newly built units today are primarily non-homesteaded and likely to have a higher proportion of seasonal residents. For these reasons, as well as the data analysis presented in the original MCPD population study, 2.7 persons per household was used for seasonal household size.

Table 5 - Average Number of Bedrooms per Single Family Unit by Year Built

2.1	Pre-1970
2.4	1970-1989
2.5	1990-1999
2.8	2000-2008

Source: Monroe Co. Property Appraiser, Fishkind & Associates, Inc.

The preliminary population series shown in **Figure 5** represents the BEBR medium series projection plus the FKAA seasonal series. The Final Revised series is recommended for use. This series represents this same data as the preliminary with the addition of the seasonal replacement population, which offsets the permanent population loss. The Final series is the recommended series and corrects the FKAA methodological flaw. This flaw finds the original MCPD study looked only at growth and did not contemplate the shift of the existing population from permanent to seasonal.

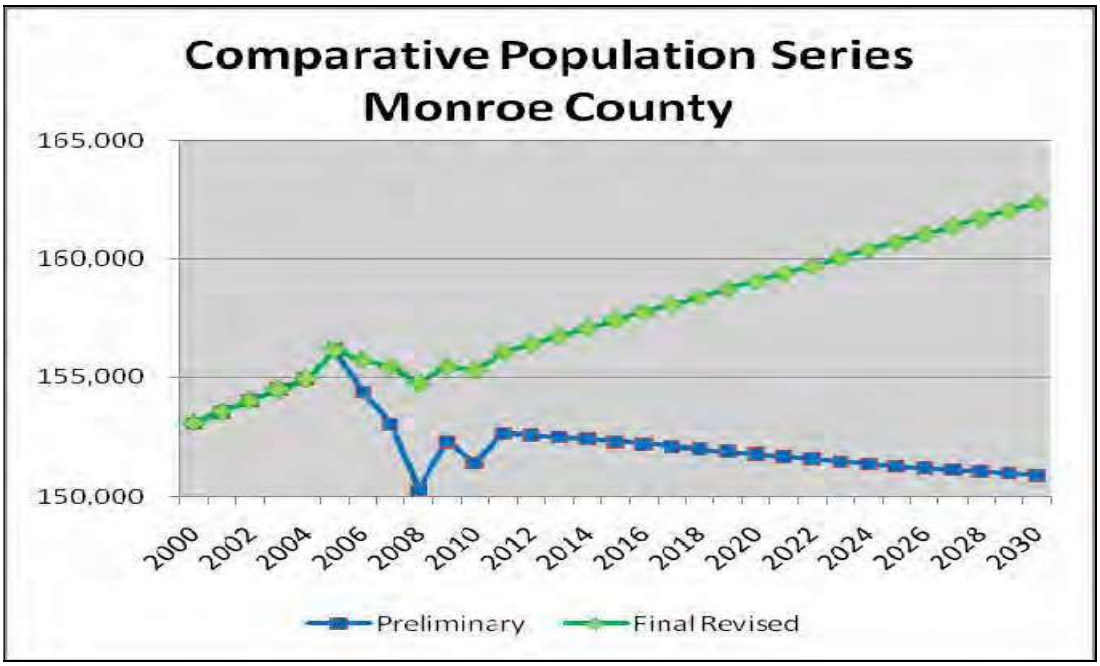


Figure 5 – Recommended Functional Population

The Remainder of This Page Intentionally Left Blank

Table 7- Recommended Functional Population Series

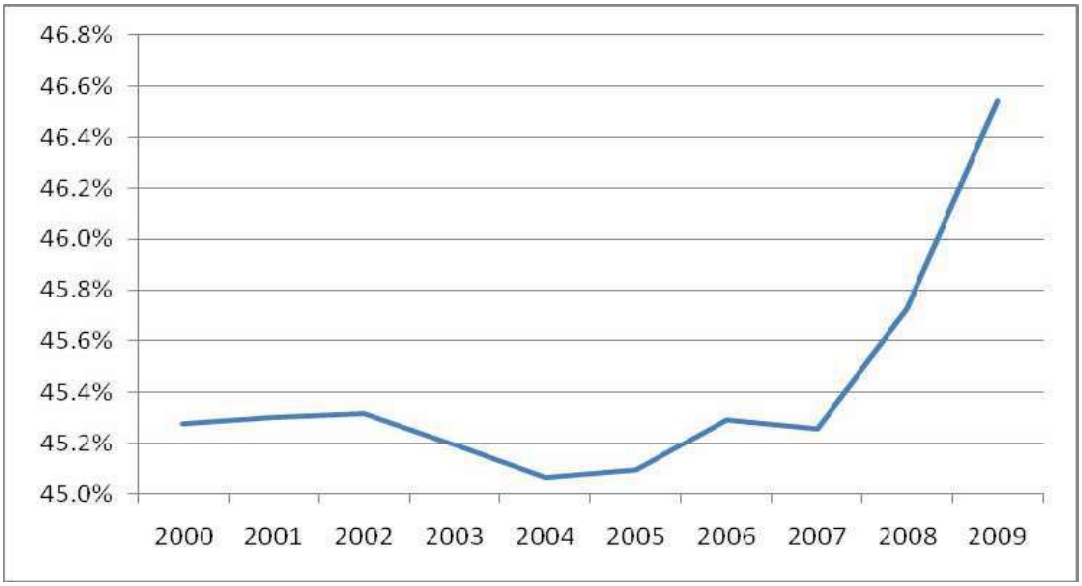
Monroe County Population Projection Seasonal Replacement Series			
YEAR	Permanent	Seasonal	Functional
2000	79,589	73,491	153,080
2001	80,011	73,540	153,551
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,236	73,688	154,924
2005	82,413	73,737	156,150
2006	80,510	75,228	155,738
2007	78,987	76,453	155,440
2008	76,081	78,647	154,728
2009	77,925	77,516	155,441
2010	76,887	78,401	155,288
2011	78,080	77,974	156,054
2012	77,960	78,431	156,391
2013	77,840	78,887	156,727
2014	77,720	79,343	157,063
2015	77,600	79,800	157,400
2016	77,460	80,270	157,730
2017	77,320	80,740	158,060
2018	77,180	81,211	158,391
2019	77,040	81,681	158,721
2020	76,900	82,151	159,051
2021	76,760	82,622	159,382
2022	76,620	83,092	159,712
2023	76,480	83,562	160,042
2024	76,340	84,033	160,373
2025	76,200	84,503	160,703
2026	76,060	84,973	161,033
2027	75,920	85,444	161,364
2028	75,780	85,914	161,694
2029	75,640	86,384	162,024
2030	75,500	86,855	162,355

Source: Fishkind & Associates, Inc.; Fl Keys Aqueduct Authority; Univ. FL BEBR, PS 156 and annual estimates

10.0 Determination of Unincorporated Area Functional Population

Permanent Population

The unincorporated population as a share of countywide population has increased from 45.3 percent in 2002 to 46.5 percent in 2009. **Figure 6** shows the 10 year trend in the unincorporated share, based on the University of Florida annual population estimates.



Source: University of Florida, Annual Population Estimates

Figure 6 - Unincorporated Population Share of Countywide Population

The unincorporated permanent share has increased in the past three years likely due to foreclosures and conversions from permanent to seasonal in incorporated areas. As foreclosures abate, the change in unincorporated permanent population as a share of countywide totals will stabilize. Further, the permanent population share in the unincorporated area is likely to fall as unoccupied homes in municipal areas once again become occupied and come under ownership. Based on this discussion, for the future estimates of permanent population as a share of countywide totals we have used 46 percent as the stabilized figure representing the unincorporated share of permanent population over time.

Seasonal Population

The unincorporated areas contain 46 percent of all non-homesteaded residential units in Monroe County, based on 2009 Monroe County Property Appraiser Tax Roll data. This represents some 11,664 units. Using seasonal persons per household size of 2.7 the seasonal population in residential housing units is 29,160.

In addition, the unincorporated areas contain 27 percent of all hotel motel space in Monroe County. This converts to an estimated 2,197 hotel/motel rooms within the unincorporated area. With average annual hotel occupancy of 69.8% (based on Smith Travel Hotel Trends Reports 2003-2010) and average persons per room of 2.73, the hotel based seasonal population in the unincorporated areas is 5,558.

Further, the original MCPD/FKAA population methodology did not include the functional population associated with Keys Tourist Day Trips. This is a daily number which increases the functional population. Based on the average share of annual unincorporated day trips divided by 365, the number of unincorporated day trippers represents an addition of 325 persons to the functional population, as described in **Table 8**.

Table 8 – Day Trippers As A Component of Unincorporated Seasonal Population

	2003	2004	2005	2006	2007	2008	2009
All Keys Day Trippers	448,645	446,615	439,742	375,561	386,469	401,369	370,414
Key West Day Trippers	242,268	241,172	237,460	196,794	202,510	205,901	206,263
All Else Keys Day Trippers	206,377	205,443	202,282	178,767	183,959	195,468	164,151
Other Municipal Day Trip	69,659	69,344	68,277	60,340	62,093	65,977	55,407
Uninc Keys Day Tripers	136,718	136,099	134,005	118,427	121,866	129,491	108,744
Functional Day Trippers	***375***	***373***	***367***	***324***	***334***	***355***	***298***

Source: Monroe County Tourist Development Council, Fishkind & Associates, Inc.

Combining the household based seasonal populations, hotel based seasonal population, day trippers, and adjusting for non-standard dwelling units populations including those in camps, liveaboards and other, it is estimated there are 35,053 seasonal residents throughout unincorporated Monroe County, in 2009. This represents 45 percent of the 2009 countywide seasonal population as shown in Table 4. Applying this percentage to the countywide seasonal population projection yields a seasonal population in the unincorporated areas of 39,226 by year 2030. **Table 9** provides the permanent, seasonal and functional population for unincorporated Monroe County, through year 2030.

Total unincorporated functional population is expected to increase from 71,311 in year 2009 to 73,956 by year 2030. This represents an increase of 2,645 persons over the entire planning horizon. **Table 9** provides the determination of unincorporated permanent and seasonal population.

Table 9- Unincorporated Functional Population Series

	Unincorporated Population Projection Seasonal Replacement Series		
	Permanent	Seasonal	Functional
2000	36,036	33,241	69,277
2001	36,250	33,263	69,512
2002	36,452	33,285	69,737
2003	36,543	33,307	69,850
2004	36,606	33,329	69,935
2005	37,164	33,351	70,515
2006	36,466	34,019	70,485
2007	35,749	34,568	70,317
2008	34,788	35,550	70,338
2009	36,268	35,043	71,311
2010	35,368	35,440	70,808
2011	35,917	35,249	71,166
2012	35,862	35,453	71,315
2013	35,806	35,658	71,464
2014	35,751	35,862	71,613
2015	35,696	36,067	71,763
2016	35,632	36,277	71,909
2017	35,567	36,488	72,055
2018	35,503	36,698	72,201
2019	35,438	36,909	72,348
2020	35,374	37,120	72,494
2021	35,310	37,330	72,640
2022	35,245	37,541	72,786
2023	35,181	37,752	72,933
2024	35,116	37,962	73,079
2025	35,052	38,173	73,225
2026	34,988	38,384	73,371
2027	34,923	38,594	73,518
2028	34,859	38,805	73,664
2029	34,794	39,016	73,810
2030	34,730	39,226	73,956

Source: Fishkind & Associates, Inc.

11.0 Unincorporated Population in Upper/Middle/Lower Keys

Permanent Population - Upper/Middle/Lower

With the functional unincorporated population determined, the distribution between upper, middle and lower regions is based on the permanent population, ratio of seasonal to permanent population plus the distribution of hotel/motels by sub-area.

Permanent population is based on the on-line service I-Site which provides updated block group information based on US Census data (**Table 10**). The distribution of permanent population based on these data is shown in **Table 11.**

Table 10 - Unincorporated Monroe County-Distribution of Permanent Population

	Upper Keys	Middle Keys	Lower Keys	Total
Population (1990)	44%	3%	52%	100%
Population (2000)	42%	3%	55%	100%
Population (2009)	41%	3%	56%	100%
Population (2014)	40%	3%	57%	100%

Source: Fishkind & Associates, Inc.; I-Site online demographic database

The Remainder of This Page Left Intentionally Left Blank

Table 11 – Permanent Population Distribution by Sub-Area

	Unincorporated Permanent Population Projection Seasonal Replacement Series		
	Upper	Middle	Lower
2000	15,135	1,081	19,820
2001	15,185	1,087	19,978
2002	15,229	1,094	20,130
2003	15,226	1,096	20,221
2004	15,212	1,098	20,296
2005	15,402	1,115	20,647
2006	15,073	1,094	20,299
2007	14,737	1,072	19,940
2008	14,263	1,044	19,481
2009	14,797	1,088	20,383
2010	14,430	1,061	19,877
2011	14,654	1,078	20,185
2012	14,632	1,076	20,154
2013	14,609	1,074	20,123
2014	14,586	1,073	20,092
2015	14,564	1,071	20,061
2016	14,538	1,069	20,025
2017	14,511	1,067	19,989
2018	14,485	1,065	19,953
2019	14,459	1,063	19,916
2020	14,433	1,061	19,880
2021	14,406	1,059	19,844
2022	14,380	1,057	19,808
2023	14,354	1,055	19,772
2024	14,327	1,053	19,735
2025	14,301	1,052	19,699
2026	14,275	1,050	19,663
2027	14,249	1,048	19,627
2028	14,222	1,046	19,591
2029	14,196	1,044	19,554
2030	14,170	1,042	19,518

Source: Fishkind & Associates, Inc.

Seasonal Population - Upper/Middle/Lower

Seasonal population within the upper/middle/lower unincorporated areas is estimated based on the ratio of unincorporated seasonal population to unincorporated permanent population, multiplied by the permanent population distributions by sub-area (**Table 12**).

Table 12- Seasonal Population Distribution by Sub-Area

Unincorporated Seasonal Population Projection			
	Seasonal Replacement Series		
	Upper	Middle	Lower
2000	14,048	1,056	18,137
2001	14,020	1,057	18,185
2002	13,993	1,058	18,234
2003	13,966	1,058	18,283
2004	13,938	1,059	18,332
2005	13,910	1,060	18,381
2006	14,150	1,080	18,789
2007	14,339	1,096	19,133
2008	14,665	1,126	19,759
2009	14,388	1,111	19,545
2010	14,550	1,122	19,768
2011	14,472	1,117	19,660
2012	14,555	1,123	19,775
2013	14,639	1,129	19,890
2014	14,722	1,135	20,005
2015	14,806	1,141	20,120
2016	14,891	1,148	20,238
2017	14,977	1,154	20,357
2018	15,063	1,160	20,475
2019	15,149	1,167	20,593
2020	15,235	1,173	20,712
2021	15,321	1,179	20,830
2022	15,407	1,185	20,948
2023	15,493	1,192	21,067
2024	15,579	1,198	21,185
2025	15,665	1,204	21,304
2026	15,751	1,211	21,422
2027	15,837	1,217	21,540
2028	15,923	1,223	21,659
2029	16,009	1,230	21,777
2030	16,095	1,236	21,896

Source: Fishkind & Associates, Inc.

Based on these data we are able to determine the functional population for unincorporated Keys according to the upper/middle/lower sub-areas of the unincorporated portion of Monroe County. **Table 13** presents the functional population for unincorporated Monroe and the sub-areas.

Table 13 – Unincorporated Functional Population Distribution by Sub-Area

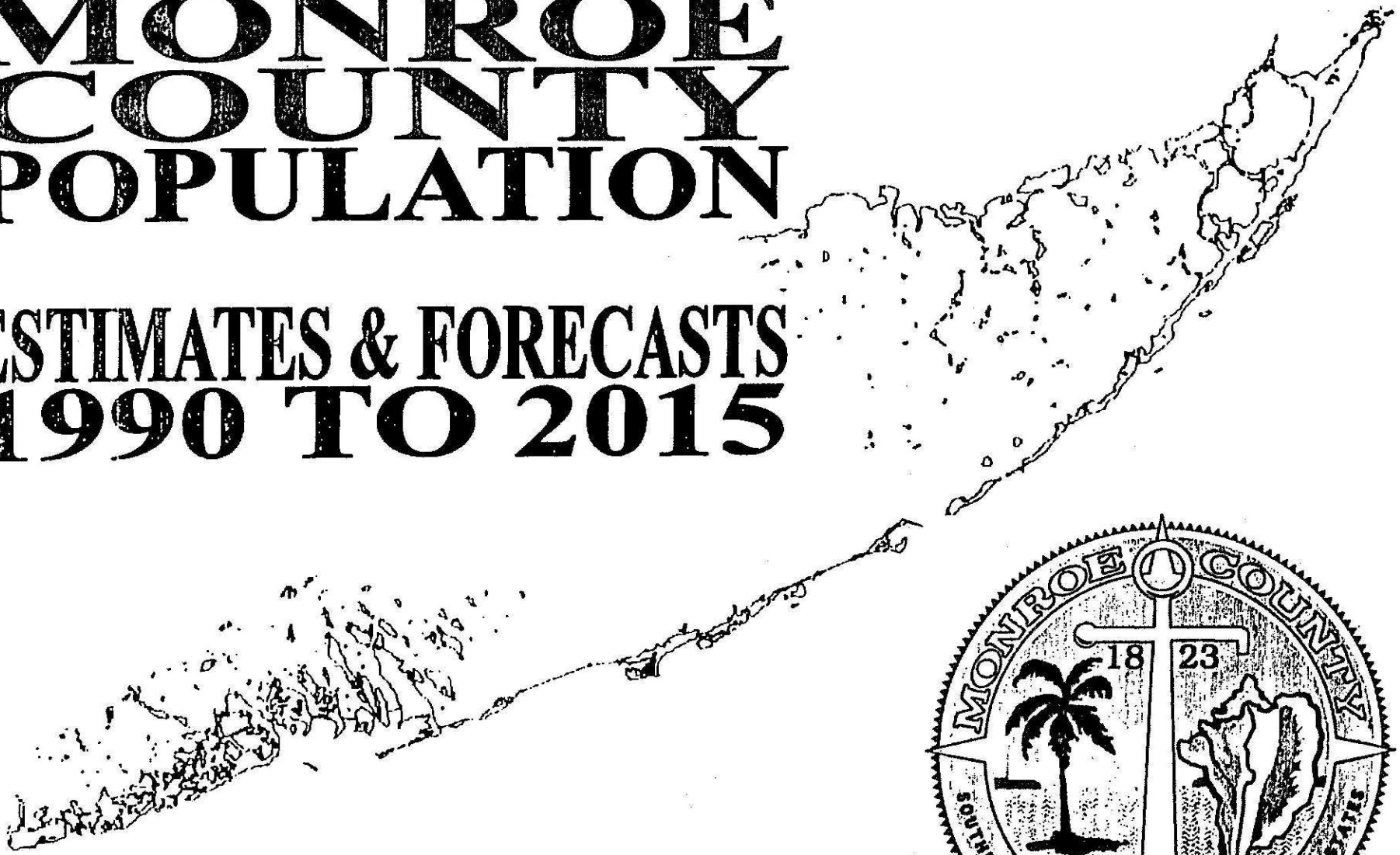
Unincorporated Functional Population Projection Seasonal Replacement Series				
	Upper	Middle	Lower	TOTAL
2000	29,183	2,138	37,957	69,277
2001	29,205	2,145	38,163	69,512
2002	29,222	2,151	38,364	69,737
2003	29,192	2,155	38,504	69,850
2004	29,150	2,157	38,628	69,935
2005	29,313	2,175	39,027	70,515
2006	29,222	2,174	39,089	70,485
2007	29,075	2,169	39,073	70,317
2008	28,928	2,169	39,240	70,338
2009	29,185	2,199	39,927	71,311
2010	28,980	2,183	39,645	70,808
2011	29,126	2,194	39,846	71,166
2012	29,187	2,199	39,929	71,315
2013	29,248	2,203	40,013	71,464
2014	29,309	2,208	40,097	71,613
2015	29,370	2,212	40,181	71,763
2016	29,429	2,217	40,263	71,909
2017	29,489	2,221	40,345	72,055
2018	29,549	2,225	40,427	72,201
2019	29,608	2,230	40,510	72,348
2020	29,668	2,234	40,592	72,494
2021	29,728	2,238	40,674	72,640
2022	29,787	2,243	40,756	72,786
2023	29,847	2,247	40,838	72,933
2024	29,907	2,252	40,921	73,079
2025	29,966	2,256	41,003	73,225
2026	30,026	2,260	41,085	73,371
2027	30,086	2,265	41,167	73,518
2028	30,145	2,269	41,249	73,664
2029	30,205	2,274	41,332	73,810
2030	30,265	2,278	41,414	73,956

Source: Fishkind & Associates, Inc.

APPENDIX 1

MONROE COUNTY POPULATION

ESTIMATES & FORECASTS 1990 TO 2015



February, 2000

Monroe County Planning Department

MONROE COUNTY POPULATION

ESTIMATES AND FORECASTS 1990 TO 2015

February, 2000

Board of County Commissioners

Mayor Shirley Freeman, District 3
Mayor Pro Tem George Neugent, District 2
Commissioner Wilhelmina Harvey, District 1
Commissioner Nora Williams, District 4
Commissioner Mary Kay Reich, District 5

Planning Commission

Lynn Mapes, Chairman
Billy Gorsuch, Vice Chairman
Sullins Stuart
P. Morgan Hill
Scott Marr

Director of Growth Management

Timothy J. McGarry, AICP

Planning Director

K. Marlene Conaway

Project Manager

Chad Meadows, AICP

Questions, comments or requests for additional copies may be forwarded to the Monroe County Planning Department:
2798 Overseas Highway Suite 410 Marathon, FL 33050
(305) 289-2500 Fax: (305) 289-2536

EXECUTIVE SUMMARY

This report will present and discuss the population estimates and forecasts for Monroe County for the years 1990 to 2015. The report considers the functional, permanent resident, and peak seasonal populations. Information on the population in both incorporated and unincorporated areas of the county is presented. This report was developed to update the tables on population found in the Year 2010 Comprehensive Plan Technical Document. The report has five major sections: background, analysis, methodology, assumptions, and appendices. The report also contains twelve summary charts on population trends in the County.

The background section explains why this report was prepared, and how the information is organized. It also presents some preliminary information on how to interpret the information.

The analysis section indicates that the functional population is expected to grow by more than 16,000 people from 1990 to 2015, an increase of almost eleven percent (11%) over the twenty-five year period. In 1999, over sixty percent (60%) of the functional population is located within unincorporated portions of Monroe County, but by 2000, the incorporated portions of the county will contain fifty-three percent (53%) of total functional population. Throughout the years under study, the Upper Keys sub-district will have the largest portion of the functional population in unincorporated Monroe County, however, the Lower Keys is expected to have the highest growth rates over the twenty-five year period. In terms of the composition of the functional population, there are more permanent residents than the peak seasonal population on any given evening. However, permanent resident figures are annual while peak seasonal population figures are for any given evening. If seasonal population figures were annual, they would far exceed permanent resident population figures. The growth rates for permanent residents are expected to

out pace the growth rates in the peak seasonal population as a percentage of the functional population. PAED 4a is expected to have the largest numerical increases in population as well as the highest rates of population increase for permanent residents. PAED 22 is expected to have the slowest growth rates. The drag factors applied to the permanent and seasonal resident data indicate that these population's growth rates will begin to level-off and decline after the year 2014 if current trends continue.

The methodology section explains the various steps taken to prepare and present the data contained in the report.

The assumptions section explains the assumptions made in the preparation of these estimates and forecasts, and why the assumptions had to be made.

The appendices contain the summary tables of all the data developed as a part of this report. There are eleven appendices, one containing original population data, one containing PAED maps, eight containing data developed for this report, and one containing footnotes on the data collected.

The information in this report is the best available, but as new data and/or dimensions of the population become apparent, the Planning Department may update it. Errata sheets may also be prepared from time to time. Any questions regarding this data or analysis can be directed to the Monroe County Planning Department.

TABLE OF CONTENTS

EXECUTIVE SUMMARY i

BACKGROUND 1

GENERAL ANALYSIS 4

METHODOLOGY 24

ASSUMPTIONS 40

APPENDICES 46

Appendix 1: Tables 2.28, 2.29, & 2.30 from the Year 2010 Comprehensive Plan Technical Document

Appendix 2: Monroe County Planning Area Enumeration District (PAED) Maps

Appendix 3: Summary Table of Permanent, Seasonal, & Functional Population 1990-2015

Appendix 4: Summary Table of Permanent Resident Population 1990-2015

Appendix 5: Summary Table of Peak Number of Seasonal Residents and Visitors by PAED 1990-2015

Appendix 6: Table of Peak Population in Seasonal Residences

Appendix 7: Table of Peak Population in Hotels & Motels

Appendix 8: Table of Peak Population in Campsites & Recreational Vehicles

Appendix 9: Table of Peak Population Staying with Friends/Relatives

Appendix 10: Table of Peak Population Staying on Live Aboard Vessels

Appendix 11: Table Footnotes

LIST OF FIGURES

1. FUNCTIONAL POPULATION OF MONROE COUNTY 1990-2015..... 5
2. GRAPH OF FUNCTIONAL POPULATION IN MONROE COUNTY 1990-2015..... 6
3. DISTRIBUTION OF FUNCTIONAL POPULATION IN MONROE COUNTY 1999-2015..... 7
4. FUNCTIONAL POPULATION IN UNINCORPORATED MONROE COUNTY BY SUB-DISTRICT 1990-2015..... 8
5. PERCENT CHANGE IN UNINCORPORATED MONROE COUNTY BY SUB-DISTRICT 1990-2015..... 10
6. GRAPH OF PERMANENT RESIDENT POPULATION IN MONROE COUNTY 1990-2015..... 12
7. GRAPH OF PEAK SEASONAL POPULATION IN MONROE COUNTY 1990-2015..... 14
8. TRENDS IN PERMANENT VERSUS SEASONAL POPULATION FOR MONROE COUNTY 1990-2015..... 15
9. CHANGE IN THE POPULATION COMPOSITION OF MONROE COUNTY 1990-2015..... 17
10. POPULATION COMPARISON BETWEEN INCORPORATED AND UNINCORPORATED AREAS OF MONROE COUNTY 1990-2015..... 18
11. POPULATION COMPARISON BY UNINCORPORATED SUB-DISTRICT 1990-2015..... 19
12. PAED POPULATION FROM 2000 TO 2015 RANKED BY CHANGE IN FUNCTIONAL POPULATION..... 21

BACKGROUND

This report is an update of Monroe County's official population estimates currently contained within Tables 2.28, 2.29, and 2.30 of the Year 2010 Comprehensive Plan Technical Document. These tables are attached as Appendix 1. The information presented in the tables was compiled in 1991 as part of the data and analysis required for the preparation of the Monroe County Year 2010 Comprehensive Plan. The data was drawn from a variety of sources, including the 1990 Census of Population, previous Monroe County planning documents, the work of several consultants, and studies prepared by the State of Florida.

The information contained within the Tables 2.28, 2.29, and 2.30 is organized by Planning Area Enumeration District, or PAED. These PAEDs are the combination of the previously utilized Monroe County "Planning Areas" and the US Census Bureau's "Enumeration Districts". These two units of geographical analysis were combined by the Planning Department in 1987 for ease of use. A map of the PAEDs is included as Appendix 2.

The information in Tables 2.28, 2.29, and 2.30 deals with the time span from 1990 up to 2010, and is summarized by sub-district (Upper, Middle, and Lower Keys). It is important to note that the tables do not include population information for Key West, Key Colony Beach, and Layton.

Table 2.28 presents information on the number of permanent residents. These are people who live in unincorporated Monroe County throughout the year. Table 2.29 quantifies the seasonal population in unincorporated Monroe County. This is the *peak* number of people in unincorporated Monroe County who are seasonal residents and visitors on *any given night*. Table 2.30

represents the functional population. The functional population is the sum of permanent residents and the peak number of seasonal residents and visitors.

During 1999, the Planning Department updated the population estimates and forecasts to ensure that the numbers are as accurate as possible. This report contains the results of that update.

The updated Monroe County population estimates and forecasts are contained within several appendices to this report. Appendix 3 is the summary table showing the permanent resident, peak seasonal resident/visitor, and functional population by PAED for Monroe County from 1990 to 2015. Appendix 3 is composed of information taken from the tables in Appendices 4 and 5. Appendix 4 is the permanent resident population table, and Appendix 5 is the summary table for the peak number of seasonal residents and visitors in Monroe County. The information in the table in Appendix 5 comes from five subsidiary tables:

- Appendix 6: Table of Peak Number of Seasonal Residents
- Appendix 7: Table of Peak Number of People in Hotels & Motels
- Appendix 8: Table of Peak Number of People in Campsites & Recreational Vehicles
- Appendix 9: Table of Peak Number of People Staying with Friends/Relatives
- Appendix 10: Table of Peak Number of People on Live Aboard Vessels

Appendix 11 is a series of footnotes relating to the tables found in Appendices 4-10. Each of these appendices will be discussed in greater detail in the Methodology Section of this report.

Each table of data found in the appendices has some common features. Each column in a table is numbered at its top. Below this column number is the column's heading, which describes what the data in the column represents. Below the heading of some of the columns is an operation shown in parenthesis "( )", which describes the calculations performed to derive the data in the column. The numbers in parenthesis correspond to the column numbers in the table. For example, the column heading for column # 6 may read "*Total Population (4 x 5)*". This means that the numbers found in column 6 were derived by multiplying the numbers in column 4 by the numbers in column 5.

The data found in a table is the result of an equation, not the verbatim typing of a particular number. As a result, the numbers found in the tables are carried out several decimal places, but have been rounded by the computer for display purposes. As a result, some of the numbers found in the tables may not add up. This is a function of the rounding performed by the computer, not an error in the equations.

One item to note in the tables is that four of the PAEDs (12a, 12b, 13, and 14) are removed from the unincorporated Monroe County population figures after 1997 to account for the incorporation of Islamorada, Village of Islands. Likewise, the data for three additional PAEDs (7, 8, and 9) are removed from the unincorporated Monroe County population figures after 1999 to account for the incorporation of Marathon. Another item of note is that the population found in the mainland portion of Monroe County and the Dry Tortugas is not included in these estimates and forecasts. Neither of these areas is included within a PAED, and both are under the jurisdiction of the National Park Service.

GENERAL ANALYSIS

This section of the report presents an analysis of the population estimates and forecasts. This section will provide the following:

- a discussion of the functional population trends in Monroe County
- a comparison of the permanent resident and peak seasonal populations
- an analysis of the fastest and slowest growing areas of Unincorporated Monroe County

Functional Population Trends in Monroe County

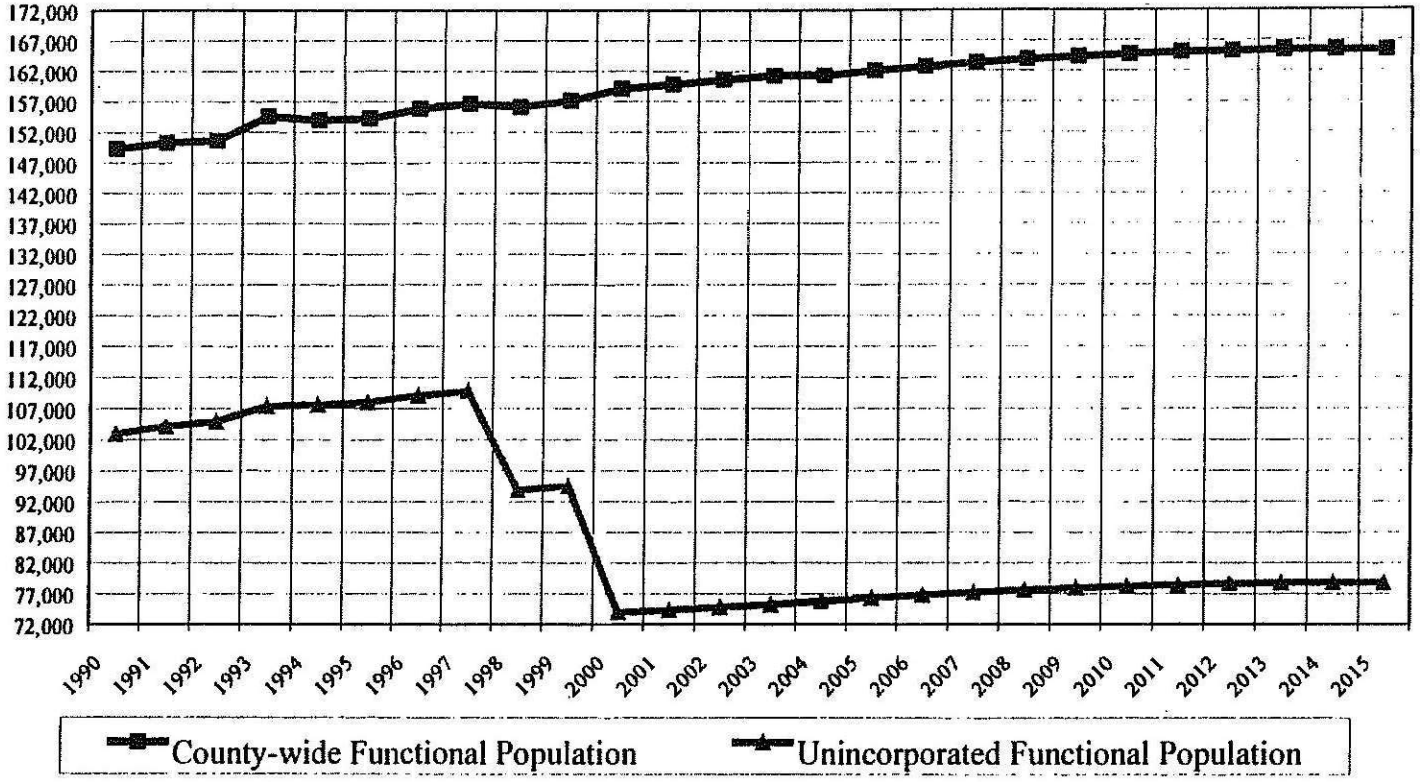
This section will examine the functional population trends for all of Monroe County, including the incorporated areas. This section will also explore the different trends in functional population between the incorporated and unincorporated areas, and compare regional trends in functional population inside the unincorporated areas. The functional population is the sum of the number of permanent residents plus the peak number of seasonal residents and visitors in Monroe County on any given evening.

Functional Population of Monroe County 1990-2015

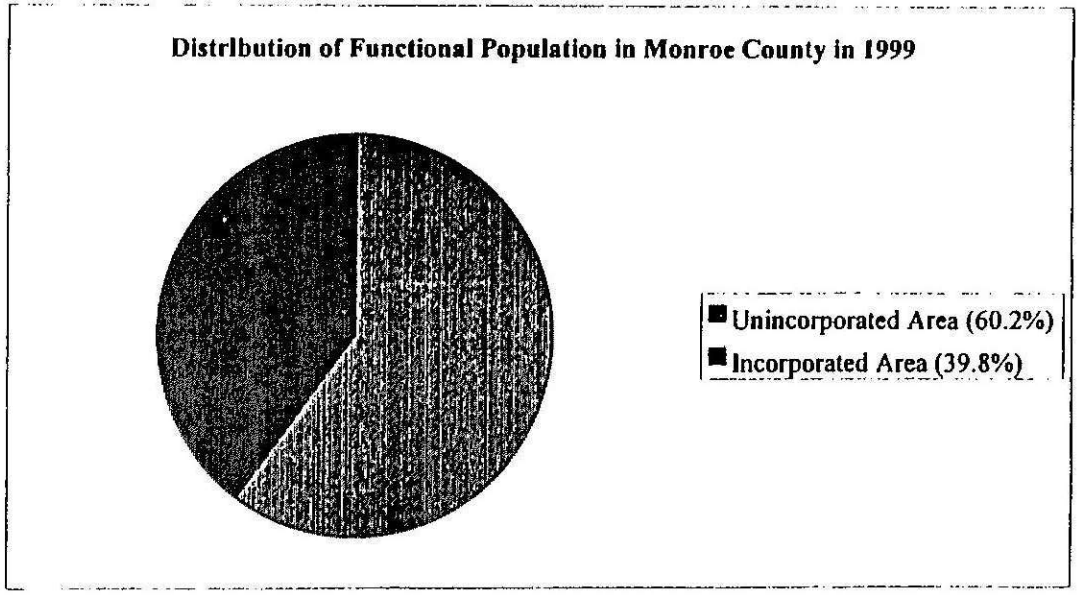
Year	Functional Population	Numerical Change	Percent Change
1990	149,348	*	*
1995	154,255	4,907	3.29%
2000	159,113	4,857	3.15%
2005	162,041	2,929	1.84%
2010	164,769	2,727	1.68%
2015	165,366	597	0.36%

According to the table above, the functional population of Monroe County is expected to grow by more than 16,000 people from 1990 to 2015. This represents an increase of almost eleven percent (11%) over the twenty–five year period. However, the numerical and percent change columns show that the *rate* of increase is expected to slow dramatically over the same time period. In other words, the growth rate in the Monroe County functional population is beginning to level off by the year 2000. It is important to note that the Summary Table of Functional Population in Appendix 3 predicts a yearly decrease in functional population after the year 2014. The graph on the next page shows the trends in functional population over the period from 1990 to 2015. It also compares the functional population in unincorporated areas to that in the incorporated areas of Monroe County.

Graph of Functional Population in Monroe County 1990-2015



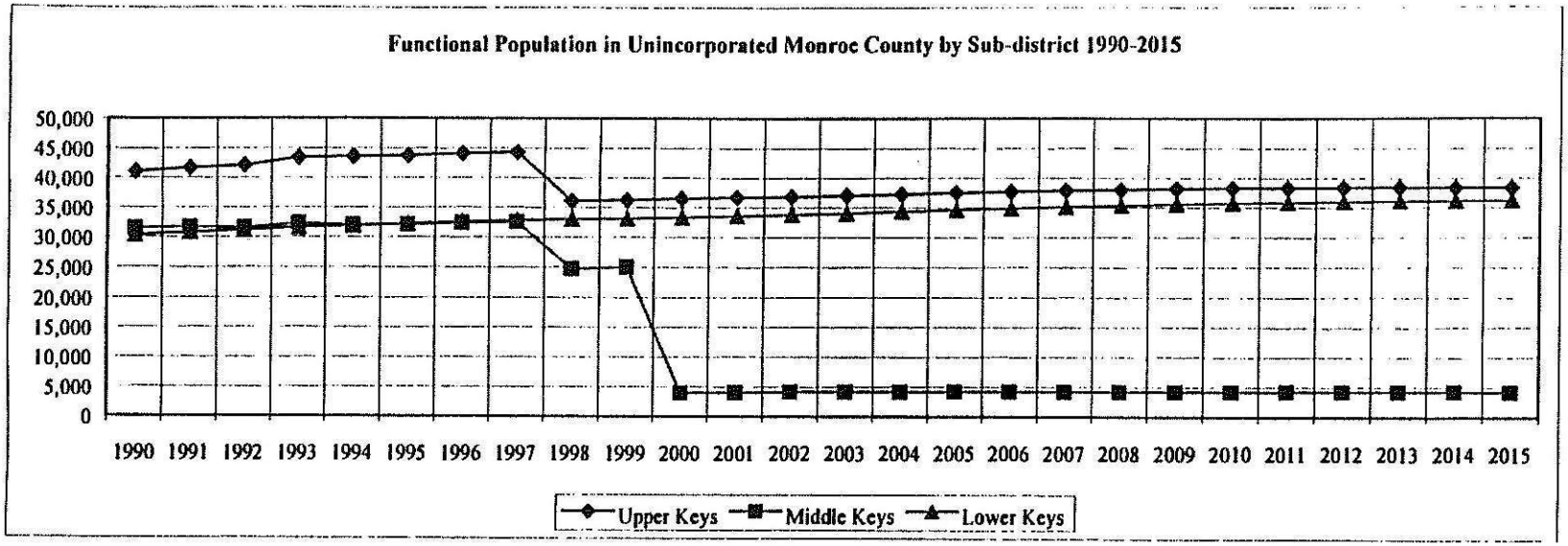
In 1999, a larger portion of the functional population in Monroe County is located within the unincorporated areas of the county. The unincorporated portions of Monroe County had a functional population of 94,565 people, while the incorporated areas had a functional population of 62,607 people. The percentages of each are depicted in the chart below:



In 1999, the City of Key West accounted for around twenty-seven percent (27%) of the total functional population, while the Village of Islamorada accounts for around ten percent (10%). The cities of Key Colony Beach and Layton compose about two percent (2%) of the total functional population in Monroe County. The newly incorporated city of Marathon is expected to occupy about thirteen (13%) of the 2000 total functional population of Monroe County. As indicated in the chart above, the incorporated areas account for forty percent (40%) of the total functional population, while the unincorporated areas account for

about sixty percent (60%) in 1999. After the year 2000, the relative distribution of functional population between incorporated and unincorporated areas is expected to reverse. By 2000, the functional population in incorporated areas is expected to grow to over 85,000 people, or fifty-three percent (53%) of the total functional population of Monroe County.

The graph below compares the distribution of the functional population among the three sub-districts in the unincorporated portions of Monroe County.



The Upper Keys sub-district is composed of PAEDs 15 to 22, which run from Tavernier Creek to the Miami-Dade County line, including north Key Largo. The Middle Keys contain PAEDs 7 to 11, or the area from Knight's Key to the Channel 5 Bridge

east of Fiesta Key. The Lower Keys sub-district includes PAEDs 1 to 6, from southern Stock Island to the eastern end of the Seven Mile Bridge. A map of the Keys PAEDs can be found in Appendix 2 of this report.

Regionally, the Upper Keys accounted for the largest portion of the 1990 unincorporated functional population (41,081 people, or 40% of the total). This is followed by the Middle Keys, which comprised 30.6% (31,533 people) of the total 1990 functional population; and finally, the Lower Keys, which contained 30,387 people, or 29.5% of the unincorporated functional population.

The incorporation of Islamorada in 1998 accounts for the drop in unincorporated functional population in the Upper and Middle Keys sub-districts. The functional population in the Middle Keys sub-district declined more than twenty percent (20%) with the incorporation of Islamorada, while the Upper Keys sub-district lost twelve percent (12%) of its functional population. The Lower Keys sub-district grew more than eight percent (8%) from 1990 to 1998. Further declines in the unincorporated functional population will appear in 2000 based upon the incorporation of Marathon in 1999.

By the year 2015, the Upper Keys, with a functional population of 38,657 people, is expected to contain 48.6% of the unincorporated functional population. The Lower Keys are projected to have a functional population of 36,263 people in 2015, or 46% of the unincorporated total, while the Middle Keys will been reduced to 4,206 people, or 5.3% of the unincorporated county total.

The table below illustrates the changes in functional population by unincorporated Keys sub-district:

Percent Change in Unincorporated Monroe County by Sub-district 1990-2015

	1990 Functional Population	1998 Functional Population	Percent Change 1990-1998	2000 Functional Population	Percent Change 1998-2000	2015 Functional Population	Percent Change 2000-2015
Upper Keys	41,081	36,138	-12.0%	36,615	1.3%	38,362	4.8%
Middle Keys	31,533	24,765	-21.5%	3,944	-84.1%	4,206	6.6%
Lower Keys	30,387	33,036	8.7%	33,410	1.1%	36,263	8.5%
Unincorporated Total	103,000	93,939	-8.8%	73,969	-21.3%	78,831	6.6%

If current trends continue, the Lower Keys sub-district will be the fastest-growing area of unincorporated Monroe County by 2015. The Upper Keys sub-district will continue to grow, but by the slowest rate. The Middle Keys sub-district functional population is expected to rebound after the incorporation of Marathon, growing over six percent (6%) from 2000 to 2015. It is interesting to note that by 2015, the functional populations in the Upper and Middle Keys are expected to begin a decline, while the functional population in the Lower Keys is expected to increase.

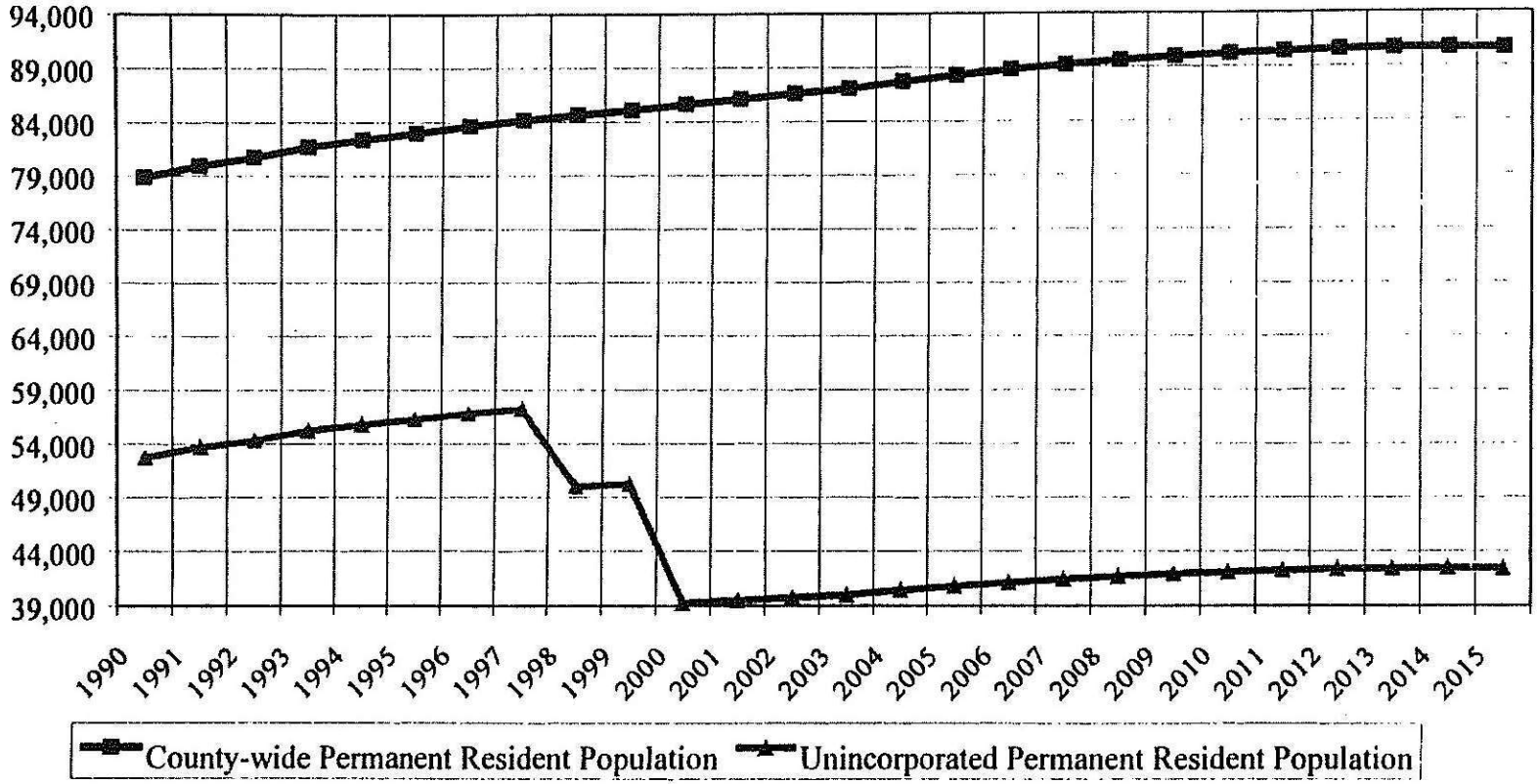
Permanent Resident and Peak Seasonal Population

This section of the report will investigate the permanent resident population versus the peak seasonal population for all of Monroe County. The changes in permanent and seasonal population over time will also be explored for both the incorporated

and unincorporated areas of the county. Trends in the permanent versus the peak seasonal population will also be considered at the sub-district level.

The graph on the next page shows the past and future trends in the permanent resident population for all of Monroe County as well as the unincorporated areas. The total permanent resident population in Monroe County has grown from 78,855 people in 1990 to 90,654 people by 2015, an increase of fifteen percent (15%) over the twenty-five year period. The permanent resident population as a percentage of the functional population fluctuates between 52.8% and 54.8% over the period. The years 1991 and 1993 were the only ones where the county-wide permanent resident growth rate exceeded one percent (1%) per year. Growth rates are expected to remain under 1% per year for the remainder of the years under study, and are expected to decline after the year 2003. The declines in the permanent resident population in unincorporated areas as illustrated in the graph can be attributed to the incorporation of Islamorada in 1998 and Marathon in 1999.

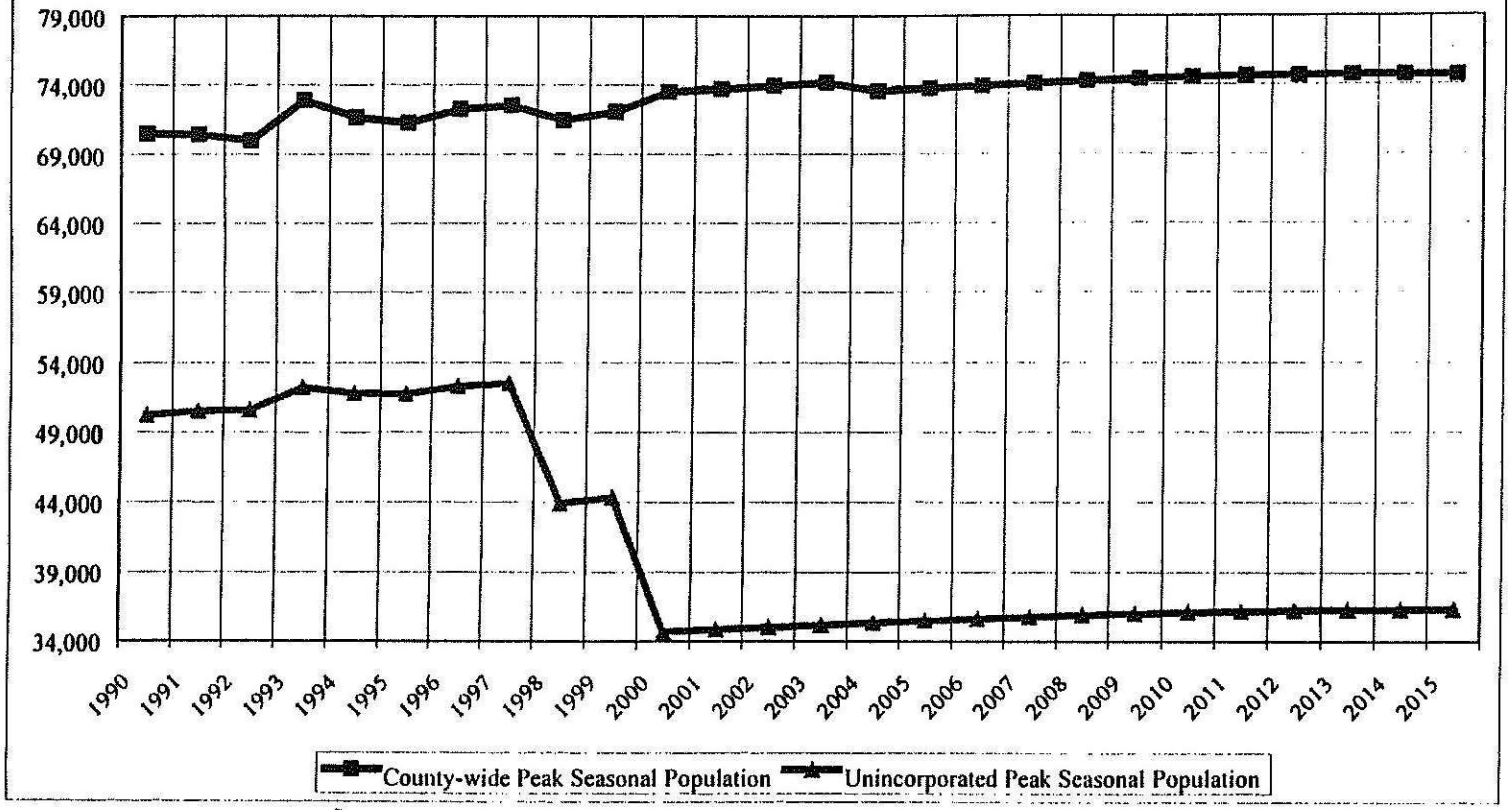
Graph of Permanent Resident Population in Monroe County 1990-2015



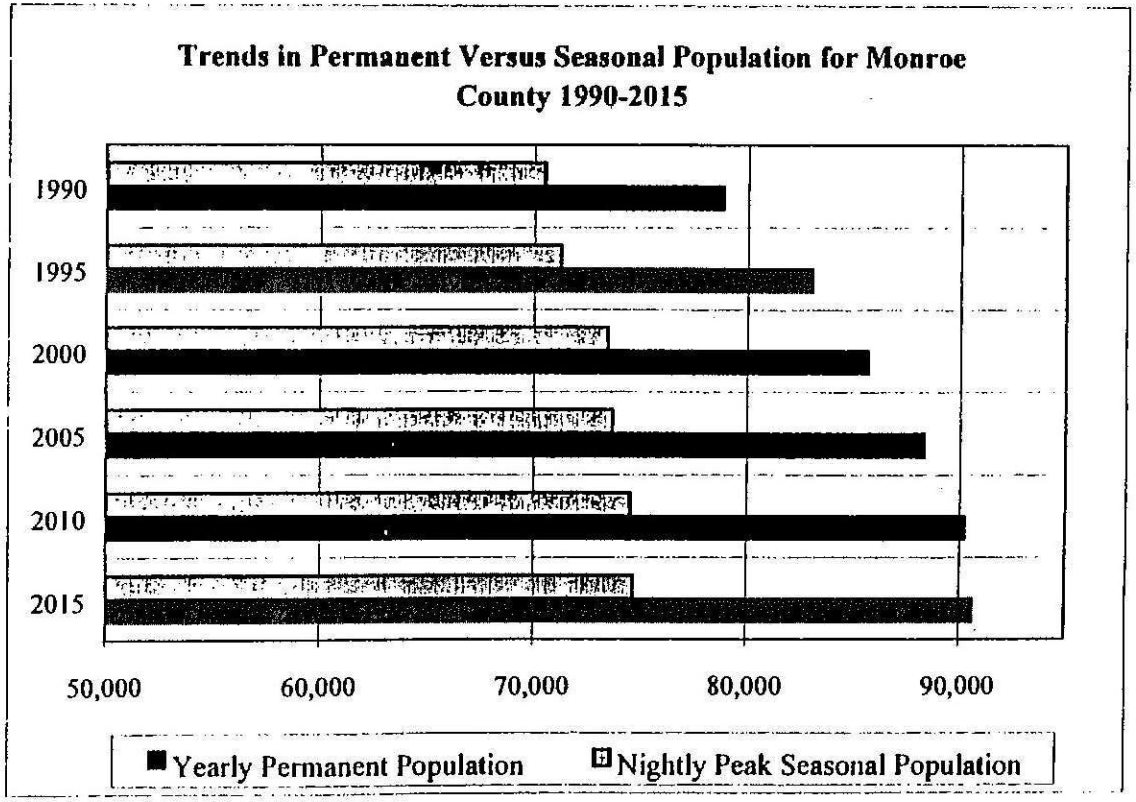
Permanent resident population figures show the total number of permanent residents at the end of a calendar year, while the peak seasonal population is the maximum or peak number of seasonal residents and visitors that can be accommodated on any given evening. Peak seasonal population figures are *not* the total number of seasonal residents or visitors in the county over the calendar year, but rather are the maximum number who could stay on any given night given the capacity for accommodating these people. The peak seasonal population figures are not the actual number of seasonal residents and visitors who *did* stay, the peak seasonal population figures show the total number of seasonal residents and visitors who *could* stay given the space available. The peak seasonal population figures include data on the number of seasonal residents, the number of people staying in hotels, motels, vacation rentals, campsites, recreational vehicles, live aboard vessels, and those staying with friends and relatives.

The graph on the next page shows the past and future trends in the peak seasonal population for all of Monroe County as well as the unincorporated areas. The peak seasonal population in Monroe County has grown from 70,493 people in 1990 to 74,712 people by 2015, an increase of six percent (6%) over the twenty-five year period. The peak seasonal population as a percentage of the functional population fluctuates between 45.2% and 47.2% over the period. The county-wide peak seasonal population growth rate exceeded four percent (4%) in 1993. Growth rates fluctuated between –1.7% and 1.9% for the remainder of the years under study, and are expected to steadily decline after the year 2003. The 1998 and 1999 declines in the peak seasonal population in unincorporated areas can be attributed to the incorporation of Islamorada and Marathon.

Graph of Peak Seasonal Population in Monroe County 1990-2015



The graph below compares the trends in permanent resident and peak seasonal population for all of Monroe County *on any given evening* in the year shown.

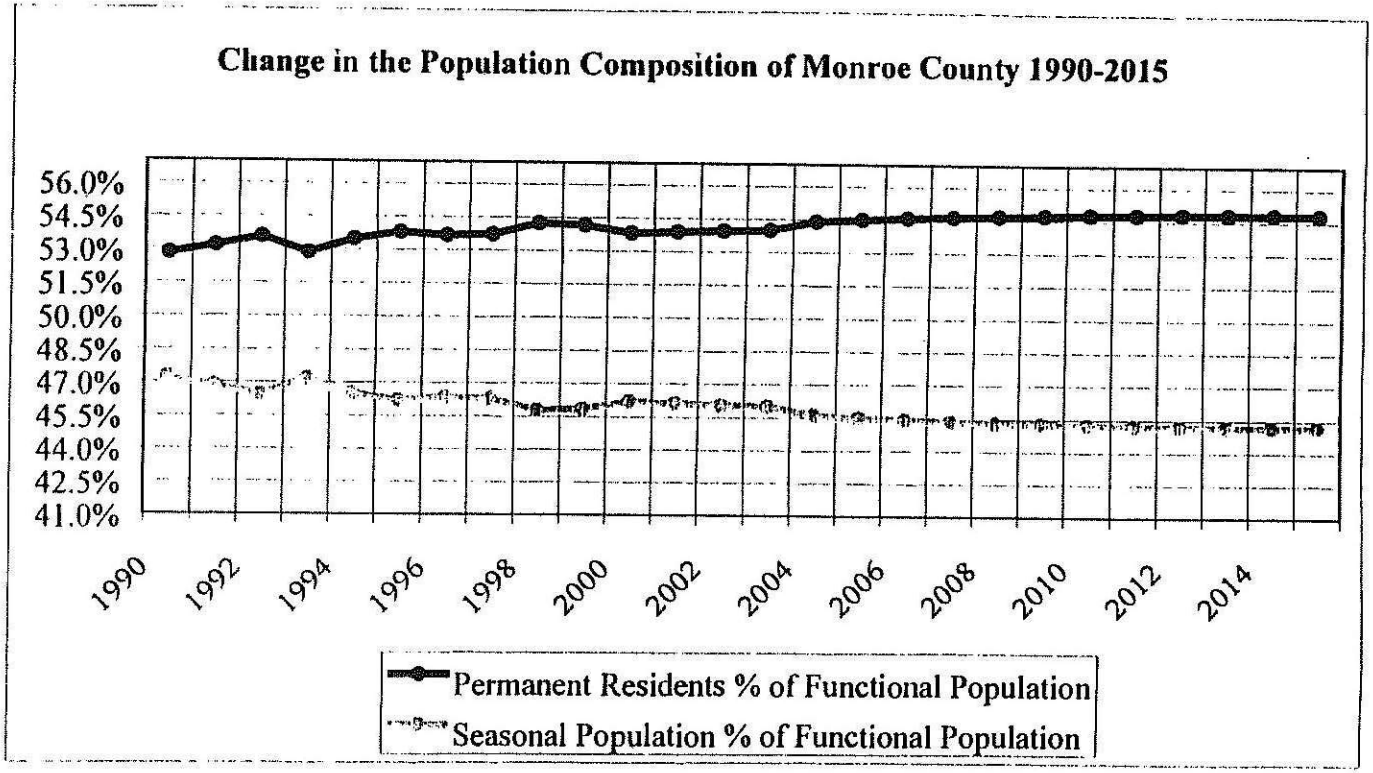


The chart shows that while the absolute numbers of permanent residents and potential peak number of seasonal residents and visitors will increase from 1990 to 2015, the growth rates are expected to slow down. If current trends continue, the growth rate

in the number of permanent residents will continue to outpace the growth rate in the potential peak number of seasonal residents and visitors on any given evening.

It is important to remember that the permanent resident figures are *annual* data, while the peak seasonal population data is based on the potential number of people on any given *evening*. The total number of seasonal residents and visitors who spent the night in the Keys over an entire year is not available based upon this data. However, it is a safe assumption that over the course of a year, there are many more seasonal residents and overnight visitors in Monroe County than permanent residents.

The trends in the distribution of peak seasonal population to the permanent population as a percentage of the total functional population are shown in the graph on the next page.



This graph shows that the nightly peak seasonal population is expected to decline as a percentage of the total functional population relative to the permanent resident population over the period from 1990 to 2015. In other words, seasonal residents and visitors will occupy less of the total functional population over the next fifteen years as compared to permanent residents. It is interesting to note that the permanent resident population consistently occupies a higher proportion of the county-wide functional population.

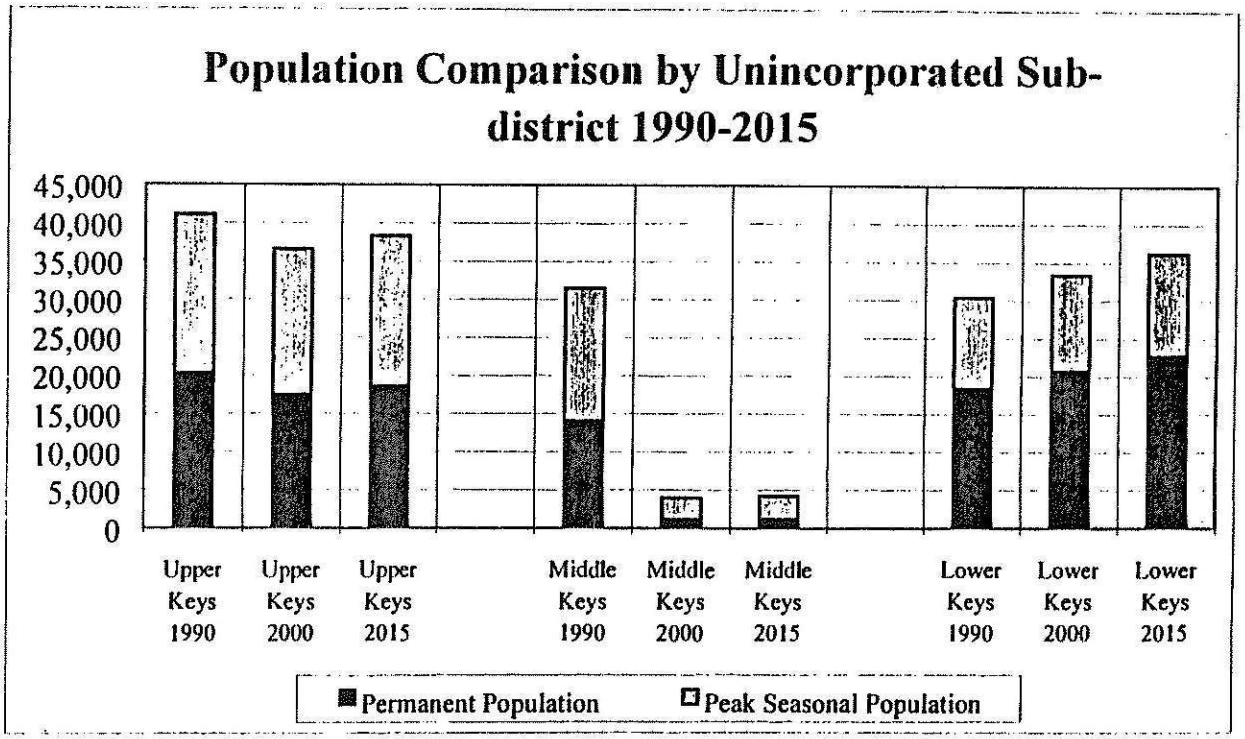
The table below shows the distribution of permanent residents to the peak seasonal population in the incorporated and unincorporated portions of Monroe County from 1990 to 2015.

Population Comparison Between Incorporated and Unincorporated Areas of Monroe County 1990-2015

	1990			2000			2015		
	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal
Incorporated Areas	46,348	56.3%	43.7%	85,144	54.4%	45.6%	86,535	55.7%	44.3%
Unincorporated Areas	103,000	51.2%	48.8%	73,969	53.1%	46.9%	78,831	53.9%	46.1%
Monroe County Total	149,348	52.8%	47.2%	159,113	53.8%	46.2%	165,366	54.8%	45.2%

As the table indicates, a higher percentage of the functional population of Monroe County as a whole is composed of permanent residents, and this trend is expected to continue and grow more visible from 2000 to 2015. A similar trend can be expected in the unincorporated portions of the County. The incorporated areas are also dominated by the permanent population as a percentage of the functional population. The percentage of the functional population occupied by the seasonal population is expected to be higher in 2000 and 2015, but is expected to peak by 2002. It is important to remember that the permanent figures are annual figures, while the seasonal figures represent the peak potential population on any given evening. The seasonal population figures are not annual figures. If the nightly seasonal population amounts were summed, the total would far exceed the permanent population.

The chart below compares the permanent and seasonal populations in the unincorporated portion of Monroe county by sub-district.



From 1990 to 2000, the Upper Keys declined by 2,770 permanent residents and 1,696 seasonal residents and visitors, due to the incorporation of Islamorada. The Middle Keys lost 12,994 permanent residents and 14,595 seasonal residents and visitors due to the incorporations of Islamorada and Marathon. The Lower Keys added 2,295 permanent residents and 729 additional seasonal residents and visitors.

From 2000 to 2015, the Upper Keys are expected to add 1,134 permanent residents for a permanent resident population of 18,569 people. The Middle Keys are expected to add only 74 permanent residents for an ultimate permanent resident population of 1,172 people by 2015. The Lower Keys are expected to add 1,992 permanent residents from 2000 to 2015, for a permanent resident population of 22,733 people.

In terms of the peak seasonal population from 2000 to 2015, the Upper Keys are expected to add an additional 613 seasonal residents and visitors, bringing its peak seasonal population to 19,793 people. The Middle Keys are expected to add 188 additional seasonal residents and/or visitors for an ultimate peak seasonal population of 3,034 people. The Lower Keys are expected to add an additional 861 seasonal residents and visitors for a seasonal population of 13,530 people by 2015. It is interesting to note that by 2015, the Lower Keys are expected to have the most permanent residents of all three sub-districts, while the Upper Keys are expected to retain the highest peak seasonal population.

Fastest and Slowest PAED Population Growth

The chart on the next page shows the projected changes in permanent resident, seasonal, and functional populations in each PAED in unincorporated Monroe County from 2000 to 2015. It also indicates the numerical and percent changes in the population figures over the fifteen years.

PAED Population from 2000 to 2015 Ranked by Change in Functional Population

PAED	Permanent Population Numerical Increase 2000 2015	Permanent Population Percent Increase 2000 2015	Seasonal Population Numerical Increase 2000 2015	Seasonal Population Percent Increase 2000 2015	Functional Population Numerical Increase 2000 2015	Functional Population Percent Increase 2000 2015
4a	1,028	20.7%	530	16.7%	1,558	19.1%
5	646	12.9%	208	6.3%	854	10.3%
17	557	18.0%	236	8.8%	793	13.7%
15	328	11.0%	162	9.2%	490	10.3%
3	357	16.3%	66	3.8%	422	10.8%
19-20	157	5.7%	83	3.5%	240	4.7%
10	62	8.7%	157	18.8%	219	14.1%
18	136	3.0%	76	1.7%	213	2.3%
21	38	2.3%	63	2.0%	101	2.1%
4b	39	66.8%	15	66.8%	54	66.8%
2	39	1.2%	14	1.1%	53	1.1%
11	12	3.1%	31	1.5%	42	1.8%
22	0	-0.1%	2	1.5%	2	0.9%
6	-28	-6.4%	17	0.9%	-11	-0.5%
1	-88	-1.9%	11	0.8%	-77	-1.3%
16	-82	-3.5%	-9	-0.2%	-90	-1.3%
UNINC. TOTAL	**3,200**	**8.1%**	**1,662**	**4.8%**	**4,862**	**6.6%**

As indicated in the table, PAED 4a (Cudjoe, Summerland, Ramrod, and the "Torch" Keys) is expected to experience the largest increases in permanent and seasonal population from 2000 to 2015. In addition to experiencing the largest absolute numerical

increases, this PAED is also expected to experience some of the highest growth rates in the unincorporated portions of Monroe County. The percent increase figures shown for PAED 4b (No Name Key) are misleading since the Key has only forty-four homes, most of which were built over the 1990's. Given the Rate of Growth guidelines, it is not likely that there will be any additional homes on No Name Key, but the population model is based upon past trends in certificate of occupancy issuance, not future permitting probabilities.

According to the table, PAED 5 (Big Pine Key) can also expect a large increase in the permanent resident population. However, it is not likely for this growth to be realized due to current building limitations on Big Pine Key. This phenomenon is similar to the No Name Key scenario, where the population model predicts growth based upon historical trends in certificate of occupancy issuance. Building permits have been limited in PAED 5 since 1994, and therefore, historical rate of certificate of occupancy issuance can not be sustained as we move into the twenty-first century. The model incorrectly predicts Big Pine Key growth rates based upon historical trends not future probabilities. Despite these problems, it is a logical assumption that PAEDs 17 (Rock Harbor), 15 (Tavernier), and 3 (Sugarloaf Key) will likely experience increases in permanent resident and seasonal populations.

PAED 22 (Cross Key, or the 18-Mile-Stretch) will likely experience the slowest growth rate in Monroe County from 2000 to 2015, as no new permanent or transient housing is expected for this area. Three PAEDs are expected to experience declines in permanent resident population from 2000 to 2015: PAED 1 (Stock Island), PAED 6 (MM 35 to 47), and PAED 16 (MM 94 to 98). In addition to a decline in permanent residents, the model forecasts that PAED 16 will experience a slight decline in the seasonal population over the period as well. The reason for these declines can be attributed to the "drag" factor applied to the

percent increase calculations of population after 2003. As the drag factor is applied consistently from 2004 to 2015, the net result is a slight decrease in population from 2000 to 2015. Regardless of whether or not these three PAEDs experience a loss in population, it is likely that they will be among the slowest growing areas of the unincorporated County.

Summary

This section presents a general analysis of the population data gathered for this report on Monroe County population estimates and forecasts for the years 1990 to 2015. The data and analysis indicates that the functional population is expected to grow by more than 16,000 people from 1990 to 2015, an increase of almost eleven percent (11%) over the twenty-five year period.

In 1999, over sixty percent (60%) of the functional population is located within unincorporated portions of Monroe County, but by 2000, the incorporated portions of the county will contain fifty-three percent (53%) of total functional population.

Throughout the years under study, the Upper Keys sub-district will have the largest portion of the functional population in unincorporated Monroe County, however, the Lower Keys is expected to have the highest growth rates over the twenty-five year period.

In terms of the composition of the functional population, there are more permanent residents than the peak seasonal population on any given evening. However, permanent resident figures are annual while peak seasonal population figures are for any given evening. If seasonal population figures were annual, they would far exceed permanent resident population figures. The growth

rates for permanent residents are expected to out pace the growth rates in the peak seasonal population as a percentage of the functional population.

PAED 4a is expected to have the largest numerical increases in population as well as the highest rates of population increase for permanent residents. PAED 22 is expected to have the slowest growth rates.

The drag factors applied to the permanent and seasonal resident data indicate that these population's growth rates will begin to level-off and decline after the year 2014 if current trends continue.

METHODOLOGY

This section will discuss the methodology used to determine the functional population of Monroe County. The functional population is a measurement which considers both the number of people who live in an area throughout the year (permanent residents), and those persons who visit an area (seasonal population) on any particular evening or evenings. As has been stated previously, the seasonal population is not a measurement of all the people who stayed in an area throughout the year, it is a measurement of the number of people who are visiting an area on any given evening. Additionally, the seasonal population is considered to be a peak figure, or a figure which represents the maximum number of people who could reasonably be accommodated in existing transient or guest facilities in the Keys on any given evening. Therefore, the seasonal population figures presented in this report can be considered as the peak number of people who could be accommodated on any given evening given the capacity of existing facilities devoted to the temporary housing of guests and/or visitors.

The functional population is the sum of the permanent population and the peak seasonal population, and is used by the government in determining the potential impacts, expected usage amounts, and required capacity for a wide variety of public services and expenditures. The process for determining the functional population used in this report is explained below, beginning with the methodology for determining the permanent resident population.

Permanent Resident Population

The methodology discussed here relates to the table titled Summary Table of Permanent Resident Population 1990-2015 (Appendix 4). The population estimates and the forecasts up to the year 2004 are based upon changes in the number of housing units available. The population forecasts after 2003 rely on historical trends in the percent increase in the number of permanent residents. All estimates and forecasts are based on a calendar year, and indicate the population as of December 31st of any particular year.

The first step in determining the number of permanent residents was to compare the boundaries between the 1990 census tracts and block groups with the Monroe County Planning Area Enumeration Districts (PAEDs). A map of the PAEDs can be found in Appendix 2 of this report. In most cases, the boundaries between census tracts and PAEDs were coterminous. In some situations, the PAED boundary didn't match with the census tract. In these cases, block group boundaries were used. However, in some cases, even the block group boundaries didn't match up with the PAED boundaries. Footnotes A-H in Appendix 11 discuss how data was separated or agglomerated to account for any boundary discrepancies. The ultimate goal of this step was to determine

how Census data would be broken down from census tracts or block groups into PAEDs. This information is summarized in Columns 1, 2, and 3 of the Summary Table of Permanent Resident Population 1990-2015 found in Appendix 4.

The next step was to use the 1990 Census of Population and Housing Summary Tape File 1A to obtain seven critical pieces of information by PAED: the total population in a PAED as of April 1, 1990, the total number of housing units in a PAED as of April 1, 1990, the total number of households (occupied housing units) in a PAED as of April 1, 1990, the total number of owner-occupied housing units in a PAED as of April 1, 1990, the total number of renter-occupied housing units in a PAED as of April 1, 1990, the number of vacant housing units in a PAED as of April 1, 1990, and finally, the number of housing units held for occasional or seasonal use. Again, all of this data was broken down from census tracts or block groups and agglomerated into PAEDs based upon the actions explained in Footnotes A-H. This information is found in Columns 4-11 of the Permanent Resident Table in Appendix 4.

The next step was to determine the number of persons per housing unit by PAED. This was accomplished by dividing the total population by the total number of housing units. The number yielded by this operation is not the number of persons per household, it is the number of persons per housing unit. The typical persons per household measurement equals the total population divided by the number of *occupied* housing units. The Monroe County model relies on a more generic persons per housing unit figure instead of a persons per household figure since vacancy rate information is required to determine occupancy status. Since information on intra-county vacancy rates over time is not generally available, the total persons per housing unit figure was used so as to limit the number of assumptions needed to forecast population. This information is found in Column 13 of the Permanent Resident Table.

At this point, the baseline population data for 1990 had been obtained from the Census, and re-aggregated into Monroe County PAEDs. However, this baseline data is as of April 1, 1990, but the Monroe County model is based upon a calendar year. In order to develop a population estimate for December 31, 1990, nine additional months of housing data had to be added to the baseline census information on the total number of housing units. The Building Departments of Monroe County and the other municipalities were used as a source for certificate of occupancy data. Certificates of occupancy (as opposed to building permits) were used as a surrogate for the number of housing units brought on-line during a year since a housing unit is more likely to be occupied shortly after a certificate of occupancy is issued.

Once the number of dwelling units which were completed from April 2, 1990 to December 31, 1990 were compiled and aggregated by PAED (based upon the number of certificates of occupancy issued), these numbers could then be added to the total number of dwelling units as of April 1, 1990 listed by the Census. This operation yielded the total number of dwelling units in existence on December 31, 1990 as shown in Column 15 of the Permanent Resident Table in Appendix 4.

Once the total number of housing units in existence on December 31, 1990 was known, the number of permanent residents living in those units could be derived by applying the number of persons per housing unit figure found in Column 13. This operation yields the total number of permanent residents by PAED as of December 31, 1990, as shown in Column 17 of the table in Appendix 4.

The next step is to determine the number of permanent residents by PAED in 1991. To accomplish this, the number of certificates of occupancy issued from 1/1/91 to 12/31/91 was obtained from the various Building Departments and divided up

into the appropriate PAEDs. The number of units built during 1991 was then added to the total number of dwelling units as of December 31, 1990. Once again, the resident population was derived by applying the persons per permanent resident dwelling unit found in Column 13.

This process was repeated to yield the permanent resident population estimates for 1992 through 1999. A slightly different process was used for making the population forecasts for 2000 and beyond.

The forecasts for the years 2000-2003 are based upon the potential number of building permits available, and historical trends in the number of permits issued. The majority of unincorporated Monroe County and the municipalities of Islamorada, Marathon, and Key West are all bound by the Rate of Growth Ordinance, which limits the number of building permits available over any given year. Layton, Key Colony Beach and the northernmost portion of Monroe County are not subject to the Rate of Growth Ordinance provisions, and as such, their population forecasts have been based upon historical trends in housing unit permitting.

The Rate of Growth guidelines found within the "Five Year Work Program" of the Monroe County Year 2010 Comprehensive Plan limits the number of building permits available to portions of Unincorporated Monroe County, Islamorada, and Marathon to a maximum of 204 per year until July of 2003. The City of Key West is limited to a maximum of 33 building permits per year based upon the Rate of Growth Guidelines, but a different allocation formula used by Key West makes it more problematic to apply this methodology to their expected population growth. As a result, population forecasts provided by Key West were used in this model. The northern portion of Unincorporated Monroe County, Key Colony Beach, and Layton are not subject to the rate of Growth guidelines, so historical trends in building permit issuance were used to calculate population forecasts for these areas.

The potential number of building permits available to portions of the County, Islamorada, and Marathon were used as the basis for predicting how many new housing units would come on-line each year from 2000 to 2003 in these areas. The potential 204 new dwellings available each year from 2000 to 2003 were aggregated by PAED based upon that PAED's percentage of the total number of dwelling units built from 1990 to 1999. The total number of units constructed in each PAED from 1990 to 1999 is shown in Column 54 of the Permanent Resident Table. Each PAED's total number of units constructed was divided by the sub-district total for the same period. This operation yields each PAED's share of the number of units constructed in a sub-district from 1990-1999 as shown in Column 55. This percentage was applied to the total number of building permits available to a sub-district each year from 2000 to 2003, and yields the forecasted number of dwelling units which will be built in a particular PAED during a particular year. Once the potential number of dwelling units constructed in a PAED was determined, the normal model process described in the paragraphs above was employed to determine the annual population by PAED for 2000 to 2003.

The Rate of Growth Ordinance is set to expire in 2003, and as such, there is little guidance as to how permits will be issued in Monroe County after the year 2003. As a result, the basis of the modeling process changes after 2003 from the number of housing units constructed to the historical percent change total permanent resident population.

The forecasting process begins with determining the average percent increase in total permanent resident population over the period from 1990 to 2003 by PAED as shown in Column 85 of the Permanent Resident Population Table in Appendix 4. This percentage is derived from obtaining the percent increase in resident population by PAED for each year, and then taking the average of these percent increase figures over the thirteen year period. This average percent increase figure is then applied to the

total permanent resident population in 2003. The product of this equation was then added to the 2003 total population to yield the estimated total permanent resident population in 2004 by PAED.

A similar methodology was employed to determine the permanent resident population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's permanent resident population figures. The product of this equation was then added to the previous year's population to estimate the following year's total permanent resident population. A "drag" factor was applied to each year's percent increase figures by PAED. This drag factor increases by .1% each year over the ten year period, so that by 2015, the rate of increase in permanent resident population by PAED will have declined by 1.1%. This drag factor was employed as an assumption that the availability of building permits will decline as the carrying capacity of the Keys is reached. It is also likely that the availability of building sites will also decline in the early years of the twenty-first century. Analysis has shown that a 1.1% decline in mean percentage increases in population over a ten year period would not significantly affect the validity of the population forecasts. It is important to note this methodology reveals the beginnings of a decline in the total number of permanent residents in unincorporated Monroe County by 2014.

The methodology described above is not representative of the process used to develop the City of Key West figures. Key West developed population forecasts as a part of their Evaluation and Appraisal Report on their Comprehensive Plan. The methodology used by Key West differs from that used by the County. In the interest of being inclusive of the County-wide population, this report adopted the Key West figures, and manipulated them slightly so as to provide yearly data similar to that provided for the other areas of the County.

Peak Seasonal Resident and Visitor Population

The methodology discussed here relates to the table titled Summary Table of Peak Number Seasonal Residents and Visitors by PAED 1990-2015 (Appendix 5). As mentioned earlier, the peak seasonal population figures are not the total number of seasonal residents and visitors who come to the Keys over the year, but only those who could be accommodated (based upon available facilities) on any given evening. The information contained in seasonal population summary table stems from five sub-models, which relate to: the number of seasonal residences, the number of hotel and motel rooms, the number of recreational vehicle and campsites, the number of people staying with friends and relatives, and the number of people staying on live aboard vessels. The methodology used in each of the five sub-models is discussed below.

1. Seasonal Residents and Vacation Rental Visitors

The first step is to obtain the number of dwelling units used for seasonal purposes from the permanent resident population table found in Appendix 4. The preliminary number of seasonal housing units comes from the 1990 Census of Population and Housing (Column 11 of the Summary Table of Permanent Resident Population found in Appendix 4). The number of seasonal housing units completed between April 1, 1990 and December 31, 1990 is derived by applying the percentage of seasonal housing units to the total number of housing units as of December 31, 1990 (Column 15 of the Permanent Resident Table found in Appendix 4). The addition of these two figures yields the total number of seasonal units by PAED as of December 31, 1990.

The next step is to determine the number of persons per group who stay in seasonal residences and/or vacation rentals. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida*

Keys/Key West. This report was prepared by Vernon Leeworthy for the Nature Conservancy and NOAA in 1996. This report indicates that the largest group sizes occur in the winter season, and amount to 2.67 people per group on average. This figure was applied to the total number of seasonal residences (which includes vacation rentals) to determine the potential peak number of seasonal residents or visitors staying in vacation rentals by PAED. This methodology was used to determine the peak number of seasonal residents and visitors in vacation rentals by PAED for the years 1990 through 2003.

Because the peak seasonal resident sub-model also rests on the number of dwelling units (similar to the permanent resident population model), it is subject to the problem which occurs after 2003, when we are no longer sure how new dwelling units will be permitted. As a result, this model also makes the shift from a dwelling-unit based foundation to a population-based foundation after 2003 (just as the permanent resident population model does). The percentage increases in the number of seasonal residents and visitors in vacation rentals by year by PAED are determined in Columns 34 through 46 of the Peak Population in Seasonal Residences Table in Appendix 6.

Then, the average percent increase in the seasonal resident and vacation rental visitor population over the period from 1990 to 2003 by PAED was determined as shown in Column 47. This average percent increase figure was then applied to the seasonal resident and vacation rental visitor population in 2003. The product of this equation was then added to the 2003 peak number of persons staying in seasonal dwelling units to yield the estimated peak seasonal resident and vacation rental visitor population in 2004 by PAED.

A similar methodology was employed to determine the seasonal resident and vacation rental visitor population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's population figures. The product of this equation was then added to the previous year's population to estimate the following year's total seasonal resident and vacation rental visitor population. A "drag" factor was applied to each year's percent increase figures by PAED (similar to the one applied to the permanent resident population figures). This drag factor increases by .1% each year over the ten year period, so that by 2015, the percent increase in seasonal resident and vacation rental visitor population by PAED will have declined by 1.1%. It is important to note this methodology reveals the beginnings of a decline in the total number of seasonal residents and visitors in vacation rentals in unincorporated Monroe County by 2013, one year prior to similar declines expected for the permanent resident population forecasts.

2. Peak Number of People in Hotels and Motels

This is the second of the sub-models used to determine the peak seasonal population, and is titled Table of Peak Population in Hotels and Motels, and is found in Appendix 7 of this report.

The first step in the preparation of this model is to determine the number of hotel and motel rooms by PAED in 1990. The State of Florida's Department of Business and Professional Regulation Division of Hotels and Restaurants Master Listing of Accounts was used for this purpose. Information on the location and number of rooms of hotels, motels, resorts, and transient apartments was collected from the Master Listing and grouped according to PAED.

The next step was to determine the peak number of persons per room on average for all of these accommodations. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida Keys/Key West*. This report indicates that the peak number of persons per room on average is 2.73 persons. This figure was used as the peak number of persons per room on average for the period from 1990 to 2015.

The next step was to determine the peak occupancy rate for transient accommodations. The occupancy rates were obtained through the TDC from the Smith Travel Research *Trend Report*. The *Trend Report* gives the occupancy rate figures by month from 1990 to 1999 for Key West and Monroe County. The peak monthly occupancy figure by year was extracted and used by this model.

With the information on the number of hotel and motel rooms collected and sorted by PAED, the information on the peak group size determined, and the yearly peak occupancy rates obtained, the peak population staying in hotels and motels by year by PAED was determined. For each year, the peak number of persons per room was applied to the number of hotel and motel rooms available. The peak occupancy figure was then applied to this figure to yield the peak number of people staying in hotel and motel rooms by year by PAED. This methodology was used to determine the peak number of visitors in hotels and motels from 1990 to 1999.

After 1999, the occupancy rate for hotels and motels in Monroe County are not known. To estimate the future occupancy rate, the average occupancy rate was determined for the years from 1990 to 1999 (as shown in Column 35 of the Peak Population in Hotels and Motels table in Appendix 7), and applied to the yearly number of hotel and motel rooms by PAED after 1999. Once

the projected occupancy rate was determined, the methodology described in the previous paragraph was used to determine the peak population staying in hotels and motels until 2006.

The number of hotel and motel rooms in Monroe County has remained relatively constant since 1996 when the Year 2010 Comprehensive Plan was adopted. The Comprehensive Plan prohibits the construction of new transient accommodations until 2006. As a result, there has been very little new hotel/motel room construction, but the model does include those hotel and motel rooms which have become vested from the Comprehensive Plan policy prohibiting new transient units.

It is expected that the prohibition in the Comprehensive Plan on new hotel and motel rooms will be lifted by 2007. As a result, the model was adapted to include a cumulative .1% increase in the number of visitors staying in hotels and motels per year from 2007 to 2015 based upon the increased prevalence of hotel and motel rooms.

3. Peak Number of People in Campsites and Recreational Vehicles

This is the third of the sub-models used to determine the peak seasonal population, and is found in Appendix 8 of this report. The first step in the preparation of this model was to determine the number of campsites and recreational vehicle spaces by PAED in 1990. These figures were derived from the Florida Department of Environmental Protection (DEP) records related to on-site sewage capacity for these types of land uses. The DEP figures showed how many campsites and/or recreational vehicle spaces were present (or permitted) in a particular establishment. The establishments were located and agglomerated by PAED.

The next step was to determine the peak number of persons per campsite and/or vehicle on average for all of these establishments. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida Keys/Key West*. This report indicates that the peak number of persons per campsite and/or vehicle on average is 2.93 persons. This figure was used as the peak number of persons per campsite and/or vehicle on average for the period from 1990 to 2015.

The next step was to determine the occupancy rate for these transient land uses. The occupancy rate figure was also obtained from the *Visitor Profiles: Florida Keys/Key West* report. The report shows the peak occupancy rate to be 94.31% in the peak months of the year for campsites and recreational vehicle parks. This figure was used as the occupancy rate per campsite and/or vehicle on average for the period from 1990 to 2015.

The peak population staying in campsites and recreational vehicles was determined by applying the peak number of persons per campsite or vehicle to the number of sites available. This number was then multiplied by the occupancy rate to determine the peak number of persons staying in campsites and recreational vehicle sites by year by PAED.

The total number of campsites and recreational vehicle spaces were held constant over the period from 1990 to 2006, based on the moratorium on transient housing uses stemming from the Year 2010 Comprehensive Plan. After 2006, the prohibition on these types of uses is expected to be lifted. As a result, the model was adapted to include a cumulative .1% increase in the number of visitors staying in campsites and recreational vehicles per year from 2007 to 2015 based upon the expected increase of these transient uses.

4. Peak Population Staying with Friends and Relatives

This is the fourth of the sub-models used to determine the peak seasonal resident and visitor population, and is found in Appendix 9 of this report. This is one of the most difficult numbers to predict since the number of people who visit an area, but who do not stay in transient accommodations, is very difficult to track.

The basic methodology used was to determine the percentage of total visitors who stay with friends and relatives, then apply this percentage figure to the total seasonal population by PAED in a particular year. The product was the number of people who stayed with friends and relatives.

The first step in the preparation of this sub-model is to determine the appropriate percentage of people who stay with friends and/or relatives when visiting Monroe County. This number was derived from the study prepared for the Tourism Development Council entitled *Visitor Profiles: Florida Keys/Key West*. This report indicates that 15.5% of all visitors to the Keys stay with friends and/or relatives. For ease in calculation, this percentage figure was used across all PAEDs for each of the years in the forecast.

The peak number of people staying with friends and relatives by PAED by year was derived by summing the total population staying in seasonal residences and vacation homes, the peak population staying hotel and motel rooms, and the peak population staying in campsites or recreational vehicle spaces, and then applying 15.5% to this sum. The product of this operation is the

peak number of people staying with friends and relatives. This methodology was used by PAED and by year for all years in the model.

5. Peak Population on Live Aboard Vessels

This is the fifth and final sub-model used to determine the total peak seasonal population by PAED. Two separate sources were used to determine these figures. The first source of information was a study published in 1990 by Gus Antonini et. al. called *Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development.* This study determined that over the year from 1988 to 1989, there were 1,082 live-aboard vessels present in the Keys. It is unclear if this figure is the total for the year or the peak number of vessels at any given time. This report uses the figure as a peak number instead of a total for the year.

The next step in the modeling process was to dis-aggregate the peak number of vessels by PAED. This was accomplished by using the data on the number of live aboard vessels collected during the 1993 Marina Facilities Survey conducted by the Monroe County Marine Resources Department. This survey collected information on the number of live aboards found in waters around the Keys. Mile markers were used in the survey to describe areas where live aboard vessels were encountered. The vessel counts found in the survey were then agglomerated by PAED based upon the mile marker figures in the survey. The total number of live aboards found in a particular PAED was then divided by the total number of live aboard vessels found across Monroe County. This yielded a particular PAED's percentage of the number of live aboards in the county. It is interesting to note that 22% of the live aboards were located in incorporated areas in 1993.

Once percentage figures on the number of live aboards by PAED were determined, these percentage figures were applied to the peak number of vessels determined by the Antonini study. This exercise allowed the Antonini figures to be broken down by PAED.

The next step was to determine occupancy rates on live aboard vessels. The Antonini research indicated that there was an average of 1.8 persons per vessel in 1988-89. This figure was used in this model, and applied over the entire period.

With the number of vessels by PAED in 1990 determined, and the number of persons per vessel determined, the two could be multiplied, yielding the peak population of people staying on live aboards by PAED in 1990.

To obtain this peak population on live aboard vessels figure by year over the period from 1990 to 2015, the peak number of vessels by PAED was increased by .1% per year over the period. This percentage increase was selected based on a lack of rigorous data on the peak number of vessels present. There is anecdotal evidence that the peak number of live aboard vessels is increasing over time, but no concrete evidence of this increase. Due to the data limitations, a percentage increase of .1% per year was applied.

In conclusion, the data from all five sub-models mentioned above was agglomerated to yield the total peak seasonal population as reflected in the Summary Table of Peak Number of Seasonal residents and Visitors by PAED 1990-2015 (Appendix 5).

As in the case of the permanent resident population model, the methodology described above is not representative of the process used to develop the City of Key West figures. Key West developed population forecasts as a part of their Evaluation and

Appraisal Report on their Comprehensive Plan. The methodology used by Key West differs from that used by the County. In the interest of being inclusive of the County-wide population, this report adopted the Key West figures, and manipulated them slightly so as to provide yearly data similar to that provided for the other areas of the County. The Key West figures included the number of day visitors to Key West within their seasonal population. These day visitors have been subtracted from the Key West figures included within this report so as to be consistent with the data presented for the County and other incorporated areas.

ASSUMPTIONS

The final section of this report discusses the various assumptions that were made in order to produce the population estimates and forecasts.

The first assumption is that the population estimates and forecasts contained in this report only consider legally established dwellings or transient units. It is undeniable that there are more units in existence than those which were legally established. However, the exact number of these units is very difficult to determine or estimate. As a result, the potential number of unlawfully established units is not included within these models.

The second assumption is that current trends and conditions will continue into the future. Any number of events like major hurricanes or other natural disasters will undoubtedly affect the population of Monroe County. However, these events can not be predicted far in advance, and therefore, the models do not contemplate them. In addition to natural events, other factors like

governmental policy will also affect the ultimate population. People's values and desires also exert impacts, but it is simply too difficult to model these effects. As a result, these models assume that current trends and conditions will continue.

The third assumption is that the 1990 baseline data on population is true and correct. This data comes from the Bureau of the Census, and may or may not be accurate. However, it is the only source available which has been accepted by the state and federal governments. There is the strong possibility that the population of Monroe County was undercounted during the 1990 Census. Hopefully, the 2000 Census will address this problem. Once the information from the 2000 Census becomes available, it will be incorporated into this model in an attempt to make these figures even more accurate.

The fourth assumption is that the persons per housing unit figure is a more appropriate figure than persons per household when estimating the permanent resident population. Persons per household figures require data on occupied units, which requires information on vacancy rates. Since this information is not generally available in the Keys (and may not be relevant given the highly transitory nature of Keys residents) the use of a persons per total housing unit figure may be more appropriate since it eliminates the need for assumptions on vacancy rates.

The fifth assumption is the possibility that the total persons per housing unit figure in a PAED will remain constant from 1990 to 2015. The likelihood of this being the case is rather slim, however, the exact direction and magnitude of any changes is unknown. To keep the model simple, persons per housing unit was kept constant. These population estimates and forecasts may be modified after the results of the 2000 Census of Population are released, but this will not occur until 2002 at the earliest.

The sixth assumption is that certificates of occupancy are a better predictor of changes in permanent resident population as opposed to building permit figures. Historically, it takes anywhere from two to seven years for an average home to be completed in the Keys. It is more likely that a home will be occupied shortly after a certificate of occupancy is issued as compared to a building permit. For this reason, certificates of occupancy were used in this model.

The seventh assumption is that the number of dwelling units issued certificates of occupancy from 4/2/90 to 12/31/90 does not double-count housing units in existence as of April 1, 1990. As mentioned in the methodology section, the permanent resident population model uses the 1990 Census data as a starting point, but this Census data only applies to the number of dwelling units present on April 1, 1990. For greater accuracy, this population model considered all the housing units available over the course of the year. The possibility exists that a new dwelling unit was issued a certificate of occupancy after April 1, 1990, but people who were living in the dwelling obtained a census form, and returned it prior to April 1, 1990. In these situations, it is possible for this model to double-count those units. However, this number is expected to be insignificant when considering the population over a twenty-five year span.

The eighth assumption is that the information from the Bureau of the Census on the number of housing units held for occasional or seasonal use is appropriate. This figure was used in the model to determine the number of seasonal homes in the County from 1990 to 2015. While there is much debate about the number of transient rentals in the Keys, there is no definitive source on the number of homes being used for this purpose. The number of homestead exemptions was explored as a possible source, however, this data is not maintained in a way which can be applied over time. As a result of the existing data limitations, the Census Bureau information was used. It may be possible that the number of seasonal homes is undercounted by this model, but

until there is a mechanism for jurisdictions to track which homes are held for seasonal or transient purposes, and which ones are for permanent residents, we may never know the magnitude of seasonal and/or transient housing units.

The ninth assumption relates to governmental policy. The Five Year Work Program indicates that 204 building permits will be issued each year during 2000, 2001, 2002, and 2003 for portions of unincorporated Monroe County, Islamorada, and Marathon. For the sake of simplicity, this model assumes that 204 dwelling units will be completed and issued a certificate of occupancy each year for the same period. However, even if this assumption is incorrect, it should not affect the total number of dwelling units constructed.

The tenth assumption is that historical trends in the number of housing units constructed in northern Monroe County, Layton, and Key Colony Beach is a good predictor of the timing of additional housing unit development in the future. The growth in permanent resident housing units from 2000 to 2004 is based upon the Rate of Growth permit allocations, but these areas are not subject to the Rate of Growth provisions, as such, their historical trends are projected into the future. While this may not be the best approach, it is the only one available, and therefore has been used by this model.

The eleventh assumption relates to maximum party size of seasonal residents and visitors in a particular dwelling or transient unit. These party sizes are shown to remain constant in several of the models. There are yearly variations in party size, but research has shown that over time, party size does remain fairly constant. It is important to remember that seasonal population estimates and forecasts seek to show the potential peak population on any given night, so even if party sizes do shrink or expand on a monthly or yearly basis, the accuracy of seasonal population projections should not be greatly affected.

The twelfth assumption is that the moratorium on new transient units (hotel & motel rooms, campsites, etc.) will be lifted in 2006. This policy decision is as yet unknown. The Comprehensive Plan dictates that some allowances for these uses should be made by 2007, so the models contained within this report reflect that policy direction. There is always the possibility that the policy will change, and if so, the population figures will also change. This model will be revisited upon significant policy changes.

The final assumption, and perhaps the largest, relates to the "drag" factors applied to the permanent and seasonal resident populations. The models used in this report apply a .1% decrease to the growth rates for these two populations from 2004 to 2015. This assumption is based on the possibility that by 2004, there will be fewer building sites available, that there will continue to be a decline in the total number of people per housing unit, that the carrying capacity of the Keys will begin to be exceeded, and that as these things begin to take place, the attractiveness of the Keys to new residents will begin to decline.

Despite the fact that there are many assumptions contained within the models of population within this report, the possibility to alter and modify the models always exists. Should conditions change in a substantive way, the population estimates and forecasts will no doubt be reconsidered.

This concludes this report on the Monroe County population estimates and forecasts. The appendices on the following pages will show the various tables and footnotes used to determine the functional population of Monroe County. Questions about this report, the models, or the population estimates or forecasts should be directed to the Planning Department, which can be reached at the address shown on the inside cover of this report.

The following pages contain the appendices mentioned in previous sections of the report.

Appendix 1

Tables 2.28, 2.29, & 2.30 from the Year 2010 Comprehensive Plan Technical Document

Table 2.29
SeasonalPopulation Projections
Unicorporated Monroe County 1990-2010
By Planning Area/Enumeration (PAED) Districts

PAED	1990	1995	2000	2005	2010
LOWER KEYS					
1	1,734	1,903	2,072	2,257	2,454
2	717	787	856	933	1,014
3	944	1,035	1,127	1,228	1,335
4	2,117	2,323	2,529	2,755	2,996
5	2,154	2,364	2,573	2,803	3,048
6	981	1,076	1,172	1,277	1,388
Sub-Total	8,647	9,488	10,329	11,253	12,235
MIDDLE KEYS					
7	5,099	5,593	6,092	6,633	7,215
8	371	407	443	482	524
9	455	500	544	593	644
10	1,917	2,104	2,291	2,495	2,713
11	1,401	1,537	1,673	1,823	1,982
12	1,650	1,811	1,971	2,148	2,335
13	2,049	2,249	2,448	2,667	2,900
Sub-Total	12,942	14,201	15,462	16,841	18,313
UPPER KEYS					
14	4,745	5,204	5,669	6,173	6,714
15	1,500	1,646	1,792	1,953	2,123
16	2,940	3,225	3,512	3,826	4,160
17	2,703	2,966	3,229	3,518	3,825
18	2,948	3,235	3,522	3,837	4,172
19	418	459	499	544	591
20	2,236	2,453	2,671	2,909	3,163
21	3,862	4,237	4,613	5,025	5,464
22	169	186	202	221	240
Sub-Total	21,521	23,611	25,709	28,006	30,452
PAED TOTAL	**43,110**	**47,300**	**51,500**	**56,100**	**61,000**

Note: The City of Key West, Key Colony beach, and layton are not included.
Cape Sable is included in PAED 21; Windley Key is included in PAED 12

Source: U.S. Census 1990, Price Waterhouse.

Table 2.30
Functional Population Projections
Unicorporated Monroe County 1990-2010
By Planning Area/Enumeration (PAED) Districts

PAED	1990	1995	2000	2005	2010
LOWER KEYS					
1	6,275	6,480	6,667	6,894	7,132
2	3,823	3,946	4,057	4,181	4,323
3	2,730	2,915	3,079	3,262	3,475
4	6,100	6,895	7,561	8,302	9,212
5	6,362	7,265	8,015	8,852	9,884
6	1,422	1,517	1,614	1,718	1,829
Sub-Total	26,712	29,018	31,003	33,209	35,855
MIDDLE KEYS					
7	13,960	14,938	15,815	16,779	17,909
8	1,068	1,363	1,559	1,598	1,641
9	1,541	1,698	1,829	1,976	2,155
10	2,546	2,813	3,062	3,336	3,645
11	1,757	1,893	2,029	2,179	2,338
12	2,746	3,106	3,421	3,772	4,019
13	3,269	3,469	3,668	3,887	4,120
Sub-Total	26,887	29,280	31,383	33,527	35,827
UPPER KEYS					
14	9,150	10,155	11,048	12,031	13,192
15	3,933	4,303	4,623	4,980	5,404
16	5,227	5,912	6,510	6,894	7,228
17	5,168	5,679	6,135	6,641	7,230
18	7,075	8,167	9,081	9,966	10,300
19	1,326	1,462	1,576	1,704	1,859
20	3,785	4,002	4,220	4,458	4,712
21	5,649	6,447	7,154	7,936	8,580
22	230	270	303	342	387
Sub-Total	41,543	46,387	50,650	54,952	58,892
PAED TOTAL	**95,142**	**104,695**	**113,036**	**121,688**	**130,574**

Note: The City of Key West, Key Colony beach, and layton are not included.
Cape Sable is included in PAED 21; Windley Key is included in PAED 12

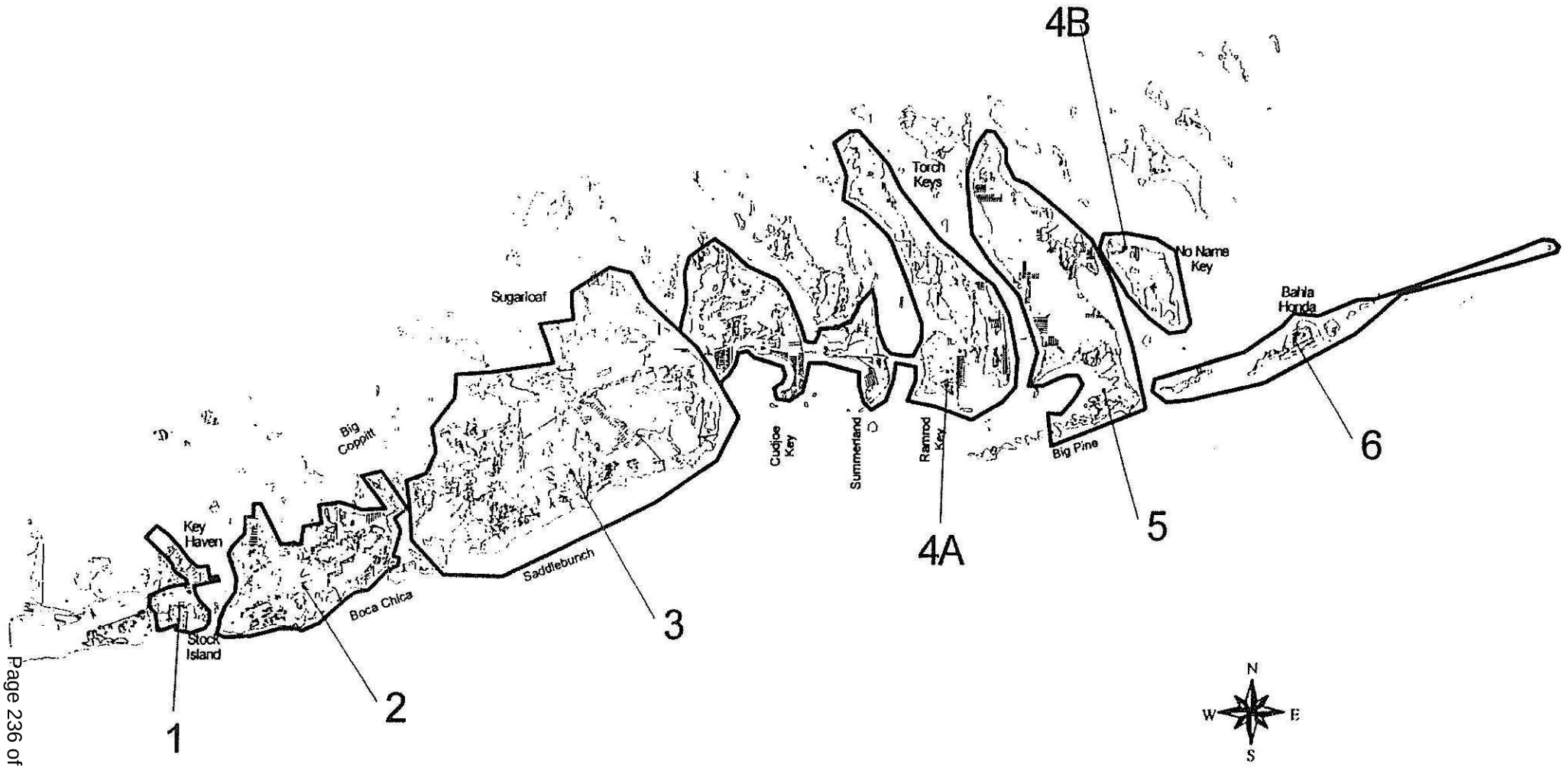
Source: U.S. Census 1990, Price Waterhouse.

Appendix 2

Monroe County Planning Area Enumeration District (PAED) Maps

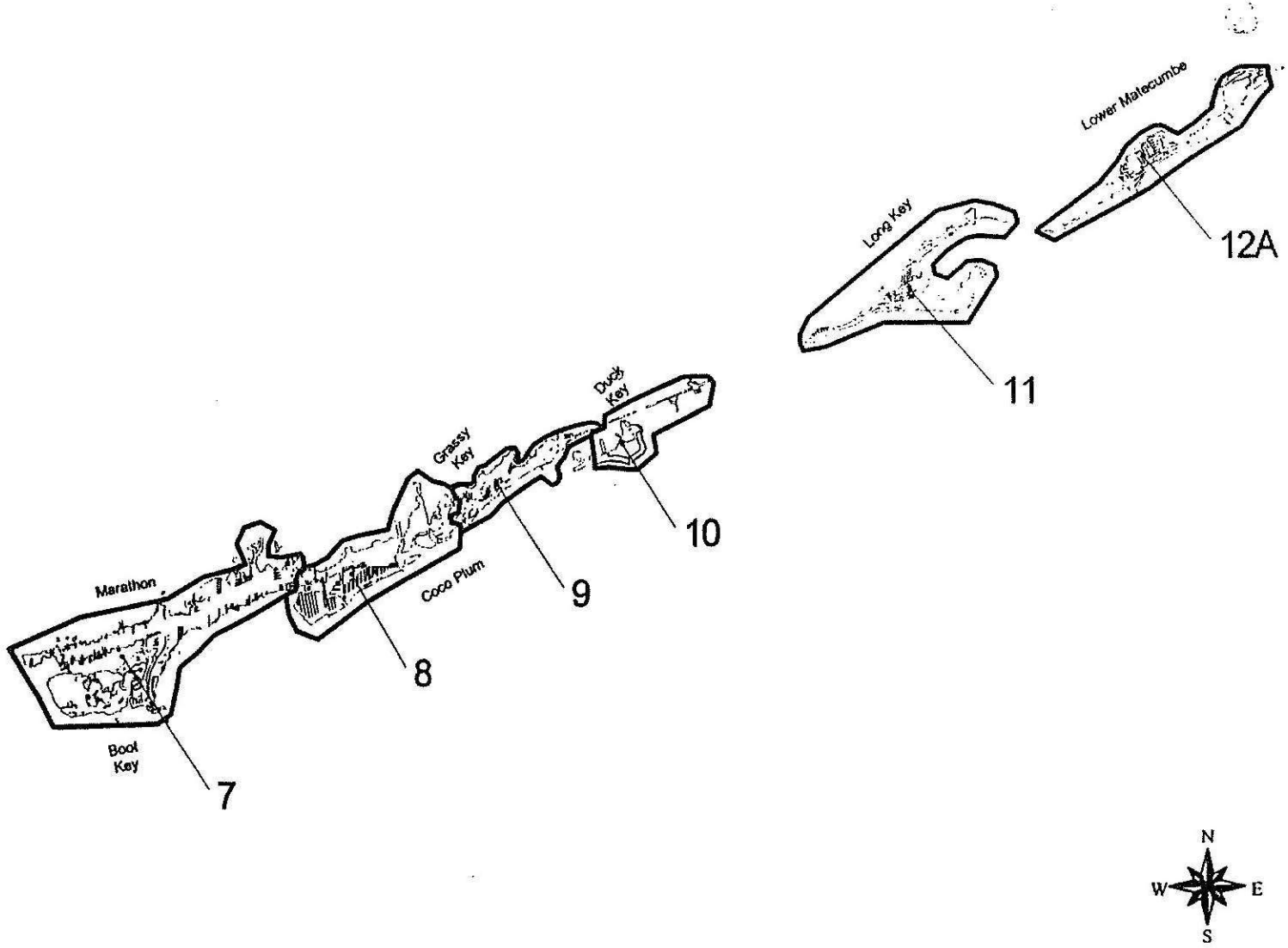
Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



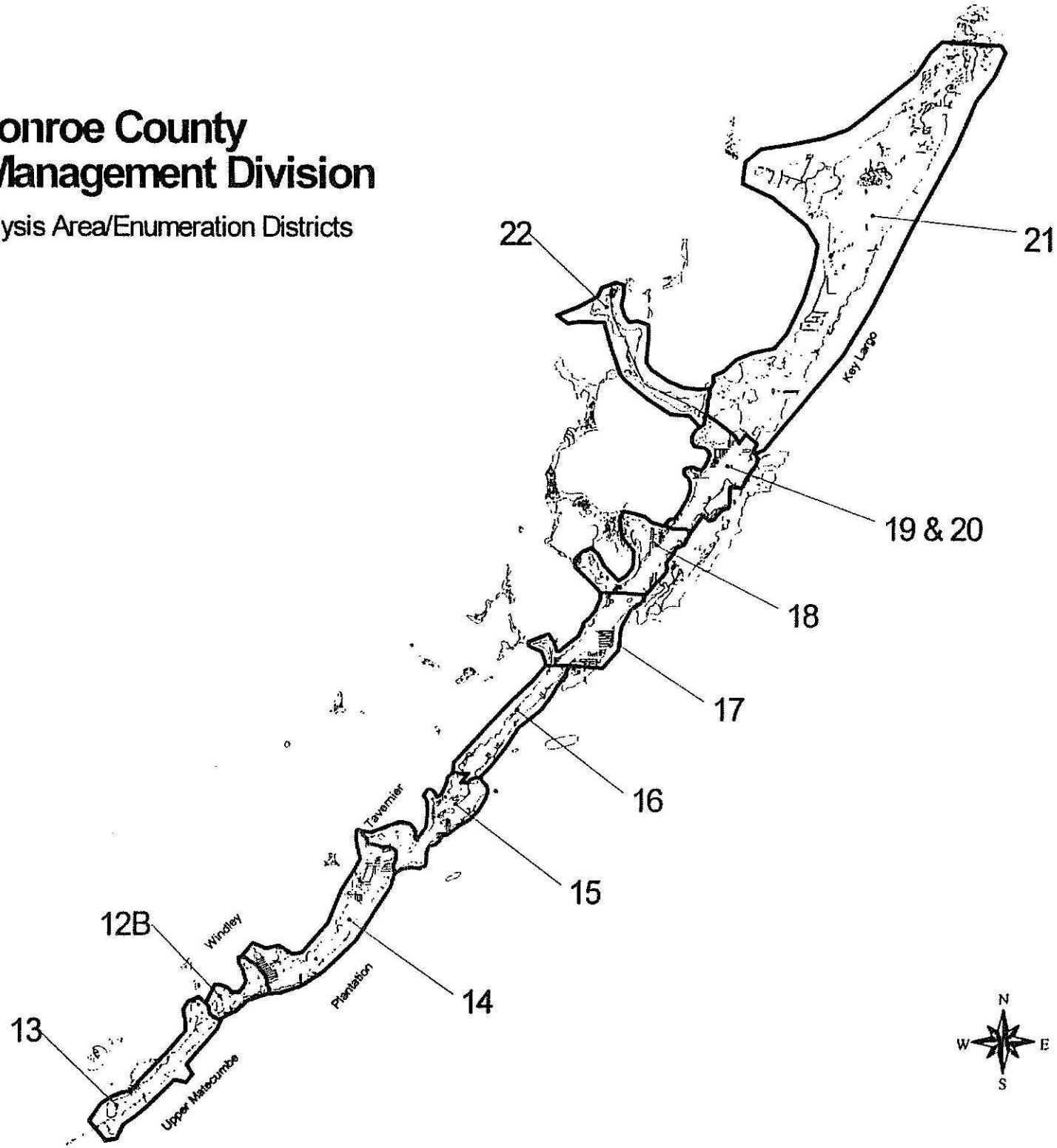
Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



Appendix 3

Summary Table of Permanent Resident, Peak Seasonal, and Functional Population Figures by PAED from 1990 to 2015

Functional Population

PAED	1990 Permanent Resident Population	1990 Seasonal Population	1990 Functional Population	1991 Permanent Resident Population	1991 Seasonal Population	1991 Functional Population	1992 Permanent Resident Population	1992 Seasonal Population	1992 Functional Population	1993 Permanent Resident Population	1993 Seasonal Population	1993 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population
Lower Keys														
1	4,560	1,273	5,833	4,581	1,274	5,855	4,597	1,275	5,873	4,604	1,276	5,880	4,621	1,277
2	3,140	1,257	4,398	3,179	1,261	4,440	3,195	1,260	4,455	3,207	1,269	4,476	3,241	1,269
3	1,844	1,688	3,530	1,876	1,688	3,564	1,915	1,698	3,603	1,965	1,708	3,673	2,006	1,705
4a	4,074	2,730	6,803	4,209	2,791	7,000	4,306	2,830	7,137	4,411	2,908	7,318	4,504	2,939
4b	37	15	51	41	16	56	44	17	61	47	19	66	48	19
5	4,352	3,096	7,448	4,482	3,131	7,613	4,568	3,151	7,719	4,695	3,201	7,896	4,785	3,213
6	440	1,883	2,323	440	1,883	2,323	440	1,863	2,323	440	1,983	2,323	440	1,883
Subtotal	18,446	11,940	30,387	18,809	12,044	30,853	19,066	12,105	31,170	19,368	12,264	31,632	19,626	12,305
Middle Keys														
7	8,932	6,730	15,662	8,981	6,696	15,678	9,041	6,645	15,686	9,080	8,813	15,893	9,116	6,714
8	707	2,051	2,758	714	2,033	2,747	719	2,003	2,722	725	2,089	2,814	731	2,038
9	1,101	1,130	2,231	1,114	1,130	2,244	1,119	1,126	2,245	1,135	1,142	2,277	1,140	1,135
10	653	338	992	664	339	1,002	674	338	1,011	685	351	1,037	697	348
11	357	1,948	2,304	357	1,946	2,303	358	1,944	2,302	359	1,996	2,345	359	1,980
12a	976	1,211	2,187	1,005	1,231	2,236	1,041	1,255	2,296	1,054	1,291	2,345	1,068	1,287
12b	140	950	1,090	150	937	1,087	150	909	1,058	150	975	1,125	150	929
13	1,226	3,083	4,309	1,241	3,149	4,391	1,250	3,077	4,327	1,267	3,265	4,532	1,268	3,142
Subtotal	14,092	17,441	31,533	14,226	17,461	31,687	14,351	17,297	31,648	14,465	17,913	32,368	14,628	17,674
Upper Keys														
14	4,514	2,936	7,449	4,649	3,002	7,651	4,740	3,042	7,782	4,804	3,099	7,903	4,856	3,112
15	2,610	1,585	4,195	2,713	1,628	4,341	2,739	1,631	4,369	2,826	1,696	4,521	2,913	1,722
16	2,290	4,520	6,811	2,297	4,507	6,805	2,304	4,486	6,790	2,310	4,559	6,869	2,323	4,526
17	2,544	2,514	5,058	2,615	2,508	5,123	2,691	2,487	5,168	2,807	2,649	5,455	2,863	2,594
18	4,163	4,150	8,313	4,206	4,156	8,362	4,234	4,151	8,385	4,362	4,569	8,931	4,381	4,534
19-20	2,494	2,125	4,619	2,575	2,161	4,736	2,626	2,330	4,956	2,666	2,368	5,033	2,678	2,360
21	1,530	2,944	4,473	1,543	2,953	4,496	1,553	2,955	4,508	1,562	3,001	4,563	1,565	2,982
22	61	103	164	61	103	164	61	103	164	63	103	166	63	103
Subtotal	20,205	20,876	41,081	20,660	21,019	41,679	20,937	21,185	42,122	21,399	22,043	43,442	21,641	21,936
TOTAL	52,743	50,258	103,000	53,694	50,524	104,219	54,354	50,586	104,940	55,222	52,220	107,442	55,793	51,814
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	186	155	341	189	155	345	191	154	344	192	160	352	194	157
City of Key Colony B.	989	1,489	2,478	993	1,493	2,486	1,006	1,506	2,512	1,023	1,539	2,562	1,030	1,542
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	24,938	18,591	43,529	25,043	18,233	43,277	25,149	17,723	42,872	25,255	18,965	44,220	25,360	18,131
COUNTY TOTAL (q)	78,855	70,493	149,348	79,920	70,406	150,326	80,699	69,969	150,668	81,691	72,884	154,575	82,378	71,644

Prepared by the Monroe County Planning Department. See Footnotes for sources.

PAED	1994 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population	1995 Functional Population	1995 Permanent Resident Population	1995 Seasonal Population	1996 Functional Population	1996 Permanent Resident Population	1996 Seasonal Population	1997 Functional Population	1997 Permanent Resident Population	1997 Seasonal Population	1998 Functional Population	1998 Permanent Resident Population
Lower Keys														
1	5,898	4,628	1,278	5,905	4,658	1,279	5,937	4,684	1,280	5,964	4,707	1,281	5,988	4,719
2	4,510	3,255	1,269	4,524	3,280	1,275	4,555	3,297	1,277	4,574	3,313	1,274	4,587	3,319
3	3,711	2,039	1,706	3,745	2,080	1,717	3,797	2,105	1,720	3,825	2,133	1,716	3,849	2,160
4a	7,442	4,612	2,987	7,599	4,714	3,047	7,761	4,804	3,093	7,897	4,872	3,110	7,983	4,916
4b	67	49	20	69	51	20	71	55	22	77	56	22	79	56
5	7,978	4,828	3,228	8,057	4,909	3,257	8,166	4,936	3,265	8,201	4,964	3,264	8,228	4,974
6	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,893	2,323	440
Subtotal	31,930	19,852	12,371	32,223	20,132	12,477	32,609	20,320	12,641	32,861	20,486	12,661	33,036	20,584
Middle Keys														
7	15,830	9,185	6,682	15,847	9,196	6,743	15,939	9,233	6,754	15,987	9,260	6,649	15,909	9,284
8	2,769	737	2,021	2,758	743	2,053	2,796	748	2,057	2,805	752	2,003	2,754	755
9	2,275	1,148	1,134	2,282	1,159	1,141	2,300	1,169	1,143	2,312	1,173	1,135	2,308	1,174
10	1,045	699	346	1,045	701	350	1,051	706	406	1,112	708	707	1,416	711
11	2,339	359	1,978	2,336	372	2,002	2,374	377	2,008	2,385	377	2,002	2,378	377
12a	2,355	1,086	1,298	2,383	1,097	1,318	2,413	1,104	1,322	2,426	-	-	-	-
12b	1,079	152	911	1,063	152	934	1,085	153	934	1,087	-	-	-	-
13	4,410	1,273	3,092	4,365	1,278	3,155	4,433	1,279	3,155	4,435	-	-	-	-
Subtotal	32,102	14,619	17,461	32,080	14,698	17,692	32,390	14,769	17,781	32,549	12,270	12,496	24,765	12,301
Upper Keys														
14	7,968	4,905	3,132	8,037	4,941	3,159	8,100	5,008	3,196	8,203	-	-	-	-
15	4,635	2,925	1,721	4,646	2,947	1,740	4,687	2,952	1,742	4,694	2,961	1,730	4,691	2,968
16	6,849	2,331	4,515	6,846	2,338	4,545	6,883	2,341	4,549	6,890	2,346	4,505	6,851	2,349
17	5,458	2,815	2,582	5,498	2,966	2,640	5,606	3,004	2,655	5,659	3,049	2,593	5,642	3,075
18	8,915	4,408	4,526	8,934	4,431	4,555	8,986	4,462	4,566	9,028	4,484	4,531	9,014	4,501
19-20	5,038	2,693	2,362	5,055	2,713	2,378	5,091	2,727	2,384	5,111	2,738	2,376	5,113	2,751
21	4,548	1,572	2,983	4,555	1,587	3,016	4,603	1,596	3,029	4,626	1,619	3,039	4,658	1,642
22	166	63	104	166	63	104	166	64	104	168	64	104	168	64
Subtotal	43,576	21,811	21,926	43,737	21,886	22,136	44,121	22,154	22,225	44,378	17,261	18,877	36,138	17,350
TOTAL	107,607	56,282	51,758	108,040	56,816	52,305	109,121	57,243	52,546	109,788	50,016	43,924	93,939	50,236
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	7,590	8,411	16,001	7,641
City of Layton	351	197	157	354	198	159	357	201	160	361	203	158	361	206
City of Key Colony B.	2,572	1,045	1,561	2,606	1,050	1,571	2,621	1,058	1,583	2,641	1,074	1,597	2,671	1,089
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	43,491	25,466	17,790	43,256	25,572	18,216	43,787	25,677	18,233	43,910	25,783	17,365	43,148	25,942
COUNTY TOTAL (q)	154,022	82,990	71,266	154,255	83,635	72,251	155,886	84,179	72,521	156,700	84,665	71,454	156,120	85,114

Prepared by the Monroe County Planning Department. See Footnotes for sources.

Functional Population

PAED	1999 Seasonal Population	1999 Functional Population	2000 Permanent Resident Population	2000 Seasonal Population	2000 Functional Population	2001 Permanent Resident Population	2001 Seasonal Population	2001 Functional Population	2002 Permanent Resident Population	2002 Seasonal Population	2002 Functional Population	2003 Permanent Resident Population	2003 Seasonal Population	2003 Functional Population
Lower Keys														
1	1,262	6,001	4,730	1,283	6,013	4,741	1,284	6,025	4,752	1,284	6,037	4,763	1,285	6,048
2	1,276	4,595	3,333	1,282	4,615	3,346	1,284	4,630	3,359	1,286	4,645	3,372	1,288	4,660
3	1,721	3,861	2,183	1,731	3,914	2,206	1,734	3,941	2,230	1,736	3,967	2,253	1,741	3,994
4a	3,135	8,050	4,975	3,178	8,154	5,035	3,209	8,244	5,095	3,239	8,334	5,155	3,270	8,424
4b	22	79	58	23	81	59	24	83	61	24	85	63	25	87
5	3,268	8,243	5,022	3,289	8,311	5,069	3,304	8,373	5,117	3,318	8,435	5,165	3,332	8,497
6	1,883	2,323	440	1,893	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323
Subtotal	12,587	33,171	20,741	12,669	33,410	20,897	12,721	33,618	21,053	12,773	33,826	21,210	12,824	34,034
Middle Keys														
7	6,661	16,165	-	-	-	-	-	-	-	-	-	-	-	-
8	2,013	2,768	-	-	-	-	-	-	-	-	-	-	-	-
9	1,137	2,311	-	-	-	-	-	-	-	-	-	-	-	-
10	743	1,454	719	835	1,553	728	902	1,629	734	970	1,704	742	972	1,714
11	2,002	2,379	379	2,011	2,391	382	2,015	2,397	385	2,019	2,404	387	2,023	2,410
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	12,775	25,077	1,098	2,846	3,944	1,108	2,917	4,026	1,119	2,989	4,108	1,129	2,995	4,124
Upper Keys														
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	1,736	4,704	2,991	1,759	4,749	3,013	1,770	4,783	3,036	1,781	4,616	3,058	1,792	4,850
16	4,515	6,864	2,352	4,554	6,905	2,354	4,556	6,911	2,357	4,559	6,918	2,360	4,622	6,981
17	2,612	5,687	3,100	2,683	5,783	3,126	2,694	5,819	3,151	2,704	5,855	3,177	2,714	5,891
18	4,542	9,043	4,516	4,580	9,097	4,532	4,586	9,118	4,548	4,592	9,140	4,564	4,598	9,161
19-20	2,384	5,135	2,764	2,400	5,163	2,776	2,405	5,182	2,789	2,411	5,200	2,801	2,417	5,218
21	3,075	4,716	1,647	3,101	4,748	1,653	3,109	4,762	1,659	3,118	4,776	1,665	3,126	4,791
22	104	168	65	104	169	65	104	169	65	104	169	65	104	169
Subtotal	18,967	36,317	17,435	19,180	36,615	17,619	19,224	36,744	17,604	19,269	36,872	17,689	19,372	37,061
TOTAL	44,329	94,565	39,273	34,696	73,969	39,525	34,863	74,387	39,776	35,030	74,806	40,027	35,192	75,219
Village of Islamorada	8,467	16,108	7,665	8,644	16,309	7,695	8,662	16,357	7,725	8,680	16,406	7,755	8,699	16,454
City of Layton	159	365	208	163	372	211	165	375	213	166	379	216	167	383
City of Key Colony B.	1,619	2,708	1,101	1,641	2,742	1,113	1,657	2,770	1,125	1,674	2,798	1,136	1,690	2,827
City of Marathon	-	-	11,272	10,182	21,455	11,312	10,195	21,507	11,352	10,208	21,560	11,391	10,221	21,612
City of Key West (p)	17,483	43,426	26,102	18,165	44,267	26,261	18,182	44,443	26,421	18,198	44,619	26,524	18,209	44,733
COUNTY TOTAL (q)	72,058	157,172	85,622	73,491	159,113	86,117	73,723	159,840	86,612	73,956	160,568	87,050	74,177	161,227

PAED	2004 Permanent Resident Population	2004 Seasonal Population	2004 Functional Population	2005 Permanent Resident Population	2005 Seasonal Population	2005 Functional Population	2006 Permanent Resident Population	2006 Seasonal Population	2006 Functional Population	2007 Permanent Resident Population	2007 Seasonal Population	2007 Functional Population	2008 Permanent Resident Population	2008 Seasonal Population
Lower Keys														
1	4,779	1,286	6,065	4,791	1,287	6,077	4,797	1,287	6,085	4,799	1,289	6,088	4,796	1,290
2	3,390	1,291	4,681	3,406	1,293	4,699	3,418	1,295	4,713	3,426	1,297	4,723	3,431	1,299
3	2,288	1,746	4,034	2,321	1,751	4,072	2,353	1,756	4,109	2,382	1,762	4,144	2,410	1,767
4a	5,249	3,318	8,567	5,339	3,364	8,704	5,426	3,409	8,835	5,509	3,452	8,961	5,588	3,492
4b	65	26	91	68	27	95	71	28	99	73	29	103	76	30
5	5,233	3,352	8,586	5,297	3,372	8,669	5,357	3,389	8,747	5,412	3,407	8,820	5,463	3,424
6	440	1,693	2,323	440	1,883	2,323	439	1,883	2,322	437	1,885	2,322	436	1,887
Subtotal	**21,445**	**12,903**	**34,347**	**21,662**	**12,977**	**34,639**	**21,860**	**13,048**	**34,908**	**22,040**	**13,121**	**35,160**	**22,199**	**13,189**
Middle Keys														
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	749	975	1,724	756	977	1,732	762	979	1,740	767	981	1,748	771	983
11	390	2,027	2,416	392	2,030	2,422	393	2,033	2,426	395	2,036	2,431	396	2,039
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,139**	**3,002**	**4,140**	**1,147**	**3,007**	**4,154**	**1,155**	**3,011**	**4,166**	**1,161**	**3,017**	**4,179**	**1,167**	**3,022**
Upper Keys														
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	3,098	1,810	4,906	3,131	1,827	4,958	3,163	1,843	5,006	3,193	1,857	5,050	3,219	1,871
16	2,365	4,627	6,992	2,368	4,631	6,999	2,369	4,632	7,000	2,367	4,632	6,999	2,363	4,630
17	3,232	2,736	5,968	3,285	2,757	6,042	3,335	2,778	6,112	3,382	2,798	6,180	3,427	2,817
18	4,596	4,609	9,205	4,624	4,620	9,244	4,648	4,629	9,276	4,667	4,636	9,305	4,682	4,647
19-20	2,826	2,429	5,255	2,849	2,439	5,288	2,869	2,449	5,317	2,886	2,458	5,344	2,900	2,465
21	1,675	3,142	4,818	1,685	3,156	4,840	1,692	3,167	4,859	1,698	3,176	4,875	1,703	3,183
22	65	104	170	66	105	170	66	105	170	66	105	171	66	105
Subtotal	**17,856**	**19,458**	**37,314**	**18,007**	**19,534**	**37,541**	**18,142**	**19,600**	**37,742**	**18,260**	**19,664**	**37,924**	**18,361**	**19,718**
TOTAL	**40,439**	**35,362**	**75,801**	**40,816**	**35,518**	**76,334**	**41,157**	**35,659**	**76,816**	**41,461**	**35,802**	**77,263**	**41,726**	**35,929**
Village of Islamorada	7,830	8,719	16,549	7,897	8,735	16,632	7,957	8,746	16,703	8,010	8,756	16,765	8,055	8,761
City of Layton	219	168	386	221	169	390	223	170	393	225	171	396	226	172
City of Key Colony B.	1,149	1,707	2,856	1,160	1,723	2,883	1,170	1,737	2,907	1,179	1,750	2,929	1,187	1,761
City of Marathon	11,441	10,231	21,673	11,480	10,238	21,718	11,508	10,241	21,749	11,524	10,247	21,771	11,529	10,250
City of Key West (p)	26,628	17,343	43,970	26,731	17,354	44,085	26,793	17,360	44,153	26,855	17,381	44,236	26,917	17,402
COUNTY TOTAL (q)	**87,705**	**73,531**	**161,235**	**88,305**	**73,737**	**162,041**	**88,808**	**73,914**	**162,722**	**89,253**	**74,108**	**163,361**	**89,640**	**74,275**

Prepared by the Monroe County Planning Department. See Footnotes for sources.

Funclional Population

PAED	2008 Functional Population	2009 Permanent Resident Population	2009 Seasonal Population	2009 Functional Population	2010 Permanent Resident Population	2010 Seasonal Population	2010 Functional Population	2011 Permanent Resident Population	2011 Seasonal Population	2011 Functional Population	2012 Permanent Resident Population	2012 Seasonal Population	2012 Functional Population	2013 Permanent Resident Population
Lower Keys														
1	6,086	4,788	1,291	6,079	4,775	1,291	6,067	4,758	1,292	6,050	4,736	1,293	6,029	4,709
2	4,730	3,433	1,300	4,732	3,431	1,300	4,731	3,426	1,300	4,726	3,417	1,300	4,717	3,405
3	4,177	2,435	1,772	4,207	2,458	1,777	4,236	2,479	1,782	4,261	2,498	1,786	4,284	2,514
4a	9,080	5,662	3,531	9,193	5,732	3,567	9,299	5,797	3,601	9,397	5,856	3,632	9,488	5,911
4b	106	79	31	110	82	33	114	85	34	118	89	35	123	91
5	8,887	5,508	3,439	8,947	5,548	3,453	9,001	5,583	3,465	9,048	5,613	3,476	9,088	5,637
6	2,322	433	1,889	2,322	431	1,891	2,321	428	1,892	2,320	424	1,894	2,319	421
Subtotal	35,388	22,339	13,253	35,592	22,468	13,312	35,770	22,555	13,366	35,922	22,632	13,415	36,047	22,687
Middle Keys														
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	1,754	775	985	1,760	778	987	1,765	780	988	1,768	781	990	1,771	782
11	2,434	396	2,041	2,437	396	2,043	2,439	396	2,044	2,440	395	2,044	2,440	394
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	4,189	1,171	3,026	4,197	1,174	3,030	4,204	1,176	3,032	4,208	1,177	3,034	4,211	1,176
Upper Keys														
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	5,090	3,243	1,882	5,125	3,264	1,893	5,156	3,281	1,901	5,182	3,295	1,909	5,204	3,306
16	6,993	2,357	4,625	6,981	2,348	4,818	6,965	2,337	4,608	6,945	2,323	4,596	6,919	2,306
17	6,245	3,470	2,836	6,305	3,509	2,853	6,362	3,545	2,869	6,414	3,578	2,883	6,461	3,608
18	9,328	4,692	4,653	9,345	4,697	4,858	9,355	4,697	4,861	9,359	4,693	4,683	9,358	4,685
19-20	5,366	2,912	2,472	5,384	2,921	2,477	5,398	2,927	2,481	5,408	2,930	2,484	5,413	2,930
21	4,886	1,705	3,188	4,893	1,706	3,190	4,896	1,705	3,189	4,895	1,703	3,187	4,890	1,699
22	171	66	105	171	66	105	171	68	105	171	65	105	171	65
Subtotal	38,078	18,444	19,761	38,205	18,510	19,793	38,303	18,558	19,815	38,373	18,588	19,826	38,414	18,600
TOTAL	77,656	41,954	36,040	77,994	42,142	36,135	78,277	42,290	36,213	78,503	42,397	36,275	78,672	42,464
Village of Islamorada	16,816	8,092	8,762	16,853	8,121	8,758	16,878	8,142	8,749	16,891	8,155	8,735	16,890	8,180
City of Layton	399	228	173	401	229	174	403	230	174	405	231	175	406	232
City of Key Colony B.	2,948	1,194	1,771	2,965	1,200	1,779	2,978	1,204	1,785	2,989	1,207	1,790	2,997	1,210
City of Marathon	21,778	11,522	10,249	21,770	11,503	10,244	21,747	11,473	10,236	21,709	11,432	10,224	21,656	11,379
City of Key West (p)	44,319	28,979	17,423	44,402	27,041	17,444	44,485	27,103	17,465	44,568	27,185	17,488	44,651	27,227
COUNTY TOTAL (q)	163,916	89,968	74,417	164,385	90,236	74,533	164,769	90,442	74,622	165,064	90,588	74,685	165,272	90,671

Prepared by the Monroe County Planning Department. See Footnotes for sources.

PAED	2013 Seasonal Population	2013 Functional Population	2014 Permanent Resident Population	2014 Seasonal Population	2014 Functional Population	2015 Permanent Resident Population	2015 Seasonal Population	2015 Functional Population
Lower Keys								
1	1,293	6,002	4,678	1,293	5,971	4,642	1,293	5,936
2	1,299	4,704	3,390	1,298	4,688	3,371	1,296	4,667
3	1,790	4,304	2,528	1,793	4,322	2,540	1,797	4,336
4a	3,660	9,571	5,960	3,686	9,645	6,003	3,709	9,712
4b	36	127	94	37	131	96	38	135
5	3,484	9,121	5,655	3,492	9,147	5,668	3,497	9,166
6	1,896	2,317	416	1,898	2,315	412	1,900	2,312
Subtotal	13,459	36,146	22,721	13,497	36,218	22,733	13,530	36,263
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	990	1,773	782	991	1,773	781	992	1,773
11	2,044	2,438	393	2,043	2,436	391	2,042	2,433
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	3,035	4,211	1,175	3,034	4,209	1,172	3,034	4,206
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,914	5,221	3,314	1,918	5,232	3,318	1,921	5,239
16	4,581	6,889	2,280	4,564	6,854	2,270	4,545	6,815
17	2,897	6,504	3,634	2,909	6,543	3,657	2,918	6,576
18	4,662	9,347	4,671	4,660	9,331	4,653	4,657	9,310
19-20	2,485	5,414	2,927	2,484	5,411	2,921	2,483	5,404
21	3,181	4,880	1,693	3,173	4,866	1,685	3,163	4,849
22	105	171	65	106	170	64	106	170
Subtotal	19,826	38,426	18,694	19,815	38,408	18,569	19,793	38,362
TOTAL	**36,319**	**78,783**	**42,489**	**36,347**	**78,836**	**42,474**	**36,357**	**78,831**
Village of Islamorada	8,717	16,877	8,157	8,694	16,851	8,145	8,667	16,812
City of Layton	175	407	232	175	407	232	175	408
City of Key Colony B.	1,793	3,003	1,211	1,794	3,005	1,210	1,794	3,004
City of Marathon	10,210	21,589	11,318	10,191	21,507	11,241	10,170	21,411
City of Key West (p)	17,507	44,734	27,289	17,528	44,817	27,351	17,549	44,900
COUNTY TOTAL (q)	**74,720**	**165,392**	**90,693**	**74,730**	**165,423**	**90,654**	**74,712**	**165,366**

Prepared by the Monroe County Planning Department. See Footnotes for sources.

Appendix 4

Summary Table of Permanent Resident Population Figures by PAED from 1990 to 2015

1	2	3	4	5	6	7	8	9	10	11	12	13	14
PAED	1990 Census Tract (s)	1990 Census Block Groups	April 1, 1990 STF1A Total Population	April 1, 1990 STF1A Total Housing Units	April 1, 1990 STF 1A Total Occupied Housing Units	April 1, 1990 STF 1A Total Owner-Occupied Housing Units	April 1, 1990 STF 1A Total Renter-Occupied Housing Units	April 1, 1990 STF 1A Number of Vacant Housing Units	April 1, 1990 Housing Unit Percent Vacant (9 / 5)	April 1, 1990 STF 1A Total Number of Seasonal Units	April 1, 1990 Percent of Total Units Used as Seasonal (11 / 5)	Persons per Total Housing Units (l) (4 / 5)	Total Number of Dwelling Units Completed 4/2/90 - 12/31/90 Based on # of CO's Issued
Lower Keys													
1	9718 & 9719 pt.	N/A	4,539	1,944	1,778	1,137	641	166	8.5%	43	2.2%	2.33	9
2	9717	N/A	3,108	1,352	1,098	686	412	254	18.8%	142	10.5%	2.30	14
3	9716	N/A	1,786	869	728	553	175	141	16.2%	86	9.9%	2.06	28
4a	9715	N/A	3,952	2,723	1,784	1,408	376	939	34.5%	654	24.0%	1.45	84
4b	9714 pt.	BG 4 (a)	31	27	15	13	2	12	44.4%	4	14.8%	1.15	5
5	9714 pt.	BG 1,2,3,4,5 (a)	4,206	2,453	1,799	1,385	414	654	26.7%	402	16.4%	1.71	85
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	440	33	31	30	1	2	6.1%	0	0.0%	13.33	0
Subtotal	-	-	18,062	9,401	7,233	5,212	2,021	2,168	23.1%	1,331	14.2%	1.92	225
Middle Keys													
7	9713, 9712, & 9711	N/A	8,864	5,212	3,955	2,590	1,365	1,257	24.1%	777	14.9%	1.70	40
8	9710 pt.	BG 3 (c)	697	575	330	392	183	245	42.6%	197	34.3%	1.21	8
9	9710 pt.	BG 2 (d)	1,086	665	462	519	146	203	30.5%	90	13.5%	1.63	9
10	9710 pt.	BG 2 (d)	629	491	341	383	108	150	30.5%	66	13.4%	1.28	19
11	9710 pt.	BG 1(e)	358	412	185	324	88	227	55.1%	176	42.7%	0.86	1
12a	9709 pt.	BG 5	956	855	458	355	103	397	46.4%	292	34.2%	1.12	18
12b	9709 pt.	BG 1,2 (f)	140	130	81	58	23	49	37.7%	38	29.2%	1.08	0
13	9709 pt.	BG 1,2,3,4 (f)	1,220	966	646	389	257	320	33.1%	220	22.8%	1.26	5
Subtotal	-	-	13,948	9,306	6,458	5,010	2,273	2,848	30.6%	1,856	19.9%	1.50	100
Upper Keys													
14	9708	N/A	4,405	2,961	1,937	1,457	480	1,024	34.6%	777	26.2%	1.49	73
15	9707	N/A	2,433	1,623	1,109	726	383	514	31.7%	383	23.6%	1.50	118
16	9708	N/A	2,287	1,987	1,061	800	281	926	46.6%	793	39.9%	1.15	3
17	9705	N/A	2,465	1,565	1,077	714	363	488	31.2%	319	20.4%	1.58	50
18	9704	N/A	4,127	2,440	1,737	1,313	424	703	28.8%	489	20.0%	1.69	21
19-20 (g)	9703	N/A	2,457	1,602	1,070	814	256	532	33.2%	371	23.2%	1.53	24
21	9702.98 pt.	BG 1,2,3 (h)	1,505	1,597	672	570	110	925	57.9%	706	44.2%	0.94	26
22	9701 pt.& 9702.98 pt.	BG 1 (h)	61	36	36	23	5	0	0.0%	0	0.0%	1.69	0
Subtotal	-	-	19,740	13,811	8,699	6,417	2,282	5,112	37.0%	3,838	27.8%	1.43	315
UNINC. TOTAL	-	-	51,750	32,518	22,390	16,639	6,576	10,128	31.1%	7,025	21.6%	1.59	640
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	183	145	77	48	29	68	46.9%	28	19.3%	1.26	2
City of Key Colony B.	9710	BG 3	977	1,152	518	318	137	634	55.0%	441	38.3%	0.85	14
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	24,832	12,221	10,424	4,384	6,040	1,797	14.7%	440	3.6%	2.03	96
COUNTY TOTAL (q)	-	-	77,742	46,036	33,409	21,389	12,782	12,627	27.4%	7,934	17.2%	1.69	752

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	15	16	17	18	19	20	21	22	23	24	25	26
PAED	December 31, 1990 Total Housing Units (5 + 14)	December 31, 1990 Total Number of Seasonal Housing Units (12 x 15)	DECEMBER 31, 1990 PERMANENT RESIDENT POPULATION (j) (13 x 15)	Total Number of Dwelling Units Completed 1/1/91 - 12/31/91 Based on # of CO's Issued	December 31, 1991 Total Housing Units (15 + 18 (	December 31, 1991 Total Number of Seasonal Housing Units (12 x 19 (	DECEMBER 31, 1991 PERMANENT RESIDENT POPULATION (j) (13 x 19)	Total Number of Dwelling Units Completed 1/1/92 - 12/31/92 Based on # of CO's Issued	December 31, 1992 Total Housing Units (19 + 22)	December 31, 1992 Total Number of Seasonal Housing Units (12 x 23)	DECEMBER 31, 1992 PERMANENT RESIDENT POPULATION (j) (13 x 23)	Total Number of Dwelling Units Completed 1/1/93 - 12/31/93 Based on # of CO's Issued
Lower Keys												
1	1,953	43	4,560	9	1,962	43	4,581	7	1,969	44	4,597	3
2	1,366	143	3,140	17	1,363	145	3,179	7	1,390	146	3,195	5
3	897	89	1,844	16	913	90	1,876	19	932	92	1,915	24
4a	2,807	674	4,074	93	2,900	697	4,209	67	2,967	713	4,306	72
4b	32	5	37	4	36	5	41	2	38	6	44	3
5	2,536	416	4,352	76	2,614	428	4,482	50	2,684	437	4,568	74
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	9,626	1,370	18,446	215	9,841	1,409	18,809	152	9,993	1,437	19,066	181
Middle Keys												
7	5,252	783	8,932	29	5,281	787	8,981	35	5,316	793	9,041	23
8	583	200	707	6	589	202	714	4	593	203	719	5
9	674	91	1,101	8	682	92	1,114	3	685	93	1,119	10
10	510	69	653	8	518	70	664	8	526	71	674	9
11	413	176	357	0	413	176	357	1	414	177	358	1
12a	873	298	976	26	899	307	1,006	32	931	318	1,041	12
12b	130	38	140	9	139	41	150	0	139	41	150	0
13	971	221	1,226	12	983	224	1,241	7	990	225	1,250	13
Subtotal	9,406	1,876	14,092	98	9,504	1,899	14,226	90	9,594	1,920	14,351	73
Upper Keys												
14	3,034	796	4,514	91	3,125	820	4,649	61	3,186	838	4,740	43
15	1,741	411	2,610	69	1,810	427	2,713	17	1,827	431	2,739	58
16	1,990	794	2,290	6	1,996	797	2,297	6	2,002	799	2,304	5
17	1,615	329	2,544	45	1,660	338	2,615	42	1,702	347	2,681	80
18	2,461	493	4,163	26	2,487	498	4,206	16	2,503	502	4,234	76
19-20 (g)	1,626	377	2,494	53	1,679	389	2,575	33	1,712	396	2,626	26
21	1,623	717	1,530	14	1,637	724	1,543	11	1,648	729	1,553	10
22	36	0	61	0	36	0	61	0	36	0	61	1
Subtotal	14,126	3,918	20,205	304	14,430	3,993	20,660	186	14,618	4,040	20,937	299
UNINC. TOTAL	33,158	7,164	52,743	617	33,775	7,301	53,694	428	34,203	7,396	54,354	553
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	147	28	186	3	150	29	189	1	151	29	191	1
City of Key Colony B.	1,166	446	989	5	1,171	448	993	15	1,186	454	1,006	20
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,317	443	24,938	96	12,413	447	25,043	96	12,509	450	25,149	96
COUNTY TOTAL (q)	46,788	8,082	78,855	721	47,509	8,225	79,920	540	48,049	8,330	80,699	670

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments, Rate-of-Growth Ordinance guidelines

Permenent Residents

1	27	28	29	30	31	32	33	34	35	36	37	38
PAED	December 31, 1993 Total Housing Units (23 + 26)	December 31, 1993 Total Number of Seasonal Housing Units (12 x 27)	DECEMBER 31, 1993 PERMANENT RESIDENT POPULATION (j) (13 x 27)	Total Number of Dwelling Units Completed 1/1/94 - 12/31/94 Based on # of CO's Issued	December 31, 1994 Total Housing Units (27 + 30)	December 31, 1994 Total Number of Seasonal Housing Units (12 x 31)	DECEMBER 31, 1994 PERMANENT RESIDENT POPULATION (j) (13 x 31)	Total Number of Dwelling Units Completed 1/1/95 - 12/31/95 Based on # of CO's Issued	December 31, 1995 Total Housing Units (31 + 34)	December 31, 1995 Total Number of Seasonal Housing Units (12 x 35)	DECEMBER 31, 1995 PERMANENT RESIDENT POPULATION (j) (13 x 35)	Total Number of Dwelling Units Completed 1/1/96 - 12/31/96 Based on # of CO's Issued
Lower Keys												
1	1,972	44	4,604	7	1,979	44	4,621	3	1,982	44	4,628	13
2	1,395	147	3,207	15	1,410	148	3,241	6	1,416	149	3,255	11
3	956	95	1,965	20	976	97	2,006	16	992	96	2,039	20
4a	3,039	730	4,411	64	3,103	745	4,604	75	3,178	763	4,612	70
4b	41	6	47	1	42	6	48	1	43	6	49	1
5	2,738	449	4,695	41	2,779	455	4,765	37	2,816	461	4,828	47
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	10,174	1,468	19,368	148	10,322	1,495	19,625	138	10,460	1,622	19,852	162
Middle Keys												
7	5,339	796	9,080	21	5,360	799	8,116	29	5,389	803	9,165	18
8	598	205	726	5	603	207	731	5	608	208	737	5
9	695	94	1,135	3	698	94	1,140	5	703	95	1,148	7
10	535	72	685	9	544	73	697	2	546	73	699	1
11	415	177	359	0	415	177	359	0	415	177	359	16
12a	943	322	1,054	12	955	326	1,068	16	971	332	1,086	10
12b	139	41	160	0	139	41	150	2	141	41	152	0
13	1,003	228	1,267	1	1,004	229	1,268	4	1,008	230	1,273	4
Subtotal	9,667	1,936	14,455	51	9,718	1,946	14,528	63	9,781	1,960	14,619	61
Upper Keys												
14	3,229	847	4,804	35	3,264	857	4,866	33	3,297	865	4,905	24
15	1,885	445	2,826	58	1,943	459	2,913	8	1,951	460	2,925	15
16	2,007	801	2,310	11	2,018	805	2,323	7	2,025	808	2,331	6
17	1,782	363	2,807	36	1,818	371	2,863	33	1,851	377	2,915	32
18	2,579	517	4,362	11	2,590	519	4,381	16	2,606	522	4,408	14
19-20 (g)	1,738	402	2,666	8	1,746	404	2,678	10	1,756	407	2,693	13
21	1,658	733	1,562	3	1,661	734	1,565	7	1,668	737	1,572	16
22	37	0	63	0	37	0	63	0	37	0	63	0
Subtotal	14,915	4,109	21,399	162	15,077	4,149	21,641	114	15,191	4,177	21,811	120
UNINC. TOTAL	34,756	7,513	55,222	361	35,117	7,590	55,793	315	35,432	7,659	56,282	343
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	152	29	192	2	154	30	194	2	156	30	197	1
City of Key Colony B.	1,206	462	1,023	8	1,214	465	1,030	18	1,232	472	1,045	6
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,605	454	25,255	96	12,701	457	25,360	96	12,797	461	25,466	96
COUNTY TOTAL (q)	48,719	8,458	81,691	467	49,186	8,542	82,378	431	49,617	8,622	82,990	446

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	39	40	41	42	43	44	45	46	47	48	49	50
PAED	December 31, 1996 Total Housing Units (35 + 38)	December 31, 1996 Total Number of Seasonal Housing Units (12 x 39)	DECEMBER 31, 1996 PERMANENT RESIDENT POPULATION (j) (13 x 39)	Total Number of Dwelling Units Completed 1/1/97 - 12/31/97 Based on # of CO's Issued	December 31, 1997 Total Housing Units (39 + 42)	December 31, 1997 Total Number of Seasonal Housing Units (12 x 43)	DECEMBER 31, 1997 PERMANENT RESIDENT POPULATION (j) (13 x 43)	Total Number of Dwelling Units Completed 1/1/98 - 12/31/98 Based on # of CO's Issued	December 31, 1998 Total Housing Units (43 + 46)	December 31, 1998 Total Number of Seasonal Housing Units (12 x 47)	DECEMBER 31, 1998 PERMANENT RESIDENT POPULATION (j) (13 x 47)	Total Number of Dwelling Units Completed 1/1/99 - 12/31/99 Based on # of CO's Issued (k)
Lower Keys												
1	1,995	44	4,658	11	2,006	44	4,684	10	2,016	45	4,707	5
2	1,427	150	3,280	7	1,434	151	3,297	7	1,441	151	3,313	3
3	1,012	100	2,080	12	1,024	101	2,105	14	1,038	103	2,133	13
4a	3,248	780	4,714	62	3,310	795	4,804	47	3,357	806	4,872	30
4b	44	7	51	4	48	7	55	1	49	7	56	0
5	2,863	469	4,909	16	2,879	472	4,936	16	2,895	474	4,964	6
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	10,622	1,550	20,132	112	10,734	1,570	20,320	95	10,829	1,567	20,485	57
Middle Keys												
7	5,407	806	9,196	22	5,429	809	9,233	16	5,445	812	9,260	14
8	613	210	743	4	617	211	748	3	620	212	752	3
9	710	96	1,159	6	716	97	1,169	2	718	97	1,173	1
10	547	74	701	4	551	74	706	2	553	74	708	2
11	431	184	372	5	436	186	377	0	436	186	377	0
12a	981	335	1,097	6	987	337	1,104	-	-	-	-	-
12b	141	41	152	1	142	42	153	-	-	-	-	-
13	1,012	230	1,278	1	1,013	231	1,279	-	-	-	-	-
Subtotal	9,842	1,977	14,698	49	9,891	1,987	14,769	23	7,772	1,382	12,270	20
Upper Keys												
14	3,321	871	4,941	45	3,366	883	5,008	-	-	-	-	-
15	1,966	464	2,947	3	1,969	465	2,952	6	1,975	466	2,961	5
16	2,031	811	2,338	3	2,034	812	2,341	4	2,038	813	2,346	3
17	1,883	384	2,966	24	1,907	389	3,004	29	1,936	395	3,049	16
18	2,620	525	4,431	18	2,638	529	4,462	13	2,651	531	4,484	10
19-20 (g)	1,769	410	2,713	9	1,778	412	2,727	7	1,785	413	2,738	9
21	1,684	744	1,587	10	1,694	749	1,596	24	1,718	759	1,619	24
22	37	0	63	1	38	0	64	0	38	0	64	0
Subtotal	15,311	4,209	21,986	113	15,424	4,238	22,154	83	12,141	3,378	17,261	87
UNINC. TOTAL	**35,775**	**7,736**	**56,816**	**274**	**36,049**	**7,795**	**57,243**	**201**	**30,742**	**6,347**	**50,016**	**144**
Village of Islamorada	-	-	-	-	-	-	-	34	5,542	1,497	7,590	30
City of Layton	157	30	198	2	159	31	201	2	161	31	203	2
City of Key Colony B.	1,238	474	1,050	10	1,248	478	1,058	18	1,266	485	1,074	18
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,893	464	25,572	96	12,989	468	25,677	96	13,085	471	25,783	81
COUNTY TOTAL (q)	**50,063**	**8,704**	**83,635**	**382**	**50,445**	**8,771**	**84,179**	**351**	**50,796**	**8,831**	**84,665**	**275**

SEE FINAL PAGE FOR FOOTNOTES

Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	51	52	53	54	55	56	57	58	59	60	61	62
PAED	December 31, 1999 Total Housing Units (47 + 50)	December 31, 1999 Total Number of Seasonal Housing Units (12 x 61)	DECEMBER 31, 1999 PERMANENT RESIDENT POPULATION (k) (13 x 61)	Total Number of Dwelling Units Built from 4/2/90 to 12/31/99 (14+18+22+26+30+34+38+42+46+50)	Historical Percentage of Regional Total of Dwelling Units Built (54 / Subtotal)	Total Number of Dwelling Units Completed 1/1/00 - 12/31/00 Based on # of Permits Available (l)	December 31, 2000 Total Housing Units (51 + 56)	December 31, 2000 Total Number of Seasonal Housing Units (12 x 57)	DECEMBER 31, 2000 PERMANENT RESIDENT POPULATION (k) (13 x 57)	Total Number of Dwelling Units Completed 1/1/01 - 12/31/01 Based on # of Permits Available (l)	December 31, 2001 Total Housing Units (57 + 60)	December 31, 2001 Total Number of Seasonal Housing Units (12 x 61)
Lower Keys												
1	2,021	45	4,719	77	5.2%	5	2,026	45	4,730	5	2,031	45
2	1,444	152	3,319	92	6.2%	6	1,450	152	3,333	6	1,455	153
3	1,051	104	2,160	182	12.3%	11	1,062	105	2,183	11	1,074	106
4a	3,387	813	4,916	664	44.7%	41	3,428	823	4,975	41	3,469	833
4b	49	7	56	22	1.5%	1	50	7	58	1	52	8
5	2,901	475	4,974	448	30.2%	28	2,929	480	5,022	28	2,957	485
8	33	0	440	0	0.0%	0	33	0	440	0	33	0
Subtotal	**10,886**	**1,597**	**20,584**	**1,485**	**100.0%**	**92**	**10,978**	**1,613**	**20,741**	**92**	**11,070**	**1,629**
Middle Keys												
7	5,459	814	9,284	247	56.5%	-	-	-	-	-	-	-
8	623	213	755	48	11.0%	-	-	-	-	-	-	-
9	719	97	1,174	54	12.4%	-	-	-	-	-	-	-
10	555	75	711	64	14.6%	6	561	75	719	6	567	76
11	438	186	377	24	5.5%	3	439	188	379	3	442	189
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**7,792**	**1,385**	**12,301**	**437**	**100.0%**	**9**	**1,000**	**263**	**1,098**	**9**	**1,009**	**265**
Upper Keys												
14	-	-	-	-	-	-	-	-	-	-	-	-
15	1,980	487	2,968	357	26.3%	15	1,995	471	2,991	15	2,010	474
16	2,041	815	2,349	54	4.0%	2	2,043	815	2,352	2	2,046	816
17	1,952	398	3,075	387	28.5%	16	1,968	401	3,100	16	1,984	405
18	2,881	533	4,501	221	16.3%	9	2,670	535	4,516	9	2,680	537
19-20 (g)	1,794	415	2,751	192	14.1%	8	1,802	417	2,764	8	1,810	419
21	1,742	770	1,642	145	10.7%	8	1,748	773	1,647	6	1,754	775
22	38	0	64	2	0.1%	0	38	0	65	0	38	0
Subtotal	**12,208**	**3,399**	**17,350**	**1,358**	**100.0%**	**57**	**12,265**	**3,413**	**17,435**	**57**	**12,322**	**3,427**
UNINC. TOTAL	**30,886**	**6,381**	**50,236**	**3,280**	**100.0%**	**158**	**24,243**	**5,289**	**39,273**	**158**	**24,401**	**5,321**
Village of Islamorada	5,580	1,507	7,641	668	100.0%	22	5,602	1,513	7,665	22	5,624	1,519
City of Layton	163	31	206	18	100.0%	2	165	32	208	2	167	32
City of Key Colony B.	1,284	492	1,089	132	100.0%	14	1,298	497	1,101	14	1,312	502
City of Marathon	-	-	-	-	-	24	6,831	1,127	11,272	24	6,855	1,130
City of Key West (p)	13,168	474	25,942	945	100.0%	81	13,247	477	26,102	81	13,328	480
COUNTY TOTAL (q)	**51,079**	**8,885**	**85,114**	**5,043**	**100.0%**	**301**	**51,386**	**8,934**	**85,622**	**301**	**51,687**	**8,986**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	63	64	65	66	67	68	69	70	71	72	73
PAED	DECEMBER 31, 2001 PERMANENT RESIDENT POPULATION (k) (13 x 61)	Total Number of Dwelling Units Completed 1/1/02 - 12/31/02 Based on # of Permits Available (l)	December 31, 2002 Total Housing Units (61 + 64)	December 31, 2002 Total Number of Seasonal Housing Units (12 a 65)	DECEMBER 31, 2002 PERMANENT RESIDENT POPULATION (k) (13 x 65)	Total Number of Dwelling Units Completed 1/1/03 - 12/31/03 Based on # of Permits Available (l)	December 31, 2003 Total Housing Units (65 + 68)	December 31, 2003 Total Number of Seasonal Housing Units (12 a 69)	DECEMBER 31, 2003 PERMANENT RESIDENT POPULATION (k) (13 x 69)	% Increase in Population from 12/31/90 to 12/31/91 ((21 - 17) / 17)	% Increase in Population from 12/31/91 to 12/31/92 ((25 - 21) / 21)
Lower Keys											
1	4,741	5	2,035	45	4,752	5	2,040	45	4,763	0.46%	0.36%
2	3,346	6	1,461	153	3,359	6	1,467	154	3,372	1.24%	0.51%
3	2,206	11	1,085	107	2,230	11	1,096	108	2,253	1.78%	2.08%
4a	5,035	41	3,510	843	5,095	41	3,552	853	5,155	3.31%	2.31%
4b	59	1	53	8	61	1	54	8	63	12.50%	5.56%
5	5,069	26	2,984	489	5,117	28	3,012	494	5,165	2.99%	1.91%
6	440	0	33	0	440	0	33	0	440	0.00%	0.00%
Subtotal	20,897	92	11,162	1,646	21,053	92	11,254	1,662	21,210	1.97%	1.37%
Middle Keys											
7	-	-	-	-	-	-	-	-	-	0.55%	0.66%
8	-	-	-	-	-	-	-	-	-	1.03%	0.68%
9	-	-	-	-	-	-	-	-	-	1.19%	0.44%
10	725	6	573	77	734	6	579	78	742	1.57%	1.54%
11	382	3	445	190	385	3	448	191	387	0.00%	0.24%
12a	-	-	-	-	-	-	-	-	-	2.98%	3.56%
12b	-	-	-	-	-	-	-	-	-	6.92%	0.00%
13	-	-	-	-	-	-	-	-	-	1.24%	0.71%
Subtotal	1,108	9	1,018	267	1,119	9	1,027	269	1,129	0.95%	0.88%
Upper Keys											
14	-	-	-	-	-	-	-	-	-	3.00%	1.95%
15	3,013	15	2,025	478	3,036	15	2,040	481	3,058	3.96%	0.94%
16	2,354	2	2,048	817	2,357	2	2,050	818	2,360	0.30%	0.30%
17	3,126	16	2,001	408	3,151	16	2,017	411	3,177	2.79%	2.53%
18	4,532	9	2,689	539	4,548	9	2,698	541	4,564	1.06%	0.64%
19-20 (g)	2,776	8	1,818	421	2,789	8	1,826	423	2,801	3.28%	1.97%
21	1,653	6	1,760	778	1,659	6	1,768	781	1,665	0.86%	0.67%
22	65	0	38	0	65	0	38	0	65	0.00%	0.00%
Subtotal	17,519	57	12,379	3,441	17,804	57	12,436	3,455	17,689	2.25%	1.34%
UNINC. TOTAL	39,525	158	24,559	5,354	39,776	158	24,717	5,387	40,027	1.80%	1.23%
Village of Islamorada	7,695	22	5,646	1,525	7,725	22	5,668	1,531	7,755	-	-
City of Layton	211	2	169	33	213	2	171	33	216	2.04%	0.67%
City of Key Colony B.	1,113	14	1,326	508	1,125	14	1,340	513	1,136	0.43%	1.28%
City of Marathon	11,312	24	6,879	1,134	11,352	24	6,903	1,138	11,391	-	-
City of Key West (p)	26,261	81	13,409	483	26,421	0	13,409	483	26,524	0.42%	0.42%
COUNTY TOTAL (q)	86,117	301	51,988	9,037	86,612	220	52,208	9,085	87,050	1.35%	0.97%

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

1	74	75	76	77	78	79	80	81	82	83	84
PAED	% Increase in Population from 12/31/92 to 12/31/93 [(29 - 25) / 35]	% Increase in Population from 12/31/93 to 12/31/94 [(33 - 29) / 29]	% Increase in Population from 12/31/94 to 12/31/95 [(37 - 33) / 33]	% Increase in Population from 12/31/95 to 12/31/96 [(41 - 37) / 37]	% Increase in Population from 12/31/96 to 12/31/97 [(45 - 41) / 41]	% Increase in Population from 12/31/97 to 12/31/98 [(49 - 45) / 45]	% Increase in Population from 12/31/98 to 12/31/99 (m) [(53 - 49) / 49]	% Increase in Population from 12/31/99 to 12/31/00 [(59 - 53) / 53]	% Increase in Population from 12/31/00 to 12/31/01 [(63 - 59) / 59]	% Increase in Population from 12/31/01 to 12/31/02 [(67 - 43) / 43]	% Increase in Population from 12/31/02 to 12/31/03 [(71 - 47) / 67]
Lower Keys											
1	0.15%	0.35%	0.15%	0.66%	0.55%	0.50%	0.25%	0.24%	0.24%	0.23%	0.23%
2	0.36%	1.08%	0.43%	0.78%	0.49%	0.49%	0.21%	0.39%	0.39%	0.39%	0.39%
3	2.58%	2.09%	1.64%	2.02%	1.19%	1.37%	1.25%	1.07%	1.06%	1.05%	1.04%
4a	2.43%	2.11%	2.42%	2.20%	1.91%	1.42%	0.89%	1.21%	1.20%	1.19%	1.17%
4b	7.89%	2.44%	2.38%	2.33%	9.09%	2.08%	0.00%	2.78%	2.71%	2.63%	2.57%
5	2.78%	1.50%	1.33%	1.67%	0.56%	0.56%	0.21%	0.96%	0.95%	0.94%	0.93%
6	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subtotal	**1.59%**	**1.32%**	**1.16%**	**1.41%**	**0.94%**	**0.81%**	**0.48%**	**0.76%**	**0.75%**	**0.75%**	**0.74%**
Middle Keys											
7	0.43%	0.39%	0.54%	0.33%	0.41%	0.29%	0.26%	-	-	-	-
8	0.84%	0.84%	0.83%	0.82%	0.65%	0.49%	0.48%	-	-	-	-
9	1.46%	0.43%	0.72%	1.00%	0.85%	0.28%	0.14%	-	-	-	-
10	1.71%	1.68%	0.37%	0.18%	0.73%	0.36%	0.36%	1.08%	1.07%	1.06%	1.05%
11	0.24%	0.00%	0.00%	3.86%	1.16%	0.00%	0.00%	0.69%	0.68%	0.66%	0.67%
12a	1.29%	1.27%	1.68%	1.03%	0.61%	-	-	-	-	-	-
12b	0.00%	0.00%	1.44%	0.00%	0.71%	-	-	-	-	-	-
13	1.31%	0.10%	0.40%	0.40%	0.10%	-	-	-	-	-	-
Subtotal	**0.72%**	**0.50%**	**0.63%**	**0.54%**	**0.48%**	**0.30%**	**0.26%**	**0.92%**	**0.94%**	**0.93%**	**0.92%**
Upper Keys											
14	1.35%	1.08%	1.01%	0.73%	1.36%	-	-	-	-	-	-
15	3.17%	3.08%	0.41%	0.77%	0.15%	0.30%	0.25%	0.76%	0.75%	0.75%	0.74%
16	0.25%	0.55%	0.35%	0.30%	0.15%	0.20%	0.15%	0.11%	0.11%	0.11%	0.11%
17	4.70%	2.02%	1.82%	1.73%	1.27%	1.52%	0.83%	0.63%	0.83%	0.82%	0.81%
18	3.04%	0.43%	0.62%	0.54%	0.69%	0.49%	0.38%	0.35%	0.35%	0.35%	0.34%
19-20 (g)	1.52%	0.46%	0.57%	0.74%	0.51%	0.39%	0.50%	0.45%	0.45%	0.45%	0.44%
21	0.61%	0.18%	0.42%	0.96%	0.59%	1.42%	1.40%	0.35%	0.35%	0.35%	0.35%
22	2.78%	0.00%	0.00%	0.00%	2.70%	0.00%	0.00%	0.22%	0.22%	0.22%	0.22%
Subtotal	**2.21%**	**1.13%**	**0.79%**	**0.80%**	**0.76%**	**0.67%**	**0.52%**	**0.10%**	**0.49%**	**0.48%**	**0.48%**
UNINC. TOTAL	**1.60%**	**1.03%**	**0.88%**	**0.95%**	**0.75%**	**0.64%**	**0.44%**	**0.64%**	**0.64%**	**0.64%**	**0.63%**
Village of Islamorada	-	-	-	-	-	0.61%	0.67%	0.31%	0.39%	0.39%	0.39%
City of Layton	0.66%	1.32%	1.30%	0.64%	1.27%	1.26%	1.24%	1.23%	1.21%	1.20%	1.16%
City of Key Colony B.	1.69%	0.66%	1.48%	0.49%	0.81%	1.44%	1.42%	1.09%	1.08%	1.07%	1.06%
City of Marathon	-	-	-	-	-	-	-	0.44%	0.44%	0.44%	0.44%
City of Key West (p)	0.42%	0.42%	0.42%	0.41%	0.41%	0.41%	0.62%	0.61%	0.61%	0.61%	0.39%
COUNTY TOTAL (q)	**1.23%**	**0.84%**	**0.74%**	**0.78%**	**0.65%**	**0.58%**	**0.53%**	**0.60%**	**0.58%**	**0.57%**	**0.51%**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	85	86	87	88	89	90	91	92	93	94
PAED	Mean Averxge Percent Increase from 12/31/90 to 12/31/03 [(72+73+74+75+76+77+ 78+79+80+81+82+83 84) / # of Observations]	DECEMBER 31, 2004 PERMANENT RESIDENT POPULATION (n) [71 + [71 x 85]]	DECEMBER 31, 2005 PERMANENT RESIDENT POPULATION (o) [86+[86x(85-0.10%)]	DECEMBER 31, 2006 PERMANENT RESIDENT POPULATION (o) [87+[87x(85-0.20%)]	DECEMBER 31, 2007 PERMANENT RESIDENT POPULATION (o) [88+[88x(85-0.30%)]	DECEMBER 31, 2008 PERMANENT RESIDENT POPULATION (o) [89+[89x(85-0.40%)]	DECEMBER 31, 2009 PERMANENT RESIDENT POPULATION (o) [90+[90x(85-0.50%)]	DECEMBER 31, 2010 PERMANENT RESIDENT POPULATION (o) [91+[91x(85-0.60%)]	DECEMBER 31, 2011 PERMANENT RESIDENT POPULATION (o) [92+[92x(85-0.70%)]	DECEMBER 31, 2012 PERMANENT RESIDENT POPULATION (o) [93+[93x(85-0.80%)]
Lower Keys										
1	0.34%	4,779	4,791	4,797	4,799	4,796	4,788	4,775	4,758	4,738
2	0.55%	3,390	3,406	3,418	3,426	3,431	3,433	3,431	3,426	3,417
3	1.56%	2,288	2,321	2,353	2,382	2,410	2,435	2,458	2,479	2,498
4a	1.83%	5,249	5,339	5,426	5,509	5,588	5,662	5,732	5,797	5,856
4b	4.23%	65	68	71	73	76	79	82	86	88
5	1.33%	5,233	5,297	5,357	5,412	5,463	5,508	5,548	5,583	5,613
6	0.00%	440	440	439	437	436	433	431	428	424
Subtotal	1.08%	21,445	21,662	21,860	22,040	22,199	22,339	22,458	22,555	22,632
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0.98%	749	756	762	767	771	775	778	780	781
11	0.63%	390	392	393	395	396	396	396	396	395
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0.69%	1,139	1,147	1,155	1,161	1,167	1,171	1,174	1,176	1,177
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1.23%	3,096	3,131	3,163	3,193	3,219	3,243	3,264	3,281	3,295
16	0.23%	2,365	2,368	2,369	2,367	2,363	2,357	2,348	2,337	2,323
17	1.73%	3,232	3,285	3,335	3,382	3,427	3,470	3,509	3,545	3,578
18	0.71%	4,596	4,624	4,648	4,667	4,682	4,692	4,697	4,697	4,693
19-20 (g)	0.90%	2,826	2,849	2,869	2,886	2,900	2,912	2,921	2,927	2,930
21	0.65%	1,675	1,686	1,692	1,698	1,703	1,705	1,706	1,705	1,703
22	0.49%	65	66	66	66	66	66	66	66	65
Subtotal	0.92%	17,858	18,007	18,142	18,260	18,361	18,444	18,510	18,558	18,588
UNINC. TOTAL	**0.91%**	**40,439**	**40,816**	**41,157**	**41,461**	**41,726**	**41,954**	**42,142**	**42,290**	**42,397**
Village of Islamorada	0.96%	7,830	7,897	7,957	8,010	8,055	8,092	8,121	8,142	8,155
City of Layton	1.17%	218	221	223	225	226	228	229	230	231
City of Key Colony B.	1.08%	1,149	1,160	1,170	1,179	1,187	1,194	1,200	1,204	1,207
City of Marathon	0.44%	11,441	11,480	11,508	11,524	11,529	11,522	11,503	11,473	11,432
City of Key West (p)	0.48%	26,628	26,731	26,793	26,855	26,917	26,979	27,041	27,103	27,165
COUNTY TOTAL (q)	**0.76%**	**87,705**	**88,305**	**88,808**	**89,253**	**89,640**	**89,968**	**90,236**	**90,442**	**90,588**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

1	95	96	97
PAEO	DECEMBER 31, 2013 PERMANENT RESIDENT POPULATION (o) [94+[94x(65-0.90%)]]	DECEMBER 31, 2014 PERMANENT RESIDENT POPULATION (o) [95+[95x(65-1.0%)]]	DECEMBER 31, 2015 PERMANENT RESIDENT POPULATION (o) [96+[96x(65-1.1%)]]
Lower Keys			
1	4,709	4,678	4,642
2	3,405	3,390	3,371
3	2,514	2,528	2,540
4a	5,911	5,960	6,003
4b	91	94	96
5	5,637	5,655	5,668
6	421	416	412
Subtotal	22,687	22,721	22,733
Middle Keys			
7	-	-	-
8	-	-	-
9	-	-	-
10	782	782	781
11	394	393	391
12a	-	-	-
12b	-	-	-
13	-	-	-
Subtotal	1,176	1,175	1,172
Upper Keys			
14	-	-	-
15	3,306	3,314	3,318
16	2,308	2,290	2,270
17	3,608	3,634	3,657
18	4,685	4,671	4,653
19-20 (g)	2,930	2,927	2,921
21	1,699	1,693	1,685
22	65	65	64
Subtotal	18,600	18,594	18,569
UNINC. TOTAL	**42,464**	**42,489**	**42,474**
Village of Islamorada	8,160	8,157	8,145
City of Layton	232	232	232
City of Key Colony B.	1,210	1,211	1,210
City of Marathon	11,379	11,316	11,241
City of Key West (p)	27,227	27,289	27,351
COUNTY TOTAL (q)	**90,671**	**90,693**	**90,654**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Appendix 5

Summary Table of Peak Number of Seasonal Residents and Visitors by PAED from 1990 to 2015

Peak Seasonal Population

1	2	3	4	5	6	7	8	9	10	11
PAED	1990 Census Tract (e)	1990 Census Block Groups	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990	1990 Peak Number of Persons Staying in RVs or Campsites	1990 Peak Number of Persons Staying with Friends and Relatives (sh)	1990 Peak Number of People on Liveaboard Vessels	TOTAL 1990 PEAK SEASONAL POPULATION (4+5+6+7+8)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991	Peak Number of People Staying in Hotel and Motel Rooms During 1991
Lower Keys										
1	9718 & 9719 pt.	N/A	115	0	600	111	448	1,273	116	0
2	9717	N/A	383	86	495	149	145	1,257	388	83
3	9716	N/A	237	134	1,089	226	0	1,686	241	131
4a	9715	N/A	1,800	259	276	362	32	2,730	1,860	253
4b	9714 pt.	BG 4 (a)	13	0	0	2	0	15	14	0
5	9714 pt.	BG 1,2,3,4,5 (a)	1,111	134	1,268	390	193	3,096	1,144	131
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0	0	1,630	253	0	1,883	0	0
Subtotal	-	-	**3,659**	**613**	**5,358**	**1,493**	**818**	**11,940**	**3,763**	**598**
Middle Keys										
7	9713, 9712, & 9711	N/A	2,091	1,686	1,683	846	425	6,730	2,102	1,644
8	9710 pt.	BG 3 (c)	533	865	180	245	229	2,051	539	844
9	9710 pt.	BG 2 (d)	244	127	608	152	0	1,130	246	124
10	9710 pt.	BG 2 (d)	183	110	0	45	0	338	186	107
11	9710 pt.	BG 1(e)	471	68	1,147	261	0	1,948	471	67
12a	9709 pt.	BG 5	796	247	6	162	0	1,211	820	241
12b	9709 pt.	BG 1,2 (f)	101	721	0	127	0	950	108	703
13	9709 pt.	BG 1,2,3,4 (f)	590	1,833	235	412	13	3,083	598	1,883
Subtotal	-	-	**5,009**	**5,656**	**3,858**	**2,251**	**666**	**17,441**	**5,070**	**5,613**
Upper Keys										
14	9708	N/A	2,126	242	174	394	0	2,936	2,189	236
15	9707	N/A	1,097	244	0	208	35	1,585	1,140	238
16	9706	N/A	2,121	718	1,072	606	3	4,520	2,127	701
17	9705	N/A	879	1,197	0	322	116	2,514	903	1,168
18	9704	N/A	1,317	364	1,912	557	0	4,150	1,331	355
19-20 (g)	9703	N/A	1,005	66	757	283	13	2,125	1,038	64
21	9702.98 pt.	BG 1,2,3 (h)	1,916	347	119	369	193	2,944	1,932	338
22	9701 pt. & 9702.98 pt.	BG 1 (h)	0	0	0	0	103	103	0	0
Subtotal	-	-	**10,460**	**3,179**	**4,034**	**2,739**	**464**	**20,876**	**10,661**	**3,101**
TOTAL	-	-	**19,128**	**9,448**	**13,250**	**6,483**	**1,948**	**50,258**	**19,494**	**9,312**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	76	59	0	21	0	155	77	57
City of Key Colony B.	9710	BG 3	1,192	98	0	200	0	1,489	1,197	95
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	2,139	13,188	293	2,421	551	18,591	2,153	12,864
COUNTY TOTAL (q)	-	-	**22,535**	**22,793**	**13,543**	**9,125**	**2,498**	**70,493**	**22,922**	**22,328**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	12	13	14	15	16	17	18	19	20	21	22
PAED	1991 Peak Number of Persons Staying in RVs or Campsites	1991 Peak Number of Persons Staying with Friends and Relatives (eh)	1991 Peak Number of People on Liveaboard Vessels	TOTAL 1991 PEAK SEASONAL POPULATION (10 + 11 + 12 + 13 + 14	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992	Peak Number of People Staying in Hotel and Motel Rooms During 1992	1992 Peak Number of Persons Staying in RVs or Campsites	1992 Peak Number of Persons Staying with Friends and Relatives (eh)	1992 Peak Number of People on Liveaboard Vessels	TOTAL 1992 PEAK SEASONAL POPULATION (16 + 17 + 18 + 19 + 2	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993
Lower Keys											
1	600	111	448	1,274	116	0	600	111	448	1,275	116
2	495	150	145	1,261	390	80	495	150	145	1,260	391
3	1,089	226	0	1,688	246	126	1,089	227	0	1,688	253
4a	276	370	32	2,791	1,903	244	276	376	32	2,830	1,949
4b	0	2	0	16	15	0	0	2	0	17	16
5	1,268	394	193	3,131	1,166	126	1,268	397	194	3,151	1,198
6	1,630	253	0	1,883	0	0	1,630	253	0	1,883	0
Subtotal	**5,358**	**1,506**	**819**	**12,044**	**3,836**	**577**	**5,358**	**1,514**	**819**	**12,105**	**3,923**
Middle Keys											
7	1,683	842	425	6,696	2,116	1,586	1,683	835	426	6,645	2,125
8	180	242	229	2,033	542	814	180	238	229	2,003	547
9	608	152	0	1,130	248	120	608	151	0	1,128	251
10	0	45	0	339	189	103	0	45	0	338	192
11	1,147	261	0	1,946	472	64	1,147	261	0	1,944	473
12a	6	165	0	1,231	849	232	6	168	0	1,255	860
12b	0	126	0	937	108	678	0	122	0	909	108
13	235	421	13	3,149	602	1,816	235	411	13	3,077	610
Subtotal	**3,858**	**2,254**	**667**	**17,461**	**5,126**	**5,413**	**3,858**	**2,232**	**668**	**17,297**	**5,167**
Upper Keys											
14	174	403	0	3,002	2,232	228	174	408	0	3,042	2,262
15	0	214	35	1,628	1,151	230	0	214	35	1,631	1,188
16	1,072	604	3	4,507	2,133	676	1,072	602	3	4,486	2,139
17	0	321	116	2,508	926	1,126	0	318	116	2,487	970
18	1,912	558	0	4,156	1,339	343	1,912	557	0	4,151	1,380
19-20 (g)	757	288	13	2,161	1,059	191	757	311	13	2,330	1,075
21	119	370	193	2,953	1,945	326	119	371	194	2,955	1,957
22	0	0	103	103	0	0	0	0	103	103	0
Subtotal	**4,034**	**2,758**	**464**	**21,019**	**10,786**	**3,119**	**4,034**	**2,781**	**465**	**21,185**	**10,970**
TOTAL	**13,250**	**6,519**	**1,950**	**50,524**	**19,748**	**9,110**	**13,250**	**6,527**	**1,952**	**50,586**	**20,060**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-
City of Layton	0	21	0	155	78	55	0	21	0	154	78
City of Key Colony B.	0	200	0	1,493	1,212	92	0	202	0	1,506	1,233
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	293	2,373	551	18,233	2,167	12,407	293	2,304	552	17,723	2,181
COUNTY TOTAL (q)	**13,543**	**9,113**	**2,501**	**70,406**	**23,205**	**21,663**	**13,543**	**9,054**	**2,503**	**69,969**	**23,553**

Prepared by the Monroe County Planning Department

1	23	24	25	26	27	28	29	30	31	32	33
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1993	1993 Peak Number of Persons Staying in RVs or Campsites	1993 Peak Number of Persons Staying with Friends and Relatives (sh)	1993 Peak Number of People on Liveaboard Vessels	TOTAL 1993 PEAK SEASONAL POPULATION (22 + 23 + 24 + 25 + 26	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994	Peak Number of People Staying in Hotel and Motel Rooms During 1994	1994 Peak Number of Persons Staying in RVs or Campsites	1994 Peak Number of Persons Staying with Friends and Relatives (sh)	1994 Peak Number of People on Liveaboard Vessels	TOTAL 1994 PEAK SEASONAL POPULATION (28 + 29 + 30 + 31 + 32
Lower Keys											
1	0	600	111	449	**1,276**	117	0	600	111	449	**1,277**
2	87	495	151	145	**1,269**	395	83	495	151	145	**1,269**
3	137	1,089	229	0	**1,708**	258	130	1,089	229	0	**1,705**
4a	264	276	386	32	**2,908**	1,990	250	276	390	32	**2,939**
4b	0	0	3	0	**19**	17	0	0	3	0	**19**
5	137	1,268	404	194	**3,201**	1,216	130	1,268	405	194	**3,213**
6	0	1,630	253	0	**1,883**	0	0	1,630	253	0	**1,883**
Subtotal	**626**	**5,358**	**1,536**	**820**	**12,264**	**3,993**	**592**	**5,358**	**1,541**	**821**	**12,305**
Middle Keys											
7	1,722	1,683	857	426	**6,813**	2,134	1,628	1,683	844	427	**6,714**
8	883	180	250	229	**2,089**	552	835	180	243	230	**2,038**
9	130	608	153	0	**1,142**	252	123	608	152	0	**1,135**
10	112	0	47	0	**351**	195	106	0	47	0	**348**
11	100	1,147	267	0	**1,986**	473	94	1,147	266	0	**1,980**
12a	252	6	173	0	**1,291**	871	238	6	173	0	**1,287**
12b	736	0	131	0	**975**	108	696	0	125	0	**929**
13	1,971	235	436	13	**3,265**	611	1,863	235	420	13	**3,142**
Subtotal	**5,906**	**3,858**	**2,314**	**668**	**17,913**	**5,196**	**5,583**	**3,858**	**2,269**	**669**	**17,574**
Upper Keys											
14	247	174	416	0	**3,099**	2,287	234	174	418	0	**3,112**
15	250	0	223	36	**1,696**	1,224	236	0	226	36	**1,722**
16	734	1,072	611	3	**4,559**	2,150	693	1,072	607	3	**4,526**
17	1,223	0	340	116	**2,649**	989	1,156	0	333	116	**2,594**
18	664	1,912	613	0	**4,569**	1,386	627	1,912	608	0	**4,534**
19-20 (g)	207	757	316	13	**2,368**	1,080	196	757	315	13	**2,360**
21	354	119	377	194	**3,001**	1,961	335	119	374	194	**2,982**
22	0	0	0	103	**103**	0	0	0	0	103	**103**
Subtotal	**3,678**	**4,034**	**2,896**	**465**	**22,043**	**11,077**	**3,477**	**4,034**	**2,881**	**465**	**21,935**
TOTAL	**10,210**	**13,250**	**6,746**	**1,954**	**52,220**	**20,265**	**9,652**	**13,250**	**6,691**	**1,956**	**51,814**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-
City of Layton	60	0	21	0	**160**	79	57	0	21	0	**157**
City of Key Colony B.	100	0	207	0	**1,539**	1,241	94	0	207	0	**1,542**
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	13,468	293	2,471	552	**18,965**	2,195	12,731	293	2,359	553	**18,131**
COUNTY TOTAL (q)	**23,838**	**13,543**	**9,445**	**2,506**	**72,884**	**23,781**	**22,534**	**13,543**	**9,278**	**2,508**	**71,644**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	34	35	36	37	38	39	40	41	42	43
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995	Peak Number of People Staying in Hotel and Motel Rooms During 1995	1995 Peak Number of Persons Staying in RVs or Campsites	1995 Peak Number of Persons Staying with Friends and Relatives (ah)	1995 Peak Number of People on Liveaboard Vessels	TOTAL 1995 PEAK SEASONAL POPULATION (34 + 35 + 36 + 37 + 38	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996	Peak Number of People Staying in Hotel and Motel Rooms During 1996	1996 Peak Number of Persons Staying in RVs or Campsites	1996 Peak Number of Persons Staying with Friends and Relatives (ah)
Lower Keys										
1	117	0	600	111	450	1,278	118	0	600	111
2	397	81	495	151	146	1,269	400	83	495	152
3	262	127	1,089	229	0	1,706	267	130	1,089	230
4a	2,038	244	276	397	32	2,987	2,083	251	276	405
4b	17	0	0	3	0	20	17	0	0	3
5	1,232	127	1,268	407	194	3,228	1,253	130	1,268	411
6	0	0	1,630	253	0	1,883	0	0	1,630	253
Subtotal	**4,063**	**578**	**5,358**	**1,550**	**822**	**12,371**	**4,138**	**594**	**5,358**	**1,564**
Middle Keys										
7	2,145	1,588	1,683	839	427	6,682	2,152	1,633	1,683	848
8	556	815	180	240	230	2,021	561	838	180	245
9	254	120	608	152	0	1,134	257	123	608	153
10	196	104	0	46	0	346	196	107	0	47
11	473	92	1,147	265	0	1,978	492	95	1,147	269
12a	885	232	6	174	0	1,298	895	239	6	177
12b	110	679	0	122	0	911	110	698	0	125
13	613	1,818	235	413	13	3,092	615	1,870	235	422
Subtotal	**5,233**	**5,447**	**3,858**	**2,253**	**670**	**17,461**	**5,277**	**5,602**	**3,858**	**2,284**
Upper Keys										
14	2,310	228	174	420	0	3,132	2,327	234	174	424
15	1,229	230	0	226	36	1,721	1,239	237	0	229
16	2,158	677	1,072	606	3	4,515	2,164	696	1,072	609
17	1,007	1,128	0	331	116	2,582	1,025	1,160	0	339
18	1,394	612	1,912	607	0	4,528	1,402	630	1,912	611
19-20 (g)	1,086	191	757	315	13	2,362	1,094	196	757	317
21	1,969	327	119	374	194	2,983	1,988	336	119	379
22	0	0	0	0	104	104	0	0	0	0
Subtotal	**11,154**	**3,392**	**4,034**	**2,880**	**466**	**21,926**	**11,238**	**3,489**	**4,034**	**2,908**
TOTAL	**20,450**	**9,417**	**13,250**	**6,683**	**1,958**	**51,758**	**20,654**	**9,685**	**13,250**	**6,756**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	80	55	0	21	0	157	81	57	0	21
City of Key Colony B.	1,259	92	0	209	0	1,561	1,265	95	0	211
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	2,210	12,422	293	2,313	553	17,790	2,224	12,775	293	2,370
COUNTY TOTAL (q)	**23,999**	**21,986**	**13,543**	**9,227**	**2,511**	**71,266**	**24,224**	**22,612**	**13,543**	**9,359**

Prepared by the Monroe County Planning Department

1	44	45	46	47	48	49	50	51	52	53	54
PAED	1996 Peak Number of People on Liveaboard Vessels	TOTAL 1996 PEAK SEASONAL POPULATION (40 + 41 + 42 + 43 + 44	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997	Peak Number of People Staying in Hotel and Motel Rooms During 1997	1997 Peak Number of Persons Staying in RVs or Campsites	1997 Peak Number of Persons Staying with Friends and Relatives (eh)	1997 Peak Number of People on Liveaboard Vessels	TOTAL 1997 PEAK SEASONAL POPULATION (46 + 47 + 48 + 49 + 50	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996	Peak Number of People Staying in Hotel and Motel Rooms During 1998	1998 Peak Number of Persons Staying in RVs or Campsites
Lower Keys											
1	450	1,279	118	0	600	111	451	1,280	119	0	600
2	146	1,275	402	83	495	152	146	1,277	404	78	495
3	0	1,717	271	130	1,089	231	0	1,720	274	122	1,089
4a	32	3,047	2,123	251	276	411	32	3,093	2,153	236	276
4b	0	20	19	0	0	3	0	22	19	0	0
5	194	3,257	1,260	130	1,268	412	195	3,265	1,267	122	1,268
6	0	1,883	0	0	1,630	253	0	1,883	0	0	1,630
Subtotal	823	12,477	4,193	594	5,358	1,572	824	12,541	4,236	558	5,358
Middle Keys											
7	428	6,743	2,161	1,633	1,683	849	428	6,754	2,167	1,535	1,683
8	230	2,053	564	838	180	245	230	2,057	567	788	180
9	0	1,141	259	123	608	153	0	1,143	259	116	608
10	0	350	198	154	0	54	0	406	198	414	0
11	0	2,002	497	95	1,147	270	0	2,008	497	89	1,147
12a	0	1,316	900	239	6	177	0	1,322	-	-	-
12b	0	934	111	698	0	125	0	934	-	-	-
13	13	3,155	616	1,870	235	422	13	3,155	-	-	-
Subtotal	670	17,692	5,306	5,650	3,858	2,296	671	17,781	3,690	2,941	3,617
Upper Keys											
14	0	3,159	2,356	234	174	429	0	3,196	-	-	-
15	36	1,740	1,241	237	0	229	36	1,742	1,244	222	0
16	3	4,545	2,167	696	1,072	610	3	4,549	2,172	654	1,072
17	117	2,640	1,038	1,160	0	341	117	2,655	1,054	1,090	0
18	0	4,555	1,412	630	1,912	613	0	4,566	1,419	592	1,912
19-20 (g)	13	2,378	1,099	196	757	318	13	2,384	1,104	185	757
21	194	3,018	2,000	336	119	380	195	3,029	2,028	316	119
22	104	104	0	0	0	0	104	104	0	0	0
Subtotal	466	22,136	11,315	3,489	4,034	2,920	467	22,225	9,020	3,059	3,860
TOTAL	1,960	52,305	20,813	9,733	13,250	6,788	1,962	52,546	16,946	6,559	12,835
Village of Islamorada	-	-	-	-	-	-	-	-	3,998	2,859	415
City of Layton	0	159	82	57	0	22	0	160	83	53	0
City of Key Colony B.	0	1,571	1,276	95	0	212	0	1,583	1,294	89	0
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	554	18,216	2,238	12,775	293	2,372	554	18,233	2,252	12,009	293
COUNTY TOTAL (q)	2,513	72,251	24,409	22,659	13,543	9,395	2,516	72,521	24,572	21,570	13,543

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	55	56	57	58	59	60	61	62	63	64
PAED	1998 Peak Number of Persons Staying with Friends and Relatives (sh)	1998 Peak Number of People on Liveaboard Vessels	TOTAL 1998 PEAK SEASONAL POPULATION (52 + 53 + 54 + 55 + 56)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999	Peak Number of People Staying in Hotel and Motel Rooms During 1999	1999 Peak Number of Persons Staying in RVs or Campsites	1999 Peak Number of Persons Staying with Friends and Relatives (sh)	1999 Peak Number of People on Liveaboard Vessels	TOTAL 1999 PEAK SEASONAL POPULATION (58 + 59 + 60 + 61 + 62)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000
Lower Keys										
1	111	451	1,281	119	0	600	111	452	1,282	120
2	151	146	1,274	405	78	495	152	146	1,276	407
3	230	0	1,716	278	123	1,089	231	0	1,721	281
4a	413	32	3,110	2,172	238	276	416	32	3,135	2,198
4b	3	0	22	19	0	0	3	0	22	20
5	412	195	3,264	1,269	123	1,268	412	195	3,268	1,282
6	253	0	1,883	0	0	1,630	253	0	1,883	0
Subtotal	**1,574**	**824**	**12,551**	**4,263**	**563**	**5,358**	**1,578**	**825**	**12,587**	**4,307**
Middle Keys										
7	835	428	6,649	2,173	1,730	1,683	866	429	6,881	-
8	238	230	2,003	570	793	180	239	231	2,013	-
9	152	0	1,135	260	117	608	153	0	1,137	-
10	95	0	707	199	444	0	100	0	743	201
11	269	0	2,002	497	90	1,147	269	0	2,002	501
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,588**	**659**	**12,496**	**3,699**	**3,174**	**3,617**	**1,626**	**659**	**12,775**	**702**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	227	36	1,730	1,248	224	0	228	36	1,736	1,257
16	604	3	4,505	2,175	659	1,072	605	3	4,515	2,177
17	332	117	2,593	1,062	1,098	0	335	117	2,612	1,071
18	608	0	4,531	1,424	596	1,912	610	0	4,542	1,429
19-20 (g)	317	13	2,376	1,109	186	757	318	13	2,384	1,114
21	382	195	3,039	2,056	318	119	386	195	3,075	2,083
22	0	104	104	0	0	0	0	104	104	0
Subtotal	**2,471**	**467**	**18,877**	**9,074**	**3,082**	**3,860**	**2,483**	**468**	**18,987**	**9,112**
TOTAL	**5,633**	**1,951**	**43,924**	**17,036**	**6,818**	**12,835**	**5,687**	**1,952**	**44,329**	**14,121**
Village of Islamorada	1,127	13	8,411	4,025	2,880	415	1,135	13	8,467	4,041
City of Layton	21	0	158	84	54	0	21	0	159	85
City of Key Colony B.	214	0	1,597	1,312	90	0	217	0	1,619	1,327
City of Marathon	-	-	-	-	-	-	-	-	-	3,008
City of Key West (p)	2,256	555	17,365	2,266	12,097	293	2,272	556	17,483	2,280
COUNTY TOTAL (q)	**9,251**	**2,518**	**71,454**	**24,723**	**21,939**	**13,543**	**9,332**	**2,521**	**72,058**	**24,860**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	65	66	67	68	69	70	71	72	73	74	75
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 2000	2000 Peak Number of Persons Staying in RVs or Campsites	2000 Peak Number of Persons Staying with Friends and Relatives (ah)	2000 Peak Number of People on Liveaboard Vessels	TOTAL 2000 PEAK SEASONAL POPULATION (64 + 65 + 66 + 67 + 68)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001	Peak Number of People Staying in Hotel and Motel Rooms During 2001	2001 Peak Number of Persons Staying in RVs or Campsites	2001 Peak Number of Persons Staying with Friends and Relatives (ah)	2001 Peak Number of People on Liveaboard Vessels	TOTAL 2001 PEAK SEASONAL POPULATION (70 + 71 + 72 + 73 + 74)
Lower Keys											
1	0	600	111	452	1,283	120	0	600	112	452	1,284
2	82	495	152	146	1,282	408	82	495	153	146	1,284
3	129	1,089	232	0	1,731	284	129	1,089	233	0	1,734
4a	249	276	422	33	3,178	2,225	249	276	426	33	3,209
4b	0	0	3	0	23	20	0	0	3	0	24
5	129	1,268	415	195	3,289	1,294	129	1,268	417	195	3,304
8	0	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	**589**	**5,358**	**1,589**	**826**	**12,669**	**4,351**	**589**	**5,358**	**1,596**	**827**	**12,721**
Middle Keys											
7	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	0	-	-	-	-	-	0	-
10	521	0	112	0	835	203	578	0	121	0	902
11	94	1,147	270	0	2,011	504	94	1,147	270	0	2,015
12a	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**615**	**1,147**	**382**	**0**	**2,846**	**708**	**672**	**1,147**	**392**	**0**	**2,917**
Upper Keys											
14	-	-	-	-	-	-	-	-	-	-	-
15	235	0	231	36	1,759	1,266	235	0	233	36	1,770
16	690	1,072	611	3	4,554	2,180	690	1,072	611	3	4,556
17	1,151	0	344	117	2,683	1,080	1,151	0	346	117	2,694
18	625	1,912	615	0	4,580	1,434	625	1,912	615	0	4,586
19-20 (g)	195	757	320	13	2,400	1,119	195	757	321	13	2,405
21	333	119	390	195	3,101	2,071	333	119	391	195	3,109
22	0	0	0	104	104	0	0	0	0	104	104
Subtotal	**3,229**	**3,860**	**2,511**	**468**	**19,180**	**9,150**	**3,229**	**3,860**	**2,517**	**469**	**19,224**
TOTAL	**4,433**	**10,365**	**4,482**	**1,294**	**34,696**	**14,208**	**4,490**	**10,365**	**4,505**	**1,296**	**34,863**
Village of Islamorada	3,017	415	1,158	13	8,644	4,057	3,017	415	1,161	13	8,662
City of Layton	56	0	22	0	163	86	56	0	22	0	165
City of Key Colony B.	94	0	220	0	1,641	1,341	94	0	222	0	1,657
City of Marathon	2,766	2,471	1,278	659	10,182	3,018	2,766	2,471	1,280	660	10,195
City of Key West (p)	12,673	293	2,363	556	18,165	2,293	12,673	293	2,365	557	18,182
COUNTY TOTAL (q)	**23,040**	**13,544**	**9,524**	**2,522**	**73,491**	**25,003**	**23,096**	**13,544**	**9,555**	**2,525**	**73,723**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	76	77	78	79	80	81	82	83	84	85
PAEO	Peak Number of Persons Staying In Seasonal Dwelling Units During 2002	Peak Number of People Staying In Hotel and Motel Rooms During 2002	2002 Peak Number of Persons Staying In RVs or Campsites	2002 Peak Number of Persons Staying with Friends and Relatives (eh)	2002 Peak Number of People on Liveaboard Vessels	TOTAL 2002 PEAK SEASONAL POPULATION (76 + 77 + 78 + 79 + 80)	Peak Number of Persons Staying In Seasonal Dwelling Units During 2003	Peak Number of People Staying In Hotel and Motel Rooms During 2003	2003 Peak Number of Persons Staying In RVs or Campsites	2003 Peak Number of Persons Staying with Friends and Relatives (eh)
Lower Keys										
1	120	0	600	112	453	1,284	120	0	600	112
2	410	82	495	153	147	1,286	411	82	495	153
3	287	129	1,089	233	0	1,738	290	129	1,089	234
4a	2,251	249	276	430	33	3,239	2,278	249	276	434
4b	21	0	0	3	0	24	22	0	0	3
5	1,306	129	1,268	419	196	3,318	1,318	129	1,268	421
6	0	0	1,630	253	0	1,883	0	0	1,630	253
Subtotal	**4,395**	**589**	**5,358**	**1,603**	**828**	**12,773**	**4,438**	**589**	**5,358**	**1,610**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	206	634	0	130	0	970	208	634	0	130
11	508	94	1,147	271	0	2,019	511	94	1,147	272
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**713**	**728**	**1,147**	**401**	**0**	**2,989**	**719**	**728**	**1,147**	**402**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,276	235	0	234	36	1,781	1,285	235	0	236
16	2,182	690	1,072	611	3	4,559	2,185	742	1,072	620
17	1,089	1,151	0	347	117	2,704	1,098	1,151	0	348
18	1,439	625	1,912	616	0	4,592	1,444	625	1,912	817
19-20 (g)	1,124	195	757	322	13	2,411	1,129	195	757	323
21	2,078	333	119	392	196	3,118	2,085	333	119	393
22	0	0	0	0	104	104	0	0	0	0
Subtotal	**9,188**	**3,229**	**3,860**	**2,523**	**469**	**19,269**	**9,225**	**3,280**	**3,860**	**2,537**
TOTAL	**14,295**	**4,546**	**10,365**	**4,527**	**1,297**	**35,030**	**14,383**	**4,598**	**10,365**	**4,549**
Village of Islamorada	4,073	3,017	415	1,163	13	8,680	4,088	3,017	415	1,166
City of Layton	87	56	0	22	0	166	88	56	0	22
City of Key Colony B.	1,355	94	0	225	0	1,674	1,370	94	0	227
City of Marathon	3,029	2,766	2,471	1,281	661	10,208	3,039	2,766	2,471	1,283
City of Key West (p)	2,307	12,673	293	2,367	557	18,198	2,316	12,673	293	2,369
COUNTY TOTAL (q)	**25,146**	**23,153**	**13,544**	**9,586**	**2,527**	**73,956**	**25,284**	**23,204**	**13,544**	**9,615**

Peak Seasonal Population

1	86	87	88	89	90	91	92	93	94	95
PAED	2003 Peak Number of People on Liveaboard Vessels	TOTAL 2003 PEAK SEASONAL POPULATION (82 + 83 + 84 + 85 + 86)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2004	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (aa)	2004 Peak Number of Persons Staying in RVs or Campsites	2004 Peak Number of Persons Staying with Friends and Relatives (ah)	2004 Peak Number of People on Liveaboard Vessels	TOTAL 2004 PEAK SEASONAL POPULATION (88 + 89 + 90 + 91 + 92)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (ae)
Lower Keys										
1	453	1,285	121	0	600	112	454	1,286	121	0
2	147	1,288	414	82	495	154	147	1,291	415	82
3	0	1,741	294	129	1,089	234	0	1,746	298	129
4a	33	3,270	2,319	249	276	441	33	3,318	2,359	249
4b	0	25	22	0	0	3	0	26	23	0
5	196	3,332	1,335	129	1,268	424	196	3,352	1,352	129
6	0	1,883	0	0	1,630	253	0	1,883	0	0
Subtotal	**828**	**12,824**	**4,506**	**589**	**5,356**	**1,620**	**829**	**12,903**	**4,570**	**589**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	972	210	634	0	131	0	975	212	634
11	0	2,023	514	94	1,147	272	0	2,027	517	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	**2,995**	**724**	**3,494**	**1,147**	**403**	**0**	**3,002**	**729**	**3,494**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	36	1,792	1,301	235	0	238	36	1,810	1,316	235
16	3	4,622	2,190	742	1,072	621	3	4,627	2,192	742
17	117	2,714	1,117	1,151	0	351	118	2,736	1,135	1,151
18	0	4,598	1,454	625	1,912	619	0	4,609	1,463	625
19-20 (g)	13	2,417	1,139	195	757	324	13	2,429	1,149	195
21	196	3,126	2,099	333	119	395	196	3,142	2,110	333
22	104	104	0	0	0	0	104	104	0	0
Subtotal	**470**	**19,372**	**9,299**	**3,280**	**3,860**	**2,548**	**470**	**19,458**	**9,365**	**3,280**
TOTAL	**1,298**	**35,192**	**14,529**	**7,364**	**10,365**	**4,571**	**1,299**	**35,362**	**14,663**	**7,364**
Village of Islamorada	13	8,699	4,106	3,017	415	1,168	13	8,719	4,120	3,017
City of Layton	0	167	89	56	0	23	0	168	90	56
City of Key Colony B.	0	1,690	1,384	94	0	229	0	1,707	1,398	94
City of Marathon	661	10,221	3,048	2,766	2,471	1,284	662	10,231	3,053	2,766
City of Key West (p)	558	18,209	2,325	11,914	293	2,252	558	17,343	2,334	11,914
COUNTY TOTAL (q)	**2,530**	**74,177**	**25,481**	**25,211**	**13,544**	**9,528**	**2,533**	**73,531**	**25,658**	**25,211**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	96	97	98	99	100	101	102	103	104	105
PAED	2005 Peak Number of Persons Staying in RVs or Campsites	2005 Peak Number of Persons Staying with Friends and Relatives (ah)	2005 Peak Number of People on Liveaboard Vessels	TOTAL 2005 PEAK SEASONAL PDPULATION (94 + 95 + 96 + 97 + 98)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (as)	2006 Peak Number of Persons Staying in RVs or Campsites	2006 Peak Number of Persons Staying with Friends and Relatives (ah)	2006 Peak Number of People on Liveaboard Vessels	TOTAL 2006 PEAK SEASONAL POPULATION (100 + 101 + 102 + 103 + 104
Lower Keys										
1	600	112	454	1,287	121	0	600	112	455	1,287
2	495	154	147	1,293	417	82	495	154	147	1,295
3	1,089	235	0	1,751	302	129	1,089	236	0	1,756
4a	276	447	33	3,364	2,398	249	276	453	33	3,409
4b	0	4	0	27	24	0	0	4	0	28
5	1,268	426	196	3,372	1,367	129	1,268	429	196	3,389
6	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	5,358	1,630	630	12,977	4,630	589	5,358	1,639	831	13,048
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	0	-	-	-	-	-	0	-
10	0	131	0	977	213	634	0	131	0	979
11	1,147	272	0	2,030	519	94	1,147	273	0	2,033
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,147	404	0	3,007	733	3,494	1,147	404	0	3,011
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	240	36	1,827	1,330	235	0	242	36	1,843
16	1,072	621	3	4,631	2,193	742	1,072	621	3	4,632
17	0	354	118	2,757	1,152	1,151	0	357	118	2,778
18	1,912	620	0	4,620	1,470	625	1,912	621	0	4,628
19-20 (g)	757	326	13	2,439	1,157	195	757	327	13	2,449
21	119	397	196	3,156	2,120	333	119	399	196	3,167
22	0	0	105	105	0	0	0	0	105	105
Subtotal	3,860	2,558	471	19,534	9,422	3,280	3,860	2,567	471	19,600
TOTAL	**10,365**	**4,592**	**1,301**	**35,518**	**14,784**	**7,364**	**10,365**	**4,611**	**1,302**	**35,659**
Village of Islamorada	415	1,170	13	8,735	4,129	3,017	415	1,172	13	8,746
City of Layton	0	23	0	169	91	56	0	23	0	170
City of Key Colony B.	0	231	0	1,723	1,410	94	0	233	0	1,737
City of Marathon	2,471	1,285	663	10,238	3,056	2,766	2,471	1,285	663	10,241
City of Key West (p)	293	2,254	559	17,354	2,339	11,914	293	2,255	559	17,360
COUNTY TOTAL (q)	**13,544**	**9,555**	**2,535**	**73,737**	**25,809**	**25,211**	**13,544**	**9,579**	**2,538**	**73,914**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	106	107	108	109	110	111	112	113	114	115
PAEO 4)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2007	2007 Peak Number of Persons Staying in RVs or Campsites	2007 Peak Number of Persons Staying with Friends and Relatives (ah)	2007 Peak Number of People on Liveaboard Vessels	TOTAL 2007 PEAK SEASONAL POPULATION (106 + 107 + 108 + 109 + 110)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2008	2008 Peak Number of Persons Staying in RVs or Campsites	2008 Peak Number of Persons Staying with Friends and Relatives (ah)
Lower Keys										
1	121	0	600	112	455	1,289	121	0	601	112
2	418	82	495	154	147	1,297	419	82	496	154
3	306	129	1,090	236	0	1,762	310	129	1,091	237
4a	2,434	249	277	459	33	3,452	2,469	249	277	464
4b	25	0	0	4	0	29	26	0	0	4
5	1,381	129	1,270	431	196	3,407	1,394	129	1,271	433
6	0	0	1,632	253	0	1,885	0	0	1,634	253
Subtotal	**4,686**	**590**	**5,363**	**1,649**	**832**	**13,121**	**4,739**	**591**	**5,369**	**1,658**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	215	635	0	132	0	981	216	635	0	132
11	521	94	1,148	273	0	2,036	522	94	1,149	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**736**	**729**	**1,148**	**405**	**0**	**3,017**	**738**	**729**	**1,149**	**406**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,342	235	0	244	36	1,857	1,353	235	0	246
16	2,191	743	1,073	621	3	4,632	2,188	743	1,074	621
17	1,169	1,152	0	360	118	2,798	1,184	1,153	0	362
18	1,476	625	1,914	622	0	4,638	1,481	626	1,916	624
19-20 (g)	1,164	195	758	328	13	2,458	1,169	195	759	329
21	2,127	334	119	400	196	3,176	2,133	334	119	401
22	0	0	0	0	105	105	0	0	0	0
Subtotal	**9,469**	**3,284**	**3,864**	**2,576**	**472**	**19,664**	**9,508**	**3,287**	**3,868**	**2,583**
TOTAL	**14,891**	**4,602**	**10,375**	**4,630**	**1,303**	**35,802**	**14,985**	**4,607**	**10,386**	**4,647**
Village of Islamorada	4,134	3,020	415	1,173	13	8,756	4,136	3,023	416	1,174
City of Layton	92	56	0	23	0	171	93	56	0	23
City of Key Colony B.	1,421	94	0	235	0	1,750	1,431	94	0	236
City of Marathon	3,055	2,769	2,473	1,286	664	10,247	3,051	2,772	2,476	1,286
City of Key West (p)	2,345	11,926	293	2,257	560	17,381	2,350	11,938	293	2,260
COUNTY TOTAL (q)	**25,938**	**22,467**	**13,558**	**9,604**	**2,540**	**74,108**	**26,045**	**22,490**	**13,571**	**9,626**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	116	117	118	119	120	121	122	123	124	125
PAED	2008 Peak Number of People on Liveaboard Vessels	TOTAL 2008 PEAK SEASONAL POPULATION (112 + 113 + 114 + 115 + 116)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2009 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2009	2009 Peak Number of Persons Staying in RVs or Campsites	2009 Peak Number of Persons Staying with Friends and Relatives (sh)	2009 Peak Number of People on Liveaboard Vessels	TOTAL 2009 PEAK SEASONAL POPULATION (118 + 119 + 120 + 121 + 122)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2010 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2010
Lower Keys										
1	456	1,290	121	0	601	112	456	1,291	121	0
2	148	1,299	419	82	496	155	148	1,300	419	83
3	0	1,767	313	130	1,092	238	0	1,772	316	130
4a	33	3,492	2,502	250	277	469	33	3,531	2,533	250
4b	0	30	27	0	0	4	0	31	28	0
5	197	3,424	1,406	130	1,272	435	197	3,439	1,416	130
6	0	1,887	0	0	1,635	253	0	1,889	0	0
Subtotal	833	13,189	4,788	591	5,374	1,667	833	13,253	4,832	592
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	983	217	636	0	132	0	985	218	637
11	0	2,039	523	94	1,150	274	0	2,041	523	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0	3,022	740	730	1,150	406	0	3,026	741	731
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	36	1,871	1,363	236	0	248	36	1,882	1,372	236
16	3	4,630	2,182	744	1,075	620	3	4,825	2,174	745
17	118	2,817	1,199	1,154	0	365	118	2,836	1,212	1,155
18	0	4,647	1,484	626	1,918	624	0	4,653	1,486	627
19-20 (g)	13	2,465	1,174	195	759	330	13	2,472	1,178	196
21	197	3,183	2,136	334	119	401	197	3,188	2,137	335
22	105	105	0	0	0	0	105	105	0	0
Subtotal	472	19,718	9,538	3,290	3,872	2,588	473	19,781	9,558	3,293
TOTAL	1,305	35,929	15,065	4,611	10,396	4,661	1,306	36,040	15,131	4,616
Village of Islamorada	13	8,761	4,133	3,026	416	1,174	13	8,762	4,126	3,029
City of Layton	0	172	93	57	0	23	0	173	94	57
City of Key Colony B.	0	1,761	1,439	94	0	238	0	1,771	1,446	94
City of Marathon	665	10,250	3,044	2,774	2,478	1,286	665	10,249	3,035	2,777
City of Key West (p)	561	17,402	2,355	11,950	294	2,263	561	17,423	2,361	11,962
COUNTY TOTAL (q)	2,543	74,275	26,130	22,512	13,585	9,645	2,545	74,417	26,192	22,535

1	126	127	128	129	130	131	132	133	134	135
PAED	2010 Peak Number of Persons Staying in RVs or Campsites	2010 Peak Number of Persons Staying with Friends and Relatives (ah)	2010 Peak Number of People on Liveaboard Vessels	TOTAL 2010 PEAK SEASONAL POPULATION (124 + 125 + 126 + 127 + 128)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2011	2011 Peak Number of Persons Staying in RVs or Campsites	2011 Peak Number of Persons Staying with Friends and Relatives (ah)	2011 Peak Number of People on Liveaboard Vessels	TOTAL 2011 PEAK SEASONAL POPULATION (130 + 131 + 132 + 133 + 134
Lower Keys										
1	602	112	457	1,291	120	0	603	112	457	1,292
2	497	155	148	1,300	418	83	497	155	148	1,300
3	1,093	239	0	1,777	319	130	1,094	239	0	1,782
4a	277	474	33	3,567	2,561	250	278	479	33	3,601
4b	0	4	0	33	29	0	0	5	0	34
5	1,273	437	197	3,453	1,425	130	1,275	439	197	3,465
6	1,637	254	0	1,891	0	0	1,639	254	0	1,892
Subtotal	**5,379**	**1,675**	**834**	**13,312**	**4,872**	**592**	**5,385**	**1,682**	**835**	**13,366**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	0	-	-	-	-	-	0	-
10	0	132	0	987	219	637	0	133	0	988
11	1,151	274	0	2,043	523	94	1,153	274	0	2,044
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,151**	**407**	**0**	**3,030**	**741**	**732**	**1,153**	**407**	**0**	**3,032**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	249	36	1,893	1,379	236	0	250	36	1,901
16	1,076	619	3	4,618	2,163	746	1,078	618	3	4,608
17	0	367	118	2,853	1,225	1,156	0	369	118	2,869
18	1,920	625	0	4,658	1,486	628	1,922	626	0	4,661
19-20 (g)	760	331	13	2,477	1,180	196	761	331	13	2,481
21	119	402	197	3,190	2,136	335	119	402	197	3,189
22	0	0	105	105	0	0	0	0	105	105
Subtotal	**3,876**	**2,593**	**473**	**19,793**	**9,569**	**3,297**	**3,880**	**2,596**	**473**	**19,815**
TOTAL	**10,407**	**4,674**	**1,307**	**36,135**	**15,183**	**4,621**	**10,417**	**4,684**	**1,309**	**36,213**
Village of Islamorada	417	1,174	13	8,758	4,115	3,032	417	1,172	13	8,749
City of Layton	0	23	0	174	94	57	0	23	0	174
City of Key Colony B.	0	239	0	1,779	1,451	94	0	240	0	1,785
City of Marathon	2,481	1,285	666	10,244	3,022	2,780	2,483	1,284	667	10,236
City of Key West (p)	294	2,266	562	17,444	2,366	11,974	294	2,268	562	17,465
COUNTY TOTAL (q)	**13,598**	**9,660**	**2,548**	**74,533**	**26,231**	**22,557**	**13,612**	**9,672**	**2,550**	**74,622**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	136	137	138	139	140	141	142	143	144	145
PAED 4)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2012	2012 Peak Number of Persons Staying in RVs or Campsites	2012 Peak Number of Persons Staying with Friends and Relatives (ah)	2012 Peak Number of People on Liveaboard Vessels	TOTAL 2012 PEAK SEASONAL POPULATION (136 + 137 + 138 + 139 + 140)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2013	2013 Peak Number of Persons Staying in RVs or Campsites	2013 Peak Number of Persons Staying with Friends and Relatives (ah)
Lower Keys										
1	120	0	603	112	457	1,293	119	0	604	112
2	417	83	498	155	148	1,300	415	83	498	154
3	321	130	1,095	240	0	1,786	323	130	1,096	240
4a	2,588	250	278	483	33	3,632	2,612	251	278	487
4b	30	0	0	5	0	35	31	0	0	5
5	1,432	130	1,276	440	197	3,476	1,438	130	1,277	441
6	0	0	1,640	254	0	1,894	0	0	1,642	254
Subtotal	**4,908**	**593**	**5,390**	**1,688**	**836**	**13,415**	**4,939**	**594**	**5,398**	**1,694**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	219	638	0	133	0	990	219	638	0	133
11	522	94	1,154	274	0	2,044	520	95	1,155	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**741**	**732**	**1,154**	**407**	**0**	**3,034**	**739**	**733**	**1,155**	**407**
Upper Keys										
t4	-	-	-	-	-	-	-	-	-	-
15	1,385	236	0	251	36	1,909	1,390	236	0	252
16	2,151	746	1,079	616	3	4,596	2,137	747	1,080	614
17	1,236	1,157	0	371	118	2,883	1,247	1,159	0	373
18	1,485	628	1,924	626	0	4,663	1,482	629	1,926	626
19-20 (g)	1,181	196	762	332	13	2,484	1,181	196	762	332
21	2,133	335	120	401	197	3,187	2,128	336	120	400
22	0	0	0	0	105	105	0	0	0	0
Subtotal	**9,571**	**3,300**	**3,884**	**2,597**	**474**	**19,826**	**9,564**	**3,303**	**3,887**	**2,597**
TOTAL	**15,220**	**4,625**	**10,427**	**4,692**	**1,310**	**36,275**	**15,242**	**4,630**	**10,438**	**4,698**
Village of Islamorada	4,099	3,035	417	1,171	13	8,735	4,080	3,038	418	1,168
City of Layton	94	57	0	23	0	175	95	57	0	23
City of Key Colony B.	1,455	94	0	240	0	1,790	1,458	95	0	241
City of Marathon	3,006	2,783	2,486	1,283	667	10,224	2,987	2,785	2,488	1,280
City of Key West (p)	2,372	11,986	295	2,271	563	17,486	2,377	11,998	295	2,274
COUNTY TOTAL (q)	**26,246**	**22,580**	**13,625**	**9,680**	**2,553**	**74,685**	**26,239**	**22,602**	**13,639**	**9,684**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	146	147	148	149	150	151	152	153	154	155
PAED	2013 Peak Number of People on Liveaboard Vessels	TOTAL 2013 PEAK SEASONAL POPULATION (142 + 143 + 144 + 145 + 146)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2014	2014 Peak Number of Persons Staying in RVs or Campsites	2014 Peak Number of Persons Staying with Friends and Relatives (ah)	2014 Peak Number of People on Liveaboard Vessels	TOTAL 2014 PEAK SEASONAL POPULATION (148 + 149 + 150 + 151 + 152)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2015
Lower Keys										
1	458	1,293	118	0	604	112	458	1,293	117	0
2	148	1,299	414	83	499	154	148	1,298	411	83
3	0	1,790	325	130	1,097	241	0	1,793	327	130
4a	33	3,660	2,633	251	279	490	33	3,686	2,652	251
4b	0	36	32	0	0	5	0	37	33	0
5	198	3,484	1,443	130	1,279	442	198	3,492	1,446	130
6	0	1,896	0	0	1,643	255	0	1,898	0	0
Subtotal	**837**	**13,459**	**4,968**	**594**	**5,401**	**1,699**	**838**	**13,497**	**4,987**	**595**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	990	219	639	0	133	0	991	219	640
11	0	2,044	518	95	1,156	274	0	2,043	516	95
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	**3,035**	**738**	**734**	**1,156**	**407**	**0**	**3,034**	**735**	**734**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	36	1,914	1,393	237	0	253	36	1,918	1,395	237
16	3	4,581	2,120	748	1,081	612	3	4,564	2,102	749
17	119	2,897	1,256	1,160	0	374	119	2,909	1,264	1,161
18	0	4,662	1,478	630	1,928	625	0	4,660	1,472	630
19-20 (g)	13	2,485	1,180	196	763	332	13	2,484	1,178	197
21	198	3,181	2,120	336	120	399	198	3,173	2,111	336
22	105	105	0	0	0	0	106	108	0	0
Subtotal	**474**	**19,826**	**9,547**	**3,307**	**3,891**	**2,595**	**475**	**19,815**	**9,521**	**3,310**
TOTAL	**1,311**	**36,319**	**15,250**	**4,634**	**10,448**	**4,702**	**1,313**	**36,347**	**15,243**	**4,639**
Village of Islamorada	13	8,717	4,057	3,041	418	1,165	13	8,694	4,030	3,044
City of Layton	0	175	95	57	0	24	0	175	95	57
City of Key Colony B.	0	1,793	1,459	95	0	241	0	1,794	1,459	95
City of Marathon	668	10,210	2,966	2,788	2,491	1,278	669	10,191	2,941	2,791
City of Key West (p)	563	17,507	2,382	12,010	295	2,277	564	17,528	2,388	12,022
COUNTY TOTAL (q)	**2,555**	**74,720**	**26,208**	**22,625**	**13,653**	**9,685**	**2,558**	**74,730**	**26,155**	**22,648**

Prepared by the Monroe County Planning Department

1	156	157	158	159
PAED	2015 Peak Number of Persons Staying in RVs or Campsites	2015 Peak Number of Persons Staying with Friends and Relatives (ah)	2015 Peak Number of People on Liveaboard Vessels	TOTAL 2015 PEAK SEASONAL POPULATION (154 + 155 + 156 + 157 + 158)
Lower Keys				
1	605	112	459	1,293
2	499	154	149	1,296
3	1,099	241	0	1,797
4a	279	493	33	3,709
4b	0	5	0	38
5	1,280	443	198	3,497
6	1,645	255	0	1,900
Subtotal	**5,406**	**1,703**	**838**	**13,530**
Middle Keys				
7	-	-	-	-
8	-	-	-	-
9	-	-	0	-
10	0	133	0	992
11	1,157	274	0	2,042
12a	-	-	-	-
12b	-	-	-	-
13	-	-	-	-
Subtotal	**1,157**	**407**	**0**	**3,034**
Upper Keys				
14	-	-	-	-
15	0	253	36	1,921
16	1,082	609	3	4,545
17	0	376	119	2,919
18	1,929	625	0	4,657
19-20 (g)	764	331	13	2,483
21	120	398	198	3,163
22	0	0	106	106
Subtotal	**3,895**	**2,592**	**475**	**19,793**
TOTAL	**10,459**	**4,703**	**1,314**	**36,357**
Village of Islamorada	419	1,161	13	8,667
City of Layton	0	24	0	175
City of Key Colony B.	0	241	0	1,794
City of Marathon	2,493	1,275	669	10,170
City of Key West (p)	296	2,279	564	17,549
COUNTY TOTAL (q)	**13,666**	**9,683**	**2,561**	**74,712**

Appendix 6

Peak Population in Seasonal Residences by PAED from 1990 to 2015

Peak Number of People in Seasonal Residences

1	2	3	4	5	6	7	8	9	10	11
PAED	1990 Census Tract (e)	1990 Census Block Groups	April 1, 1990 Total Number of Seasonal Units (r)	December 31, 1990 Total Number of Seasonal Housing Units (e)	Peak Number of Persons per Party Staying in a Seasonal Dwelling Unit (l)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990 (5 x 6)	December 31, 1991 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (8 x 6)	December 31, 1992 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (10 x 6)
Lower Keys										
1	9718 & 9719 pt.	N/A	43	43	2.67	115	43	116	44	116
2	9717	N/A	142	143	2.67	383	145	388	146	390
3	9716	N/A	86	89	2.67	237	90	241	92	248
4a	9715	N/A	654	674	2.67	1,800	697	1,860	713	1,903
4b	9714 pt.	BG 4 (a)	4	5	2.67	13	5	14	6	15
5	9714 pt.	BG 1,2,3,4,5 (a)	402	416	2.67	1,111	428	1,144	437	1,186
6	9714 pt.& 9713 pt.	9714 BG 1 (b)	0	0	2.67	0	0	0	0	0
Subtotal	-	-	1,331	1,370	2.67	3,659	1,409	3,763	1,437	3,838
Middle Keys										
7	9713, 9712, & 9711	N/A	777	783	2.67	2,091	787	2,102	793	2,116
8	9710 pt.	BG 3 (c)	197	200	2.67	533	202	539	203	542
9	9710 pt.	BG 2 (d)	90	91	2.67	244	92	248	93	248
10	9710 pt.	BG 2 (d)	66	69	2.67	183	70	186	71	189
11	9710 pt.	BG 1(e)	176	176	2.67	471	176	471	177	472
12a	9709 pt.	BG 5	292	298	2.67	796	307	820	318	849
12b	9709 pt.	BG 1,2 (f)	38	38	2.67	101	41	108	41	108
13	9709 pt.	BG 1,2,3,4 (f)	220	221	2.67	590	224	598	225	602
Subtotal	-	-	1,856	1,876	2.67	5,009	1,899	5,070	1,920	5,128
Upper Keys										
14	9708	N/A	777	796	2.67	2,128	820	2,189	836	2,232
15	9707	N/A	383	411	2.67	1,097	427	1,140	431	1,151
16	9706	N/A	793	794	2.67	2,121	797	2,127	799	2,133
17	9705	N/A	319	329	2.67	879	338	903	347	926
18	9704	N/A	489	493	2.67	1,317	498	1,331	502	1,339
19-20 (g)	9703	N/A	371	377	2.67	1,005	389	1,038	396	1,059
21	9702.98 pt.	BG 1,2,3 (h)	706	717	2.67	1,918	724	1,932	729	1,945
22	9701 pt.& 9702.98 pt.	BG 1 (h)	0	0	2.67	0	0	0	0	0
Subtotal	-	-	3,838	3,918	2.67	10,480	3,993	10,661	4,040	10,786
UNINC. TOTAL	-	-	7,025	7,164	2.67	19,128	7,301	19,494	7,396	19,748
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	28	28	2.67	78	29	77	29	78
City of Key Colony B.	9710	BG 3	441	446	2.67	1,192	448	1,197	454	1,212
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	440	737	2.90	2,139	742	2,153	747	2,167
COUNTY TOTAL (q)	-	-	7,934	8,376	2.67	22,535	8,520	22,922	8,626	23,205

SEE FINAL PAGE FOR FOOTNOTES

Peak Number of People in Seasonal Residences

1	12	13	14	15	16	17	18	19	20	21
PAED	December 31, 1993 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (12 x 6)	December 31, 1994 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (14 x 6)	December 31, 1995 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (16 x 6)	December 31, 1996 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996 (18 x 6)	December 31, 1997 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (20 x 6)
Lower Keys										
1	44	116	44	117	44	117	44	118	44	118
2	147	391	148	395	149	397	150	400	151	402
3	95	253	97	258	98	262	100	267	101	271
4a	730	1,949	745	1,990	763	2,038	780	2,083	795	2,123
4b	6	16	6	17	6	17	7	17	7	19
5	449	1,198	455	1,216	461	1,232	469	1,253	472	1,260
8	0	0	0	0	0	0	0	0	0	0
Subtotal	1,469	3,923	1,495	3,993	1,522	4,063	1,550	4,138	1,570	4,193
Middle Keys										
7	796	2,125	799	2,134	803	2,145	806	2,152	809	2,161
8	205	547	207	552	208	556	210	561	211	564
9	94	251	94	252	95	254	96	257	97	259
10	72	192	73	195	73	196	74	196	74	198
11	177	473	177	473	177	473	184	492	186	497
12a	322	860	326	671	332	885	335	895	337	900
12b	41	106	41	108	41	110	41	110	42	111
13	228	610	229	611	230	613	230	615	231	616
Subtotal	1,936	5,167	1,946	5,196	1,960	5,233	1,977	5,277	1,987	5,306
Upper Keys										
14	847	2,262	857	2,287	865	2,310	871	2,327	883	2,358
15	445	1,188	459	1,224	460	1,229	464	1,239	465	1,241
16	801	2,139	805	2,150	808	2,158	811	2,164	812	2,157
17	363	970	371	989	377	1,007	384	1,025	389	1,038
18	517	1,380	519	1,386	522	1,394	525	1,402	529	1,412
19-20 (g)	402	1,075	404	1,080	407	1,086	410	1,094	412	1,099
21	733	1,957	734	1,961	737	1,969	744	1,988	749	2,000
22	0	0	0	0	0	0	0	0	0	0
Subtotal	4,109	10,970	4,149	11,077	4,177	11,154	4,209	11,238	4,238	11,315
UNINC. TOTAL	7,513	20,060	7,590	20,265	7,659	20,450	7,736	20,654	7,795	20,813
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	29	78	30	79	30	80	30	81	31	82
City of Key Colony B.	462	1,233	465	1,241	472	1,259	474	1,265	478	1,276
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	752	2,181	757	2,195	761	2,210	766	2,224	771	2,238
COUNTY TOTAL (q)	8,756	23,553	8,841	23,781	8,922	23,999	9,006	24,224	9,075	24,409

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People in Seasonal Residences

1	22	23	24	25	26	27	28	29	30	31
PAED	December 31, 1998 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998 (22 x 6)	December 31, 1999 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999 (24 x 6)	December 31, 2000 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000 (26 x 6)	December 31, 2001 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001 (28 x 6)	December 31, 2002 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002 (30 x 6)
Lower Keys										
1	45	119	45	119	45	120	45	120	45	120
2	151	404	152	405	152	407	153	408	153	410
3	103	274	104	278	105	281	106	284	107	287
4a	806	2,153	813	2,172	823	2,198	833	2,225	843	2,251
4b	7	19	7	19	7	20	8	20	8	21
5	474	1,267	475	1,269	480	1,282	485	1,294	489	1,306
6	0	0	0	0	0	0	0	0	0	0
Subtotal	1,587	4,236	1,597	4,263	1,613	4,307	1,629	4,351	1,646	4,396
Middle Keys										
7	812	2,167	814	2,173	-	-	-	-	-	-
8	212	567	213	570	-	-	-	-	-	-
9	97	259	97	260	-	-	-	-	-	-
10	74	198	75	199	75	201	76	203	77	206
11	186	497	186	497	188	501	189	504	190	508
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,382	3,690	1,385	3,699	263	702	265	708	267	713
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	466	1,244	467	1,248	471	1,257	474	1,266	478	1,276
16	813	2,172	815	2,175	815	2,177	816	2,180	817	2,182
17	395	1,054	398	1,062	401	1,071	405	1,080	408	1,089
18	531	1,419	533	1,424	535	1,429	537	1,434	539	1,439
19-20 (g)	413	1,104	415	1,109	417	1,114	419	1,119	421	1,124
21	759	2,028	770	2,056	773	2,063	775	2,071	778	2,078
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,378	9,020	3,399	9,074	3,413	9,112	3,427	9,150	3,441	9,188
UNINC. TOTAL	6,347	16,946	6,381	17,036	5,289	14,121	5,321	14,208	5,354	14,295
Village of Islamorada	1,497	3,998	1,507	4,025	1,513	4,041	1,519	4,057	1,525	4,073
City of Layton	31	83	31	84	32	85	32	88	33	87
City of Key Colony B.	485	1,294	492	1,312	497	1,327	502	1,341	508	1,355
City of Marathon	-	-	-	-	1,127	3,008	1,130	3,018	1,134	3,029
City of Key West (p)	776	2,252	781	2,266	786	2,280	790	2,293	795	2,307
COUNTY TOTAL (q)	9,136	24,572	9,192	24,723	9,243	24,860	9,296	25,003	9,349	25,146

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Monroe County; Layton, Key Colony Beach, Key West Building Departments; TDC Visitors Surveys

Peak Number of People in Seasonal Residences

1	32	33	34	35	36	37	38	39	40
PAED	December 31, 2003 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003 (32 x 6)	% Increase in Peak Number of Persons in Seasonal Dwellings 1990-1991 [(9 - 7) / 7]	% Increase in Peak Number of Persons in Seasonal Dwellings 1991-1992 [(11 - 9) / 9]	% Increase in Peak Number of Persons in Seasonal Dwellings 1992-1993 [(13 - 11) / 11]	% Increase in Peak Number of Persons in Seasonal Dwellings 1993-1994 [(15 - 13) / 13]	% Increase in Peak Number of Persons in Seasonal Dwellings 1994-1995 [(17 - 15) / 15]	% Increase in Peak Number of Persons in Seasonal Dwellings 1995-1996 [(19 - 17) / 17]	% Increase in Peak Number of Persons in Seasonal Dwellings 1995-1997 [(21 - 19) / 19]
Lower Keys									
1	45	120	0.46%	0.36%	0.15%	0.35%	0.15%	0.66%	0.55%
2	154	411	1.24%	0.51%	0.36%	1.08%	0.43%	0.78%	0.49%
3	108	290	1.78%	2.08%	2.58%	2.09%	1.64%	2.02%	1.19%
4a	853	2,276	3.31%	2.31%	2.43%	2.11%	2.42%	2.20%	1.91%
4b	8	22	12.50%	5.56%	7.89%	2.44%	2.38%	2.33%	9.09%
5	494	1,318	2.99%	1.91%	2.78%	1.50%	1.33%	1.67%	0.56%
6	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subtotal	**1,662**	**4,438**	**2.84%**	**1.94%**	**2.29%**	**1.77%**	**1.77%**	**1.85%**	**1.31%**
Middle Keys									
7	-	-	0.55%	0.66%	0.43%	0.39%	0.54%	0.33%	0.41%
8	-	-	1.03%	0.68%	0.84%	0.84%	0.83%	0.82%	0.65%
9	-	-	1.19%	0.44%	1.46%	0.43%	0.72%	1.00%	0.85%
10	78	208	1.57%	1.54%	1.71%	1.68%	0.37%	0.18%	0.73%
11	191	511	0.00%	0.24%	0.24%	0.00%	0.00%	3.86%	1.16%
12a	-	-	2.98%	3.56%	1.29%	1.27%	1.68%	1.03%	0.61%
12b	-	-	6.92%	0.00%	0.00%	0.00%	1.44%	0.00%	0.71%
13	-	-	1.24%	0.71%	1.31%	0.10%	0.40%	0.40%	0.10%
Subtotal	**269**	**719**	**1.21%**	**1.11%**	**0.79%**	**0.56%**	**0.72%**	**0.85%**	**0.54%**
Upper Keys									
14	-	-	3.00%	1.95%	1.35%	1.08%	1.01%	0.73%	1.36%
15	481	1,285	3.96%	0.94%	3.17%	3.08%	0.41%	0.77%	0.15%
16	818	2,185	0.30%	0.30%	0.25%	0.55%	0.35%	0.30%	0.15%
17	411	1,098	2.79%	2.53%	4.70%	2.02%	1.82%	1.73%	1.27%
18	541	1,444	1.06%	0.64%	3.04%	0.43%	0.62%	0.54%	0.69%
19-20 (g)	423	1,129	3.26%	1.97%	1.52%	0.46%	0.57%	0.74%	0.51%
21	781	2,085	0.86%	0.67%	0.61%	0.18%	0.42%	0.96%	0.59%
22	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subtotal	**3,455**	**9,225**	**1.92%**	**1.17%**	**1.71%**	**0.97%**	**0.69%**	**0.76%**	**0.68%**
UNINC. TOTAL	**5,387**	**14,383**	**1.91%**	**1.30%**	**1.58%**	**1.02%**	**0.91%**	**1.00%**	**0.77%**
Village of Islamorada	1,531	4,088	-	-	-	-	-	-	-
City of Layton	33	88	2.04%	0.67%	0.66%	1.32%	1.30%	0.64%	1.27%
City of Key Colony B.	513	1,370	0.43%	1.28%	1.69%	0.66%	1.48%	0.49%	0.81%
City of Marathon	1,138	3,039	-	-	-	-	-	-	-
City of Key West (p)	798	2,316	0.66%	0.66%	0.65%	0.65%	0.64%	0.64%	0.64%
COUNTY TOTAL (q)	**9,400**	**25,284**	**1.72%**	**1.24%**	**1.50%**	**0.97%**	**0.92%**	**0.94%**	**0.76%**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People In Seasonal Residences

1	41	42	43	44	45	46	47	48
PAED	% Increase in Peak Number of Persons in Seasonal Dwellings 1997-1998 [(23 - 21) / 21]	% Increase in Peak Number of Persons in Seasonal Dwellings 1998-1999 [(25 - 23) / 23]	% Increase in Peak Number of Persons in Seasonal Dwellings 1999-2000 [(27 - 25) / 25]	% Increase in Peak Number of Persons in Seasonal Dwellings 2000-2001 [(29 - 27) / 27]	% Increase in Peak Number of Persons in Seasonal Dwellings 2001-2002 [(31 - 29) / 29]	% Increase in Peak Number of Persons in Seasonal Dwellings 2002-2003 [(33 - 31) / 31]	Mean Average Percent Increase from 1990 to 2003 [(34+35+36+37+38+39+40+41+42+43+44+45+46) / # of Observations]	Peak Number of Persons Staying in Seasonal Dwelling Units During 2004 [33 + (33 x 47)]
Lower Keys								
1	0.50%	0.25%	0.24%	0.24%	0.23%	0.23%	0.34%	121
2	0.49%	0.21%	0.39%	0.39%	0.39%	0.39%	0.55%	414
3	1.37%	1.25%	1.07%	1.06%	1.05%	1.04%	1.56%	294
4a	1.42%	0.89%	1.21%	1.20%	1.19%	1.17%	1.83%	2,319
4b	2.08%	0.00%	2.78%	2.71%	2.63%	2.57%	4.23%	22
5	0.56%	0.21%	0.96%	0.95%	0.94%	0.93%	1.33%	1,335
6	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
Subtotal	**1.04%**	**0.62%**	**1.03%**	**1.02%**	**1.01%**	**1.00%**	**1.60%**	**4,506**
Middle Keys								
7	0.29%	0.26%	-	-	-	-	-	-
8	0.49%	0.48%	-	-	-	-	-	-
9	0.28%	0.14%	-	-	-	-	-	-
10	0.36%	0.36%	1.08%	1.07%	1.06%	1.05%	0.98%	210
11	0.00%	0.00%	0.69%	0.68%	0.68%	0.67%	0.63%	514
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	**0.30%**	**0.25%**	**0.73%**	**0.79%**	**0.79%**	**0.78%**	**0.72%**	**724**
Upper Keys								
14	-	-	-	-	-	-	-	-
15	0.30%	0.25%	0.76%	0.75%	0.75%	0.74%	1.23%	1,301
16	0.20%	0.15%	0.11%	0.11%	0.11%	0.11%	0.23%	2,190
17	1.52%	0.83%	0.83%	0.83%	0.82%	0.81%	1.73%	1,117
18	0.49%	0.38%	0.35%	0.35%	0.35%	0.34%	0.71%	1,454
19-20 (g)	0.39%	0.50%	0.45%	0.45%	0.45%	0.44%	0.90%	1,139
21	1.42%	1.40%	0.35%	0.35%	0.35%	0.35%	0.65%	2,099
22	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
Subtotal	**0.70%**	**0.60%**	**0.42%**	**0.42%**	**0.41%**	**0.41%**	**0.84%**	**9,299**
UNINC. TOTAL	**0.70%**	**0.53%**	**0.59%**	**0.62%**	**0.61%**	**0.61%**	**0.94%**	**14,629**
Village of Islamorada	0.33%	0.69%	0.39%	0.39%	0.39%	0.39%	0.43%	4,106
City of Layton	1.26%	1.24%	1.23%	1.21%	1.20%	1.18%	1.17%	89
City of Key Colony B.	1.44%	1.42%	1.09%	1.08%	1.07%	1.06%	1.08%	1,384
City of Marathon	-	-	0.06%	0.35%	0.35%	0.35%	0.28%	3,048
City of Key West (p)	0.63%	0.61%	0.61%	0.60%	0.60%	0.38%	0.61%	2,325
COUNTY TOTAL (q)	**0.67%**	**0.61%**	**0.56%**	**0.57%**	**0.57%**	**0.55%**	**0.89%**	**25,481**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People in Seasonal Residences

1	49	50	51	52	53	54	55	56
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (o) 48 + (48 x (47 - 0.10%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o) 49 + (49 x (47 - 0.20%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (o) 50 + (50 x (47 - 0.30%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o) 51 + (51 x (47 - 0.40%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2009 (o) 52 + (52 x (47 - 0.50%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2010 (o) 53 + (53 x (47 - 0.60%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (o) 54 + (54 x (47 - 0.70%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o) 55 + (55 x (47 - 0.80%)]
Lower Keys								
1	121	121	121	121	121	121	120	120
2	415	417	418	419	419	419	418	417
3	298	302	306	310	313	316	319	321
4a	2,359	2,398	2,434	2,469	2,502	2,533	2,561	2,588
4b	23	24	25	26	27	28	29	30
5	1,352	1,367	1,381	1,394	1,406	1,416	1,425	1,432
6	0	0	0	0	0	0	0	0
Subtotal	4,670	4,630	4,686	4,739	4,788	4,832	4,872	4,908
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	212	213	215	216	217	218	219	219
11	517	519	521	522	523	523	523	522
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	729	733	736	738	740	741	741	741
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,316	1,330	1,342	1,353	1,363	1,372	1,379	1,385
16	2,192	2,193	2,191	2,188	2,182	2,174	2,163	2,151
17	1,135	1,152	1,169	1,184	1,199	1,212	1,225	1,236
18	1,463	1,470	1,476	1,481	1,484	1,486	1,486	1,485
19-20 (g)	1,149	1,157	1,164	1,169	1,174	1,178	1,180	1,181
21	2,110	2,120	2,127	2,133	2,136	2,137	2,136	2,133
22	0	0	0	0	0	0	0	0
Subtotal	9,365	9,422	9,469	9,508	9,538	9,558	9,569	9,571
UNINC. TOTAL	14,663	14,784	14,891	14,985	15,065	15,131	15,183	15,220
Village of Islamorada	4,120	4,129	4,134	4,136	4,133	4,126	4,115	4,099
City of Layton	90	91	92	93	93	94	94	94
City of Key Colony B.	1,398	1,410	1,421	1,431	1,439	1,446	1,451	1,455
City of Marathon	3,053	3,056	3,055	3,051	3,044	3,035	3,022	3,006
City of Key West (p)	2,334	2,339	2,345	2,350	2,355	2,361	2,366	2,372
COUNTY TOTAL (q)	25,658	25,809	25,938	26,045	26,130	26,192	26,231	26,246

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People in Seasonal Residences

1	57	58	59
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (o) 56 + (56 x (47 - 0.90%))	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (o) [57 + (57 x (47 - 1.0%))	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (o) [58 + (58 x (47 - 1.1%))
Lower Keys			
1	119	118	117
2	415	414	411
3	323	325	327
4a	2,612	2,633	2,652
4b	31	32	33
5	1,438	1,443	1,446
6	0	0	0
Subtotal	4,939	4,966	4,987
Middle Keys			
7	-	-	-
8	-	-	-
9	-	-	-
10	219	219	219
11	520	518	516
12a	-	-	-
12b	-	-	-
13	-	-	-
Subtotal	739	738	735
Upper Keys			
14	-	-	-
15	1,390	1,393	1,395
16	2,137	2,120	2,102
17	1,247	1,256	1,264
18	1,482	1,478	1,472
19-20 (g)	1,181	1,180	1,178
21	2,128	2,120	2,111
22	0	0	0
Subtotal	9,564	9,547	9,521
UNINC. TOTAL	15,242	15,250	15,243
Village of Islamorada	4,080	4,057	4,030
City of Layton	95	95	95
City of Key Colony B.	1,458	1,459	1,459
City of Marathon	2,987	2,966	2,941
City of Key West (p)	2,377	2,382	2,388
COUNTY TOTAL (q)	26,239	26,208	26,155

SEE FINAL PAGE FOR FOOTNOTES

Appendix 7

Peak Population in Hotels and Motels by PAED from 1990 to 2015

Peak Number of People in Hotels and Motels

1	2	3	4	5	6	7	8	9	10	11	12
PAED	1990 Census Tract (e)	1990 Census Block Groups	Number of Hotel and Motel Rooms in 1990 (u)	Peak Number of Persons per Room (v)	Peak Occupancy Rate for 1990 (x)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990 [(4 x 5) x 6]	Number of Hotel and Motel Rooms in 1991 (u)	Peak Occupancy Rate for 1991 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1991 [(8 x 5) x 9]	Number of Hotel and Motel Rooms in 1992 (u)	Peak Occupancy Rate for 1992 (x)
Lower Keys											
1	9718 & 9719 pt.	N/A	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
2	9717	N/A	35	2.73	89.5%	86	35	87.3%	83	35	84.2%
3	9716	N/A	55	2.73	89.5%	134	55	87.3%	131	55	84.2%
4a	9715	N/A	106	2.73	89.5%	259	106	87.3%	253	106	84.2%
4b	9714 pt.	BG 4 (a)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
5	9714 pt.	BG 1,2,3,4,5 (a)	55	2.73	89.5%	134	55	87.3%	131	55	84.2%
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
Subtotal	-	-	**251**	**2.73**	**89.5%**	**613**	**251**	**87.3%**	**598**	**251**	**84.2%**
Middle Keys											
7	9713, 9712, & 9711	N/A	690	2.73	89.5%	1,686	690	87.3%	1,644	890	84.2%
8	9710 pt.	BG 3 (c)	354	2.73	89.5%	865	354	87.3%	844	354	84.2%
9	9710 pt.	BG 2 (d)	52	2.73	89.5%	127	52	87.3%	124	52	84.2%
10	9710 pt.	BG 2 (d)	45	2.73	89.5%	110	45	87.3%	107	45	84.2%
11	9710 pt.	BG 1(e)	28	2.73	89.5%	68	28	87.3%	67	28	84.2%
12a	9709 pt.	BG 5	101	2.73	89.5%	247	101	87.3%	241	101	84.2%
12b	9709 pt.	BG 1,2 (f)	295	2.73	89.5%	721	295	87.3%	703	295	84.2%
13	9709 pt.	BG 1,2,3,4 (f)	750	2.73	89.5%	1,833	790	87.3%	1,883	790	84.2%
Subtotal	-	-	**2,315**	**2.73**	**89.5%**	**5,656**	**2,355**	**87.3%**	**5,613**	**2,355**	**84.2%**
Upper Keys											
14	9708	N/A	99	2.73	89.5%	242	99	87.3%	236	99	84.2%
15	9707	N/A	100	2.73	89.5%	244	100	87.3%	238	100	84.2%
16	9706	N/A	294	2.73	89.5%	718	294	87.3%	701	294	84.2%
17	9705	N/A	490	2.73	89.5%	1,197	490	87.3%	1,166	490	84.2%
18	9704	N/A	149	2.73	89.5%	364	149	87.3%	355	149	84.2%
19-20 (g)	9703	N/A	27	2.73	89.5%	66	27	87.3%	64	63	84.2%
21	9702.98 pt.	BG 1,2,3 (h)	142	2.73	89.5%	347	142	87.3%	338	142	84.2%
22	9701 pt. & 9702.98 pt.	BG 1 (h)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
Subtotal	-	-	1,301	**2.73**	**89.5%**	**3,179**	**1,301**	**87.3%**	**3,101**	**1,357**	**84.2%**
UNINC. TOTAL	-	-	**3,867**	**2.73**	**89.5%**	**9,448**	**3,907**	**87.3%**	**9,312**	**3,963**	**84.2%**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	24	2.73	89.5%	59	24	87.3%	57	24	84.2%
City of Key Colony B.	9710	BG 3	40	2.73	89.5%	98	40	87.3%	95	40	84.2%
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	5,074	2.90	89.5%	13,188	5,074	87.3%	12,864	5,074	84.2%
COUNTY TOTAL (q)	-	-	**9,005**	**2.73**	**89.5%**	**22,793**	**9,045**	**87.3%**	**22,328**	**9,101**	**84.2%**

SEE FINAL PAGE FOR FOOTNOTES

Sources: ... of Business and Professional Regulation; TDC Visitor Profiles;Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Peak Number of People in Hotels and Motels

1	13	14	15	16	17	18	19	20	21	22	23	24
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1992 [(11 x 5) x 12]	Number of Hotel and Motel Rooms in 1993 (u)	Peak Occupancy Rate for 1993 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1993 [(14 x 5) x 15]	Number of Hotel and Motel Rooms in 1994 (u)	Peak Occupancy Rate for 1994 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1994 [(17 x 5) x 18]	Number of Hotel and Motel Rooms in 1995 (u)	Peak Occupancy Rate for 1995 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1995 [(20 x 5) x 21]	Number of Hotel and Motel Rooms in 1996 (u)	Peak Occupancy Rate for 1996 (x)
Lower Keys												
1	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
2	80	35	91.4%	87	35	86.4%	83	35	84.3%	81	35	86.7%
3	126	55	91.4%	137	55	86.4%	130	55	84.3%	127	55	86.7%
4a	244	106	91.4%	264	106	86.4%	250	106	84.3%	244	106	86.7%
4b	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
5	126	55	91.4%	137	55	86.4%	130	55	84.3%	127	55	86.7%
6	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
Subtotal	577	251	91.4%	626	251	86.4%	592	251	84.3%	578	251	86.7%
Middle Keys												
7	1,586	690	91.4%	1,722	690	86.4%	1,628	690	84.3%	1,588	690	86.7%
8	814	354	91.4%	883	354	86.4%	835	354	84.3%	815	354	86.7%
9	120	52	91.4%	130	52	86.4%	123	52	84.3%	120	52	86.7%
10	103	45	91.4%	112	45	86.4%	106	45	84.3%	104	45	86.7%
11	64	40	91.4%	100	40	86.4%	94	40	84.3%	92	40	86.7%
12a	232	101	91.4%	252	101	88.4%	238	101	84.3%	232	101	86.7%
12b	678	295	91.4%	736	295	86.4%	696	295	84.3%	679	295	86.7%
13	1,816	790	91.4%	1,971	790	88.4%	1,863	790	84.3%	1,818	790	86.7%
Subtotal	5,413	2,367	91.4%	5,908	2,367	88.4%	5,583	2,367	84.3%	5,447	2,367	86.7%
Upper Keys												
14	228	99	91.4%	247	99	86.4%	234	99	84.3%	228	99	86.7%
15	230	100	91.4%	250	100	86.4%	236	100	84.3%	230	100	86.7%
16	676	294	91.4%	734	294	86.4%	693	294	84.3%	677	294	86.7%
17	1,126	490	91.4%	1,223	490	86.4%	1,156	490	84.3%	1,128	490	86.7%
18	343	266	91.4%	664	266	86.4%	627	266	84.3%	612	266	86.7%
19-20 (g)	191	83	91.4%	207	83	86.4%	196	83	84.3%	191	83	86.7%
21	328	142	91.4%	354	142	86.4%	335	142	84.3%	327	142	86.7%
22	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
Subtotal	3,119	1,474	91.4%	3,678	1,474	88.4%	3,477	1,474	84.3%	3,392	1,474	86.7%
UNINC. TOTAL	9,110	4,092	91.4%	10,210	4,092	86.4%	9,652	4,092	84.3%	9,417	4,092	86.7%
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	55	24	91.4%	60	24	86.4%	57	24	84.3%	55	24	86.7%
City of Key Colony B.	92	40	91.4%	100	40	86.4%	94	40	84.3%	92	40	86.7%
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,407	5,074	91.4%	13,468	5,074	88.4%	12,731	5,074	84.3%	12,422	5,074	86.7%
COUNTY TOTAL (q)	21,663	9,230	91.4%	23,838	9,230	86.4%	22,534	9,230	84.3%	21,986	9,230	86.7%

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles:Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Peak Number of People in Hotels and Motels

1	25	26	27	28	29	30	31	32	33	34	35
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1995 [(23 x 5) x 24]	Number of Hotel and Motel Rooms in 1997 (u)	Peak Occupancy Rate for 1997 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1997 [(26 x 5) x 27]	Number of Hotel and Motel Rooms in 1998 (u)	Peak Occupancy Rate for 1998 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1998] (29 x 5) x 30]	Number of Hotel and Motel Rooms in 1999 (y)	Peak Occupancy Rate for 1999 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1999 [(32 x 5) x 33]	Average Peak Occupancy Rate [(6 + 9 + 12 + 15 + 18 + 21 + 24 + 27 + 30 + 33) / # of Observations]
Lower Keys											
1	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
2	83	35	86.7%	83	35	81.5%	78	35	82.1%	78	86.0%
3	130	55	86.7%	130	55	81.5%	122	55	82.1%	123	86.0%
4a	251	106	86.7%	251	106	81.5%	236	106	82.1%	238	86.0%
4b	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
5	130	55	86.7%	130	55	81.5%	122	55	82.1%	123	86.0%
6	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
Subtotal	594	251	86.7%	594	251	81.5%	558	251	82.1%	563	86.0%
Middle Keys											
7	1,633	690	86.7%	1,633	690	81.5%	1,635	772	82.1%	1,730	86.0%
8	838	354	86.7%	838	354	81.5%	788	354	82.1%	793	86.0%
9	123	52	86.7%	123	52	81.5%	116	52	82.1%	117	86.0%
10	107	65	86.7%	154	186	81.5%	414	198	82.1%	444	86.0%
11	95	40	86.7%	95	40	81.5%	89	40	82.1%	90	86.0%
12a	239	101	86.7%	239	-	-	-	-	-	-	-
12b	698	295	86.7%	698	-	-	-	-	-	-	-
13	1,870	790	86.7%	1,870	-	-	-	-	-	-	-
Subtotal	5,602	2,387	86.7%	5,650	1,322	81.5%	2,941	1,416	82.1%	3,174	86.0%
Upper Keys											
14	234	99	86.7%	234	-	-	-	-	-	-	-
15	237	100	86.7%	237	100	81.5%	222	100	82.1%	224	86.0%
16	696	294	86.7%	696	294	81.5%	654	294	82.1%	659	86.0%
17	1,160	490	86.7%	1,160	490	81.5%	1,090	490	82.1%	1,098	86.0%
18	630	266	86.7%	630	266	81.5%	592	266	82.1%	596	86.0%
19-20 (g)	196	83	86.7%	196	83	81.5%	185	83	82.1%	188	86.0%
21	336	142	86.7%	336	142	81.5%	316	142	82.1%	318	86.0%
22	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
Subtotal	3,489	1,474	86.7%	3,489	1,375	81.5%	3,059	1,375	82.1%	3,082	86.0%
UNINC. TOTAL	9,685	4,112	86.7%	9,733	2,948	81.5%	6,559	3,042	82.1%	6,818	86.0%
Village of Islamorada	-	-	-	-	1,285	81.5%	2,859	1,285	82.1%	2,880	86.0%
City of Layton	57	24	86.7%	57	24	81.5%	53	24	82.1%	54	86.0%
City of Key Colony B.	95	40	86.7%	95	40	81.5%	89	40	82.1%	90	86.0%
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,775	5,074	86.7%	12,775	5,074	81.5%	12,009	5,074	82.1%	12,097	86.0%
COUNTY TOTAL (q)	22,612	9,250	86.7%	22,659	9,371	81.5%	21,570	9,465	82.1%	21,939	86.0%

SEE FINAL PAGE FOR FOOTNOTES

1	36	37	38	39	40	41	42	43	44	45
PAED	Number of Hotel and Motel Rooms in 2000 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2000 [(36 x 5) ÷ 35]	Number of Hotel and Motel Rooms in 2001 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2001 [(38 x 5) ÷ 35]	Number of Hotel and Motel Rooms in 2002 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2002 [(40 x 5) x 35]	Number of Hotel and Motel Rooms in 2003 (z)	Peak Number of People Staying in Hotel and Motel Rooms During 2003 [(42 x 5) ÷ 35]	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (ee) [(42 x 5) x 35]	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (ee) [(42 x 5) x 35]
Lower Keys										
1	0	0	0	0	0	0	0	0	0	0
2	35	82	35	82	35	82	35	82	82	82
3	55	129	55	129	55	129	55	129	129	129
4a	106	249	106	249	106	249	106	249	249	249
4b	0	0	0	0	0	0	0	0	0	0
5	55	129	55	129	55	129	55	129	129	129
6	0	0	0	0	0	0	0	0	0	0
Subtotal	251	589	251	589	251	589	251	589	589	589
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	222	521	246	578	270	634	270	634	634	634
11	40	94	40	94	40	94	40	94	94	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	262	615	286	672	310	728	310	728	3,494	3,494
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	100	235	100	235	100	235	100	235	235	235
16	294	690	294	690	294	690	316	742	742	742
17	490	1,151	490	1,151	490	1,151	490	1,151	1,151	1,151
18	266	625	266	625	266	625	266	625	625	625
19-20 (g)	83	195	83	195	83	195	83	195	195	195
21	142	333	142	333	142	333	142	333	333	333
22	0	0	0	0	0	0	0	0	0	0
Subtotal	1,375	3,229	1,375	3,229	1,375	3,229	1,397	3,280	3,280	3,280
UNINC. TOTAL	1,888	4,433	1,912	4,490	1,936	4,546	1,958	4,598	7,364	7,364
Village of Islamorada	1,285	3,017	1,285	3,017	1,285	3,017	1,285	3,017	3,017	3,017
City of Layton	24	56	24	56	24	56	24	56	56	56
City of Key Colony B.	40	94	40	94	40	94	40	94	94	94
City of Marathon	1,178	2,766	1,178	2,766	1,178	2,766	1,178	2,766	2,766	2,766
City of Key West (p)	5,074	12,673	5,074	12,673	5,074	12,673	5,074	12,673	11,914	11,914
COUNTY TOTAL (q)	9,489	23,040	9,513	23,096	9,537	23,153	9,559	23,204	25,211	25,211

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles:Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Peak Number of People in Hotels and Motels

1	46	47	48	49	50	51	52	53	54	55
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (aa) [[42 x 5) x 35]	Peak Number of People Staying in Hotel and Motel Rooms During 2007 [46 + (46 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Roomx During 2008 [47 + (47 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2009] 48 + (48 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2010 [49 + (49 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Roome During 2011 [50 + (50 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2012 [51 + (51 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2013] 52 + (52 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2014 [53 + (53 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2015 [54 + (54 x 0.10%)]
Lower Keys										
1	0	0	0	0	0	0	0	0	0	0
2	82	82	82	82	83	83	83	83	83	83
3	129	129	129	130	130	130	130	130	130	130
4a	249	249	249	250	250	250	250	251	251	251
4b	0	0	0	0	0	0	0	0	0	0
5	129	129	129	130	130	130	130	130	130	130
6	0	0	0	0	0	0	0	0	0	0
Subtotal	589	590	591	591	592	592	593	594	594	595
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	634	635	635	636	637	637	638	638	639	640
11	94	94	94	94	94	94	94	95	95	95
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	3,494	729	729	730	731	732	732	733	734	734
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	235	235	235	236	236	236	236	236	237	237
16	742	743	743	744	745	746	746	747	748	749
17	1,151	1,152	1,153	1,154	1,155	1,156	1,157	1,159	1,160	1,161
18	625	625	626	626	627	628	628	629	630	630
19-20 (g)	195	195	195	195	196	196	196	196	198	197
21	333	334	334	334	335	336	335	336	336	336
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,280	3,284	3,287	3,290	3,293	3,297	3,300	3,303	3,307	3,310
UNINC. TOTAL	7,364	4,602	4,607	4,611	4,616	4,621	4,625	4,630	4,634	4,639
Village of Islamorada	3,017	3,020	3,023	3,026	3,029	3,032	3,035	3,038	3,041	3,044
City of Layton	56	56	56	57	57	57	57	57	57	57
City of Key Colony B.	94	94	94	94	94	94	94	95	95	95
City of Marathon	2,766	2,769	2,772	2,774	2,777	2,780	2,783	2,785	2,788	2,791
City of Key West (p)	11,914	11,926	11,938	11,950	11,962	11,974	11,986	11,998	12,010	12,022
COUNTY TOTAL (q)	25,211	22,467	22,490	22,512	22,535	22,557	22,580	22,602	22,625	22,648

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles:Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Appendix 8

Peak Population in Campsites and Recreational Vehicles by PAED from 1990 to 2015

Peak Number of People In Campsites and Recreational Vehicles

1	2	3	4	5	6	7	8	9	10	11	12
PAED	1990 Census Tract (s)	1990 Census Block Groups	Total Number of Campsite and Recreational Vehicle Sites (sb)	Peak Number of Persons Per Site or Vehicle (sc)	Peak Utilization Rate (sd)	1990 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1991 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1992 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1993 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1994 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1995 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]
Lower Keys											
1	9718 & 9719 pt.	N/A	217	2.93	94.31%	600	600	600	600	600	600
2	9717	N/A	179	2.93	94.31%	495	495	495	495	495	495
3	9716	N/A	394	2.93	94.31%	1,089	1,089	1,089	1,089	1,089	1,089
4a	9715	N/A	100	2.93	94.31%	276	276	276	276	276	276
4b	9714 pt.	BG 4 (a)	0	2.93	94.31%	0	0	0	0	0	0
5	9714 pt.	BG 1,2,3,4,5 (a)	459	2.93	94.31%	1,268	1,268	1,268	1,268	1,268	1,268
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	590	2.93	94.31%	1,630	1,630	1,630	1,630	1,630	1,630
Subtotal	-	-	**1,939**	**2.93**	**94.31%**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**
Middle Keys											
7	9713, 9712, & 9711	N/A	609	2.93	94.31%	1,683	1,683	1,683	1,683	1,683	1,683
8	9710 pt.	BG 3 (c)	65	2.93	94.31%	180	180	180	180	180	180
9	9710 pt.	BG 2 (d)	220	2.93	94.31%	608	608	608	608	608	608
10	9710 pt.	BG 2 (d)	0	2.93	94.31%	0	0	0	0	0	0
11	9710 pt.	BG 1(e)	415	2.93	94.31%	1,147	1,147	1,147	1,147	1,147	1,147
12a	9709 pt.	BG 5	2	2.93	94.31%	6	6	6	6	6	6
12b	9709 pt.	BG 1,2 (f)	0	2.93	94.31%	0	0	0	0	0	0
13	9709 pt.	BG 1,2,3,4 (f)	85	2.93	94.31%	235	235	235	235	235	235
Subtotal	-	-	**1,396**	**2.93**	**94.31%**	**3,858**	**3,858**	**3,858**	**3,858**	**3,858**	**3,858**
Upper Keys											
14	9708	N/A	63	2.93	94.31%	174	174	174	174	174	174
15	9707	N/A	0	2.93	94.31%	0	0	0	0	0	0
16	9706	N/A	388	2.93	94.31%	1,072	1,072	1,072	1,072	1,072	1,072
17	9705	N/A	0	2.93	94.31%	0	0	0	0	0	0
18	9704	N/A	692	2.93	94.31%	1,912	1,912	1,912	1,912	1,912	1,912
19-20	9703	N/A	274	2.93	94.31%	757	757	757	757	757	757
21	9702.98 pt.	BG 1,2,3 (h)	43	2.93	94.31%	119	119	119	119	119	119
22	9701 pt.& 9702.98 pt.	BG 1 (h)	0	2.93	94.31%	0	0	0	0	0	0
Subtotal	-	-	**1,460**	**2.93**	**94.31%**	**4,034**	**4,034**	**4,034**	**4,034**	**4,034**	**4,034**
UNINC. TOTAL	-	-	**4,795**	**2.93**	**94.31%**	**13,250**	**13,250**	**13,250**	**13,250**	**13,250**	**13,250**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	0	2.93	94.31%	0	0	0	0	0	0
City of Key Colony B.	9710	BG 3	0	2.93	94.31%	0	0	0	0	0	0
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	106	2.93	94.31%	293	293	293	293	293	293
COUNTY TOTAL (q)	-	-	**4,901**	**2.93**	**94.31%**	**13,543**	**13,543**	**13,543**	**13,543**	**13,543**	**13,543**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: TDC 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

1	13	14	15	16	17	18	19	20	21	22	23	24
PAEO	1996 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1997 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1998 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1999 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2000 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2001 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2002 Peak Number of Persons Staying in RVs or Campsitex [(4 x 5) x 6]	2003 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2004 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2005 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2006 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2007 Peak Number of Persons Staying in RVs or Campsites 21 + (21 x 0.10%)
Lower Keys												
1	600	600	600	600	600	600	600	600	600	600	600	600
2	495	495	495	495	495	495	495	495	495	495	495	495
3	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,090
4a	276	276	276	276	276	276	276	276	276	276	276	277
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,270
6	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,632
Subtotal	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,363**
Middle Keys												
7	1,683	1,683	1,683	1,683	-	-	-	-	-	-	-	-
8	180	180	180	180	-	-	-	-	-	-	-	-
9	608	608	608	608	-	-	-	-	-	-	-	-
10	0	0	0	0	0	0	0	0	0	0	0	0
11	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,148
12a	6	6	-	-	-	-	-	-	-	-	-	-
12b	0	0	-	-	-	-	-	-	-	-	-	-
13	235	235	-	-	-	-	-	-	-	-	-	-
Subtotal	**3,858**	**3,858**	**3,617**	**3,617**	**1,147**	**1,147**	**1,147**	**1,147**	**1,147**	**1,147**	**1,147**	**1,148**
Upper Keys												
14	174	174	-	-	-	-	-	-	-	-	-	-
15	0	0	0	0	0	0	0	0	0	0	0	0
16	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,073
17	0	0	0	0	0	0	0	0	0	0	0	0
18	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,914
19-20	757	757	757	757	757	757	757	757	757	757	757	758
21	119	119	119	119	119	119	119	119	119	119	119	119
22	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**4,034**	**4,034**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,864**
UNINC. TOTAL	**13,250**	**13,250**	**12,835**	**12,835**	**10,365**	**10,365**	**10,365**	**10,365**	**10,365**	**10,365**	**10,365**	**10,375**
Village of Islamorada	-	-	415	415	415	415	415	415	415	415	415	415
City of Layton	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	-	-	-	-	2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,473
City of Key West	293	293	293	293	293	293	293	293	293	293	293	293
COUNTY TOTAL (q)	**13,543**	**13,543**	**13,543**	**13,543**	**13,544**	**13,544**	**13,544**	**13,544**	**13,544**	**13,544**	**13,544**	**13,558**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: TDC 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

Peak Number of People in Campsites and Recreational Vehicles

1	25	26	27	28	29	30	31	32
PAED	2008 Peak Number of Persons Staying in RVs or Campsites 22 + (22 x 0.10%)	2009 Peak Number of Persons Staying in RVs or Campsites 23 + (23 x 0.10%)	2010 Peak Number of Persons Staying in RVs or Campsites 24 + (24 x 0.10%)	2011 Peak Number of Persons Staying in RVs or Campsites 25 + (25 x 0.10%)	2012 Peak Number of Persons Staying in RVs or Campsites 26 + (26 x 0.10%)	2013 Peak Number of Persons Staying in RVs or Campsites 27 + (27 x 0.10%)	2014 Peak Number of Persons Staying in RVs or Campsites 28 + (28 x 0.10%)	2015 Peak Number of Persons Staying in RVs or Campsites 29 + (29 x 0.10%)
Lower Keys								
1	601	601	602	603	603	604	604	605
2	496	496	497	497	498	498	499	499
3	1,091	1,092	1,093	1,094	1,095	1,096	1,097	1,099
4a	277	277	277	278	278	278	279	279
4b	0	0	0	0	0	0	0	0
5	1,271	1,272	1,273	1,275	1,276	1,277	1,279	1,280
6	1,634	1,635	1,637	1,639	1,640	1,642	1,643	1,645
Subtotal	**5,369**	**5,374**	**5,379**	**5,385**	**5,390**	**5,396**	**5,401**	**5,406**
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	0	0	0	0	0	0	0	0
11	1,149	1,150	1,151	1,153	1,154	1,155	1,156	1,157
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	**1,149**	**1,150**	**1,151**	**1,153**	**1,154**	**1,155**	**1,156**	**1,157**
Upper Keys								
14	-	-	-	-	-	-	-	-
15	0	0	0	0	0	0	0	0
16	1,074	1,075	1,076	1,078	1,079	1,080	1,081	1,082
17	0	0	0	0	0	0	0	0
18	1,916	1,918	1,920	1,922	1,924	1,926	1,928	1,929
19-20	759	759	760	761	762	762	763	764
21	119	119	119	119	120	120	120	120
22	0	0	0	0	0	0	0	0
Subtotal	**3,868**	**3,872**	**3,876**	**3,880**	**3,884**	**3,887**	**3,891**	**3,895**
UNINC. TOTAL	**10,386**	**10,396**	**10,407**	**10,417**	**10,427**	**10,438**	**10,448**	**10,459**
Village of Islamorada	416	416	417	417	417	418	418	419
City of Layton	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0
City of Marathon	2,476	2,478	2,481	2,483	2,486	2,488	2,491	2,493
City of Key West	293	294	294	294	295	295	295	296
COUNTY TOTAL (q)	**13,571**	**13,585**	**13,598**	**13,612**	**13,625**	**13,639**	**13,653**	**13,666**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: TDC 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

Appendix 9

Peak Population Staying with Friends and/or Relatives by PAED from 1990 to 2015

Peak Number of Persons Staying with Friends and Relatives

1	2	3	4	5	6	7	8	9	10
PAED	1990 Census Tract (e)	1990 Census Block Groups	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990 (ae)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990 (af)	1990 Peak Number of Persons Staying in RVs or Campsites (ag)	1990 Peak Number of Persons Staying with Friends and Relatives (ah) [(4+5+6)x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1991 (af)	1991 Peak Number of Persons Staying in RVs or Campsites (ag)
Lower Keys									
1	9718	N/A	115	0	600	111	116	0	600
2	9717	N/A	383	86	495	149	388	83	495
3	9716	N/A	237	134	1,089	226	241	131	1,089
4a	9715	N/A	1,800	259	276	362	1,860	253	276
4b	9714 pt.	BG 4 (a)	13	0	0	2	14	0	0
5	9714 pt.	BG 1,2,3,4,5 (a)	1,111	134	1,268	390	1,144	131	1,268
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0	0	1,630	253	0	0	1,630
Subtotal	-	-	**3,659**	**613**	**5,358**	**1,493**	**3,763**	**598**	**5,358**
Middle Keys									
7	9713, 9712, & 9711	N/A	2,091	1,686	1,683	846	2,102	1,644	1,683
8	9710 pt.	BG 3 (c)	533	865	180	245	539	844	180
9	9710 pt.	BG 2 (d)	244	127	608	152	246	124	608
10	9710 pt.	BG 2 (d)	183	110	0	45	186	107	0
11	9710 pt.	BG 1(e)	471	68	1,147	261	471	67	1,147
12a	9709 pt.	BG 5	796	247	6	162	820	241	6
12b	9709 pt.	BG 1,2 (f)	101	721	0	127	108	703	0
13	9709 pt.	BG 1,2,3,4 (f)	590	1,833	235	412	598	1,883	235
Subtotal	-	-	**5,009**	**5,656**	**3,858**	**2,251**	**5,070**	**5,613**	**3,858**
Upper Keys									
14	9708	N/A	2,126	242	174	394	2,189	236	174
15	9707	N/A	1,097	244	0	208	1,140	238	0
16	9706	N/A	2,121	718	1,072	606	2,127	701	1,072
17	9705	N/A	879	1,197	0	322	903	1,168	0
18	9704	N/A	1,317	364	1,912	557	1,331	355	1,912
19-20 (g)	9703	N/A	1,005	66	757	283	1,038	64	757
21	9702.98 pt.	BG 1,2,3 (h)	1,916	347	119	369	1,932	338	119
22	9701 pt. & 9702.98 pt.	BG 1 (h)	0	0	0	0	0	0	0
Subtotal	-	-	**10,460**	**3,179**	**4,034**	**2,739**	**10,661**	**3,101**	**4,034**
TOTAL	-	-	**19,128**	**9,448**	**13,250**	**6,483**	**19,494**	**9,312**	**13,250**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-
City of Layton	9710	BG 1	76	59	0	21	77	57	0
City of Key Colony B.	9710	BG 3	1,192	98	0	200	1,197	95	0
City of Marathon	9713-9710	N/A	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	2,139	13,188	293	2,421	2,153	12,864	293
COUNTY TOTAL (q)	-	-	**22,535**	**22,793**	**13,543**	**9,125**	**22,922**	**22,328**	**13,543**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	11	12	13	14	15	16	17	18	19	20
PAED	1991 Peak Number of Persons Staying with Friends and Relatives (ah) [[8 + 9 + 10] x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1992 (af)	1992 Peak Number of Persons Staying in RVs or Campsites (ag)	1992 Peak Number of Persons Staying with Friends and Relatives (ah) [[12 + 13 + 14] x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1993 (af)	1993 Peak Number of Persons Staying in RVs or Campsites (ag)	1993 Peak Number of Persons Staying with Friends and Relatives (ah) [[16 + 17 + 18] x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (ae)
Lower Keys										
1	111	116	0	600	111	116	0	600	111	117
2	150	390	80	495	150	391	87	495	151	395
3	226	246	126	1,089	227	253	137	1,089	229	258
4a	370	1,903	244	276	376	1,949	264	276	386	1,990
4b	2	15	0	0	2	16	0	0	3	17
5	394	1,166	126	1,268	397	1,198	137	1,268	404	1,216
6	253	0	0	1,630	253	0	0	1,630	253	0
Subtotal	**1,506**	**3,836**	**577**	**5,358**	**1,514**	**3,923**	**626**	**5,358**	**1,536**	**3,993**
Middle Keys										
7	842	2,116	1,586	1,683	835	2,125	1,722	1,683	857	2,134
8	242	542	814	160	238	547	883	180	250	552
9	152	248	120	608	151	251	130	608	153	252
10	45	189	103	0	45	192	112	0	47	195
11	261	472	64	1,147	261	473	100	1,147	267	473
12a	185	849	232	6	168	860	252	6	173	871
12b	126	108	678	0	122	108	736	0	131	108
13	421	602	1,816	235	411	610	1,971	235	436	611
Subtotal	**2,254**	**5,126**	**5,413**	**3,858**	**2,232**	**5,167**	**5,906**	**3,858**	**2,314**	**5,196**
Upper Keys										
14	403	2,232	228	174	408	2,262	247	174	416	2,287
15	214	1,151	230	0	214	1,188	250	0	223	1,224
16	604	2,133	676	1,072	602	2,139	734	1,072	611	2,150
17	321	926	1,126	0	318	970	1,223	0	340	989
18	558	1,339	343	1,912	557	1,380	664	1,912	613	1,386
19-20 (g)	288	1,059	191	757	311	1,075	207	757	316	1,080
21	370	1,945	326	119	371	1,957	354	119	377	1,961
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**2,758**	**10,786**	**3,119**	**4,034**	**2,781**	**10,970**	**3,678**	**4,034**	**2,896**	**11,077**
TOTAL	**6,519**	**19,748**	**9,110**	**13,250**	**6,527**	**20,060**	**10,210**	**13,250**	**6,746**	**20,265**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	21	78	55	0	21	78	60	0	21	79
City of Key Colony B.	200	1,212	92	0	202	1,233	100	0	207	1,241
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West	2,373	2,167	12,407	293	2,304	2,181	13,468	293	2,471	2,195
COUNTY TOTAL (q)	**9,113**	**23,205**	**21,663**	**13,543**	**9,054**	**23,553**	**23,838**	**13,543**	**9,445**	**23,781**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	21	22	23	24	25	26	27	28	29	30
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1994 (ef)	1994 Peak Number of Persons Staying in RVs or Campsites (eg)	1994 Peak Number of Persons Staying with Friends and Relatives (eh) [(20 + 21 + 22) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1995 (af)	1995 Peak Number of Persons Staying in RVs or Campsites (eg)	1995 Peak Number of Persons Staying with Friends and Relatives (eh) [(24 + 25 + 26) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1996 (ef)	1996 Peak Number of Persons Staying in RVs or Campsites (eg)
Lower Keys										
1	0	600	111	117	0	600	111	118	0	600
2	83	495	151	397	81	495	151	400	83	495
3	130	1,089	229	262	127	1,089	229	267	130	1,089
4a	250	276	390	2,038	244	276	397	2,083	251	276
4b	0	0	3	17	0	0	3	17	0	0
5	130	1,268	405	1,232	127	1,268	407	1,253	130	1,268
6	0	1,630	253	0	0	1,630	253	0	0	1,630
Subtotal	**592**	**5,358**	**1,541**	**4,063**	**578**	**5,358**	**1,550**	**4,138**	**594**	**5,358**
Middle Keys										
7	1,628	1,683	844	2,145	1,588	1,683	839	2,152	1,633	1,683
8	835	180	243	556	815	180	240	561	838	180
9	123	608	152	254	120	608	152	257	123	608
10	106	0	47	196	104	0	46	196	107	0
11	94	1,147	266	473	92	1,147	265	492	95	1,147
12a	238	6	173	885	232	6	174	895	239	6
12b	696	0	125	110	679	0	122	110	698	0
13	1,863	235	420	613	1,818	235	413	615	1,870	235
Subtotal	**5,583**	**3,858**	**2,269**	**5,233**	**5,447**	**3,858**	**2,253**	**5,277**	**5,602**	**3,858**
Upper Keys										
14	234	174	418	2,310	228	174	420	2,327	234	174
15	236	0	226	1,229	230	0	226	1,239	237	0
16	693	1,072	607	2,158	677	1,072	606	2,164	696	1,072
17	1,156	0	333	1,007	1,128	0	331	1,025	1,160	0
18	627	1,912	608	1,394	612	1,912	607	1,402	630	1,912
19-20 (g)	196	757	315	1,086	191	757	315	1,094	196	757
21	335	119	374	1,969	327	119	374	1,988	336	119
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,477**	**4,034**	**2,881**	**11,154**	**3,392**	**4,034**	**2,880**	**11,238**	**3,489**	**4,034**
TOTAL	**9,652**	**13,250**	**6,691**	**20,450**	**9,417**	**13,250**	**6,683**	**20,654**	**9,685**	**13,250**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	57	0	21	80	55	0	21	81	57	0
City of Key Colony B.	94	0	207	1,259	92	0	209	1,265	95	0
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West	12,731	293	2,359	2,210	12,422	293	2,313	2,224	12,775	293
COUNTY TOTAL (q)	**22,534**	**13,543**	**9,278**	**23,999**	**21,986**	**13,543**	**9,227**	**24,224**	**22,612**	**13,543**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

1	31	32	33	34	35	36	37	38	39	40
PAED	1996 Peak Number of Persons Staying with Friends and Relatives (ah) [(28 + 29 + 30) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 1997 (af)	1997 Peak Number of Persons Staying in RVs or Campsites (ag)	1997 Peak Number of Persons Staying with Friends and Relatives (ah) [(32 + 33 + 34) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 1998 (af)	1998 Peak Number of Persons Staying in RVs or Campsites (ag)	1998 Peak Number of Persons Staying with Friends and Relatives (ah) (36 + 37 + 38) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999 (as)
Lower Keys										
1	111	118	0	600	111	119	0	600	111	119
2	152	402	83	495	152	404	78	495	151	405
3	230	271	130	1,089	231	274	122	1,089	230	278
4a	405	2,123	251	276	411	2,153	236	276	413	2,172
4b	3	19	0	0	3	19	0	0	3	19
5	411	1,260	130	1,268	412	1,267	122	1,268	412	1,269
6	253	0	0	1,630	253	0	0	1,630	253	0
Subtotal	**1,564**	**4,193**	**594**	**5,358**	**1,572**	**4,236**	**558**	**5,358**	**1,574**	**4,263**
Middle Keys										
7	848	2,161	1,633	1,683	849	2,167	1,535	1,683	835	2,173
8	245	564	838	180	245	567	788	180	238	570
9	153	259	123	608	153	259	116	608	152	260
10	47	198	154	0	54	198	414	0	95	199
11	269	497	95	1,147	270	497	89	1,147	269	497
12a	177	900	239	6	177	-	-	-	-	-
12b	125	111	698	0	125	-	-	-	-	-
13	422	616	1,870	235	422	-	-	-	-	-
Subtotal	**2,284**	**5,306**	**5,650**	**3,858**	**2,296**	**3,690**	**2,941**	**3,617**	**1,588**	**3,699**
Upper Keys										
14	424	2,358	234	174	429	-	-	-	-	-
15	229	1,241	237	0	229	1,244	222	0	227	1,248
16	609	2,167	696	1,072	610	2,172	654	1,072	604	2,175
17	339	1,038	1,160	0	341	1,054	1,090	0	332	1,062
18	811	1,412	630	1,912	613	1,419	592	1,912	608	1,424
19-20 (g)	317	1,099	196	757	318	1,104	185	757	317	1,109
21	379	2,000	336	119	380	2,028	316	119	382	2,056
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**2,908**	**11,315**	**3,489**	**4,034**	**2,920**	**9,020**	**3,059**	**3,860**	**2,471**	**9,074**
TOTAL	**6,756**	**20,813**	**9,733**	**13,250**	**6,788**	**16,946**	**6,559**	**12,835**	**5,633**	**17,036**
Village of Islamorada	-	-	-	-	-	3,998	2,859	415	1,127	4,025
City of Layton	21	82	57	0	22	83	53	0	21	84
City of Key Colony B.	211	1,276	95	0	212	1,294	89	0	214	1,312
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West	2,370	2,238	12,775	293	2,372	2,252	12,009	293	2,256	2,266
COUNTY TOTAL (q)	**9,359**	**24,409**	**22,659**	**13,543**	**9,395**	**24,572**	**21,570**	**13,543**	**9,251**	**24,723**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	41	42	43	44	45	46	47	48	49	50
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1999 (af)	1999 Peak Number of Persons Staying in RVs or Campsites (ag)	1999 Peak Number of Persons Staying with Friends and Relatives (ah) (40 + 41 + 42) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2000 (af)	2000 Peak Number of Persons Staying in RVs or Campsites (ag)	2000 Peak Number of Persons Staying with Friends and Relatives (ah) (44 + 45 + 46) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2001 (af)	2001 Peak Number of Persons Staying in RVs or Campsites (ag)
Lower Keys										
1	0	600	111	120	0	600	111	120	0	600
2	78	495	152	407	82	495	152	408	82	495
3	123	1,089	231	281	129	1,089	232	284	129	1,089
4a	238	276	416	2,198	249	276	422	2,225	249	276
4b	0	0	3	20	0	0	3	20	0	0
5	123	1,268	412	1,282	129	1,268	415	1,294	129	1,268
6	0	1,630	253	0	0	1,630	253	0	0	1,630
Subtotal	**563**	**5,358**	**1,578**	**4,307**	**589**	**5,358**	**1,589**	**4,351**	**589**	**5,358**
Middle Keys										
7	1,730	1,683	866	-	-	-	-	-	-	-
8	793	180	239	-	-	-	-	-	-	-
9	117	608	153	-	-	-	-	-	-	-
10	444	0	100	201	521	0	112	203	578	0
11	90	1,147	269	501	94	1,147	270	504	94	1,147
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	3,174	3,617	1,626	702	615	1,147	382	708	672	1,147
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	224	0	228	1,257	235	0	231	1,266	235	0
16	659	1,072	605	2,177	690	1,072	611	2,180	690	1,072
17	1,098	0	335	1,071	1,151	0	344	1,080	1,151	0
18	596	1,912	610	1,429	625	1,912	615	1,434	625	1,912
19-20 (g)	186	757	318	1,114	195	757	320	1,119	195	757
21	318	119	386	2,063	333	119	390	2,071	333	119
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,082**	**3,860**	**2,483**	**9,112**	**3,229**	**3,860**	**2,511**	**9,150**	**3,229**	**3,860**
TOTAL	**6,818**	**12,835**	**5,687**	**14,121**	**4,433**	**10,365**	**4,482**	**14,208**	**4,490**	**10,365**
Village of Islamorada	2,880	415	1,135	4,041	3,017	415	1,158	4,057	3,017	415
City of Layton	54	0	21	85	56	0	22	86	56	0
City of Key Colony B.	90	0	217	1,327	94	0	220	1,341	94	0
City of Marathon	-	-	-	3,008	2,766	2,471	1,278	3,018	2,766	2,471
City of Key West	12,097	293	2,272	2,280	12,673	293	2,363	2,293	12,673	293
COUNTY TOTAL (q)	**21,939**	**13,543**	**9,332**	**24,860**	**23,040**	**13,544**	**9,524**	**25,003**	**23,096**	**13,544**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study: 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Monroe County Planning Department Population Tables

1	51	52	53	54	55	56	57	58	59
PAED	2001 Peak Number of Persons Staying with Friends and Relatives (ah) (48 + 49 + 50) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 2002 (af)	2002 Peak Number of Persons Staying in RVs or Campsites (ag)	2002 Peak Number of Persons Staying with Friends and Relatives (ah) (52 + 53 + 54) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 2003 (af)	2003 Peak Number of Persons Staying in RVs or Campsites (ag)	2003 Peak Number of Persons Staying with Friends and Relatives (ah) (56 + 55 + 56) x 15.5%
Lower Keys									
1	112	120	0	600	112	120	0	600	112
2	153	410	82	495	153	411	82	495	153
3	233	287	129	1,089	233	290	129	1,089	234
4a	426	2,251	249	276	430	2,278	249	276	434
4b	3	21	0	0	3	22	0	0	3
5	417	1,306	129	1,268	419	1,318	129	1,268	421
6	253	0	0	1,630	253	0	0	1,630	253
Subtotal	**1,596**	**4,395**	**589**	**5,358**	**1,603**	**4,438**	**589**	**5,358**	**1,610**
Middle Keys									
7	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-
10	121	206	634	0	130	208	634	0	130
11	270	508	94	1,147	271	511	94	1,147	272
12a	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-
Subtotal	**392**	**713**	**728**	**1,147**	**401**	**719**	**728**	**1,147**	**402**
Upper Keys									
14	-	-	-	-	-	-	-	-	-
15	233	1,276	235	0	234	1,285	235	0	236
16	611	2,182	690	1,072	611	2,185	742	1,072	620
17	346	1,089	1,151	0	347	1,098	1,151	0	348
18	615	1,439	625	1,912	616	1,444	625	1,912	617
19-20 (g)	321	1,124	195	757	322	1,129	195	757	323
21	391	2,078	333	119	392	2,085	333	119	393
22	0	0	0	0	0	0	0	0	0
Subtotal	**2,517**	**9,188**	**3,229**	**3,860**	**2,523**	**9,225**	**3,280**	**3,860**	**2,537**
TOTAL	**4,505**	**14,295**	**4,546**	**10,365**	**4,527**	**14,383**	**4,598**	**10,365**	**4,549**
Village of Islamorada	1,161	4,073	3,017	415	1,163	4,088	3,017	415	1,166
City of Layton	22	87	56	0	22	88	56	0	22
City of Key Colony B.	222	1,355	94	0	225	1,370	94	0	227
City of Marathon	1,280	3,029	2,766	2,471	1,281	3,039	2,766	2,471	1,283
City of Key West	2,365	2,307	12,673	293	2,367	2,316	12,673	293	2,369
COUNTY TOTAL (q)	**9,555**	**25,146**	**23,153**	**13,544**	**9,586**	**25,284**	**23,204**	**13,544**	**9,615**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	60	61	62	63	64	65	66	67	68	69
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2004 (se)	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (af)	2004 Peak Number of Persons Staying in RVs or Campsites (ag)	2004 Peak Number of Persons Staying with Friends and Relatives (ah) (60 + 61 + 62) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (o) (se)	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (af)	2005 Peak Number of Persons Staying in RVs or Campsites (ag)	2005 Peak Number of Persons Staying with Friends and Relatives (ah) (64 + 65 + 66) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o) (se)	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (af)
Lower Keys										
1	121	0	600	112	121	0	600	112	121	0
2	414	82	495	154	415	82	495	154	417	82
3	294	129	1,089	234	298	129	1,089	235	302	129
4a	2,319	249	276	441	2,359	249	276	447	2,398	249
4b	22	0	0	3	23	0	0	4	24	0
5	1,335	129	1,268	424	1,352	129	1,268	426	1,367	129
6	0	0	1,630	253	0	0	1,630	253	0	0
Subtotal	**4,506**	**589**	**5,358**	**1,620**	**4,570**	**589**	**5,358**	**1,630**	**4,630**	**589**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	210	634	0	131	212	634	0	131	213	634
11	514	94	1,147	272	517	94	1,147	272	519	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**724**	**3,494**	**1,147**	**403**	**729**	**3,494**	**1,147**	**404**	**733**	**3,494**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,301	235	0	238	1,316	235	0	240	1,330	235
16	2,190	742	1,072	621	2,192	742	1,072	621	2,193	742
17	1,117	1,151	0	351	1,135	1,151	0	354	1,152	1,151
18	1,454	625	1,912	619	1,463	625	1,912	620	1,470	625
19-20 (g)	1,139	195	757	324	1,149	195	757	326	1,157	195
21	2,099	333	119	395	2,110	333	119	397	2,120	333
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**9,299**	**3,280**	**3,860**	**2,548**	**9,365**	**3,280**	**3,860**	**2,558**	**9,422**	**3,280**
TOTAL	**14,529**	**7,364**	**10,365**	**4,571**	**14,663**	**7,364**	**10,365**	**4,592**	**14,784**	**7,364**
Village of Islamorada	4,106	3,017	415	1,168	4,120	3,017	415	1,170	4,129	3,017
City of Layton	89	56	0	23	90	56	0	23	91	56
City of Key Colony B.	1,384	94	0	229	1,398	94	0	231	1,410	94
City of Marathon	3,048	2,766	2,471	1,284	3,053	2,766	2,471	1,285	3,056	2,766
City of Key West	2,325	11,914	293	2,252	2,334	11,914	293	2,254	2,339	11,914
COUNTY TOTAL (q)	**25,481**	**25,211**	**13,544**	**9,528**	**25,658**	**25,211**	**13,544**	**9,555**	**25,809**	**25,211**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	70	71	72	73	74	75	76	77	78	79
PAED	2006 Peak Number of Persons Staying in RVs or Campsites (ag)	2006 Peak Number of Persons Staying with Friends and Relatives (ah) (68 + 69 + 70) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2007 (af)	2007 Peak Number of Persons Staying in RVs or Campsites (ag)	2007 Peak Number of Persons Staying with Friends and Relatives (ah) (71 + 72 + 73) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2008 (af)	2008 Peak Number of Persons Staying in RVs or Campsites (ag)	2008 Peak Number of Persons Staying with Friends and Relatives (ah) (76 + 77 + 78) x 15.5%
Lower Keys										
1	600	112	121	0	600	112	121	0	601	112
2	495	154	418	82	495	154	419	82	496	154
3	1,089	236	306	129	1,090	236	310	129	1,091	237
4a	276	453	2,434	249	277	459	2,469	249	277	464
4b	0	4	25	0	0	4	26	0	0	4
5	1,268	429	1,381	129	1,270	431	1,394	129	1,271	433
6	1,630	253	0	0	1,632	253	0	0	1,634	253
Subtotal	**5,358**	**1,639**	**4,686**	**590**	**5,363**	**1,649**	**4,739**	**591**	**5,369**	**1,658**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0	131	215	635	0	132	216	635	0	132
11	1,147	273	521	94	1,148	273	522	94	1,149	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,147**	**404**	**736**	**729**	**1,148**	**405**	**738**	**729**	**1,149**	**406**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	242	1,342	235	0	244	1,353	235	0	246
16	1,072	621	2,191	743	1,073	621	2,188	743	1,074	621
17	0	357	1,169	1,152	0	360	1,184	1,153	0	362
18	1,912	621	1,476	625	1,914	622	1,481	626	1,916	624
19-20 (g)	757	327	1,164	195	758	328	1,169	195	759	329
21	119	399	2,127	334	119	400	2,133	334	119	401
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,860**	**2,567**	**9,469**	**3,284**	**3,864**	**2,576**	**9,508**	**3,287**	**3,868**	**2,583**
TOTAL	**10,365**	**4,611**	**14,891**	**4,602**	**10,375**	**4,630**	**14,985**	**4,607**	**10,386**	**4,647**
Village of Islamorada	415	1,172	4,134	3,020	415	1,173	4,136	3,023	416	1,174
City of Layton	0	23	92	56	0	23	93	56	0	23
City of Key Colony B.	0	233	1,421	94	0	235	1,431	94	0	236
City of Marathon	2,471	1,285	3,055	2,769	2,473	1,286	3,051	2,772	2,476	1,286
City of Key West	293	2,255	2,345	11,926	293	2,257	2,350	11,938	293	2,260
COUNTY TOTAL (q)	**13,544**	**9,579**	**25,938**	**22,467**	**13,558**	**9,604**	**26,045**	**22,490**	**13,571**	**9,626**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	80	81	82	83	84	85	86	87	88	89
PAED	Peak Number of Persons Staying In Seasonal Dwelling Units During 2009 (o) (ae)	Peak Number of People Staying In Hotel and Motel Rooms During 2009 (af)	2009 Peak Number of Persons Staying In RVs or Campsites (ag)	2009 Peak Number of Persons Staying with Friends and Relatives (ah) (80 + 81 + 82) x 15.5%	Peak Number of Persons Staying In Seasonal Dwelling Units During 2010 (o) (ae)	Peak Number of People Staying In Hotel and Motel Rooms During 2010 (af)	2010 Peak Number of Persons Staying In RVs or Campsites (ag)	2010 Peak Number of Persons Staying with Friends and Relatives (ah) (84 + 85 + 86) x 15.5%	Peak Number of Persons Staying In Seasonal Dwelling Units During 2011 (o) (ae)	Peak Number of People Staying In Hotel and Motel Rooms During 2011 (af)
Lower Keys										
1	121	0	601	112	121	0	602	112	120	0
2	419	82	496	155	419	83	497	155	418	83
3	313	130	1,092	238	316	130	1,093	239	319	130
4a	2,502	250	277	469	2,533	250	277	474	2,561	250
4b	27	0	0	4	28	0	0	4	29	0
5	1,406	130	1,272	435	1,416	130	1,273	437	1,425	130
6	0	0	1,635	253	0	0	1,637	254	0	0
Subtotal	**4,788**	**591**	**5,374**	**1,667**	**4,832**	**592**	**5,379**	**1,675**	**4,872**	**592**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	217	636	0	132	218	637	0	132	219	637
11	523	94	1,150	274	523	94	1,151	274	523	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**740**	**730**	**1,150**	**406**	**741**	**731**	**1,151**	**407**	**741**	**732**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,363	236	0	246	1,372	236	0	249	1,379	236
16	2,182	744	1,075	620	2,174	745	1,076	619	2,163	746
17	1,199	1,154	0	365	1,212	1,155	0	367	1,225	1,158
18	1,484	626	1,918	624	1,486	627	1,920	625	1,486	828
19-20 (g)	1,174	195	759	330	1,178	196	760	331	1,180	196
21	2,136	334	119	401	2,137	335	119	402	2,136	335
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**9,538**	**3,290**	**3,872**	**2,588**	**9,558**	**3,293**	**3,876**	**2,593**	**9,569**	**3,297**
TOTAL	**15,065**	**4,611**	**10,396**	**4,661**	**15,131**	**4,616**	**10,407**	**4,674**	**15,183**	**4,621**
Village of Islamorada	4,133	3,026	416	1,174	4,126	3,029	417	1,174	4,115	3,032
City of Layton	93	57	0	23	94	57	0	23	94	57
City of Key Colony B.	1,439	94	0	238	1,446	94	0	239	1,451	94
City of Marathon	3,044	2,774	2,478	1,286	3,035	2,777	2,481	1,285	3,022	2,780
City of Key West	2,355	11,950	294	2,263	2,361	11,962	294	2,266	2,366	11,974
COUNTY TOTAL (q)	**26,130**	**22,512**	**13,585**	**9,645**	**26,192**	**22,535**	**13,598**	**9,660**	**26,231**	**22,557**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

1	90	91	92	93	94	95	96	97	98	99
PAED	2011 Peak Number of Persons Staying in RVs or Campsites (ag)	2011 Peak Number of Persons Staying with Friends and Relatives (ah) (88 + 89 + 90) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2012 (af)	2012 Peak Number of Persons Staying in RVs or Campsites (ag)	2012 Peak Number of Persons Staying with Friends and Relatives (ah) (92 + 93 + 94) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2013 (af)	2013 Peak Number of Persons Staying in RVs or Campsites (ag)	2013 Peak Number of Persons Staying with Friends and Relatives (ah) (96 + 97 + 98) x 15.5%
Lower Keys										
1	603	112	120	0	603	112	119	0	604	112
2	497	155	417	83	498	155	415	83	498	154
3	1,094	239	321	130	1,095	240	323	130	1,096	240
4a	278	479	2,588	250	278	483	2,612	251	278	487
4b	0	5	30	0	0	5	31	0	0	5
5	1,275	439	1,432	130	1,276	440	1,438	130	1,277	441
6	1,639	254	0	0	1,640	254	0	0	1,642	254
Subtotal	**5,385**	**1,682**	**4,908**	**593**	**5,390**	**1,688**	**4,939**	**594**	**5,396**	**1,694**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0	133	219	638	0	133	219	638	0	133
11	1,153	274	522	94	1,154	274	520	95	1,155	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,153**	**407**	**741**	**732**	**1,154**	**407**	**739**	**733**	**1,155**	**407**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	250	1,385	236	0	251	1,390	236	0	252
16	1,078	616	2,151	746	1,079	616	2,137	747	1,080	614
17	0	369	1,236	1,157	0	371	1,247	1,159	0	373
18	1,922	628	1,485	628	1,924	626	1,482	629	1,926	628
19-20 (g)	761	331	1,181	196	762	332	1,181	196	762	332
21	119	402	2,133	335	120	401	2,128	336	120	400
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,880**	**2,596**	**9,571**	**3,300**	**3,884**	**2,597**	**9,564**	**3,303**	**3,887**	**2,597**
TOTAL	**10,417**	**4,684**	**15,220**	**4,625**	**10,427**	**4,692**	**15,242**	**4,630**	**10,438**	**4,698**
Village of Islamorada	417	1,172	4,099	3,035	417	1,171	4,080	3,038	418	1,168
City of Layton	0	23	94	57	0	23	95	57	0	23
City of Key Colony B.	0	240	1,455	94	0	240	1,458	95	0	241
City of Marathon	2,483	1,284	3,006	2,783	2,486	1,283	2,987	2,785	2,488	1,280
City of Key West	294	2,268	2,372	11,986	295	2,271	2,377	11,998	295	2,274
COUNTY TOTAL (q)	**13,612**	**9,672**	**26,246**	**22,580**	**13,625**	**9,680**	**26,239**	**22,602**	**13,639**	**9,684**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	100	101	102	103	104	105	106	107
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (o) (aa)	Peak Number of People Staying in Hotel and Motel Rooms During 2014 (at)	2014 Peak Number of Persons Staying in RVs or Campsites (ag)	2014 Peak Number of Persons Staying with Friends and Relatives (ah) (96 + 97 + 98) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (o) (aa)	Peak Number of People Staying in Hotel and Motel Rooms During 2015 (at)	2015 Peak Number of Persons Staying in RVs or Campsites (ag)	2015 Peak Number of Persons Staying with Friends and Relatives (ah) (104 + 105 + 106) x 15.5%
Lower Keys								
1	118	0	604	112	117	0	605	112
2	414	83	499	154	411	83	499	154
3	325	130	1,097	241	327	130	1,099	241
4a	2,633	251	279	490	2,652	251	279	493
4b	32	0	0	5	33	0	0	5
5	1,443	130	1,279	442	1,446	130	1,280	443
6	0	0	1,643	255	0	0	1,645	255
Subtotal	4,966	594	5,401	1,699	4,987	595	5,406	1,703
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	219	639	0	133	219	640	0	133
11	518	95	1,156	274	516	95	1,157	274
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	738	734	1,156	407	735	734	1,157	407
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,393	237	0	253	1,395	237	0	253
16	2,120	748	1,081	612	2,102	749	1,082	609
17	1,256	1,160	0	374	1,264	1,161	0	376
18	1,478	630	1,928	625	1,472	630	1,929	625
19-20 (g)	1,180	196	763	332	1,178	197	764	331
21	2,120	336	120	399	2,111	336	120	398
22	0	0	0	0	0	0	0	0
Subtotal	9,547	3,307	3,891	2,595	9,521	3,310	3,895	2,592
TOTAL	**15,250**	**4,634**	**10,448**	**4,702**	**15,243**	**4,639**	**10,459**	**4,703**
Village of Islamorada	4,057	3,041	418	1,165	4,030	3,044	419	1,161
City of Layton	95	57	0	24	95	57	0	24
City of Key Colony B.	1,459	95	0	241	1,459	95	0	241
City of Marathon	2,966	2,788	2,491	1,278	2,941	2,791	2,493	1,275
City of Key West	2,382	12,010	295	2,277	2,388	12,022	296	2,279
COUNTY TOTAL (q)	**26,208**	**22,625**	**13,653**	**9,685**	**26,155**	**22,648**	**13,666**	**9,683**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Appendix 10

Peak Population Staying on Live Aboard Vessels by PAED from 1990 to 2015

Peak Number of People on Liveaboard Vessels

1	2	3	4	5	6	7	8	9	10	11	12
PAEO	1990 Census Tract (a)	1990 Census Block Groups	Percentage of the Total Number of Liveaboard Vessels in Monroe County [al]	Average # of Persons Per Liveaboard Vessel [aj]	Peak Number of Liveaboard Vessels in 1990 [al]	1990 Peak Number of People on Liveaboard Vessels [5 x 6]	Peak Number of Liveaboard Vessels in 1991 [6 + (6 x 0.10%)]	1991 Peak Number of People on Liveaboard Vessels (4 x 7)	Peak Number of Liveaboard Vessels in 1992 [8 + (8 x 0.10%)]	1992 Peak Number of People on Liveaboard Vessels [4 x 10]	Peak Number of Liveaboard Vessels in 1993 [10 + [10 x 0.10%)]
Lower Keys											
1	9718 & 9719 pt.	N/A	17.91%	1.8	249	448	249	448	249	448	249
2	9717	N/A	5.80%	1.8	80	145	81	145	81	145	81
3	9716	N/A	0.00%	1.8	0	0	0	0	0	0	0
4a	9715	N/A	1.29%	1.8	18	32	18	32	18	32	18
4b	9714 pt.	BG 4 (a)	0.00%	1.8	0	0	0	0	0	0	0
5	9714 pt.	BG 1,2,3,4,5 (a)	7.73%	1.8	107	193	107	193	108	194	108
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0.00%	1.8	0	0	0	0	0	0	0
Subtotal	-	-	**32.73%**	**1.8**	**454**	818	**455**	**819**	**455**	**819**	**456**
Middle Keys											
7	9713, 9712, & 9711	N/A	17.01%	1.8	236	425	236	425	237	426	237
8	9710 pt.	BG 3 (c)	9.15%	1.8	127	229	127	229	127	229	127
9	9710 pt.	BG 2 (d)	0.00%	1.8	0	0	0	0	0	0	0
10	9710 pt.	BG 2 (d)	0.00%	1.8	0	0	0	0	0	0	0
11	9710 pt.	BG 1(e)	0.00%	1.8	0	0	0	0	0	0	0
12a	9709 pt.	BG 5	0.00%	1.8	0	0	0	0	0	0	0
12b	9709 pt.	BG 1,2 (f)	0.00%	1.8	0	0	0	0	0	0	0
13	9709 pt.	BG 1,2,3,4 (f)	0.52%	1.8	7	13	7	13	7	13	7
Subtotal	-	-	**26.68%**	**1.8**	**370**	**666**	**371**	**667**	**371**	**668**	**371**
Upper Keys											
14	9708	N/A	0.00%	1.8	0	0	0	0	0	0	0
15	9707	N/A	1.42%	1.8	20	35	20	35	20	35	20
16	9706	N/A	0.13%	1.8	2	3	2	3	2	3	2
17	9705	N/A	4.64%	1.8	64	116	64	116	65	116	65
18	9704	N/A	0.00%	1.8	0	0	0	0	0	0	0
19-20 (g)	9703	N/A	0.52%	1.8	7	13	7	13	7	13	7
21	9702.98 pt.	BG 1,2,3 (h)	7.73%	1.8	107	193	107	193	108	194	108
22	9701 pt. & 9702.98 pt.	BG 1 (h)	4.12%	1.8	57	103	57	103	57	103	57
Subtotal	-	-	**18.56%**	**1.8**	**258**	**464**	**258**	**464**	**258**	**465**	**258**
UNINC. TOTALS	-	-	**77.96%**	**1.8**	**1,082**	**1,948**	**1,083**	**1,950**	**1,084**	**1,952**	**1,085**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	0.00%	1.8	0	0	0	0	0	0	0
City of Key Colony B.	9710	BG 3	0.00%	1.8	0	0	0	0	0	0	0
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	22.04%	1.8	306	551	306	551	306	552	307
COUNTY TOTAL (q)	-	-	**100.00%**	**1.8**	**1,388**	**2,498**	**1,389**	**2,501**	**1,391**	**2,503**	**1,392**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

1	13	14	15	16	17	18	19	20	21	22	23	24	25
PAEO	1993 Peak Number of People on Liveaboard Vessels (4 a 12)	Peak Number of Livesboard Vessels in 1994 (12 +) 12 a 0.10%)]	1994 Peak Number of Peopls on Liveaboard Vessels (4 a 14)	Psak Number of Livseboard Vessels in 1995 [14 + (14 x 0.10%)]	1995 Peak Number of People on Livsaboard Vessels (4 a 16)	Peak Number of Liveaboard Vessels in 1996 [16 + (16 a 0.10%)]	1996 Peak Number of People on Liveaboard Vessels [4 a 18]	Peak Number of Liveaboard Vessels in 1997 [18 + (18 x 0.10%)]	1997 Psak Number of Peopls on Livesboard Vessels (4 x 20)	Psak Number of Liveaboard Vessels in 1998 [20 + (20 x 0.10%)]	1998 Peak Number of People on Livsaboard Vessels (4 a 22)	Peak Number of Livsaboard Vessels in 1999 [22 + (22 x 0.10%)]	1999 Psak Number of People on Livseboard Vessels (4 x 24)
Lower Keys													
1	449	250	449	250	450	250	450	250	451	251	451	251	452
2	145	81	145	81	146	81	146	81	146	81	146	81	146
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4a	32	18	32	18	32	18	32	18	32	18	32	18	32
4b	0	0	0	0	0	0	0	0	0	0	0	0	0
5	194	108	194	108	194	108	194	108	195	108	195	108	195
6	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**820**	**456**	**821**	**457**	**822**	**457**	**823**	**458**	**824**	**458**	**824**	**458**	**825**
Middle Keys													
7	426	237	427	237	427	238	428	238	428	238	428	238	429
8	229	128	230	128	230	128	230	128	230	128	230	128	231
9	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0	0
12a	0	0	0	0	0	0	0	0	0	-	-	-	-
12b	0	0	0	0	0	0	0	0	0	-	-	-	-
13	13	7	13	7	13	7	13	7	13	-	-	-	-
Subtotal	**668**	**372**	**669**	**372**	**670**	**372**	**670**	**373**	**671**	**366**	**659**	**366**	**659**
Upper Keys													
14	0	0	0	0	0	0	0	0	0	-	-	-	-
15	36	20	36	20	36	20	36	20	36	20	36	20	36
16	3	2	3	2	3	2	3	2	3	2	3	2	3
17	116	65	116	65	116	65	117	65	117	65	117	65	117
18	0	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	13	7	13	7	13	7	13	7	13	7	13	7	13
21	194	108	194	108	194	108	194	108	195	108	195	108	195
22	103	57	103	58	104	58	104	58	104	58	104	58	104
Subtotal	**465**	**259**	**465**	**259**	**466**	**259**	**466**	**259**	**467**	**260**	**467**	**260**	**468**
UNINC. TOTALS	**1,954**	**1,086**	**1,956**	**1,088**	**1,958**	**1,089**	**1,960**	**1,090**	**1,962**	**1,084**	**1,951**	**1,085**	**1,952**
Village of Islamorada	-	-	-	-	-	-	-	-	-	7	13	7	13
City of Layton	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West	552	307	553	307	553	308	554	308	554	308	555	309	556
COUNTY TOTAL (q)	**2,506**	**1,394**	**2,508**	**1,395**	**2,511**	**1,396**	**2,513**	**1,398**	**2,516**	**1,399**	**2,518**	**1,400**	**2,521**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Peak Number of People on Liveaboard Vessels

1	26	27	28	29	30	31	32	33	34	35	36	37
PAEO	Peak Number of Livaaboard Veeaels in 2000 [24 + (24 x 0.10%)]	2000 Peak Number of People on Livesboard Vessels (4 x 26)	Peak Number of Livexboard Vessels in 2001 [26 + (26 x 0.10%)]	2001 Peak Number of People on Liveaboard Vessels (4 x 28)	Peak Number of Liveeboard Vaaaels in 2002 [28 + (28 x 0.10%)]	2002 Peak Number of People on Livesboard Vessels (4 x 30)	Peak Number of Livesboard Veeaels in 2003 [30 + (30 x 0.10%)]	2003 Peak Number of People on Livesboerd Veesels (4 x 32)	Peak Number of Livesboard Veesels in 2004 [32 + (32 x 0.10%)]	2004 Peak Number of Psople on Livseboerd Vaasels (4 x 34)	Peak Number of Liveaboard Vaaaaia in 2005 [34 + (34 x 0.10%)]	2005 Pask Number of People on Liveaboard Veseels (4 x 36)
Lower Keys												
1	251	452	251	452	252	453	252	453	252	454	252	454
2	81	146	81	146	81	147	82	147	82	147	82	147
3	0	0	0	0	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	108	195	109	195	109	196	109	196	109	196	109	196
6	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**459**	**826**	**459**	**827**	**460**	**826**	**460**	**828**	**461**	**829**	**461**	**830**
Middle Keys												
7	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0
1 t	0	0	0	0	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Upper Keys												
14	-	-	-	-	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3	2	3	2	3
17	65	117	65	117	65	117	65	117	65	118	65	118
18	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13	7	13	7	13
21	108	195	109	195	109	196	109	196	109	196	109	196
22	58	104	58	104	58	t04	58	104	58	104	58	105
Subtotal	**260**	**468**	**260**	**469**	**261**	**469**	**261**	**470**	**261**	**470**	**261**	**471**
UNINC. TOTALS	**719**	**1,294**	**720**	**1,296**	**720**	**1,297**	**721**	**1,298**	**722**	**1,299**	**723**	**1,301**
Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	13
City of Layton	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	366	659	367	660	367	661	367	661	368	662	368	663
City of Key West	309	556	309	557	310	557	310	558	310	558	310	559
COUNTY TOTAL (q)	**1,401**	**2,522**	**1,403**	**2,525**	**1,404**	**2,527**	**1,406**	**2,530**	**1,407**	**2,533**	**1,408**	**2,535**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

1	38	39	40	41	42	43	44	45	46	47	48	49
PAEO	Peak Number of Liveaboard Vessels in 2006 [36 + (36 x 0.10%)]	2006 Peak Number of People on Liveaboard Vessels (4 x 38)	Peak Number of Liveaboard Vessels in 2007 [38 + (38 x 0.10%)]	2007 Peak Number of People on Liveaboard Vessels (4 x 40)	Peak Number of Liveaboard Vessels in 2008 [40 + (40 x 0.10%)]	2008 Peak Number of People on Liveaboard Vessels (4 x 42)	Peak Number of Liveaboard Vessels in 2009 [42 + (42 x 0.10%)]	2009 Peak Number of People on Liveaboard Vessels (4 x 44)	Peak Number of Liveaboard Vessels in 2010 [44 + (44 x 0.10%)]	2010 Peak Number of People on Liveaboard Vessels (4 x 46)	Peak Number of Liveaboard Vessels in 2011 [46 + (46 x 0.10%)]	2011 Peak Number of People on Liveaboard Vessels (4 x 48)
Lower Keys												
1	253	455	253	455	253	456	253	456	254	457	254	457
2	82	147	82	147	82	148	82	148	82	148	82	148
3	0	0	0	0	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	109	196	109	196	109	197	109	197	109	197	110	197
6	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**462**	**831**	**462**	**832**	**463**	**833**	**463**	**833**	**463**	**834**	**464**	**835**
Middle Keys												
7	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	0	**0**	**0**	0	**0**	**0**	**0**	**0**	0	**0**	**0**
Upper Keys												
14	-	-	-	-	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3	2	3	2	3
17	65	118	65	118	66	118	66	118	66	118	66	118
18	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13	7	13	7	13
21	109	196	109	196	109	197	109	197	109	197	110	197
22	58	105	58	105	58	105	58	105	58	105	58	105
Subtotal	**262**	**471**	**262**	**472**	**262**	**472**	**263**	**473**	**263**	**473**	**263**	**473**
UNINC. TOTALS	**723**	**1,302**	**724**	**1,303**	**725**	**1,305**	**726**	**1,306**	**726**	**1,307**	**727**	**1,309**
Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	13
City of Leyton	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	369	663	369	664	369	665	370	665	370	666	370	667
City of Key West	311	559	311	560	311	561	312	561	312	562	312	562
COUNTY TOTAL (q)	**1,410**	**2,538**	**1,411**	**2,540**	**1,413**	**2,543**	**1,414**	**2,545**	**1,415**	**2,548**	**1,417**	**2,550**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Peak Number of People on Liveaboard Vessels

1	50	51	52	53	54	55	56	57
PAED	Peak Number of Liveaboard Vessels in 2012 [48 + (48 x 0.10%)]	2012 Peak Number of People on Liveaboard Vessels (4 x 50)	Peak Number of Liveaboard Vessels in 2013 [50 + (50 x 0.10%)]	2013 Peak Number of People on Liveaboard Vessels (4 x 52)	Peak Number of Liveaboard Vessels in 2014 [52 + (52 x 0.10%)]	2014 Peak Number of People on Liveaboard Vessels (4 x 54)	Peak Number of Liveaboard Vessels in 2015 [54 + (54 x 0.10%)]	2015 Peak Number of People on Liveaboard Vessels (4 x 56)
Lower Keys								
1	254	457	254	458	255	458	255	459
2	82	148	82	148	82	148	83	149
3	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0
5	110	197	110	198	110	198	110	198
6	0	0	0	0	0	0	0	0
Subtotal	**464**	**836**	**465**	**837**	**465**	**838**	**466**	**838**
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Upper Keys								
14	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3
17	66	118	66	119	66	119	66	119
18	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13
21	110	197	110	198	110	198	110	198
22	59	105	59	105	59	106	59	106
Subtotal	**263**	**474**	**264**	**474**	**264**	**475**	**264**	**475**
UNINC. TOTALS	**728**	**1,310**	**728**	**1,311**	**729**	**1,313**	**730**	**1,314**
Village of Islamorada	7	13	7	13	7	13	7	13
City of Layton	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0
City of Marathon	371	667	371	668	372	669	372	669
City of Key West	313	563	313	563	313	564	314	564
COUNTY TOTAL (q)	**1,418**	**2,553**	**1,420**	**2,555**	**1,421**	**2,558**	**1,423**	**2,561**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Appendix 11

Footnotes

FOOTNOTES

(a) The Census places No Name Key within Tract 9714 Block Group 4, but the figures for No Name Key are calculated seperately in this model.

(b) The Census includes W. Summerland, Bahia Honda, Ohio, & Missouri Keys within Tract 9714 Block Group 1. The totals for these islands as well as Pigeon Key have been aggregated seperately in this model.

(c) The City of Key Colony Beach is excluded from the totals for this PAED.

(d) The Census includes Grassy and Duck Keys within Tract 9710 Block Group 2, but the figures for either PAED are calculated seperately in this model.

(e) The City of Layton is excluded from the totals for this PAED.

(f) The Census includes Windley Key (PAED 12b) within Tract 9709 Block Groups 1 and 2. The totals for Windley Key have been aggregated seperately in this model.

(g) PAEDs 19 and 20 are divided by US Highway 1. Neither the Census data nor the Building Department data have been aggregated in this way. As a result, the population figures for both these PAEDs have been aggregated in this model.

(h) The Census includes Cross Key (PAED 22) within Tracts 9701 and 9702.98, but the figures for Cross Key have been aggregated seperately in this model.

(i) This is a surrogate measurement that compares the total population to the total number of housing units. This figure accounts for persons in group quarters and the number of vacant housing units. This figure is NOT persons per household, which is based upon the number of persons in occupied housing units only.

(j) This number accounts for persons in group quarters, and accounts for the number of vacant housing units based upon the persons-per-total-housing-units figure (column 13). This number does NOT include seasonal population.

(k) This number was derived by examining the number of CO's by PAED through December 31, 1999.

(l) This number uses the total number of residential permits available based on the current ROGO system. PAED totals were derived by mutiplying the total number of permits available for a sub-district by a PAED's historical contribution to the number of units built in that sub-district from 1990 to 1999 (column 55).

(m) The 1999 Total Population is an estimate based on the number of Certificates of Occupancy issued.

(n) These population forecasts are based on the mean historical percent increases. There are currently no ROGO guidelines for development after 2003.

(o) The percent increase figure has a .10% reduction (over the previous year's total) which is applied as an assumption that population will tend to level off or decline as a function of reduced carrying capacity and slower growth rates.

(p) Key West population figures come from Tables 1.1 and 1.3 of their Evaluation and Appraisal Report (EAR). Key West totals in these tables differ from 1990 Census STF1A figures based upon their inclusion of military housing/population (not included in the Census). For consistency, the Key West EAR figures were used in this model, but the military housing/population figures were removed from the 1990 data columns. This data comes from Key West, not the Monroe County Planning Dept. Please note that the Key West Peak Seasonal Tourist Population figures INCLUDE day visitors, while the Monroe County figures do not.

(q) The County Total figure excludes Mainland Monroe County, the Marquesas, and the Dry Tortugas.

(r) The number of seasonal units is derived from the 1990 Census.

(s) This number is taken from the Permanent Resident Population Estimates and Forecasts model, which is based upon the number of Certificates of Occupancy issued. Key West figures are taken from their Evaluation and Appraisal Report, not from the Monroe County Planning Department.

(t) This number is taken from Table A.1.32 of the TDC's "Technical Appendix: Sampling Methodologies and Estimation Methods Applied to the Florida Keys/Key West Visitors Surveys" document prepared by Vernon Leeworthy in December of 1996. Key West's figure comes from their Evaluation and Appraisal Report.

(u) This number is derived from the State of Florida Department of Business and Professional Regulation Master List of Hotels, Motels, B&B's and Transient Apartments. The number of units which were issued Certificates of Occupancy duirng the year by the Monroe County Building Department have been added to the State's figures.

(v) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.32 on Page 28.

(x) This number comes from the "Trend Report" prepared by Smith Travel Research for the TDC. This rate includes all of Monroe County including Key West, and is the highest monthly occupancy rate for the year.

(y) This number is derived by including the existing number of rooms plus any projects which may have been vested. The Village at Hawks Cay has approximately 71 units which are not constructed by 1999. These remaining units have been divided up evenly over 2000, 2001, and 2002.

(z) This number includes all vested hotel/motel units remaining.

(aa) This number remains constant as a result of the Year 2010 Comprehensive Plan Policy 101.2.6 (ROGO) which places a moratorium on these units.

(ab) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.30 Pages 25 and 26. The numbers found in the TDC study are for 1996, but have been used for the period from 1990 to 2015 based upon the moratorium on these types of uses noted in Year 2010 Comprehensive Plan Policy 101.2.6.

(ac) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.31 "Number per Party" on Page 27.

(ad) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.31 on Page 27. The figure is the peak "Capacity Utilization Rate", which is "campsite usage" divided by total campsite capacity. This number serves as a peak occupancy rate for this submodel.

(ae) This number is derived from the Peak Number of People in Seasonal Residences table.

(af) This number is derived from the Peak Number of People in Hotels and Motels table.

(ag) This number is derived from the Peak Population in Campsites and Recreational Vehicles Model.

(ah) This number results from the TDC's Visitors Guide: Florida Keys/Key West Technical Appendix Table A.1.34 Page 31. This study has determined that 15.5% of all visitors to the Keys stay with friends and relatives.

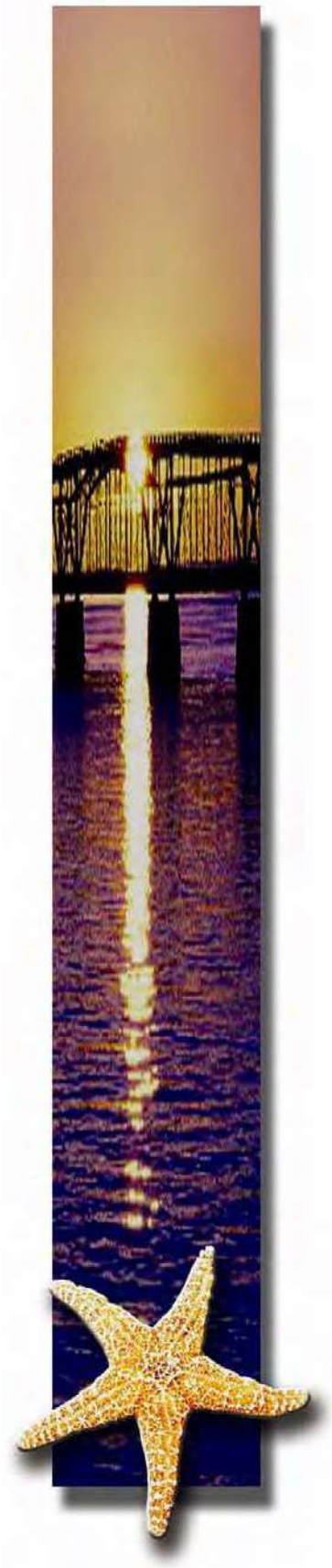
(al) This number is derived from the 1993 Marina Survey performed by the Monroe County Marine Resources Department.

FOOTNOTES

(aj) This number is derived from the Antonini et. al. study "Boat Live-Aboards in the Florida Keys: A New Factor in wtarefront Development" (Page x of the abstract).

(al) This number is derived by dividing the total number of liveaboard vessels (from the Antonini study) by the appropriate percentages found in the Marine Resources 1993 survey.

APPENDIX 2



SECTION 2

Population and Water Demand Forecast Summary

2.1 Introduction

The development of accurate population projections and water use demands for the Florida Keys is challenging because of the high number of seasonal residents (those residing in the Keys for 6 months or less), and day visitors (from cruise ships docking in Key West or visitors from the mainland). The population projections developed by the Monroe County Planning Department (MCPD) and used in the U.S. Army Corps of Engineers (USACE) *Florida Keys Carrying Capacity Study* (USACE, 2003) are used as the basis for the majority of population projections developed by other agencies, and were also used for this analysis.

The MCPD permanent and seasonal population projections were used to develop a functional population (permanent plus seasonal) for FKAA's service area through 2025. The projected population was then multiplied by FKAA's projected per capita demand to project customer demand in the service area. The per capita demand is projected to increase as the changing demographics of the Keys result in higher individual water use (for example, redevelopment of existing property usually involves some level of irrigation or other water-consuming amenities where none previously existed).

2.2 Projected Population

2.2.1 Permanent Population

The MCPD permanent population projections include the most appropriate and applicable information and are viewed as the basis of future projections in this Plan. From 1990 through 1995, the permanent population of Monroe County increased from 78,856 to 79,200 (0.4 percent); from 1995 through 2000, it increased from 79,200 to 79,589 (0.5 percent); and from 2000 through 2005, it increased from 79,589 to 81,701 (2.7 percent).

The MCPD data in the USACE *Carrying Capacity Study* (USACE, 2003) project a permanent population of 79,589 for 2000; 81,701 in 2005; 83,400 in 2010; 83,799 in 2015; 84,200 in 2020; and 84,603 in 2025. Exhibit 2-1 summarizes the MCPD permanent population projections. The permanent population is projected to grow at an overall average rate of 1.2 percent for each 5-year period from 2005 through 2025, with a higher rate (2.1 percent from 2005 to 2010) and a lower rate (0.5 percent) thereafter as Monroe County nears build-out.

2.2.2 Seasonal Population

The MCPD seasonal population projections in the USACE *Carrying Capacity Study* (USACE, 2003) also were used to project the seasonal population for Monroe County. Although there are no exact counts of the seasonal population, the MCPD developed historical seasonal population projections for 1990, 1995, and 2000. The MCPD projected that the 1990 seasonal population of 70,493 increased by 1.1 percent to a 1995 population of 71,266, and further increased by 3.1 percent to a 2000 seasonal population of 73,491.The MCPD continues these seasonal population projections in 5-year increments starting with a seasonal population of 73,737 in 2005; 74,533 in 2010; 74,712 in 2015; 74,891 in 2020; and 75,071 in 2025. The seasonal population is projected to increase at an overall average rate of 0.4 percent for each 5-year period from 2005 through 2025, with a 1.1 percent increase between 2005 and 2010 and a 0.24 percent increase from 2010 through 2025.

2.2.3 Functional Population

The term "functional population" is a concept that incorporates three elements of population: permanent residents, seasonal visitors, and day visitors. Because of the unique nature of the Keys, which has an economy based on seasonal tourism, it is appropriate to use one "population" number that incorporates these three separate population components.

In 2004 and 2005, CH2M HILL developed population projections for the FKAA service area. The population projections were based on those developed by the Monroe County Planning Department, and combined the permanent population with the seasonal population to form a "functional population" that was used to estimate water demand.

As part of this effort, CH2M HILL contacted the agencies or municipalities listed in Exhibit 2-1 to determine if they could provide data that could be used to develop population projections for the FKAA service area. Ultimately, it was decided to use the functional population projections developed by Monroe County.

Exhibit 2-2 presents the MCPD permanent, seasonal, and functional populations between 1990 and 2025. For this Plan, the functional population value is used in all per capita calculations and estimates. There are approximately 3.6 people per customer account within FKAA's service area using functional population as the basis.

Exhibit 2-3 summarizes the percent change in the functional population in 5-year intervals, starting in 1990.

EXHIBIT 2-1
Sources of Population Projection Data

Agency or Municipality	Type of Data	Contact Person	Data Source	Comments
University of Florida Bureau of Economic and Business Research (BEBR)	Permanent Population Projections	N/A	2003 Annual Report	Projections for the entire state of Florida by county from 2000 through 2025.
Monroe County Planning Department	Permanent and Seasonal Population Projections	N/A	2004 Comprehensive Plan and Facilities Capacity Assessment	Seasonal and permanent population projections were based off 1990 US Census and updated with the 2000 US Census numbers for the entire county.
Monroe County Tourist Development Council (TDC)	Hotel, Cruise Ship, and Airline Data	Jessica Mazzola, Director of Market Research	Three Penny Revenue Report, Call Counts, Trend Report and Airline Passenger Data Report FY 2004	The most detailed seasonal data, but did not account for the “day trip” visitor.
Islamorada	Permanent Population Projections	Patrick Small, Principal Planner	2003 Comprehensive Plan	Developed based on the US Census.
Key Colony Beach	Permanent and Seasonal Population Projections	Clyde Burnett, Mayor	1992 Comprehensive Plan	Developed based on the US Census.
Key West	Permanent and Seasonal Population Projections	Ty Symrowski, City Planner	1994 Comprehensive Plan	Developed based on the US Census.
Layton	Permanent and Seasonal Population Projections	Norm Anderson, City Council	N/A	Developed based on the US Census.
Marathon	Permanent and Seasonal Population Projections	Katie Parker, Planner	2003 Comprehensive Plan	Developed based on the US Census.
U.S. Census	Permanent Population Estimates	N/A	2000 Census Estimates	Permanent population estimates for 2000 by county.
South Florida Water Management District (SFWMD)	Population and Water Demand Projections	N/A	Lower East Coast Regional Water Supply Plan (LEC RWSP) (2003)	Draft data from November 2003.
U.S. Army Corps of Engineers (USACE)	Permanent and Seasonal Population Projections	N/A	Carrying Capacity Study (2003)	Included constraints on growth and environmental factors.

Note:
N/A = not applicable

EXHIBIT 2-2
Monroe County Historic and Projected Population Projections

Year	Permanent Population	Seasonal Population	Functional Population (Permanent + Seasonal + Day Visitors)
1990	**78,856**	**70,493**	**149,349**
1991	78,925	70,648	149,572
1992	78,994	70,802	149,796
1993	79,062	70,957	150,019
1994	79,131	71,111	150,243
1995	**79,200**	**71,266**	**150,466**
1996	79,278	71,421	150,698
1997	79,356	71,575	150,931
1998	79,433	71,730	151,163
1999	79,511	71,884	151,396
2000	**79,589**	**73,491**	**153,080**
2001	80,011	73,540	153,552
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,279	73,688	154,966
2005	**81,701**	**73,737**	**155,438**
2006	82,041	73,896	155,937
2007	82,381	74,055	156,436
2008	82,720	74,215	156,935
2009	83,060	74,374	157,434
2010	**83,400**	**74,533**	**157,933**
2011	83,480	74,569	158,049
2012	83,560	74,605	158,164
2013	83,639	74,640	158,280
2014	83,719	74,676	158,395
2015	**83,799**	**74,712**	**158,511**
2016	83,879	74,748	158,627
2017	83,959	74,784	158,743
2018	84,040	74,819	158,859
2019	84,120	74,855	158,975
2020	**84,200**	**74,891**	**159,091**
2021	84,281	74,927	159,208
2022	84,361	74,963	159,324
2023	84,442	74,999	159,441
2024	84,522	75,035	159,557
2025	**84,603**	**75,071**	**159,674**

EXHIBIT 2-3
5-Year Historic and Projected Percent Changes in Functional Population

5-Year Period	Percent Change in Functional Population
1990–1995	0.75
1995–2000	1.74
2000–2005	1.54
2005–2010	1.61
2010–2015	0.37
2015–2020	0.37%
2020–2025	0.37%

2.3 Historic Water Production

CH2M HILL reviewed the raw water pumpage records from the FKAA's Florida City well-field from 1990 through 2005. These data, obtained from the FKAA's previous water use permit (WUP) applications, Monthly Operating Reports (MORs), and Monthly Production Reports (MPRs), are summarized in Exhibit 2-4. Exhibit 2-5 summarizes the same data for finished water; however, because of limited continuous annual historic data, a summary from 2000 to 2005 is presented.

Unlike population growth, which increased less than 2 percent for each 5-year period from 1990 through 2005 (Exhibit 2-3), the average-day raw water demand for the FKAA service area increased much more rapidly. From 1990 to 1995, the average-day raw water demand for the service area increased from 12.06 mgd to 14.07 mgd, an increase of 16.7 percent. From 1995 to 2000, the average-day demand increased by 21.2 percent, from 14.07 mgd to 17.06 mgd. From 2000 to 2005, average-day demand increased by only 4.0 percent, from 17.06 mgd to 17.73 mgd.

As seen in Exhibits 2-4 and 2-5, the 2000 drought with water restrictions resulted in significantly lower demands in 2001 (the year in which water restrictions were fully implemented). It is also possible that reduction in travel following the September 11, 2001, terrorist attacks resulted in less tourism.

EXHIBIT 2-4
Historic Raw Water Production

Year	Annual Demand (MG)	Average Daily Demand (mgd)	Max Day Demand (mgd)	Average Monthly Demand (MG)	Per Capita Demand (gpcd)
1990	4,404	12.06	**14.89**	367.01	80.74
1991	4,290	11.75	14.87	357.53	78.53
1992	4,742	12.98	15.9	395.16	86.67
1993	5,163	14.14	16.76	430.29	94.23
1994	5,076	13.90	16.88	423.01	92.50
1995	5,140	14.07	**16.49**	428.37	93.53
1996	5,273	14.44	17.82	439.40	95.80
1997	5,357	14.67	18.36	446.38	97.17
1998	5,622	15.39	18.29	468.49	101.82
1999	5,953	16.30	20.24	496.06	107.65
2000	6,230	17.06	**20.79**	519.15	111.42
2001	5,627	15.41	19.15	468.89	100.32
2002	6,191	16.95	20.46	515.93	110.05
2003	6,288	17.22	22.20	524.01	111.43
2004	6,383	17.48	22.00	531.92	112.77
2005	6,477	17.73	**22.39**	539.75	114.10

Notes:
MG=million gallons
mgd=million gallons per day
gpcd=gallons per capita per day
per capita=functional population

EXHIBIT 2-5
Historic Finished Water Production

Year	Annual Demand (MG)	Average Daily Demand (mgd)	Max Day Demand (mgd)	Average Monthly Demand (MG)	Per Capita Demand (gpcd)
2000	6,116	16.76	20.46	510	109.46
2001[a]	5,558	15.23	19.24	463	99.17
2002	6,031	16.52	19.95	503	107.28
2003	6,248	17.12	20.43	521	110.80
2004	6,347	17.39	20.43	529	112.22
2005	6,338	17.36	22.30	528	111.71

Notes:
[a]2001 maximum day for historic finished water was higher than maximum day for raw water (Exhibit 2-3) because of higher pumpage from storage tanks at Florida City during peak hours.
MG=million gallons mgd=million gallons per day
gpcd=gallons per capita per day per capita=functional population

Exhibit 2-6 compares the changes in population, raw water demand, and per capita use for the 5-year periods from 1990 through 2005.

EXHIBIT 2-6
5-Year Historic Percent Changes in Functional Population, Raw Water Demand, and Per Capita Water Demand

5-Year Period	Percent Change in Functional Population	Percent Change in Average Day Raw Water Demand	Percent Change in per Capita Water Demand
1990–1995	0.75	16.72	15.85
1995–2000	1.74	21.19	19.12
2000–2005	1.54	3.97	2.39

The high rate of growth in raw water demand, along with an increasing per capita demand over time, as seen in Exhibit 2-4, is primarily the result of a strong shift in demographics seen in the FKAA service area. The Keys as a whole are seeing an increasing number of affluent customers moving into the area who are then displacing the lower-income demographic group. These new customers are either improving existing homes or tearing them down and building larger, more expensive homes that use more water. Thus, new customers are consuming more water on a per capita basis and resulting in a higher per capita and average-day demand for the FKAA service area. This hypothesis was explored by investigating two issues believed to possibly contribute to this trend:

- Swimming pool construction permits, and
- Differences in water use following a home sale.

2.3.1 Swimming Pool Construction Permits

Homes constructed or redeveloped by higher-income residents typically have swimming pools, which further increase the water demand for that residence. CH2M HILL obtained the annual number of swimming pool construction permits issued by Monroe County from 1995 through 2004, as shown in Exhibit 2-7.

EXHIBIT 2-7
Annual Swimming Pool Construction Permits Issued by Monroe County

Year	Number of New Swimming Pool Construction Permits Issued	Percent Annual Increase
1995	65	N/A
1996	82	26
1997	88	7
1998	98	11
1999	88	-10
2000	96	9
2001	88	-8
2002	111	26
2003	195	76
2004	153	-22
Annual Average	**106**	**13**

The rate of swimming pool permit issuance increased, on average, by 13 percent annually from 1995 through 2004, which included both the drought year and recovery of 2001 as well as 2004, which had multiple hurricanes. In the past 3 years (2002 through 2004), pool permit issuance increased by an average of 27 percent annually (except 2004). Since 1995, the number of permits issued annually has increased by more than 250 percent.

2.3.2 Current Homeowner Versus Former Homeowner Water Use

In a trend that has become commonplace across Florida, higher-income residents are displacing lower-income residents and substantially improving their "new" homes. Many of these improvements involve upgrading the landscaping with lush foliage that typically requires substantially more irrigation than the previous landscaping. In addition, many times smaller homes are replaced with larger homes with more bathrooms. As a result of these changes, many of these residences show large increases in water use without a corresponding increase in population. Additionally, higher-income residents are typically less sensitive to increases in their water bill and are less likely to decrease their water use in response to the increased cost. Combined, these factors can result in an increased per capita water use by new residents.

CH2M HILL analyzed residential home sales prices to determine if the increase in home sales prices could be correlated with increasing per capita water demand. Individual account data were only available from 2000 through 2004, and to compare a full year of usage for each customer, only home sales occurring between 2002 and 2003 were used, which allowed for at least one full year of usage data before and after the sale. Water use in 2001 was excluded because of the impact of the water restrictions in effect at this time.

The FKAA service area is made up of several municipalities that are going through redevelopment and changes in demographics at different paces. To substantiate the correlation between increased home values and water use, CH2M HILL examined the home sale data for each separate municipality and for Monroe County as a whole.

1. CH2M HILL analyzed 2002 and 2003 home sale data provided by the Monroe County Property Appraiser to identify transactions in which the previous sale price was $150,000 or less. In 2002, 163 sales met this criterion; 268 purchases met this criterion in 2003.

2. The annual water use for each group of residential accounts was summed for 2000 through 2004.

3. For homes sold in 2002, their 2003 and 2004 water use was compared to their water use in 2000. Data from 2001 were excluded because of the drought, and data from 2002 (the sale year) were not included because of homes being sold at different times during the year and the lack of a full year's worth of water use under either the old or new homeowners.

4. The water use in homes sold in 2004 was compared against their 2002 water use. Data from 2001 and 2003 were excluded as noted above.

For the 2002 home sales in Monroe County, water use increased by 13.4 percent in 2003 and 21.1 percent in 2004 when compared to water use in 2000. For the 2003 home sales, water use increased by 11.4 percent in 2004 when compared to 2002 water use.

A technical memorandum documenting the projected change in per capita use, prepared for the South Florida Water Management District as part of the FKAA's water use permitting process is included as Appendix A.

2.4 Projected Finished Water Demand

The projected finished water demands for the FKAA service area from 2005 through 2025 are shown in tabular form in Exhibit 2-8 and in graphical form in Exhibit 2-9.

EXHIBIT 2-8
FKAA Service Area Projected 2005–2025 Population and Finished Water Demands

	Population			Finished Water Demands					
Year	Permanent	Seasonal	Functional	per capita (gpcd)	Avg. Day (mgd)	Max. Day (mgd)	Annual (MG)	Avg. Mo. (MG)	Max. Mo. (MG)
2005 (Actual)	**81,701**	**73,737**	**155,438**	**114.08**	**17.73**	**22.39**	**6477**	**539.74**	**597.15**
2006	82,041	73,896	155,937	119.15	18.58	23.23	6786	565.53	625.69
2007	82,381	74,055	156,436	119.99	18.77	23.46	6856	571.31	632.08
2008	82,720	74,215	156,935	122.34	19.2	24.00	7013	584.40	646.56
2009	83,060	74,374	157,434	124.75	19.64	24.55	7174	597.79	661.38
2010	**83,400**	**74,533**	**157,933**	**127.08**	**20.07**	**25.09**	**7331**	**610.88**	**675.86**
2011	83,480	74,569	158,049	129.58	20.48	25.60	7480	623.36	689.67
2012	83,560	74,605	158,164	132.01	20.88	26.10	7626	635.54	703.14
2013	83,639	74,640	158,280	134.45	21.28	26.60	7773	647.71	716.61
2014	83,719	74,676	158,395	136.87	21.68	27.10	7919	659.89	730.08
2015	**83,799**	**74,712**	**158,511**	**139.30**	**22.08**	**27.60**	**8065**	**672.06**	**743.55**
2016	83,879	74,748	158,627	140.90	22.35	27.94	8163	680.28	752.64
2017	83,959	74,784	158,743	142.43	22.61	28.26	8258	688.19	761.40
2018	84,040	74,819	158,859	144.03	22.88	28.60	8357	696.41	770.49
2019	84,120	74,855	158,975	145.56	23.14	28.93	8452	704.32	779.24
2020	**84,200**	**74,891**	**159,091**	**147.15**	**23.41**	**29.26**	**8551**	**712.54**	**788.34**
2021	84,281	74,927	159,208	147.61	23.5	29.38	8583	715.28	791.37
2022	84,361	74,963	159,324	148.13	23.6	29.50	8620	718.33	794.73
2023	84,442	74,999	159,441	148.64	23.7	29.63	8656	721.37	798.10
2024	84,522	75,035	159,557	149.04	23.78	29.73	8686	723.80	800.80
2025	**84,603**	**75,071**	**159,674**	**149.55**	**23.88**	**29.85**	**8722**	**726.85**	**804.16**

Notes:
Population data based on Monroe County Planning Department data in the USACE *Carrying Capacity Study* (2003).
Maximum-day demand based on maximum-day to average-day ratio of 1.25 (2002–2005 average).
Maximum-month demand based on maximum-month to average-month ratio of 1.11 (2002–2005 average).
The projections include the U.S. Navy's historic use of 1.05 mgd out of their contract for 2.4 mgd.

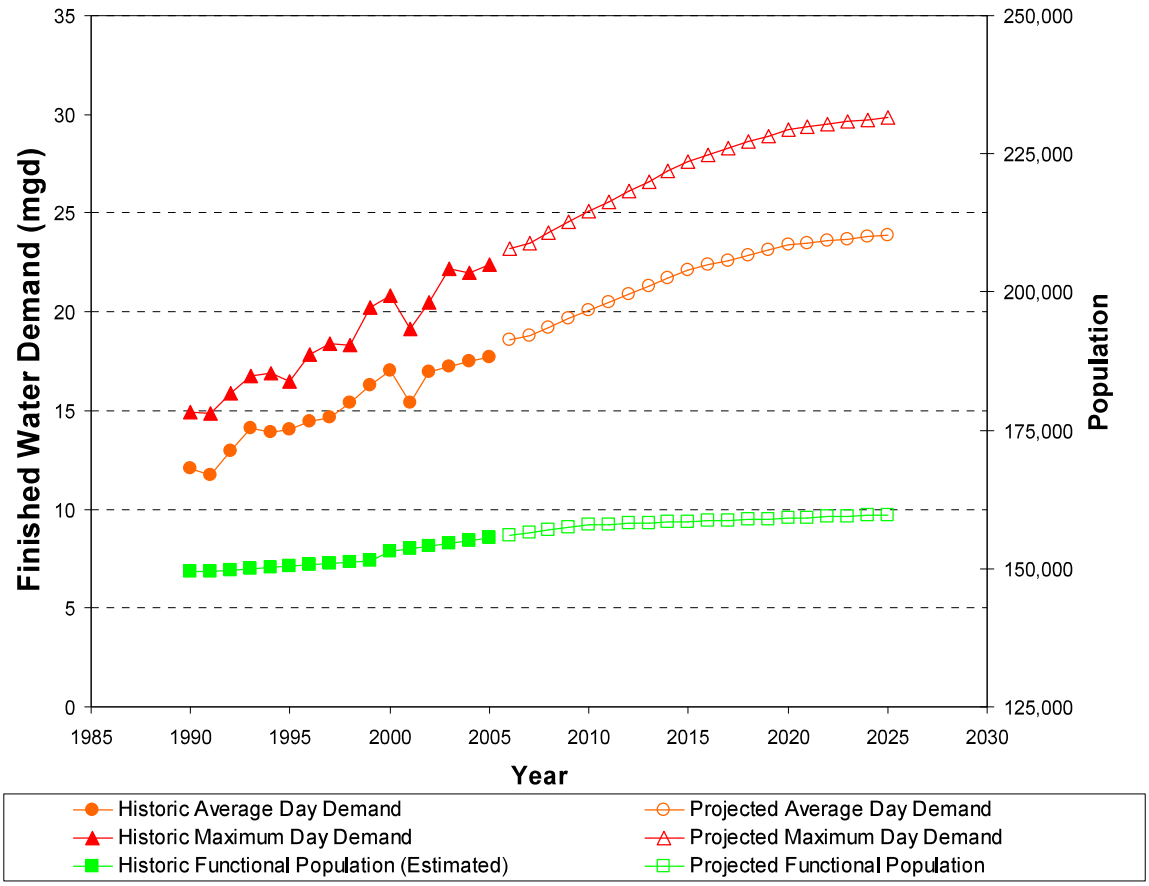


EXHIBIT 2-9
Graphic Representation of FKAA Service Area Projected 2005–2025 Population and Finished Water Demands

Including the existing U.S. Navy's historic demand of 1.05 mgd, the projected average-day finished water demand for the FKAA service area is expected to be 20.07 mgd in 2010, 22.08 mgd in 2015, 23.41 mgd in 2020, and 23.88 mgd in 2025. Maximum-day demands to be used to determine treatment plant capacity needs are expected to be 25.09 mgd in 2010, 27.60 mgd in 2015, 29.26 mgd in 2020, and 29.85 mgd in 2025 (see Exhibit 2-8).

In comparing FKAA's finished water demands and per capita water use to other large utilities across South Florida, as listed in the SFWMD Lower East Coast (LEC) Water Supply Plan (Chapter 5 – Table 59), both FKAA's existing (2005) per capita water use (114.08 gpcd) and projected (2025) per capita water use (149.55 gpcd) are well below the LEC Water Supply Plan's calculated average of 172 gpcd.

2.4.1 Peak Hour Demands

FKAA provided daily log sheets from the J. Robert Dean Water Treatment Plant (WTP) for selected periods in 2004 and 2005 with above-normal demand, such as Spring Break, Memorial Day, and July 4th.

The highest hourly flow rate (23.9 mgd) occurred on March 25, 2005. The 2005 average daily flow rate was 17.73 mgd; therefore, the peak hour demand peaking factor is the peak hour

(23.9 mgd) divided by the average daily flow for the year (17.73 mgd), or 1.35. This is significantly lower than the typical utility's 3.0 to 6.0 average-day to peak-hour demand ratio reported by Haestad Methods (2003). This discrepancy is attributed to the buffering capacity of the nearly 45 MG of storage in FKAA's distribution and transmission system.

This peaking factor was used in conjunction with the average-day demands in Exhibit 2-8 to develop peak hour demands for the FKAA service area. Exhibit 2-10 presents the projected peak hour demand for the FKAA service area through 2025.

EXHIBIT 2-10
Projected Peak Hour Demands

Year	Average Day Demand (mgd)	Peak Hour Demand (mgd)
2006	18.58	25.08
2007	18.77	25.34
2008	19.2	25.92
2009	19.64	26.51
2010	**20.07**	**27.09**
2011	20.48	27.65
2012	20.88	28.19
2013	21.28	28.73
2014	21.68	29.27
2015	**22.08**	**29.81**
2016	22.35	30.17
2017	22.61	30.52
2018	22.88	30.89
2019	23.14	31.24
2020	**23.41**	**31.60**
2021	23.5	31.73
2022	23.6	31.86
2023	23.7	32.00
2024	23.78	32.10
2025	**23.88**	**32.24**

Notes:
Peak hour demand based on the 2005 peak hour to average hour ratio of 1.35.

2.5 Demand by Service Type

2.5.1 Demand by Service Type

FKAA records water usage in the following general categories: residential, commercial, government, Navy, and Key West municipal government use. FKAA provided water use

information for each of these service categories from October 2003 through September 2005. Exhibits 2-11 and 2-12 present tabular and graphical summaries, respectively, of the average monthly water use for each service category.

Nearly half (56 percent) of the water produced by the FKAA is used by residential customers. Commercial customers are the next-largest category, with an average use of 32 percent. No large commercial customers (that is, those using 40 percent or more of the water sold in the commercial category) have been identified.

The U.S. Navy is FKAA's largest single customer, accounting for 7 percent of its monthly production. Government, senior citizen, and Key West municipal use makes up another 5 percent.

EXHIBIT 2-11
Average Monthly Water Use by Category, million gallons, October 2003–September 2005

Month	Residential	Commercial	Navy	Government	Key West Municipal	Senior Citizen	Total
Jan	273	153	29	16	3	2	476
Feb	236	136	29	15	3	2	421
Mar	241	141	27	14	3	2	428
Apr	291	167	28	17	4	2	509
May	262	152	30	16	4	2	466
Jun	268	149	31	18	4	2	472
Jul	273	158	28	17	4	2	482
Aug	248	143	30	14	3	2	440
Sep	242	136	24	16	3	2	423
Oct	194	113	30	15	3	2	357
Nov	229	136	29	15	3	2	414
Dec	223	129	29	15	4	2	402
Average	248	143	29	15	3	2	441
Percent	56%	32%	7%	3 %	1%	1%	

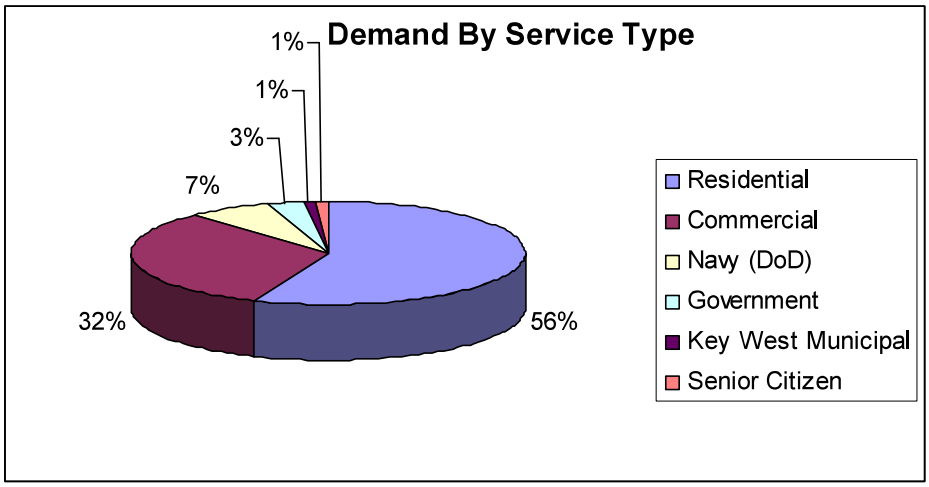


EXHIBIT 2-12
Graphic Summary of Average Monthly Water Use by Category, million gallons, October 2003–September 2005

FKAA's contract with the DoD calls for supplying the U.S. Navy with up to 2.4 mgd of water. From 2000 to 2004, deliveries to the U.S. Navy have averaged 1.05 mgd (see Exhibit 2-13).

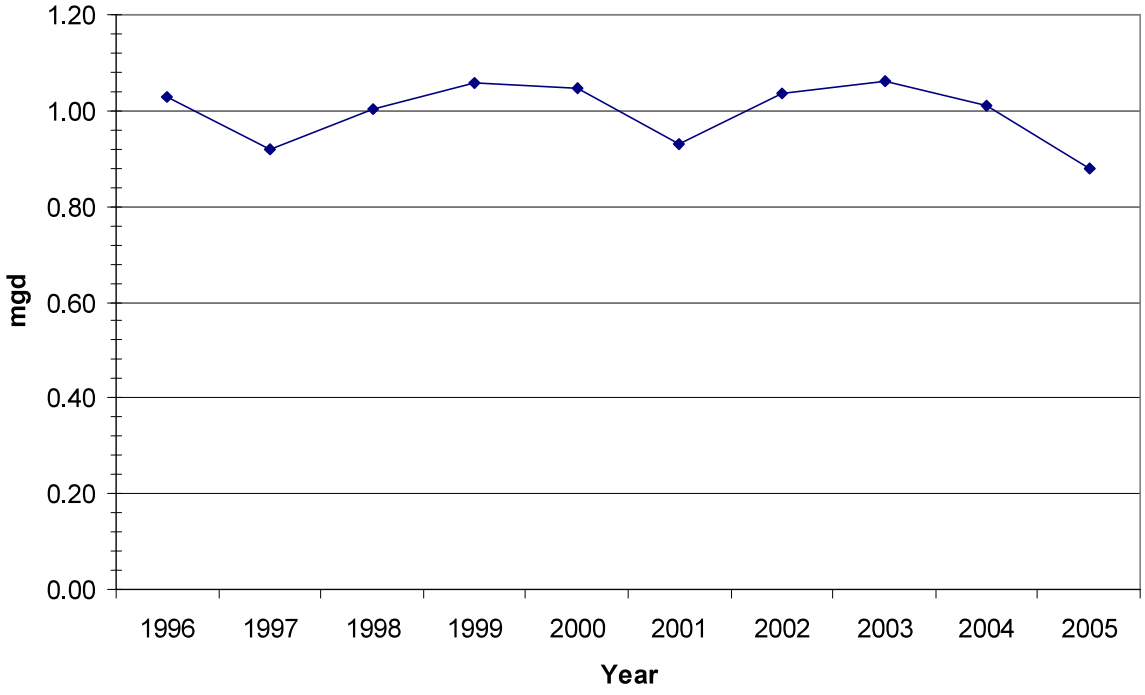


EXHIBIT 2-13
U.S. Navy Water Usage from 1996 to 2005

2.5.2 Unmetered Water

FKAA provided master tap readings for its distribution system (excluding Key West and the Navy) for the period December 2002 through December 2005. The data included the monthly total for each master tap, the total customer sales for each master tap, and the difference unaccounted-for-water (UAW).

FKAA's transmission and distribution system has certain specified maintenance requirements and activities that result in water being un-metered. These include regular flushing activities to maintain water quality, extensive flushing required during change of chlorine residuals twice per year, water loss resulting from transmission and distribution main break, and draining of potable water storage tanks for maintenance.

Exhibit 2-11 does not include UAW, which has historically averaged 10 to 12 percent. The American Water Works Association (AWWA) recommends that UAW should not exceed 5 percent, and that a goal of less than 10 percent is desirable. A total of 4 months with UAW (March, May, October, and December) contribute to the high overall average UAW. FKAA is not aware of any particular events (maintenance, line breaks, etc.) that may have contributed to the high UAW in those months. If UAW in those months could be reduced, FKAA's UAW would be significantly less.

To summarize data from the annual UAW reports that are provided to the SFWMD, the following percentages were recorded:

Year	Percentage UAW
2003	10.5
2004	9.71
2005	14.93
2006 (Year To Date June 2006)	11.45

FKAA should set a goal of 10 percent or less UAW in their system based on the uniqueness and operating pressures that FKAA experiences in their system. FKAA should continue to correlate transmission and distribution meter reads so that the data are correlated accurately and so that the actual losses in the transmission mains and the distribution system can be assessed. After this task is complete, identifying and locating potential losses throughout the system may be needed.

2.6 Conclusions

Population projections developed by the MCPD were used to develop water demand projections for the FKAA service area through 2025. FKAA's average daily raw water demand is expected to increase from 17.73 mgd in 2005 to 20.07 mgd in 2010, 22.08 mgd in 2015, 23.41 mgd in 2020, and 23.88 mgd in 2025. Maximum-day and peak hour demand were calculated using peaking factors of 1.25 and 1.35, respectively.

Residential (nearly half) and commercial (more than one-quarter) account for nearly three-quarters of the FKAA's water demand. UAW comprises approximately 12 percent of FKAA's total production; the remaining water is used primarily by the U.S. Navy and state and local governments.

UAW in the FKAA service area is higher than other water systems, and may be the result of FKAA's metering and accounting system, along with system leaks. Additionally, UAW is not distributed evenly throughout the service area, but varies considerably from key to key. Converting the 160 or so master meters along the transmission mains to automatic meter reading may help in identifying the largest areas of UAW. Additional tasks that FKAA could implement include a formal water audit and more specific investigations of water leaks in areas suspected of having UAW.

APPENDIX 3

County Population with Seasonal Replacement Calculations

Monroe County Population Projection Seasonal Replacement Series				Perm Change	@70% loss	ROGO Growth		
YEAR	Permanent	Seasonal	Functional					
2000	79,589	73,491	153,080					
2001	80,011	73,540	153,551	422				
2002	80,434	73,589	154,023	423				
2003	80,856	73,639	154,495	422				
2004	81,236	73,688	154,924	380				
2005	82,413	73,737	156,150	1,177				
2006	80,510	75,228	155,738	(1,903)	-1332.1	1332.1		
2007	78,987	76,453	155,440	(1,523)	-1066.1	2398.2		
2008	76,081	78,647	154,728	(2,906)	-2034.2	4432.4		
2009	77,925	77,516	155,441	1,844	1290.8	3141.6	ROGO DU	ROGO pop *.7 @2.7pph
2010	76,887	78,401	155,288	(1,038)	-726.6	3868.2		
2011	78,080	77,974	156,054	1,193	835.1	3033.1	197	372.33
2012	77,960	78,431	156,391	(120)	84		197	372.33
2013	77,840	78,887	156,727	(120)	84		197	372.33
2014	77,720	79,343	157,063	(120)	84		197	372.33
2015	77,600	79,800	157,400	(120)	84		197	372.33
2016	77,460	80,270	157,730	(140)	98		197	372.33
2017	77,320	80,740	158,060	(140)	98		197	372.33
2018	77,180	81,211	158,391	(140)	98		197	372.33
2019	77,040	81,681	158,721	(140)	98		197	372.33
2020	76,900	82,151	159,051	(140)	98		197	372.33
2021	76,760	82,622	159,382	(140)	98		197	372.33
2022	76,620	83,092	159,712	(140)	98		197	372.33
2023	76,480	83,562	160,042	(140)	98		197	372.33
2024	76,340	84,033	160,373	(140)	98		197	372.33
2025	76,200	84,503	160,703	(140)	98		197	372.33
2026	76,060	84,973	161,033	(140)	98		197	372.33
2027	75,920	85,444	161,364	(140)	98		197	372.33
2028	75,780	85,914	161,694	(140)	98		197	372.33
2029	75,640	86,384	162,024	(140)	98		197	372.33
2030	75,500	86,855	162,355	(140)	98		197	372.33

APPENDIX 4

FISHKIND & ASSOCIATES

Memorandum

TO: Debbie Love, AICP, Senior Planner, Keith and Schnars, P.A.

FROM: Stanley P. Geberer, Associate
Fishkind & Associates, Inc.

SUBJECT: DCA Finding Regarding Population Methodology

DATE: November 16, 2010

1.0 Background

Fishkind has prepared the population projections for unincorporated Monroe County. We have reviewed extensively with County Staff, and provided an update to the final report on August 30 which addressed a series of non-formal questions DCA posed and finally had a conference call with DCA to review their questions and our responses. After a 60 day review DCA has found the methodology unacceptable as shown below.

> Department has completed its review of the methodology utilized for the seasonal population and identified its concerns below. Due to these concerns, the Department does not find the projection methodologies to be professionally acceptable.

This memo will review the items of DCA concern.

2.0 Discussion of Concerns 1-10

Concern 1

> 1. For Water Supply planning, the Department has previously accepted the methodologies employed by the Florida Keys Aqueduct Authority (FKAA) and recommended that the County utilize the FKAA methodology. The data submitted to date to the Department does not provide the base data utilized by FKAA and how the County applied the FKAA methodology for calculating the seasonal population.

The most recent FKAA projections to year 2025 were used as the baseline seasonal projections. These data are attached as Appendix 1. These data were applied directly to the seasonal forecast series and modified as described in Concern 3.

Concern 2

2. Please provide a justification for the use of the Compound Annual Growth Rate (CAGR) to extend the FKAA series from 2025 to 2030 for the functional population. This is a geometric extrapolation and should be used with caution. The computed CAGR has not been provided.

The new planning horizon must be extended from 2025 to 2030. Compound annual growth rate is an appropriate mechanism whereby baseline growth may be extrapolated. Over the time horizon from 15 to 20 years, the error level of employing other methodologies cannot be said to be superior given these are the final out years of the planning horizon and are subject to the greatest degree of error. The comment from DCA suggesting "caution" should be used is gratuitous to the extent it implies caution was not used, and adds no meaningful dialogue. Further, the Department has not rejected the use of CAGR and fails to suggest a more appropriately method herein.

The computed CAGR from year 2000-2025 is as follows:

(FKAA seas pop 2025/FKAA seas pop 2000)^(1/26)-1=.082%

Concern 3

3. The County indicates there will be a decline in the permanent population as forecast by BEBR. The County has indicated that there will be an increase in seasonal growth equivalent to 70% of the decline in permanent population. For example, the County has submitted information that indicates that retail sales have decreased since 2006. Information submitted regarding changes in annual average daily traffic counts may be attributable to other causes that were not evaluated. Please provide an explanation as to how this addition to the FKAA projections makes sense within the context of the FKAA projection methodology. This addition as well as the addition in the next comment number 4, effectively changes the methodology.

The FKAA Seasonal Population methodology as described by FKAA is shown below:

FKAA Seasonal Population Methodology

2.2.2 Seasonal Population

The MCPD seasonal population projections in the USACE *Carrying Capacity Study* (USACE, 2003) also were used to project the seasonal population for Monroe County. Although there are no exact counts of the seasonal population, the MCPD developed historical seasonal population projections for 1990, 1995, and 2000. The MCPD projected that the 1990 seasonal population of 70,493 increased by 1.1 percent to a 1995 population of 71,266, and further increased by 3.1 percent to a 2000 seasonal population of 73,491.The MCPD continues these seasonal population projections in 5-year increments starting with a seasonal population of 73,737 in 2005; 74,533 in 2010; 74,712 in 2015; 74,891 in 2020; and 75,071 in 2025. The seasonal population is projected to increase at an overall average rate of 0.4 percent for each 5-year period from 2005 through 2025, with a 1.1 percent increase between 2005 and 2010 and a 0.24 percent increase from 2010 through 2025.

The historic data on seasonal populations presented by FKAA above indicate seasonal population is increasing at an increasing rate. The FKAA methodology failed to incorporate this into its seasonal projections. FKAA projected seasonal population increases at 1/3 the level of the most recent available data initially and then provided a decreased rate of growth through 2025. This rate is far slower than recent trend data FKAA observed. There is no explanation or justification in the FKAA methodology for the failure to recognize and include the robust levels of seasonal growth identified. Table 1 compares the FKAA seasonal growth rates with County seasonal growth rates.

Table 1. Seasonal Population Growth Rates

	FKAA Series	Monroe County	Net Difference
1990-1995	1.10%		
1995-2000	3.12%		
2000-2005	0.33%	0.33%	
2005-2010	1.08%	7.73%	4,904
2010-2015	0.24%	2.70%	1,965
2015-2020	0.24%	2.71%	2,035
2020-2025	0.24%	2.64%	2,034
2025-2030	0.41%	2.57%	1,906
Total Difference 2005-2030			12,843

The approach taken in the preparation of the County seasonal projections is to correct for this problem in the original FKAA methodology in recognizing the more dramatic seasonal population expansion.

Concern 4

4. The County included the following sentence which is not clear: "Further, we have added the equivalent of 70% of the ROGO growth to seasonal population to the FKAA seasonal series, reflecting the seasonal shift component not evidenced in FKAA's original data." This appears to add additional population. This has not been adequately explained or justified. The source data, calculations, and results have not been provided.

Please see response to Concern 3.

Concern 5

5. Please provide justification for the use of the persons-per-household (PPH) figure of 2.5. No data or analysis has been provided for the average size of seasonal households. Please include data or analysis regarding "seasonality." For example, there was no analysis of the maximum occupancy of seasonal units and the amount of time that these seasonal units are occupied at this maximum rate.

For the purposes of this analysis seasonal and permanent household sizes used are the same. The preponderance of data provided supports the use of 2.5 persons per household. The Population Report is cited below.

Excerpt from August 30 Population Report – page 11

It is also noted, for units shifting to seasonal status and for population associated with ROGO growth, a persons-per-household figure of 2.5 was used.

Intercensal data (see Tables 5 and 6) suggests an increase in persons per household by year 2009. Fishkind believes seasonally occupied homes and rentals have a higher person per household occupancy due to the increasing size of newly built units. For these reasons 2.5 was used for seasonal households.

Table 5.

Persons Per Household Census/Isite		
	Total	Unincorp
1990	2.33	2.38
2000	2.27	2.29
2009	3.12	2.89
2014	5.29	4.94

source: I-Site online data

Table 6. - Average Number of Bedrooms and Bathrooms per Single Family Unit by Year Built

Average Bed/Bath	
2.65	Pre-1970
3.33	1970-1989
3.63	1990-1999
3.77	2000-2008

Source: Monroe Co. Property Appraiser, Fishkind & Associates, Inc.

Because seasonal population is derived from the seasonal population as presented by FKAA, seasonal occupancy rates are implicit in the analysis, for the original seasonal series.

Concern 6

6. Based on Table 7, the seasonal population is roughly equivalent to the residential population. However, the number of seasonal units is much less than the number of occupied (resident) units. Does the FKAA data include population other than those living in housing and if so, how is that accounted for in the data and in the projection?

The percentage of non-homesteaded units is higher than homesteaded units in Monroe County, suggesting seasonal population could be at least equivalent to permanent.

The FKAA methodology includes cruise ship visitors, visitors from the mainland and those residing in the keys for 6 months or less. They are accounted for in the FKAA calculation of seasonal residents.

Concern 7

7. Please provide additional citation for The "I-Site" source. If the data is Census data, then that should be made clear. Projection data from a private sector, third party source cannot be evaluated without a complete explanation of how the projections were made, e.g. the full methodology with all support data must be provided.

The I-site data was not used in any methodological calculation in the Monroe County population projections. I-site data was used as a reference source only in referring to support for use of the 2.5 persons per household figure.

Concern 8

8. Section 8.0, third paragraph on page 10 discusses "an increase in seasonal population shown in the American Community Survey (ACS)." The ACS does not estimate seasonal population.

The ACS provides estimates of seasonal units as shown in Table 2-H3, page 5 of the population report. The change in seasonal population is based in part on the increase in seasonal units identified in the ACS data.

Concern 9

9. Section 5.0 and Tables 1 and 2 provide Census data. There were 51,617 housing units (occupied and vacant) in 2000. Census data indicates there were 21,900 owner occupied units. However, the second paragraph on page 6 indicates that there were 16,005 homestead units and 20,784 non-homestead units in 2000, which add to a total of 36,789 housing units. The housing units for homesteaded/non-homesteaded units should be reconciled with the Census housing units or data provided to explain the difference.

The difference cannot be reconciled without imposing egregious costs on the government and citizens of Monroe County in order to do so. The Property Appraiser is the source of homestead and non-homestead status. The property Appraiser data is not reconcilable with Census unit counts. This is a vexing problem addressed by the Regional Planning Council in the hurricane evacuation modeling effort as well. It is believed the difference lies in substandard housing, non-permitted housing, maritime live-aboards and other housing.

It is for this reason the analysis and projections were made on a population basis not a housing unit basis. The data on housing units is used as a guide to help estimate changes in the mix and character of resident and seasonal population.

Concern 10

10. The final paragraph in Section 1.0 states that a "reconciliation of the Fishkind and Hurricane model data will take place subsequent to the Hurricane data publication." Is this a preliminary report? Will the final population projection be submitted with your Evaluation and Appraisal Report?

The Regional Planning Council has reviewed and affirmed the County's population projection methodology. A final review by RPC will be requested and submitted with the EAR.

Doc# 1948807 09/05/2013 12:16PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/05/2013 12:16PM
DEED DOC STAMP CL: Krys $1,329.30

Prepared by and return to:
Grace Philius
Kahane & Associates, P.A.
8201 Peters Road, Suite 3000
Plantation, FL 33324

File Number: 11-00670

Consideration: $189,900.00

Doc# 1948807
Bk# 2648 Pg# 746

(space above this line for recording data)

Special Warranty Deed

This Special Warranty Deed made this 25th day of **July, 2013**, between **BankUnited, N.A.** whose post office address is **7815 NW 148 Street, Miami Lakes, FL 33016**, grantor, and **Michael Snyder and Jaime Snyder, husband and wife** whose post office address is **903 Red Bird Road, Key Largo, Fl 33037** grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

Lot (s) 7 and 8, Block 4, Plantation Beach, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 76, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00413300-000000-076338

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Doc# 1948807
Bk# 2648 Pg# 747

Signed, sealed and delivered in our presence:

Witness Name: MICHELLE JENTZSCH

Witness Name:

BankUnited, N.A., by Green River Capital, LLC as Attorney in Fact

By: AVIVA BUSH, VICE PRESIDENT

as authorized signatory pursuant to the Corporate Resolution recorded in Official Records Book 49927, Page 1174 of the Public Records of Broward County, Florida

Title: **Attorney-in-Fact, pursuant to the Special Power of Attorney recorded in Official Records Book 49927, Page 1173 of the Public Records of Broward County, Florida**

State of: **Utah**
County of: **Salt Lake**

The foregoing instrument was acknowledged before me this 25th day of **July, 2013** by Aviva Bush, V.P. of **Green River Capital, LLC, Attorney in Fact** for **BankUnited, N.A.**, who (**X**) is personally known to me or ( ) has produced _____ as identification.

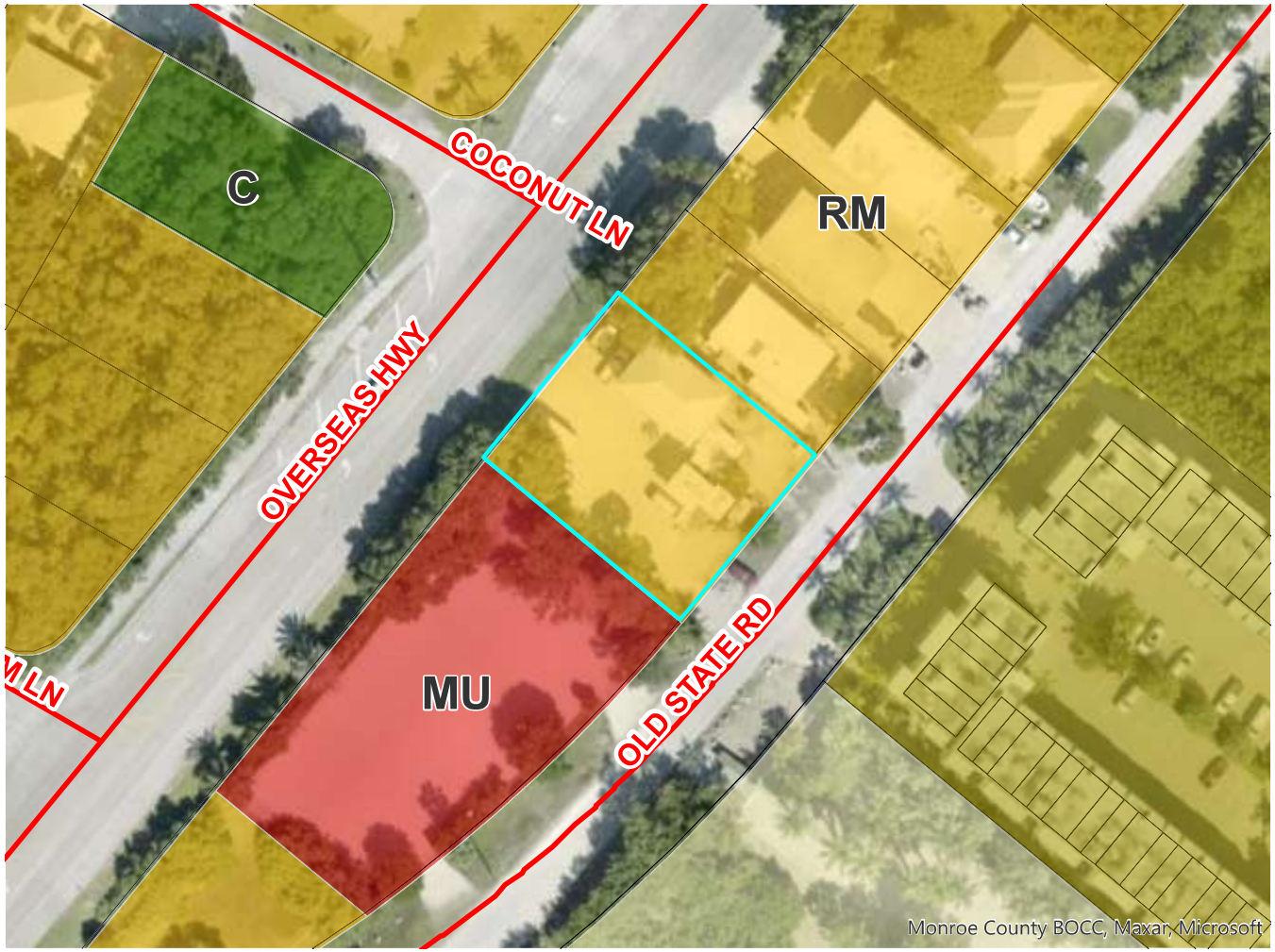
Notary Public

Printed Name: JOSHUA W. NELSON

My Commission Expires: June 10th, 2015

JOSHUA W. NELSON
Notary Public State of Utah
My Commission Expires on:
June 10, 2015
Comm. Number: 609885

MONROE COUNTY
OFFICIAL RECORDS


C
COCONUT LN
RM
OVERSEAS HWY
MU
OLD STATE RD
Monroe County BOCC, Maxar, Microsoft

DESCRIPTION:

Lots 7 & 8, Block 4, PLANTATION BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 76 of the Public Records of Monroe County, Florida.

SURVEY NOTES

1. This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
2. This parcel has a physical address of: 87469 Old Hwy., Islamorada, Fl. 33036
3. This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel #12087C 1008 , last revised on 2/18/05.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon. This survey does not certify or imply ownership of the parcel shown and described hereon, which is subject to opinion of title.
6. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).
7. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.
8. By his signature and embossed seal, the Florida P.S.M. or P.L.S. signing this survey hereby certifies to the following named parties that this survey was performed under his direct supervision and that it is true and correct to the best of his knowledge and belief:

0 30 60

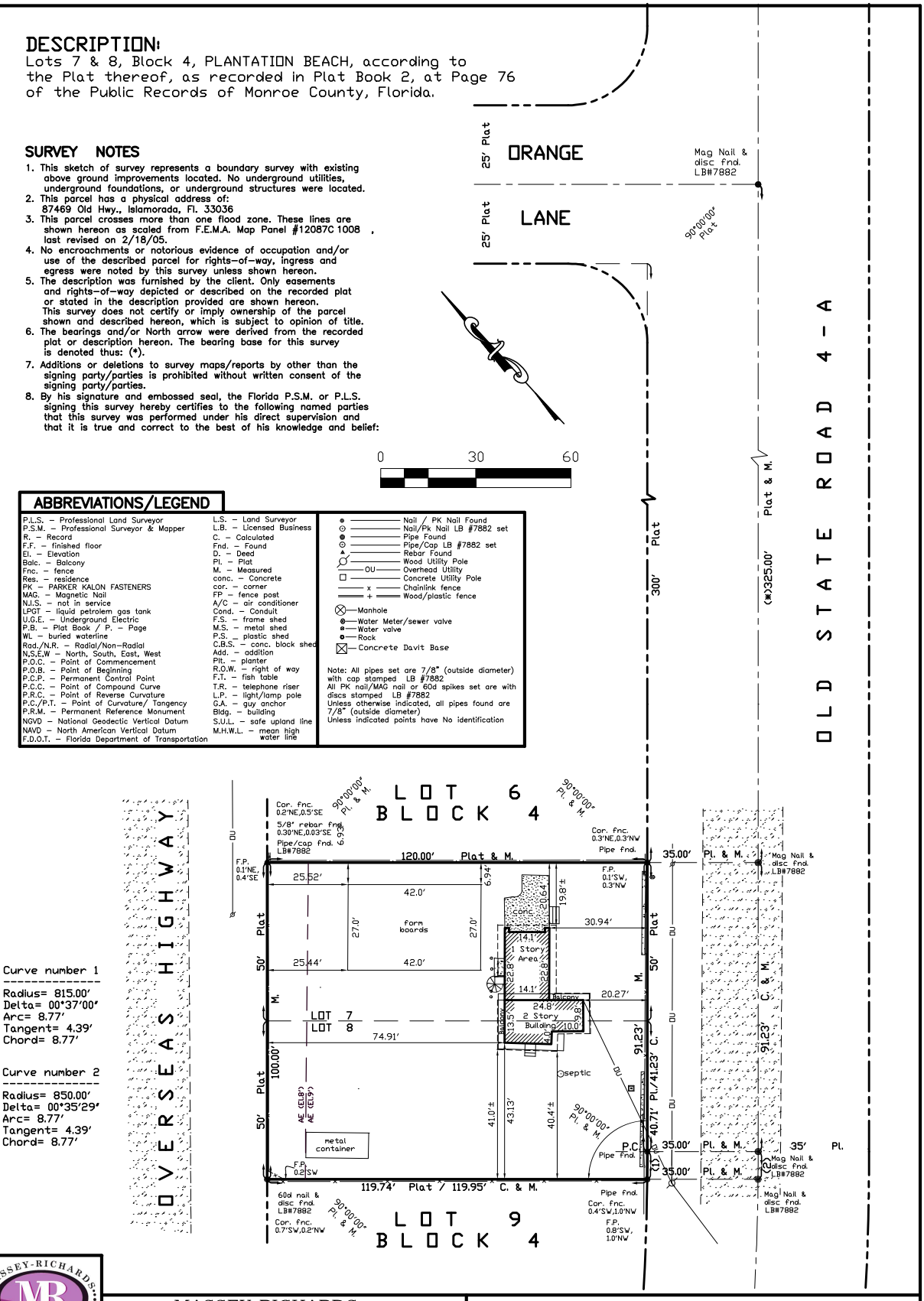
ABBREVIATIONS/LEGEND

P.L.S. – Professional Land Surveyor
P.S.M. – Professional Surveyor & Mapper
R. – Record
F.F. – finished floor
El. – Elevation
Balc. – Balcony
Fnc. – fence
Res. – residence
PK – PARKER KALON FASTENERS
MAG. – Magnetic Nail
N.I.S. – not in service
LPGT – liquid petrolem gas tank
U.G.E. – Underground Electric
P.B. – Plat Book / P. – Page
WL – buried waterline
Rad./N.R. – Radial/Non-Radial
N,S,E,W – North, South, East, West
P.O.C. – Point of Commencement
P.O.B. – Point of Beginning
P.C.P. – Permanent Control Point
P.C.C. – Point of Compound Curve
P.R.C. – Point of Reverse Curvature
P.C./P.T. – Point of Curvature/ Tangency
P.R.M. – Permanent Reference Monument
NGVD – National Geodectic Vertical Datum
NAVD – North American Vertical Datum
F.D.O.T. – Florida Department of Transportation

L.S. – Land Surveyor
L.B. – Licensed Business
C. – Calculated
Fnd. – Found
D. – Deed
Pl. – Plat
M. – Measured
conc. – Concrete
cor. – corner
FP – fence post
A/C – air conditioner
Cond. – Conduit
F.S. – frame shed
M.S. – metal shed
P.S. – plastic shed
C.B.S. – conc. block shed
Add. – addition
Plt. – planter
R.O.W. – right of way
F.T. – fish table
T.R. – telephone riser
L.P. – light/lamp pole
G.A. – guy anchor
Bldg. – building
S.U.L. – safe upland line
M.H.W.L. – mean high water line

Nail / PK Nail Found
Nail/Pk Nail LB #7882 set
Pipe Found
Pipe/Cap LB #7882 set
Rebar Found
Wood Utility Pole
OU Overhead Utility
Concrete Utility Pole
x Chainlink fence
+ Wood/plastic fence
Manhole
Water Meter/sewer valve
Water valve
Rock
Concrete Davit Base

Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #7882
All PK nail/MAG nail or 60d spikes set are with discs stamped LB #7882
Unless otherwise indicated, all pipes found are 7/8" (outside diameter)
Unless indicated points have No identification



Curve number 1
Radius= 815.00'
Delta= 00°37'00"
Arc= 8.77'
Tangent= 4.39'
Chord= 8.77'

Curve number 2
Radius= 850.00'
Delta= 00°35'29"
Arc= 8.77'
Tangent= 4.39'
Chord= 8.77'

MASSEY-RICHARDS SURVEYING & MAPPING, LLC
Phone: (305)853-0066 / Fax: (305)853-0233
88888 Overseas Highway / P.O. Box 619, Tavernier, Fl. 33070

Client: Snyder

Section 18 Township 63 South, Range 38 East

Plantation Key Monroe County, Florida

Surveyed: 7/16/21 Fieldbook No. 259

Drawing No. 17937 Drawn By: AMR Scale: 1" = 30'

Florida Certificate of Authorization No. LB #7882

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

David S. Massey

Digitally signed by David S. Massey
Date: 2024.11.08 10:43:03 -05'00'

David S. Massey, P.S.M. # 5125

DAVID S. MASSEY CERTIFICATE PSM 5125 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Monroe County, FL

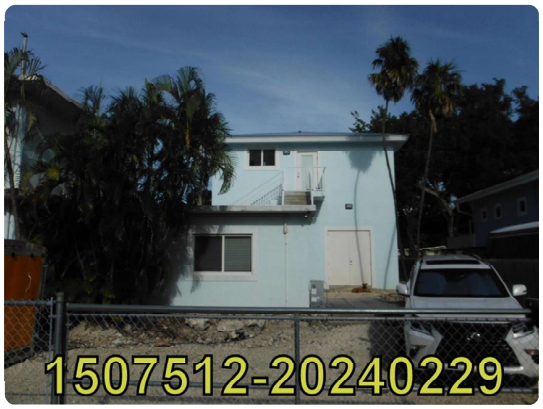
PROPERTY RECORD CARD

Disclaimer

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

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

Parcel ID	00413300-000000
Account#	1507512
Property ID	1507512
Millage Group	50VI
Location Address	87469 OLD Hwy, PLANTATION KEY
Legal Description	BK 4 LOTS 7-8 PLANTATION BEACH PB2-76 PLANTATION KEY G72-506/07 OR1689-1761/GUARD OR1758-183/88PET OR1864-1357 OR2127-224 OR2215-1460/61 OR2236-748R/S OR2624-1323/24C/T OR2648-746/47 (Note: Not to be used on legal documents.)
Neighborhood	4200
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	PLANTATION BEACH
Sec/Twp/Rng	07/63/38
Affordable Housing	No



Owner

SNYDER MICHAEL
903 Red Bird Rd
Key Largo FL 33037

SNYDER JAIME
903 Red Bird Rd
Key Largo FL 33037

Valuation

		2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+	Market Improvement Value	$213,897	$151,704	$151,704	$127,509
+	Market Misc Value	$3,225	$3,368	$3,511	$3,655
+	Market Land Value	$208,980	$208,980	$180,600	$129,000
=	Just Market Value	**$426,102**	**$364,052**	**$335,815**	**$260,164**
=	Total Assessed Value	**$251,659**	**$180,052**	**$286,180**	**$260,164**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$426,102**	**$364,052**	**$335,815**	**$260,164**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$208,980	$213,897	$3,225	$426,102	$251,659	$0	$426,102	$0
2023	$208,980	$151,704	$3,368	$364,052	$180,052	$0	$364,052	$0
2022	$180,600	$151,704	$3,511	$335,815	$286,180	$0	$335,815	$0
2021	$129,000	$127,509	$3,655	$260,164	$260,164	$0	$260,164	$0
2020	$129,000	$127,509	$3,798	$260,307	$260,307	$0	$260,307	$0
2019	$129,000	$129,471	$3,942	$262,413	$262,413	$0	$262,413	$0
2018	$126,000	$129,471	$4,080	$259,551	$259,551	$0	$259,551	$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
RES HIGHWAY US 1 (010H)	12,000.00	Square Foot	50	120

Buildings

Building ID	22334	**Exterior Walls**	C.B.S.
Style	2 STORY ON GRADE	**Year Built**	1961
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	1991
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	3919	**Roof Type**	REINFORC CONC
Finished Sq Ft	951	**Roof Coverage**	MIN/PAINT CONC
Stories	2 Floor	**Flooring Type**	CERM/CLAY TILE
Condition	AVERAGE	**Heating Type**	FCD/AIR DUCTED
Perimeter	200	**Bedrooms**	
Functional Obs	0	**Full Bathrooms**	1
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	36	**Grade**	550
Interior Walls	DRYWALL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	168	0	92
OPX	EXC OPEN PORCH	24	0	20
FLA	FLOOR LIV AREA	951	951	200
GBF	GAR FIN BLOCK	1,380	0	152
PTO	PATIO	16	0	16
SBF	UTIL FIN BLK	1,380	0	152
TOTAL		**3,919**	**951**	**632**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	2003	2004	0 x 0	1	3 UT	1
LC UTIL BLDG	1976	2004	3 x 4	1	12 SF	1
CH LINK FENCE	2012	2013	5 x 340	1	1700 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/25/2013	$189,900	Warranty Deed		2648	746	12 - Unqualified	Improved		
4/22/2013	$100	Certificate of Title		2624	1323	12 - Unqualified	Improved		
5/26/2006	$375,000	Warranty Deed		2215	1460	Q - Qualified	Improved		
6/15/2005	$420,000	Warranty Deed		2127	224	Q - Qualified	Improved		
3/5/2003	$180,000	Warranty Deed		1864	1357	S - Unqualified	Improved		

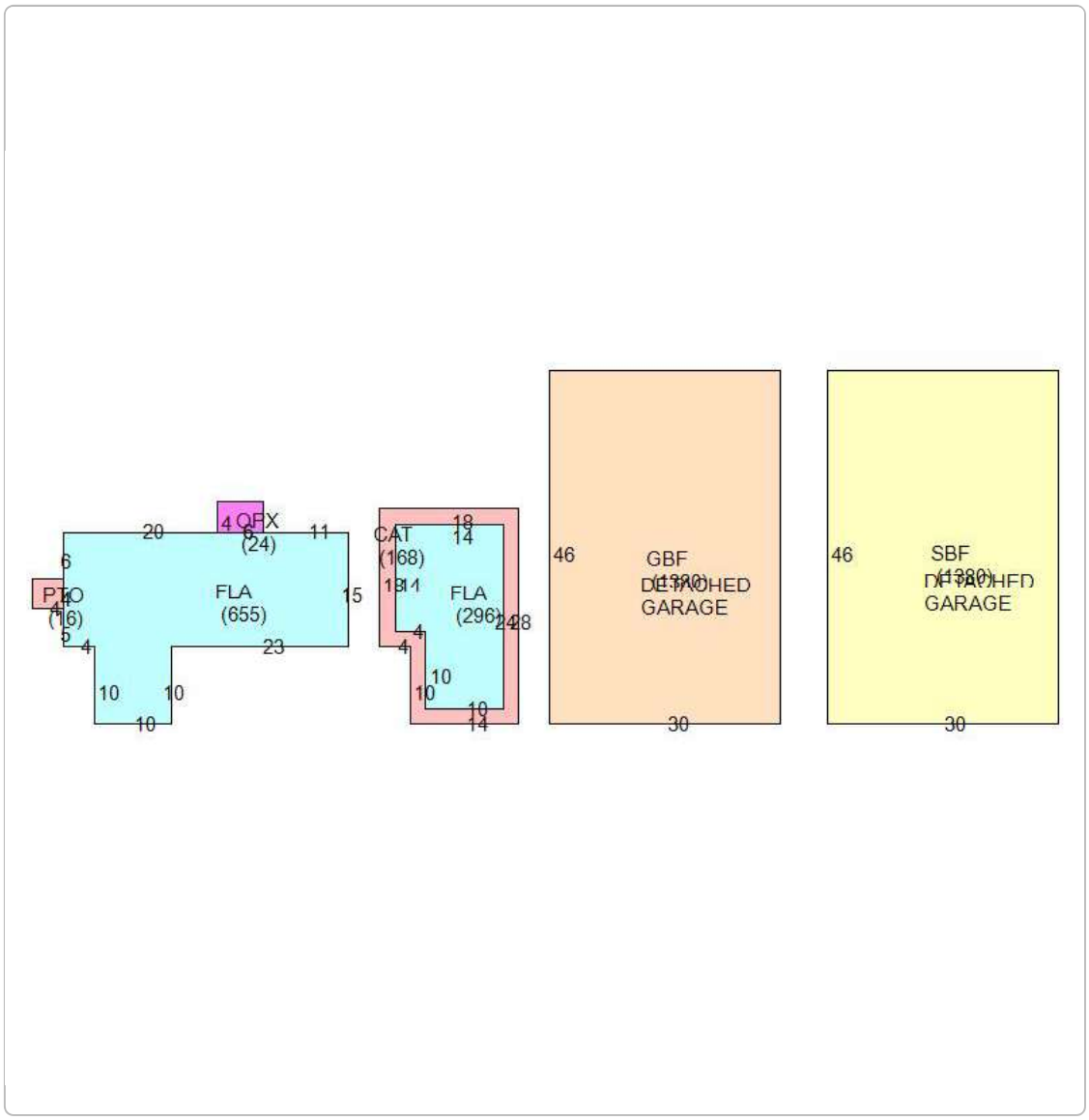
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202001308	03/09/2021	Completed	$26,000	Residential	GARAGE
0300654	04/30/2003	Completed	$1		RELOC METER/2 NEW DOORS
0300488	04/07/2003	Completed	$1		REMOD INTER /A/C UNIT X2

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


4 OPX
(24)
20
11
6
PTO
(16)
FLA
(655)
15
23
10
10
10
CAT
(168)
18
14
FLA
(296)
46
GBF
(1380)
DETACHED
GARAGE
46
SBF
(1380)
DETACHED
GARAGE
30
30

Photos

1507512-20240229

1507512-20240229

Map

TRIM Notice

2024 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: 5/14/2025, 1:40:53 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

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

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: Ty Harris P.A.
Mailing Address: 110 Plantation Shores Drive Tavernier, FL 33070
Primary Phone: 386 956 8776 Fax:
Email: tyharrispa@gmail.com

PROPERTY OWNER:

Name: Jaime & Mike Snyder
Mailing Address: 903 Red Bird Rd, Key Largo FL 33037
Primary Phone: See agent Fax:
Email: Office@islandaircontrol.com

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

Physical Address: 87469 OLD Hwy, Mile Marker: 87.4
Lot: 7-8 Block: 4 Subdivision: PLANTATION BEACH
☑ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☐ Lower Matecumbe Key
Real Estate (RE) Number: 00413300-000000 Alternate Key: 1507512

PROPERTY DESCRIPTION:

Total Land Area: 12,000 Square Feet Acres
Existing Use of Property: Commercial
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 - Residential SF
Proposed Future Land Use Map Category: MU Proposed Zoning District: HC - Highway Commercial

SUBMITTAL REQUIREMENTS:

☑ **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.

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 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.

T H — 5/29/2025

Signature of Applicant **Date**

Print Name: Ty Harris

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 29th day of May, 20 25, by Ty Harris (name of person making the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Jaime E Mike Snyder (name of entity or party on behalf of whom application was executed).

G. Alvarez

Signature of Notary Public

SEAL:

NOTARY PUBLIC, STATE OF FLORIDA
Jaime E. Alvarez
MY COMMISSION EXPIRES AUGUST 27, 2025
#HH 123045
Bonded thru Troy Fain Insurance

☑ Personally Known ☐ Produced Identification

Type of ID _____

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.

Ty Harris P.A.
110Plantation Shores Drive
Tavernier, FL 33070
tyharrispa.com
tyharrispa@gmail.com (386) 956-8776

May 26, 2025

VIA E-MAIL DELIVERY

Jennifer L. DeBoisbriand
Planning Director
Islamorada, Village of Islands
Village Administrative Center
86800 Overseas Highway
Islamorada, FL 33036

RE: FLUM & Re-Zoning Application for Island Air

Dear Jennifer,

This law firm represents Jamie and Mike Snyder, the owners of Parcel #00413300-000000, "Island Air". This application represents an opportunity to re-use an existing developed site which promotes numerous Comprehensive Plan Goals, Objectives, and Policies. Accordingly, the Applicant respectfully requests that you recommend approval to an appropriate commercial use category. The request is to amend the Future Land Use Map from RM to Mixed Use (MU) (FLUM) and Highway Commercial (HC) from the current zoning of residential one (R1). The proposed commercial designation will allow an already developed property to be re-zoned to conform to the existing commercial use.

The Property: Is a 12,000 square foot site on Plantation Key. The property is known as the Island Air property. Current uses include an existing business. The proposed change in zoning would permit the potential expansion of the upstairs to add affordable housing. The property contains no significant habitat and is mostly devoid of vegetation. Island Air is not recognized as habitat to any state or federally listed animal species. Additionally, the property is not within the state conservation recreation lands' boundary or critical habitat area.

Prior Approval History: None.

Needs Analysis and Supporting Data: The applicant is required to submit all information required to adequately address the filing requirements adopted by the Florida Department of Commerce ("DC"). In addition, the applicant must submit all other information necessary to address the comprehensive planning criteria of the Village. Pursuant to the DC State Coordinated

Review Submittal Guidelines, in the case of FLUM amendments, the following information is 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.*

At the present time, no additional development is contemplated for the property and the existing structures are to remain the same. Accordingly, there is existing adequate water, sewer, and solid waste services to service the existing developed parcel. Additionally, the traffic circulation, schools, and recreational open space have already been assessed and accounted for since this property was developed in 1961 with major renovations in the early 1990's.

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*.

The following Comprehensive Plan elements are applicable to this application:

Policy 1-2.3.2: Residential Low (RL)
Areas designated Residential Low (RL) on the Future Land Use Map are characterized as the residential estates within the Village, and shall be developed, redeveloped and/or maintained to protect this character. RL designated properties may be developed at a maximum of one (1) single family residential unit per two (2) acres. Substandard lots, of less than two (2) acres in size which are contiguous and in common ownership shall be assembled in order to meet the density standards of this policy. Notwithstanding the density limitations, a caretaker's unit may be developed as an accessory use on conforming parcels. Such units shall be permitted pursuant to the requirements of the Village's Building Permit Allocation System, only as affordable housing. Criteria established in the Land Development Regulations shall include restrictions on size, and location so as to not require clearing of additional land. The RL future land use designation shall allow home occupations. Within RL, properties are generally suitable as receiver sites from C and RC parcels, if needed to achieve the acreage required to construct a maximum of one (1) unit on the receiver parcel(s), or for the addition of a caretaker's cottage. Supportive community facilities ancillary to the residential uses may be located within areas designated RL. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.

The proposed FLUM amendment and re-zoning request is consistent with the Goals, Objectives, and Policies, in 1-2.8.1 of the Village Comprehensive Plan. The Island Air building pre-dates the implementation of the Village Comprehensive Plan. The Village is out of residential BPAS allocations and switching uses from commercial to residential only exacerbates the need for more residential entitlements in the Village and creates potential "takings" liability. Moreover, the property already contains existing commercial uses. Accordingly, the RM FLUM designation is not the most appropriate for the site. The most suitable use of this site is commercial because it incorporates the existing use of the property while providing flexibility to add affordable housing.

Policy 1-2.1.9: Promote Low And Medium Intensity And Varied Commercial Designations

Islamorada, Village of Islands shall promote low and medium intensity professional and business offices, as well as general retail sales and services designed to meet the needs for goods and services of local residents and Village visitors and shall limit the development of new high intensity uses. The Village shall not promote an increase in highway-oriented businesses that cater to a transient drive-through clientele.

The requested MU FLUM and HC zoning are consistent with Policy 1-2.1.9. Plantation Key's existing commercial corridor is located on the east side by US1 and Old Highway.

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.

The fact that the property is already developed with a commercial use supports the designation of this property as Mixed-Use with a Highway Commercial zoning.

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 FLUM and re-zoning are consistent with Policy 1-2.4.6(2) - commercial Zoning Districts shall be established where there are existing commercial uses.

GOAL 1-1: IMPLEMENT FUTURE LAND USE VISION
OBJECTIVE 1-1.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY
OBJECTIVE 1-1.2: REINFORCE AND ENHANCE THE VILLAGE'S APPEARANCE

Realizing the following:

That the Village incorporated to create a Comprehensive Plan to reclaim the Keys by conserving, preserving, and retaining our remarkable assets—our waters and natural environment—and our quality of life;

That the Village is and must continue to be synonymous with sport fishing, diving, the Everglades National Park, the living coral reef, Indian Key, Lignumvitae Key, Shell Key, Windley Quarry, and many species of fish and fowl;

That the Comprehensive Plan must further understanding of the ecological limits of our Keys and prohibit any further degradation of our natural resources by incompatible land and marine activities such as casino boats, sea planes, personal watercraft, and other watercraft that are operated improperly; and

That the Comprehensive Plan must describe public and private actions needed to protect and retain the Village's waterways and natural resources comprising our unique ecosystem as well as preserve the quiet solitude of the backcountry.

The Comprehensive Plan shall provide a growth management framework that:

- Directs development only to sites that can accommodate such activity without promoting conflict with natural resources;
- Encourages sustainability by limiting growth in order to establish and maintain acceptable levels of service for hurricane evacuation, potable water and wastewater services, traffic flow, recreation and open space as well as reclaim and preserve the quality of our natural resources;
- Keeps development away from the shoreline and wetlands;
- Provides a sound basis for developing land use controls that ensure acceptable levels of service for hurricane evacuation, protect coastal resources, including nearshore waters, wetlands, grass bed flats, mangroves, as well as hammocks, and establish a basis for managing landscaping, signage, parking, drainage, and water quality;
- Relies on ecological constraints to establish limits for growth and create standards and criteria to ensure that human induced activities do not diminish assets of our unique coastal environment; and
- Ensures that the character and location of land uses incorporate best management practices and principles of resource conservation, promote orderly land use transition, and minimize

threats to health, safety, and welfare which may be caused by incompatible land uses, environmental degradation, hazards and nuisances.

The proposed FLUM amendment and re-zoning are consistent with Goal 1-1 and Objective 1-1. By re-purposing existing developed sites, the application supports the criteria in these elements of the Village of Islamorada Comprehensive Plan.

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*.

This application is consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern based on the most recent report to the Administration Commission outlined in the Work Program. The proposal utilizes existing developed sites.

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

The proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources.

(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*.

The proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources.

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

Reusing exiting developed site over clearing other lands achieves this element.

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

As stated, this is an already developed site.

(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*.

This application protects the "historical character" of Islamorada in reusing an already developed property.

(g) *Protecting the historical heritage of the Florida Keys*. See answer above.

(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.

The application has no impact on facilities as it is an already developed site.

(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*.

The application has no impact on facilities as it does not propose any new development.

(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*.

The application has no impact on facilities as it does not propose any new development.

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

This application does not create adverse impacts on environmental resources or affect public investment in infrastructure.

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

No impact as stated above.

(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*.

No impact as stated above.

(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 application accomplishes this objective as stated in previous responses.

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*.

The Village is currently has excepted an additional 300 affordable housing units. According to the ratio of commercial property needed to support a new deed-restricted affordable housing unit, the Village will require an additional 71,700 square feet of commercial square footage to support these new units (239 sq.ft. per unit). By repurposing existing developed sites, the Village can meet this need and reduce pressure to develop property that is currently vacant and undeveloped.

2. *Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed FLUM category*.

The site has been used for a mix of commercial and residential purposes for over fifty (50) years. The site's physical and environmental features have been shaped by this use over time. The proposed change to the FLUM and zoning will have no impact on these criteria.

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

There are no errors in the mapping and natural features – the property contains no listed species and is largely devoid of vegetation in the area already developed.

4. *New issues*.

None, except the increased need for commercial square footage as a function of the acceptance of new deed-restricted affordable housing units.

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*.

The proposed re-zoning and FLUM will not have an adverse impact on the community since the existing use will not change and the zoning and FLUM request serve to protect that use as provided for in the Village of Islamorada Comprehensive plan.

OBJECTIVE 11-1.1: RESPECT PRIVATE PROPERTY RIGHTS

The Village will respect judicially acknowledged and constitutionally protected private property rights. The following rights shall be considered in the Village's decision-making:

***

Policy 11-1.1.2: Owner Maintenance, Development And Improvements

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

The request to amend the FLUM and zoning from residential to commercial is consistent with this Objective and Policy of the Village Comprehensive Plan. As stated, the Village has no single-family residential allocations remaining. If the Village does receive a limited number of new allocations, the Comprehensive Plan policies and objectives generally directs these allocations into established residential neighborhoods and not the Village commercial corridor.

Procedures for Amendments to Zoning Map:

Pursuant to Section 30-411(d)(4)(b) of the Code of Ordinances, the Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of this section, 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 a finding of 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. Pursuant to the Village's GIS data and records, there are approximately 538 parcels that are designated within the HC Highway Commercial District, which represents approximately 7.56 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 538 parcels within the HC Highway Commercial District, 85 parcels are vacant, which equates to approximately 15.79 percent of the total parcels. In accepting the additional 300 early out affordable units, the Village also increased its need for commercial uses to serve the additional residents. The Village has less than 20 percent of its properties zoned for industrial and commercial use. Accordingly, this request is consistent with Section 30-411(d)(4)(b) of the Code of Ordinances in that the property is currently developed and has been used as a commercial use for many years. The existing use is compatible with the proposed Zoning District.

Enclosures.

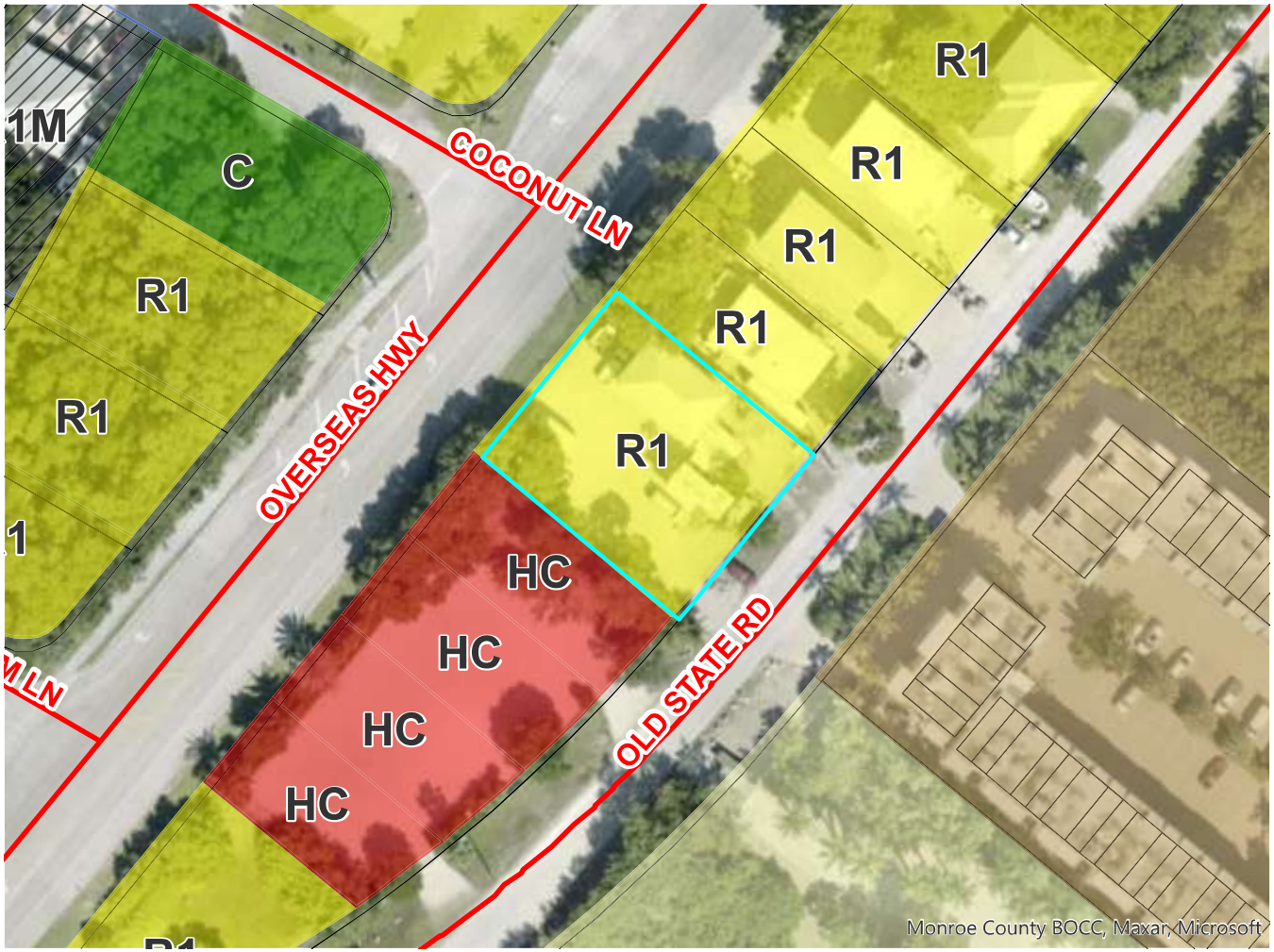
1. Application Fee & Deposit.
2. Application letter.
3. Agent Authorization.
4. Application for Map Amendment & Re-zoning.
5. Property Record Card.

6. Warranty Deed.
7. Needs Analysis & Data.
8. Survey.
9. Existing site condition photographs.

For the foregoing reasons, the Applicant respectfully request your recommendation of approval of the change in FLUM and zoning to commercial. If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,

Ty Harris


1M
C
R1
R1
1
M LN
COCONUT LN
OVERSEAS HWY
R1
R1
R1
R1
HC
HC
HC
HC
OLD STATE RD
Monroe County BOCC, Maxar, Microsoft

ORDINANCE NO. 25-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR JAIME AND MIKE SNYDER TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, AT 87469 OLD HIGHWAY LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBER 00413300-000000, AS LEGALLY DESCRIBED HEREIN; 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, Jamie and Mike Snyder, has requested an official Future Land Use Map amendment from Residential Medium (RM) to Mixed Use (MU) for a parcel consisting of approximately 12,000 square feet of land, with Real Estate number 00413300-000000, as legally described below; 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 hearing held on September 15, 2025; 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/denied** 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:

BK 4 LOTS 7-8 PLANTATION BEACH PB2-76 PLANTATION KEY G72-506/07

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_____, who moved for 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
Councilman Steve Friedman
Councilwoman Deb Gillis
Councilwoman Anna Richards

PASSED/FAILED on the first reading this _____ day of _____2025.

[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
Councilman Steve Friedman
Councilwoman Deb Gillis
Councilwoman Anna Richards

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
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: November 13, 2025
SUBJECT: **Ordinance to Amend the Official Zoning Map From Residential Single Family to Highway Commercial at the Property Located at 87469 Old Highway - First Reading TAB K**

Background:
The applicant, Ty Harris, PA on behalf of the property owner Jaime and Mike Snyder, has submitted a map amendment application requesting a Zoning Map Amendment from Residential Single Family (R-1) District to Highway Commercial (HC) District on the subject property, located at 87469 Old Highway (RE #00413300-000000), comprising 12,000 square feet of land area. The current use of the property is a commercial business known as "Island Air." This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from Residential Medium (RM) to Mixed-Use (MU) Designation, and the Zoning Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant's agent has submitted a needs analysis detailing the map amendment request.

The subject property currently has an existing Residential Single Family (R-1) Zoning District. The properties to the North and West are designated Residential Single Family (R-1). Properties to the South are designated Highway Commercial (HC). The properties to the East across Old Highway are designated Residential Estate (RE) and Multifamily (MF). The character of the surrounding area is mixed use with residential uses and commercial uses.

The property is scarified and contains not protected habitat. The property is not recognized as habitat to any state or federal listed animal species. Pursuant to the Village's GIS data and records the parcel is defined as hammock and scarified.

Analysis:
Pursuant to Section 30-696 the purpose of the Highway Commercial (HC) zoning district is to accommodate existing businesses along U.S. 1 and to provide opportunities for new commercial retail shops and services that typically are auto dependent and are used by people on less than a weekly basis, or to accommodate the building and service trades. Single-family or multifamily residential uses and educational uses are an option to commercial use. Though not proposed, any future development of the subject property would require site plan application approval, this 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

Compatibility with Comprehensive Plan Policies:

Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations
Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
Policy 1-2.4, Recognize Mixed Use Development Patterns
Policy 1-2.4.1, Guide The Location of Commercial uses and Revitalize Commercial Areas
Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation
Policy 1-2.4.6: Establish Zoning District Criteria for MU

Comprehensive Plan Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations, 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.

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.

It is the staff's opinion that is request is compatible with the two policies as it does not result in an adverse community change. The property has been operating as a commercial business for some time. No change to the property is proposed. The change has been requested to bring the property into compliance with the current use.

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 would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial and residential uses.

Comprehensive Plan Policy 1-2.4.1, Guide The Location of Commercial Uses And Revitalize Commercial Areas, states 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.
The proposed amendment would be consistent with this policy in that it is already developed as a commercial use.

Comprehensive Plan Policy 1-2.4.5, Standards Applicable to Non-Residential Uses in the MU Designation, states, “The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas.”

The proposed amendment is consistent with Policy 1-2.4.5 as the Property meets the FAR requirements for nonresidential intensity.
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 amendment is consistent with Policy 1-2.4.6 (2) as it establishes Commercial Zoning where a commercial use already exists.

Procedures for Amendments to Zoning Map:

Pursuant to Section 30-411(d)(4)(b) of the Code of Ordinances, the Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of this section, 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 a finding of 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.

Finding: Pursuant to the Village's GIS data and records, there are approximately 538 parcels that are designated within the HC Highway Commercial District, which represents approximately 7.56 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 538 parcels within the HC Highway Commercial District, 85 parcels are vacant, which equates to approximately 15.79 percent of the total parcels.

2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed Zoning designation.

Finding: The site is scarified and currently being used a commercial property. This use is compatible with the proposed zoning designation.

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

Finding: There is no evidence that there are any errors in the Villages GIS data, records and other resources.

4. New Issues.

Finding: The Village has accepted 300 additional affordable housing units. According to the Department of Commerce, there is an additional need for commercial space in conjunction with those units.

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

Finding: The Village is currently undergoing an update to the Comprehensive Plan. That should be completed within the year. This change will be incorporated into any update.

6. Compatibility of the proposed district with the property surrounding the site of the requested rezoning and any applicable neighborhood or redevelopment plan.

Finding: The proposed zoning change to Highway Commercial is compatible with the surrounding properties. The adjacent properties to the South are also Highway Commecial.

At its meeting on September 15, 2025, the LPA voted unanimously to recommend approval of this ordinance.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff has reviewed the request for Zoning Map Amendment from Residential Single Family to Highway Commercial and determined that the request meets the criteria. Therefore, staff recommends approval of the map amendment.

Attachments: 1. 87469 Old Zoning ORD

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO. 25-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR JAIME AND MIKE SNYDER, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY AT 87469 OLD HIGHWAY LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBER 00413300-000000, AS LEGALLY DESCRIBED HEREIN; 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 Zoning Map of Islamorada, Village of Islands (the "Village") became effective April 30, 2002; and

WHEREAS, the property owner, Jaime and Mike Snyder, has requested an Official Zoning Map amendment from the Residential Single Family (R-1) District to the Highway Commercial (HC) Zoning District for a parcel consisting of approximately 12,000 square feet of land with the Parcel ID Number 00413300-000000 (the "Property"), as legally described below; 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 Zoning Map Amendment during a duly noticed public hearing held on September 15, 2025; and

WHEREAS, in accordance with Section 166.041, Florida Statutes, and Section 30-213 of the Village Code, notice of the public hearing(s) 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 Zoning 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 Zoning Map Amendment is consistent with the Village Comprehensive Plan; and

WHEREAS, the Village Council desires to consider the proposed Zoning 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 Zoning Map Amendment. The Official Zoning Map Amendment is hereby [**approved / denied**] as part of the Official Zoning Map of the Village. A copy of the Official Zoning Map Amendment is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

BK 4 LOTS 7-8 PLANTATION BEACH PB2-76 PLANTATION KEY G72-506/07

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 _____, who moved for 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
Councilman Steve Friedman
Councilwoman Deb Gillis
Councilwoman Anna Richards

PASSED on the first reading this ____day of_____, 2025.

[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
Councilman Steve Friedman
Councilwoman Deb Gillis
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 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: November 13, 2025
SUBJECT: **Ordinance to Amend Policy 3.2.1.2: Specific Standards and Requirements for Workforce - Affordable Housing of the Islamorada Comprehensive Plan - Second Reading TAB L**

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.

The Village Council approved this amendment on first reading on June 12, 2025.

This amendment was rendered to the Florida Department of Commerce after first reading. The Village received an Objections, Recommendations and Comments Report dated August 12, 2025. I have attached that for your review. I have also attached what will be staff's response when we render after second reading if the amendment is approved.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Planning Staff recommends approval of this ordinance.

Attachments:
1. VIL ISLAMORADA 25-02ACSC (P)
2. Village Transmittal Response to ORC AH VZone
3. 2007 Workforce Housing Study Islamorada
4. CBRS map
5. V Zone Comp Plan Ord with 1st Vote

August 12, 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. 25-02ACSC), which was received on June 13, 2025. 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.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce findings concerning the amendment. FloridaCommerce has identified an objection and has included recommendations regarding measures that can be taken to address the objection.

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.**

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

FloridaCommerce staff is available to assist the Village to address the objection. If you have any questions related to this review, please contact Adanis Suttle, Planning Analyst, by telephone at (850)-921-3269 or by email at Adanis.Suttle@Commerce.fl.gov.

Sincerely,

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

JDS/as

Enclosures: Objections, Recommendations, and Comments Report
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

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
The Village of Islamorada 25-02ACSC

The FloridaCommerce has identified an objection regarding the Village of Islamorada's proposed comprehensive plan amendment. The objection is provided below, along with recommended actions the Village could take to resolve issues of concern. If the Village adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the Village to address the objection.

I. Objection:

Objection 1: Internal Inconsistency and Lack of Data and Analysis

The proposed amendment does not include relevant and necessary data and analysis as required by section 163.3177(1)(f), Florida Statutes (F.S). The proposed amendment fails to support the policy change or to evaluate the impact on workforce-affordable housing development in high-risk flood areas. Additionally, the Village's proposed amendment is not consistent with several objectives and policies in the existing Comprehensive Plan, that aim to direct development away from velocity zones and the Coastal High Hazard Area (CHHA).

Section 163.3177(1)(f), F.S., requires that all elements and amendments to the comprehensive plan be based upon relevant and appropriate data and an analysis by the local government. Furthermore, no analysis has been provided to evaluate the proposed amendment's consistency with the Coastal Management Element, as required by sections 163.3177(2) and 163.3177(6)(g) F.S. Coordination among these elements is essential, particularly when modifying policies related to land use and affordable housing in hazard-prone areas.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(2), 163.3177(6)(a)2., 163.3177(6), 163.3177(6)(f), 163.3177(6)(g), 163.3178, and 163.3184(4).

Recommendation The Village of Islamorada must revise the amendment to provide relevant and appropriate data and analysis to evaluate the impacts of allowing Workforce-Affordable Housing allocations in V-Zones and the Coastal Barrier Resource System (CBRS). The Village must also ensure the amendment is consistent with all elements of the Comprehensive Plan.

In responding to this objection, the Village of Islamorada should consider the provisions under Chapter 2025-190, Laws of Florida (L.O.F.), which was approved on June 26, 2025, and applies retroactively to August 1, 2024. The Village should ensure that adopted amendment is not more restrictive or burdensome.

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://fldeo.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.

Harris, Donna

From:	Plan_Review <Plan.Review@dep.state.fl.us>
Sent:	Friday, July 11, 2025 2:18 PM
To:	DCPexternalagencycomments
Cc:	Plan_Review
Subject:	[EXTERNAL] - Islamorada 25-02ACSC Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Islamorada 25-02ACSC – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

Docusign Envelope ID: BEA10059-1983-44D8-AAD2-596617FD8DC3

Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

June 30, 2025

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

Subject: Comments for the Islamorada, Village of Islands Comprehensive Plan - Amendment FDEO #25-02ACSC

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/update the requirements for workforce-affordable housing units in the Comprehensive Plan.

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:
B06CD06755954DD...

Shereen Yee Fong, MS-CE
Community Planning Coordinator

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway • Islamorada, Florida 33036 • www.islamorada.fl.us

June 13, 2025

Plan Review and Processing Administrator
Florida Department of Commerce

Uploaded to Portal

Subject: Compliance Review of Proposed Ordinance 25-XX Amending Policy 3-2.12: Specific Standards and Requirements for Workforce Affordable Housing

Pursuant to Chapter 163, Part II, Florida Statutes, the Islamorada, Village of Islands Planning and Development Services Department, acting with the Florida Keys Area of Critical State Concern, hereby transmit the attached submittal package and requests the Florida Department of Commerce review the proposed amendment. The amendment is subject to the State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

The proposed amendment has been sent to the following review agencies and governments for their review and response via email:

- South Fl Regional Planning Council
- South Fl Water Management District
- Fl Department of Environmental Protection
- Fl Department of Transportation
- Fl Secretary of State
- Monroe County, Florida

Chapter 3: Housing Element

There is one (1) proposed ordinance, which is summarized in the table below, amending Policy 3-2.12

Ord No	Amendment Name	Amendment Title	LPA Hearing Date	1st VC Hearing Date	2nd VC Hearing Date
25-XX	Amending Policy 3-2.12: Specific Standards and Requirements for Workforce Affordable Housing.	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.	April 14, 2025	June 12, 2025	TBD

- The proposed amendment is applicable to the Florida Keys Area of Critical State Concern.
- The Plan amendment is not within Orange, Lake or Seminole Counties, and therefore, the plan amendment does not apply to the Wekiva River Protection Area pursuant to Chapter 369, Part III, F.S.
- The proposed amendment is not one of the exemptions to the twice per calendar year limitation on the adoption of comprehensive plan amendments.
- A copy of the proposed amendment with all supporting documentation, which includes data and analysis have been sent to all the review agencies.
- The amendment is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, F.S.

- The proposed amendment does not update the five-year schedule of Capital Improvements.
- There were no requests for citizen courtesy information.

The contact person for this amendment is: Jennifer DeBoisbriand, Planning Director @ (305)664-6440 or email to Jennifer.deboisbriand@islamorada.fl.us.

Thank you in advance for your timely review of these materials. Should you have any questions about the proposed amendment, please contact us.

Sincerely,

Anita Muxo

Anita Muxo, Planning & Zoning Technician
anita.muxo@islamorada.fl.us
(305)664-6498

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 development of Workforce-Affordable Housing; and

WHEREAS, the Village Council desires to amend the Comprehensive Plan in order to revise the standards and requirements for Workforce-Affordable Housing 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 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."

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.

---

[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 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause of 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 Councilwoman Richards, who moved its adoption on first reading. This motion was seconded by Vice Mayor Horton, and upon being put to a vote, the vote was as follows:

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

PASSED on first reading this 12th day of June, 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

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.

AFTER AMENDMENT

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

Workforce-affordable housing units built under this program shall:

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway • Islamorada, Florida 33036 • www.islamorada.fl.us

November __, 2025

Plan Review and Processing Administrator
Florida Department of Commerce

Uploaded to Portal

Subject: Response to Objection Raised in Compliance Review of Proposed Ordinance 25-XX Amending Policy 3-2.12: Specific Standards and Requirements for Workforce Affordable Housing

Pursuant to Chapter 163, Part II, Florida Statutes, the Islamorada, Village of Islands Planning and Development Services Department, acting with the Florida Keys Area of Critical State Concern, hereby responds to the August 12, 2025, Objection and requests the Florida Department of Commerce review the proposed revisions to the original amendment. The proposed revision is subject to the State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

Summary of proposed revisions. Provide data and analysis related to affordable housing need and eliminate the proposed revision to the Coastal Barrier Resource System ("CBRS") to ensure internal consistency within the Goals, Objectives, and Policies of the Islamorada Comprehensive Plan.

Objection 1: Internal Inconsistency and Lack of Data and Analysis.

The proposed amendment does not include relevant and necessary data and analysis as required by section 163.3177(1)(f), Florida Statutes (F.5). The proposed amendment fails to support the policy change or to evaluate the impact on workforce-affordable housing development in high-risk flood areas. Additionally, the Village's proposed amendment is not consistent with several objectives and policies in the existing Comprehensive Plan, that aim to direct development away from velocity zones and the Coastal High Hazard Area (CHHA).

Section 163.3177(1)(f), F.S., requires that all elements and amendments to the comprehensive plan be based upon relevant and appropriate data and an analysis by the local government. Furthermore, no analysis has been provided to evaluate the proposed amendment's consistency with the Coastal Management Element, as required by sections 163.3177(2) and 163.3177(6)(g) F.S. Coordination among these elements is essential, particularly when modifying policies related to land use and affordable housing in hazard-prone areas.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(2), 163.3177(6)(a)2., 163.3177(6), 163.3177(6)(f), 163.3177(6)(g), 163.3178, and 163.3184(4).

Recommendation The Village of lslamorada must revise the amendment to provide relevant and appropriate data and analysis to evaluate the impacts of allowing Workforce-Affordable Housing allocations in V-Zones and the Coastal Barrier Resource System (CBRS). The Village must also ensure the amendment is consistent with all elements of the Comprehensive Plan.

In responding to this objection, the Village of lslamorada should consider the provisions under Chapter 2025-190, Laws of Florida (L.O.F.), which was approved on June 26, 2025, and applies retroactively to August 1, 2024. The Village should ensure that adopted amendment is not more restrictive or burdensome.

Background Information.

Section 380.0552, F.S., the Florida Keys Area protection and designation as area of critical state concern, establishes the intent to "ensure that the population of the Florida Keys can be safely evacuated," [380.0552(2)(j), F.S.] and requires that amendments to each local government's comprehensive plan to include "goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24 hours. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency" [380.0552(9)(a)2, F.S.]. To accomplish the hurricane evacuation requirements by the State, the County adopted a Permit Allocation System known as the Rate of Growth Ordinance (ROGO). When Islamorada incorporated on December 31, 1997, the units allocated to the Village became the BPAS ordinance.

The BPAS ordinance was implemented to provide for the safety of residents in the event of a hurricane evacuation and to protect the significant natural resources of Islamorada, as required by the State of Florida. In 2012, pursuant to Rule 28-20.140, F.A.C., the Department of Economic Opportunity (DEO) completed the hurricane evacuation clearance time modeling task and found that with 10 years' worth of building permits, the Florida Keys would be at a 24-hour evacuation clearance. Based upon the resulting 24-hour evacuation clearance, DEO determined the remaining allocations for the Florida Keys (3,550 additional permits countywide). March 2013, the Governor and Cabinet, sitting as the State Administration Commission, approved the recommendation to allocate 10 years' worth of growth to the Florida Keys.

On May 2, 2018, Governor Rick Scott issued a press release outlining an initiative to the Florida Department of Economic Opportunity ("DEO") for a Keys Workforce Housing Initiative. The proposed initiative would allow 1,300 additional Rate of Growth Ordinance (ROGO) allocations throughout the Florida Keys (ROGOs or Building Permit Allocation Systems) for rental workforce housing, with a condition that the rental occupants evacuate in the early phase (48-hour window) of a hurricane evacuation. Any development receiving the units would be required to sign a rental

management agreement indicating they would be required to assure the evacuation of all occupants of the development. Under the initiative, each jurisdiction would be eligible to receive up to 300 of these units. The press release specifically stated, "To meet the increased demand for workforce housing, the innovative Keys Workforce Housing Initiative 1 will require new construction that participates to commit to evacuating renters in the 48-hour window of evacuation."

On June 13, 2018, the Florida Administration Commission approved the Workforce Housing Initiative. Florida Keys' local governments that choose to participate in the initiative are to work with DEO to amend their respective comprehensive plans to allow for additional building permits for rental workforce housing with the condition of early evacuation. DEO provided staff with preliminary draft language based on the minimum requirements established in the initiative to use as a starting point when drafting proposed language (Exhibit 2). The DEO issued the graphic below demonstrating the 2012 Hurricane Evacuation model results that indicated there were still 6.5 hours of additional road capacity in Phase 1 of the hurricane evacuation model.
In support of the Housing Initiative at the June 13, 2018 Cabinet meeting, DEO staff made a presentation stating that the Phase I evacuation (under the existing staged evacuation plan) can be accomplished in 17.5 hours, leaving additional capacity of 6.5 hours in Phase I. DEO concluded that the Housing Initiative "will not interfere with the 24-hour evacuation model and satisfies the statutory mandate to provide affordable housing."

On May 2, 2018, Governor Rick Scott issued a press release outlining an initiative to the Florida Department of Economic Opportunity ("DEO") for a Keys Workforce Housing Initiative. The proposed initiative would allow 1,300 additional Rate of Growth Ordinance (ROGO) allocations throughout the Florida Keys (ROGOs or Building Permit Allocation Systems).

On June 13, 2018, the Florida Administration Commission approved the Workforce Housing Initiative. Florida Keys' local governments that choose to participate in the initiative will work with DEO to amend their respective comprehensive plans to allow for additional building permits for rental workforce housing with the condition of early evacuation.

Response.

1. **The need for affordable housing and supporting data and analysis**. The proposed amendment would provide new opportunities for the utilization of the Village's remaining early evacuation permit allocations by removing the prohibition of building affordable housing in velocity zones. This modification will result in the potential development of new workforce affordable units with various income limits which continues to be an identified need for the community. There is currently a limited number of suitable lots for affordable housing. See CHHA maps attached (Exhibit 3).

   One of the most challenging issues that face Islamorada is the lack of affordable/workforce housing. This problem is due to the quadruple impact of high land values, land limited by geographic and environmental features, a tourism economy with a prevalence of lower-paying,

service-sector employment, and a housing supply limited by the controlled Rate of Growth Ordinance (ROGO) or Building Permit Allocation System (BPAS) in Islamorada. The proposed amendment is an attempt to strike a "balance" between discouraging population density in coastal high hazard areas while identifying scarified lot inventory suitable for affordable housing projects. Both goals are recognized within the Village Comprehensive Plan and neither goal is identified as greater than the other.

The Village of Islamorada Comprehensive Plan has consistently found a need for affordable housing and this need is acknowledge in Policy 3-1.1.4: Recognize The Deficiency Of Workforce Housing Within The Village. Islamorada has conducted a comprehensive report on Workforce Housing needs, authored by Freilich, Leitner and Carlisle entitled "Workforce Housing Study" (June 23, 2004). The report's conclusions include an existing deficiency of three hundred fifty-six (356) units for the resident workforce, an existing deficiency of seven hundred ninety-four (794) units for non-resident workforce, and, by the year 2020, a projected total workforce housing need of 1,192 units. Islamorada shall continue to monitor changes to workforce housing needs and the availability of new data which might help to better refine these figures and analyze such data as it becomes available.

In September of 2007 a second affordable housing study, which is attached to this letter, was conducted which assessed the continuing need for affordable housing within the Village of Islamorada. The 2007 study constitutes data and analysis to support the requested amendment and supported the assessment of the first study. Exhibit 1. The Village has been unable to achieve the desired goal of 1,192 affordable housing units as described in Policy 3-1.1.4. Currently, there are less than 100 apartment style living units within the Village. There are some affordable deed restricted single-family homes but, in many cases, the original 20-year affordable deed restriction is running out and these will become market rate once the deed restriction falls off.

At present, there is one 42-unit affordable housing project under planning review ("Hooley Affordable Project"). This project underlines the issues related to trying to identify and build affordable housing while discouraging development of residential units within the Coastal High Hazard Area. This project is proposed for the vacant lot just south of Fisher Inn (Parcel #00094080-000000) Islamorada Windley Key. The affordable development is unable to move forward without this amendment as revised because it is in a "V" zone. The "V" zone building restriction only applies to the "300 early out" allocations within the Village. No other building classification is subject to the "V" zone restriction. The Hooley Affordable Project originally sought approval under the "Live Local Act" – which is not subject to the "V" zone building limitations; however, the Village determined that less than 20% of property within the Village is designated commercial and industrial, thus no property within the Village qualifies for affordable allocations through "Live Local". Accordingly, the only remaining affordable allocations within the Village are the 300 early out units. The property and the other potentially available properties are consistent with the legislative intent Section 380.0552 by providing affordable housing in close proximity to places of employment in the Florida Keys, (Sec. 380.0552(2)(d)) and using scarified property versus property with upland resources it implements the Principles for Guiding Development, specifically: Sec. *380.0552(7)(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.

2. Retain the prohibition against development within the CBRS. The Coastal Barrier Resources Act (CBRA) of 1982 designated moderately undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS) and made these areas ineligible for most new Federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA and expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands. There is a total of 592 system units, encompassing approximately 1.4 million acres of land and associated aquatic habitat. The system units are generally comprised of private lands that were relatively undeveloped at the time of their designation within the CBRS. The boundaries of these units are generally intended to follow geomorphic, development, or cultural features. The law encourages the conservation of hurricane-prone, biologically rich coastal barriers by restricting Federal expenditures that encourage development. HUD financial assistance may not be used for most activities in CBRS units.

Removing the proposed change to the CBRS is consistent with the comprehensive plan which permits development in the coastal high hazard areas but seeks to direct population concentrations away from the velocity zones. Policy 5-1.9.1: Restrict Development In Coastal High Hazard Areas. Islamorada, Village of Islands shall continue to allow development within the CHHA. However, the Village shall direct population concentrations, including non-residential development away from the areas designated as high velocity storm surge area. Residential development and/or redevelopment in the CHHA shall not exceed the residential densities as adopted under Policy 1-2.1.4 for that property. Policy 5-1.9.2: The CHHA Shall Include FEMA Velocity Zones. Coastal High Hazard Areas shall include those areas within the Federal Emergency Management Agency designated V (velocity) zones and those areas which are seaward of the coastal construction control line.

The 300 Early Out allocations require evacuation of the Florida Keys in conjunction with the evacuation of tourists. This mandatory evacuation element is consistent with balancing the need for affordable housing with the discouragement of population density within the velocity zone areas because the evacuation time has been increased from 24-hours to 48-hours. The proposed revised amendment only affects four properties. See Ex.2.

Thank you in advance for your timely review of these materials. Should you have any questions about the proposed amendment, please do not hesitate to contact me at (305)664-6440 or email to Jennifer.deboisbriand@islamorada.fl.us.

Sincerely,

Jennifer DeBoisbriand
Planning Director

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 development of Workforce-Affordable Housing; and

WHEREAS, the Village Council desires to amend the Comprehensive Plan in order to revise the standards and requirements for Workforce-Affordable Housing 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 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."

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.

[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 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause of 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 Councilwoman Richards, who moved its adoption on first reading. This motion was seconded by Vice Mayor Horton, and upon being put to a vote, the vote was as follows:

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

PASSED on first reading this 12th day of June, 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

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

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

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

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

Islamorada, Village of Islands

WORKFORCE HOUSING SUPPORT STUDY

September 2007

Submitted by:

CLARION ASSOCIATES, LLC
1526 East Franklin Street, Suite 102
Chapel Hill, NC 27514
(919) 967-9188
www.clarionassociates.com

In association with:

Dr. James C. Nicholas
RRC Associates

TABLE OF CONTENTS

I. INTRODUCTION AND EXECUTIVE SUMMARY 1

A. Introduction 1

B. Executive Summary 2

II. PROBLEM DESCRIPTION 14

A. Median Housing Prices and Median Household Incomes 15

B. Housing Prices are Far Outpacing Increases in Wages/Income. 17

1. Employment and Wages 18

C. The Supply of Housing Affordable to the Workforce is Substantially Decreasing 19

III. THE NEED FOR WORKFORCE HOUSING CREATED BY NEW DEVELOPMENT 22

A. Background 22

B. Residential Development 23

1. Demand for Workforce Housing Units 23

2. Assistance to Address Workforce Housing Need 33

3. Residential Mitigation 38

C. Non-Residential Development 43

1. Construction Impacts 43

2. Post Construction Impacts 45

3. Assistance to Address Workforce Housing Need 50

4. Summary of Need for Workforce Housing by Housing Units 55

5. Non-Residential Mitigation 56

APPENDIX A: RESIDENTIAL SALES, VILLAGE OF ISLAMORADA, 2000-2005 ..... A-1

APPENDIX B: EMPLOYEES PER HOUSEHOLD, MONROE COUNTY B-1

APPENDIX C: SHORTAGE (HOUSING ASSISTANCE) CALCULATIONS C-1

APPENDIX D: EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY D-1

I. INTRODUCTION AND EXECUTIVE SUMMARY

A. INTRODUCTION

Real estate prices in Islamorada, Village of Islands, Florida (hereinafter "Village of Islamorada" or "Islamorada") have increased significantly in recent years, with housing prices in Islamorada rising since 2000 to the point that a household earning a moderate income today can no longer afford the large majority of housing that is available through the private market. Concern about this issue has grown to the point that business owners are concerned about the difficulties of recruiting and retaining employees because of the lack of local housing that is affordable for their workers.

In response to this problem, the Village of Islamorada initiated an effort to determine the need new residential and non-residential developments create for housing that is affordable to the Village's *workforce* as a basis for establishing a workforce housing mitigation program. As part of this effort, Islamorada is preparing this *Workforce Housing Support Study*. It provides background and technical documentation for the workforce housing need created by new development and remodels, develops a methodology for determining need, and provides statistical support for a workforce housing mitigation program. Initially it identifies the workforce housing problem in Islamorada. It then provides the technical documentation and analysis needed to establish whether new development (both residential and non-residential) creates a need for workforce housing. This is done by evaluating the linkage between (1) employment generated by the construction and then maintenance and operations (post-construction) of new residential units and (2) the employment generated by the construction and then employment that occurs at non-residential development (post-construction activities). Because the analysis demonstrates there is a need created by both residential and non-residential development for workforce housing, the Study also identifies the need both in workforce housing units (or a fraction thereof) that could be built to address the need, and funding shortages (workforce housing assistance) that could be addressed to meet the need.

After this Introduction, there is an Executive Summary that summarizes the findings of the Support Study.

The second section in this Support Study describes the housing affordability problem in Islamorada (See **Section II. Problem Description**). It shows that while employment in the Village has grown over the past decade, wages have tended to stagnate and housing offerings at prices that the large majority of the local employment base can afford have declined.

The third section (**Section III: The Need for Workforce Housing Created by New Development**) discusses the relationship between new residential and nonresidential development and the demand this new development creates for workforce housing. It outlines the methodology and calculations that determine the need created for workforce housing by new development (both residential and nonresidential). As is highlighted above, because the analysis demonstrates there is a need created by both residential and non-residential development for

workforce housing, the Study identifies the need created both in terms of workforce housing units (or a fraction thereof) that could be built to address the need, as well as the subsidy (workforce housing assistance) that could be paid to address the problem.

B. Executive Summary

A summary of the findings and conclusions of the *Workforce Housing Support Study* are outlined below.

1. Problem Description

Islamorada, like many communities in south Florida, has experienced a dramatic increase in housing sales prices over the last five years. Analysis of housing sales data show that sales prices in Islamorada, and in Marathon – another community in the Florida Keys, have increased at a much more rapid rate than housing prices for Florida and the United States between 2000-2005. Islamorada's housing prices increased at a rate of 35 percent per year, over the period, while housing prices in Florida increased at 14.9 percent and 9.6 percent nationally. See Table I.1: *Prices of Existing Home Sales, Islamorada and Comparative Areas, 2000-2005.*

TABLE I.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.

a) Median Housing Prices and Median Household Incomes

During this same period, the gap between median household incomes and median housing costs has increased to the point that housing is not affordable to workforce households in Islamorada earning the area median income and beyond.[1] A good way to evaluate this gap in affordability is to compare median priced housing sales prices to 300

[1] Because median income data is not available for the Village of Islamorada, this analysis uses Monroe County median income data as calculated by the U.S. Department of Housing and Urban Development.

percent of median household income.[2] Table I.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005,* outlines the affordability gap over the last five years. In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels.

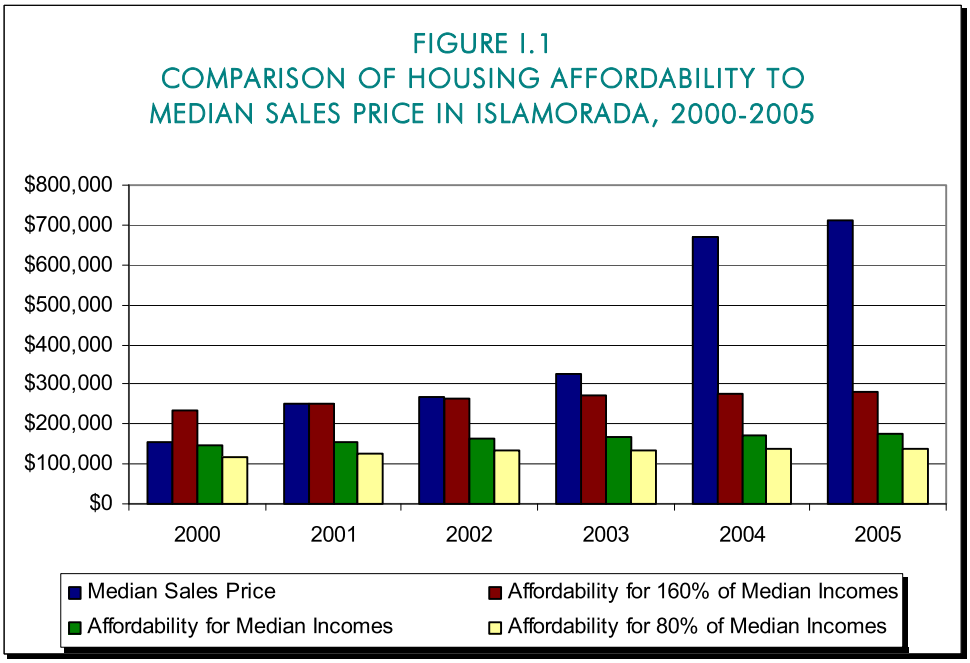
TABLE I.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

Over the past five years, the market not only priced out employees earning median incomes, but also priced out workers with much higher incomes. This housing affordability comparison (300%) can also be used to evaluate the affordability of housing prices to households earning higher than the area median income (160 percent of area median income) or lower than the area median income (80 percent of area median income). Figure I.1: *Comparison of Housing Affordability to Median Sales Prices in Islamorada*, illustrates that even households earning 160 percent of the area median income can not afford median priced housing in Islamorada, much less those earning 80 percent of area median income.

[2] A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.

FIGURE I.1
COMPARISON OF HOUSING AFFORDABILITY TO
MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

b) Housing Prices are Far Outpacing Increases in Wages/Income

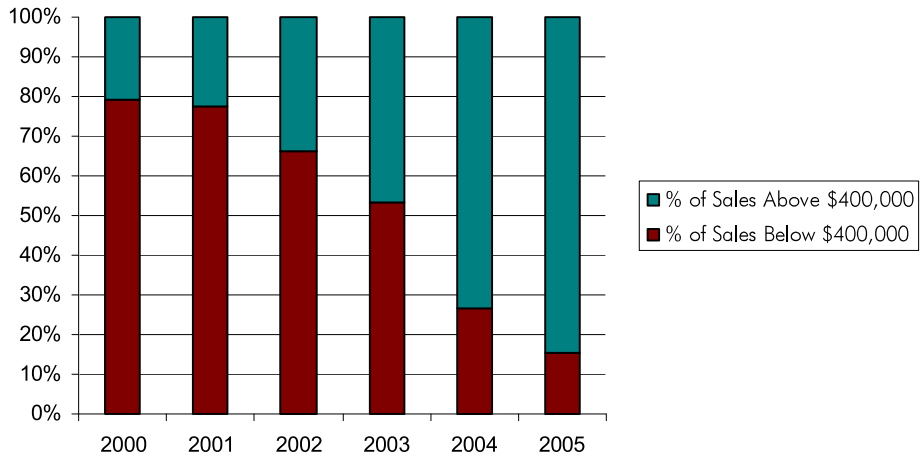
Housing affordability, however, is a relative concept. When inquiring about affordability, it is necessary to ask the question "affordable with respect to what?" Some suggest that attempting to measure housing prices with some type of median or similar measure can be misleading. They suggest that the relevant question is whether housing is available in the market place within the price ranges that local employees can reasonably afford.

The income and housing cost data from the Monroe County Property Appraiser on the sales price of all residential units sold in Islamorada between January 1, 2000 and December 31, 2005, establish a base for comparison. The total sales are divided into those residential units sold below $400,000 and those that sold for $400,000 or higher. In 2000, 79.2 percent of all existing home sales in Islamorada were below $400,000. The average price for all units that year was $286,872. In 2003, 53.4 percent of residential sales were below $400,000. By 2005 prices had increased dramatically and only 15.4 percent of sales were under $400,000. Mobile homes and condominiums are increasing their roles as being the provider of lower price housing – to the extent that $400,000 can be considered to be low price for a single-family home.

The dynamics of home prices in Islamorada are clearly seen in Figure I.2: *Existing Home Sales Prices Above and Below $400,000, Islamorada, 2000-2005*. Average prices are sharply increasing while the supply of

dwellings at the lower end is greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE I.2:
EXISTING HOME SALES PRICES ABOVE AND BELOW $400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

2. The Need for Workforce Housing Created by New Development

The need to provide housing that is affordable to the Village of Islamorada's workforce is generated by new development that demands labor (employees). Because both residential and non-residential development create demand for labor (employees), both are evaluated to determine the workforce housing need created by each type of development.

a) Residential Development

Residential development in Islamorada has two employment needs: (1) the construction of the residence, and (2) the operation and maintenance of the residence, post-construction.

i) Demand for Workforce Housing Units for Construction Employees

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the

demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past four years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[3] Table I.3: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County, 2002-2005,* summarizes this analysis. These data illustrate that, on average, one construction employee directly involved in construction builds 859 square feet of space in a year. Put another way, it takes an estimated 1.2 employee-years to construct 1,000 square feet of floor area.[4]

TABLE I.3
RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION (square feet) AND CONSTRUCTION EMPLOYMENT, MONROE COUNTY, 2002-2005

Residential Construction	4,242,870 FT^2
Non-Residential Construction	995,296 FT^2
Total Construction	5,238,166 FT^2
Employee Years	6,098
FT^2 per Construction Employee	859 FT^2

SOURCE: Florida Agency for Workforce Innovation, Labor Market Statistics, ES-202 data for Monroe County, 2002 through 2005 and Monroe County Property Appraiser, tax rolls 2002 through 2005.

Table 1.4: *Construction Employment and Need for Housing in Islamorada*, sets out the number of employees needed to construct different size residential units and the number of workforce housing units needed for these employees, based on the fact that one construction employee builds 859 square feet of space annually. The table shows the number of employee years it takes to construct a building of a certain (see the column in Table I.5 labeled "Employee Years to Construct Units") the number of

[3] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection of a building.

[4] This construction analysis aggregates residential and non-residential construction because the average wages and average number of employees needed to construct 1,000 square feet of a structure for both residential and non-residential development is not significantly different.

employees needed over the course of a 40-year construction career to construct a certain size unit (see the column labeled "Employees Needed (Over Career of Employee"), and the number of housing units needed for those employees (see the column labeled "Housing Units Needed for Employees").

Table I.4:
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

ii) Demand for Workforce Housing Units for Operation and Maintenance Employees

Operations and maintenance services provided to residential dwelling units also create a demand for labor (employees). To assess the affect of this labor demand on the need for workforce housing, the Village of Islamorada contracted RRC Associates, Inc. to conduct a survey of homeowners in Islamorada in the spring of 2006, the results of which are summarized in a report titled *Village of Islamorada Residential Job Generation Study* (July 2006) (hereinafter referred to as "*Residential Job Study*"). One of the primary objectives of the *Residential Job Study* was to acquire data on the employment associated with the operations and maintenance of residential units in Islamorada. The *Residential Job Study* asked homeowners questions about the use, both directly and indirectly, of five primary categories of employees that are hired to assist in the operation and maintenance of residential units. They include:

- Direct hires by home owners;
- Hires by property management firms retained by home owners to operate and maintain residential properties;
- Hires by homeowners associations responsible for operating and maintaining residential properties;

- On-sight caretakers; and
- Other local service firms.

The operations and maintenance services asked about include exterior maintenance and upkeep (i.e., gardeners, mowers, and other exterior maintenance), housekeepers, kitchen help, child care/nannies, caretakers, butlers, personal trainers, and administrative assistants for the residential unit. The survey also gathered extensive data about selected operational characteristics of residential homes, firms that households contract with to finance and insure homes, as well as the use patterns and demographics of homeowners.

The results of this survey were analyzed using regression analysis to determine the relationships between the number of operations and maintenance employees used by households in Islamorada. The hypotheses tested are whether there is a relationship between the size of a residential unit and the number of operation and maintenance employees that service the unit. The analyses also tested whether there is a difference in this relationship between house size and operation and maintenance employees serving the unit, and whether the unit is occupied by a permanent resident or otherwise used as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other.

The survey results indicate that there are different employment relationships between dwellings occupied by full-time residents and those occupied for all other purposes. The results also indicate there are different employment relationships between units based on the size of the unit. The formula that explains the best indicator for the number of FEEs (full-time "employee equivalents") that provide operation and maintenance services to a unit is a linear formula, as shown below:

Employees = -0.01330 + (-0.03846 * Full-time) + (0.00006466 * Area)

The result of applying this formula to units used as full-time resident units of varying sizes or all other units of varying sizes in Islamorada is shown below in Table I.5: *Operations and Maintenance Employment by Home Size and Residency of Unit, Islamorada*. To determine the needed number of residential units these operations and maintenance employees require, the employee equivalent is divided by the average number of employees per dwelling unit that exist today in Monroe County (1.586[5]) to estimate the fraction of a dwelling unit needed to

[5] See Appendix B: *Employees Per Household, Monroe County*.

house the employees engaged in the operation and maintenance of homes of different sizes.

Table I.5:
OPERATIONS AND MAINTENANCE EMPLOYMENT
BY HOME SIZE AND RESIDENCY OF UNIT, ISLAMORADA

Unit Size	Full-Time Resident Units		All Other Units	
	Employees for Full-Time Resident Units	No. of Units Needed for Employees of Full-Time Resident Units	Employees for All Other Units	No. of Units Needed for Employees of All Other Units
500	0.000	0.000	0.019	0.012
750	0.000	0.000	0.035	0.022
1,000	0.013	0.008	0.051	0.032
1,500	0.045	0.029	0.084	0.053
2,000	0.078	0.049	0.116	0.073
2,500	0.110	0.069	0.148	0.094
3,000	0.142	0.090	0.181	0.114
3,500	0.175	0.110	0.213	0.134
4,000	0.207	0.130	0.245	0.155
4,500	0.239	0.151	0.278	0.175
5,000	0.272	0.171	0.310	0.196

iii) Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step that needs to be taken -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue.[6] These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community, and are based upon local prices to construct workforce units in Islamorada.

Using the household incomes earned by construction and operations and maintenance employees, the subsidy needed to afford a workforce housing unit within the appropriate workforce housing

[6] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

category was determined by subtracting the amount of housing that is affordable to the household from the price of the appropriate workforce housing unit. The housing assistance needed per unit size for units occupied by full-time residents and all other units are outlined below in Table I.6: *Workforce Housing Need Created by Residential Development, Units Occupied by Full-Time Residents* and in Table I.7: *Workforce Housing Need Created by Residential Development, All Other Units.*

Table I.6:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL DEVEVELOPMENT , UNITS OCCUPIED BY FULL-TIME RESIDENTS, ISLAMORADA

Unit Size	Construction Employees		Operations & Maintenance Employees of Full-Time Resident Units		Total Housing Assistance Needed per Unit Size
	Housing Units Needed for Employees	Housing Assistance Needed per Unit	Housing Units Needed for Employees	Housing Assistance Needed per Unit	
500	0.009	$405	0.000	$0	$405
750	0.014	$607	0.000	$0	$607
1,000	0.019	$809	0.008	$154	$963
1,500	0.028	$1,214	0.029	$539	$1,752
2,000	0.038	$1,618	0.049	$924	$2,542
2,500	0.047	$2,023	0.069	$1,309	$3,332
3,000	0.057	$2,427	0.090	$1,694	$4,121
3,500	0.066	$2,832	0.110	$2,079	$4,911
4,000	0.076	$3,236	0.130	$2,464	$5,700
4,500	0.085	$3,641	0.151	$2,849	$6,490
5,000	0.095	$4,045	0.171	$3,234	$7,279

Table I.7:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL DEVEVELOPMENT, ALL OTHER UNITS, ISLAMORADA

Unit Size	Construction Employees		Operations & Maintenance Employees of All Other Units		Total Housing Assistance Needed per Unit Size
	Housing Units Needed for Employees	Housing Assistance Needed per Unit	Housing Units Needed for Employees	Housing Assistance Needed per Unit	
500	0.009	$405	0.012	$227	$631
750	0.014	$607	0.022	$419	$1,026
1,000	0.019	$809	0.032	$612	$1,421
1,500	0.028	$1,214	0.053	$997	$2,210
2,000	0.038	$1,618	0.073	$1,382	$3,000
2,500	0.047	$2,023	0.094	$1,767	$3,790
3,000	0.057	$2,427	0.114	$2,152	$4,579
3,500	0.066	$2,832	0.134	$2,537	$5,369
4,000	0.076	$3,236	0.155	$2,922	$6,158
4,500	0.085	$3,641	0.175	$3,307	$6,948
5,000	0.095	$4,045	0.196	$3,692	$7,738

b) Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways: (1) demand for workers to construct the building, and (2) demand for employees that will work at the new non-residential development. Construction employees construct the nonresidential buildings. All different types of employees work at the structure after the building is complete, depending on the type of business/land use. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities result in a need for affordable workforce housing.

i) Construction Impacts

As discussed previously, the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The need for workforce housing created by construction employees for non-residential development was determined to be the same as residential development.

Table I.8: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size non-residential buildings. Specifically, the table displays the number of employee years it takes to construct a building of a certain size, the number of employees needed over the course of a 40-year construction career to construct a certain size unit, and the number of housing units needed for these employees.

Table I.8:
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

ii) Post-Construction Impacts

The employment impacts on non-residential development, once the building is constructed, comes from the employees that work at the businesses/land uses that use the buildings. In determining the need for workforce housing created by non-residential development, the analysis includes 4 steps:

Step 1. Using Department of Revenue Codes for Industries, all non-residential development was categorized into seven land use categories (retail, office, industrial, tourist/recreational, institutional, governmental, and other).

Step 2. The employment and average household earnings in Monroe County for each industry were assigned to the seven land use categories to determine employment and household earnings by land use category.

Step 3. The amount of building space (in square feet) provided, on average, per employee, was determined for each land use category.

Step 4. The demand for affordable workforce housing units created by a specific amount (1,000 square feet) of net floor area of development was determined, by land use category.

The need created for workforce housing for post-construction employees is outlined in Table I.9: *Non-Residential Post-Construction Workforce Housing Needed per 1,000 Square Feet.* Here tourist is subdivided into new tourist development and expansion or redevelopment of existing tourist accommodations.

TABLE I.9:
NON-RESIDENTIAL POST-CONSTRUCTION
WORKFORCE HOUSING NEED, PER 1,000 SQUARE FEET

Land Use	Household Earnings	Employees / 1,000 Square Ft	Housing Units Needed for Employees/ 1,000 Square Ft
Governmental	$73,518	0.953	0.601
Industrial	$65,872	1.327	0.837
Institutional	$64,258	1.301	0.821
Office	$67,956	1.778	1.121
Retail	$45,664	1.460	0.921
Tourist			
Accommodation Expansion	$39,819	0.981	0.619
New Development	$39,819	1.509	0.952

iii) Assistance to Address Workforce Housing Need

As mentioned previously, to fully explore the need for workforce housing created by non-residential development, there is one final step -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the workforce employees that build and service non-residential development. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Using the household incomes earned by non-residential construction and post-construction employees, the subsidy needed to afford a workforce housing unit, based upon the appropriate Workforce Housing Category, was determined by subtracting the amount of housing that is affordable to the household based on income from the price of the appropriate workforce housing unit. The housing assistance needed per non-residential land use type (per 1,000 square feet) is outlined below in Table I.10: *Need for Workforce Housing Created by Non-Residential Development.*

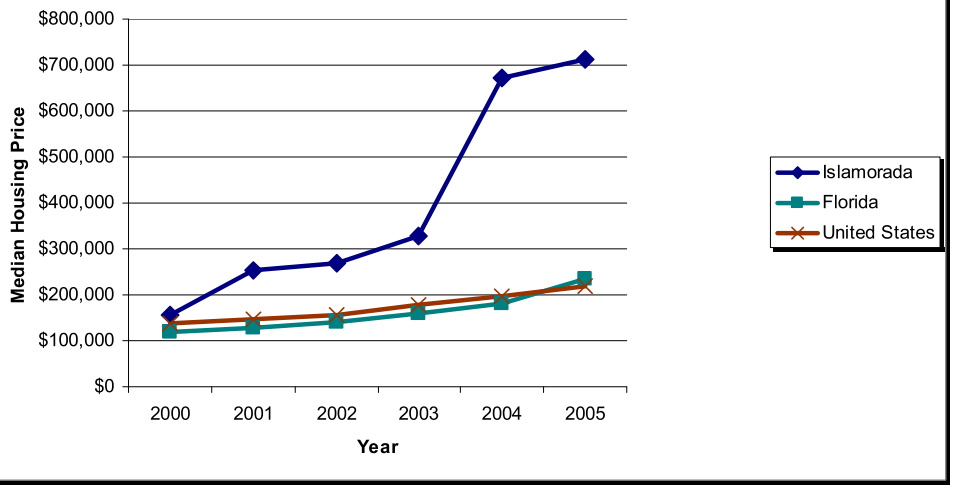
Table I.10:
NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use Type	Construction Employees		Post-Construction Employees		Total Need Demanded by Construction and Post-Construction Employees	
	Housing Units Needed for Employees	Housing Assistance Needed	Housing Units Needed for Employees	Housing Assistance Needed	Total Housing Units Needed	Total Housing Assistance Needed
Per 1,000 Square Feet						
Governmental	0.019	$809	0.601	$16,669	0.620	$17,478
Industrial	0.019	$809	0.837	$45,046	0.856	$45,855
Institutional	0.019	$809	0.821	$48,685	0.840	$49,494
Office	0.019	$809	1.121	$52,370	1.140	$53,179
Retail	0.019	$809	0.921	$15,418	0.940	$16,227
Tourist						
Expansion	0.019	$809	0.619	$22,694	0.638	$23,503
New Development	0.019	$809	0.952	$34,917	0.971	$35,726

II. PROBLEM DESCRIPTION

Like many communities in south Florida, the price of housing in Islamorada over the past five years increased dramatically, while incomes and wages remained relatively static. Figure II.1: *Median Sales Price of Existing Homes in Islamorada, Florida and Nationally,* illustrates the trend of median housing sales prices in Islamorada in comparison to all of Florida and the United States. Since 2000, Islamorada's housing prices have been increasing at a faster rate than state and national median sales prices. This is a trend that is expected to continue.

FIGURE II.1
MEDIAN SALES PRICE OF HOMES
IN ISLAMORADA AND STATEWIDE



Source: Monroe County Property Appraiser Database and Florida Association of Realtors

Homes in Florida are expensive, but homes in the Keys and in Islamorada are even more expensive. Table II.1: *Prices of Existing Home Sales, Village of Islamorada and Comparative Areas, 2000-2005,* shows data on sales of existing homes in Islamorada in comparison to the City of Marathon, Florida, and the United States. The average prices in Islamorada grew at about 22% per year, and the median prices grew at 35%. This is much faster than the median price increases in Marathon (22%), Florida (9.6%), and the nation (14.9%).

The data shows that in 2000, the median sales price of a home in Islamorada was $156,800, and by 2005 the median sales price increased by over $555,000 to $712,500. The rate of housing price growth in the Keys has been increasing at a much greater rate than those of the state and substantially higher than for the national rate of growth.

TABLE II.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.

A. MEDIAN HOUSING PRICES AND MEDIAN HOUSEHOLD INCOMES

Normally, housing affordability is evaluated by comparing the price of housing for a local real estate market to prevailing wage and salary incomes. A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the household could afford a median priced home. Typically, affordability of owner-occupied housing is defined as 300 percent of median household income.

As Table II.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada*, 2000-2005, demonstrates, over the past five years the gap between median household incomes and median housing costs resulted in median priced housing that is not affordable to households earning the area median income and beyond.[7] In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels. Over the past few five years, the market has priced out all wage earners, except for those at the very highest income levels. See Figure II.2: *Comparison of Median Sales Prices and 300% of Median Household Incomes, 2000-2005*.

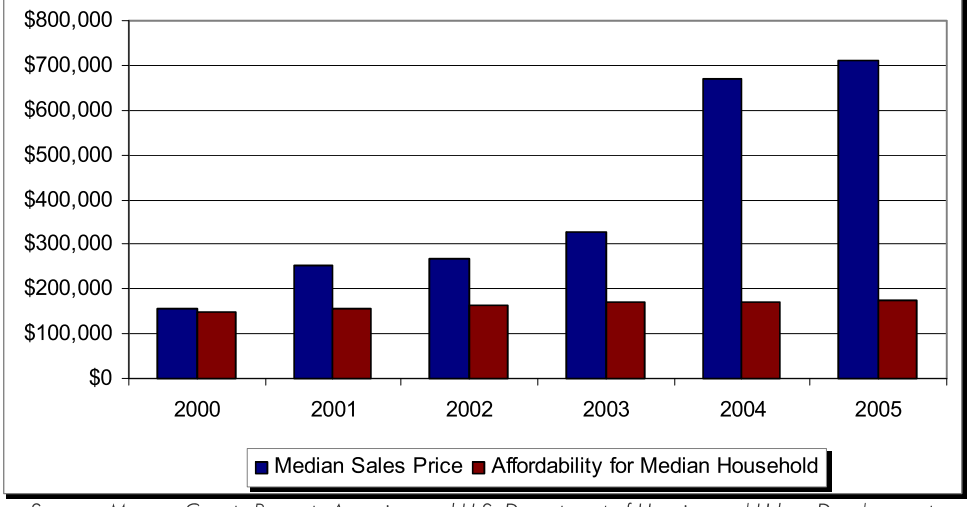
[7] Because median income data is not available for the Village of Islamorada, this analysis uses Monroe County median income data as calculated by the U.S. Department of Housing and Urban Development.

TABLE II.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

Source: Monroe County Property Appraiser and Florida Housing Finance Corporation.

FIGURE II.2
COMPARISON OF MEDIAN SALES PRICES AND 300% OF MEDIAN HOUSEHOLD INCOMES, 2000-2005



Source: Monroe County Property Appraiser and U.S. Department of Housing and Urban Development.

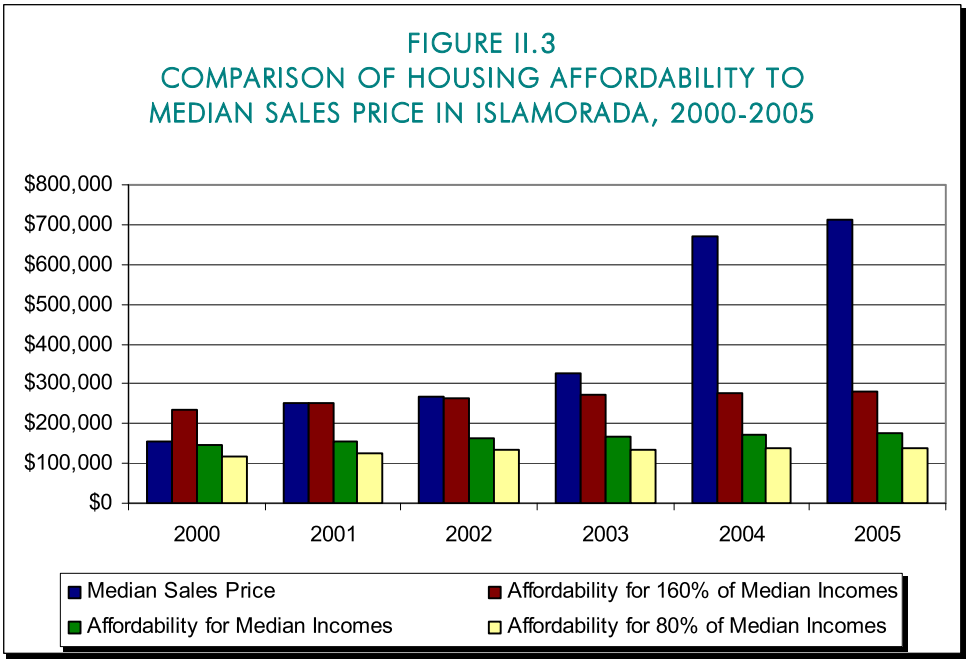
Figure II.3: *Comparison of Housing Affordability to Median Sales Prices in Islamorada, 2000-2005*, illustrates the comparison of median sales prices in the Village of Islamorada with housing prices that are affordable to Monroe County median income households, as well as households with incomes at 160 percent and 80 percent of median household incomes.[8] In 2000 and in following years, the median sales prices exceeded the price that was affordable to the median income household and households earning 80 per

[8] Typically, affordability of owner-occupied housing is defined as 300 percent of median household income. Using this 300 per cent affordability rule of thumb, the housing affordability for households earning area median income, 160 per cent of area median income, and those earning 80 per cent of area median incomes were calculated by multiplying these incomes by three (3) to result in the cost of housing that is affordable for that income. For example, the area median income in 2005 is $58,450. Multiplying this income by three (3), this rule of thumb estimates that the median income household will be able to afford a home that costs $175,350.

cent of median income. In 2005, the sales price exceeded the housing price affordable to a median household income by more than $537,150. What this means is that the median priced unit in 2005 is affordable to a household earning $237,500 - $179,050 more than the area median income.

Moreover, since 2002, median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.

FIGURE II.3
COMPARISON OF HOUSING AFFORDABILITY TO
MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

B. Housing Prices are Far Outpacing Increases in Wages/Income

Housing affordability, however, is a relative concept. When inquiring about affordability, it is necessary to ask the question "affordable with respect to what?" Some suggest that attempting to measure housing prices with some type of median or similar measure can be misleading. They suggest that the relevant question is whether housing is available in the market place within the price ranges that local employees can reasonably afford.

Review of Monroe County employment and wage data in 2005 and data trended to 2006, indicate that housing in the Village of Islamorada is no longer available at prices that much of the local work force can reasonably afford. The data show that even with employment and wage growth,

Islamorada's workforce is finding it very difficult to find housing in the marketplace they can afford. The data also indicate that a portion of the employment growth is occurring in sectors of the economy that increase the housing affordability problem because of the low wages earned by the new employees.

1. Employment and Wages

Table II.3: *Employment and Earnings in Monroe County, 2005-2006*, presents the 2005 and 2006 earnings of economically active households in Monroe County. The 2005 Monroe data are projected forward to December 2006 to show an estimate of current wages (2006). These wages are compared to wages earned for each industry statewide. The last column illustrates the percentage comparisons of estimated 2006 Monroe County earnings to statewide employee earnings. Generally Monroe County employee earnings are less than for the state. There are some notable exceptions to this trend: fishing, business and professional services, and leisure and hospitality (the tourist industry) are well above statewide average earnings. Retail trade, other services, and public administration are also above state averages. The two largest sectors, tourism and retail, have wages and earnings higher than average, while other categories tend to be less than average.

Table II.3 also shows that while some of the industries in Monroe County with the highest number of employees earn wages that are higher than the state average, they are still earning low wages, especially when compared to housing prices. In 2005, leisure and hospitality employees earned $23,788 annually, on average; accommodation and food service employees earned $23,297 annually, on average; and trade, transportation and utilities employees earned $31,256 annually, on average. These wages are low in comparison to the median income for Monroe County ($58,450 for 2005). This pattern of a large proportion of employees earning low average salaries further exacerbates the problem of housing affordability, especially in a market where housing prices continue to increase at a rapid rate and are very high to begin with.

TABLE II.3:
EMPLOYMENT AND EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Florida	'06 Monroe Cty Wages as % of Statewide Earnings
		2005	2006	2006	
Total, All Industries	35,895	$32,788	$34,214	$38,376	89.16%
Goods-Producing	2,613	$32,352	$33,759	$40,484	83.39%
Agriculture, Forestry, Fishing and Hunting	102	$33,145	$34,587	$24,004	144.09%
Construction	2,226	$32,391	$33,800	$39,994	84.51%
Manufacturing	285	$31,764	$33,146	$45,301	73.17%
Service-Providing	33,282	$32,823	$34,251	$38,033	90.05%

TABLE II.3:
EMPLOYMENT AND EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Florida	'06 Monroe Cty Wages as % of Statewide Earnings
		2005	2006	2006	
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$36,053	90.47%
Wholesale Trade	520	$45,167	$47,132	$55,030	85.65%
Retail Trade	5,553	$27,209	$28,393	$26,929	105.44%
Information	457	$47,952	$50,038	$55,045	90.90%
Financial Activities	2,364	$42,750	$44,610	$54,909	81.24%
Finance and Insurance	1,220	$50,038	$52,215	$61,889	84.37%
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$40,672	89.73%
Professional and Business Services	2,603	$43,410	$45,298	$40,927	110.68%
Education and Health Services	4,049	$37,743	$39,385	$39,672	99.28%
Leisure and Hospitality	11,539	$23,788	$24,823	$20,287	122.36%
Accommodation and Food Services	10,136	$23,297	$24,310	$17,661	137.65%
Other Services	1,472	$27,466	$28,661	$26,923	106.45%
Public Administration	3,132	$47,605	$49,676	$46,542	106.73%

SOURCE: Florida Labor Market Statistics, September 2006. NOTE: 2006 earnings were projected using a 2.9% increase over 2005, which was the 2004-2005 increase.

C. The Supply of Housing Affordable to the Workforce is Substantially Decreasing

The breadth of the housing affordability problem in the Village of Islamorada is further demonstrated by considering the income and housing cost data from the Monroe County Property Appraiser on the sales price of all residential units sold in Islamorada between January 1, 2000 and December 31, 2005. The residential sales are categorized into three types of residential units: single-family detached; condominiums; and mobile homes. There have been a total of 1,373 residential sales recorded by the Monroe County Property Appraiser in Islamorada over this six year period. Of these units sold, the large majority are single-family detached units (59.1%) and condominium units (39%). The balance is mobile home units. See Table II.4: *Types of Residential Units Sold, Islamorada, 2000-2005*.

TABLE II.4:
TYPES OF RESIDENTIAL UNITS SOLD,
ISLAMORADA, 2000-2005

Year	Single-Family Detached	Condominiums	Mobile Homes	Total
2000	22	32	3	57
2001	75	63	2	140
2002	124	92	6	222
2003	183	83	5	271
2004	207	107	3	317
2005	200	159	7	366
TOTAL	811	536	26	1,373
Percent of Total	59.1%	39.0%	1.9%	100.0%

Source: Monroe County Property Appraiser Database

Table II.5: *Existing Home Sales by Price Range, Village of Islamorada, 2000-2005,* provides information about the availability of housing units over the past six years being sold in the local housing market that the workforce in Islamorada can afford (see Appendix A for an even more detailed breakdown of housing sales prices). To establish a base for comparison, the total sales are divided into those residential units sold below $400,000 and those that sold for $400,000 or higher. In 2000, 79.2 percent of all existing home sales in Islamorada were below $400,000. The average price for all units that year was $286,872. In 2003, 53.4 percent of residential sales were below $400,000. By 2005 prices had increased dramatically and only 15.4 percent of sales were under $400,000. Mobile homes and condominiums are increasing their roles as being the provider of lower price housing – to the extent that $400,000 can be considered to be low price for a single-family home.

Probably of greatest relevance to median income members of the workforce, sales of homes under $200,000 went from 246 in 2000 to twelve (12) in 2005 (see Table II.5: *Existing Home Sales by Price Range, Village of Islamorada, 2000-2005*). Of those twelve (12) homes under $200,000, seven (7) were single family, none (0) of the homes were mobile homes and five (5) were condominiums.

TABLE II.5:
EXISTING HOME SALES BY PRICE RANGE
VILLAGE OF ISLAMORADA, 2000 - 2005

Sales Price	2000	2001	2002	2003	2004	2005
Under $50k	12	23	29	16	7	2
$50-100k	42	31	22	17	9	8
$100-150k	81	54	30	16	13	1
$150-200k	111	57	52	18	17	1
$200-250k	39	38	51	38	18	3
$250-300k	34	53	33	48	15	8
$300-350k	20	35	25	35	31	11
$350-400k	27	26	29	34	30	23
$400-450k	17	14	18	26	26	28
$450-500k	15	12	17	12	32	27
$500-550k	7	14	21	12	14	19
$550-600k	9	6	10	17	9	13
$600-650k	4	11	12	17	21	17
$650-700k	12	8	11	17	14	21
$700-750k	5	4	9	21	23	12
$750-800k	7	2	8	8	20	15
$800-850k	3	3	10	6	22	13
$850-900k	3	4	4	5	11	15
$900-950k	1	1	1	8	14	6
$950-1,000k	2	2	5	3	6	14
Over $1,000k	11	12	12	42	171	112
Average (1,000s)	$287k	$310k	$362k	$484k	$744k	$776k
Median (1,000s)	$157k	$252k	$268k	$329k	$671k	$713k
Total Sales	462	410	409	416	523	369

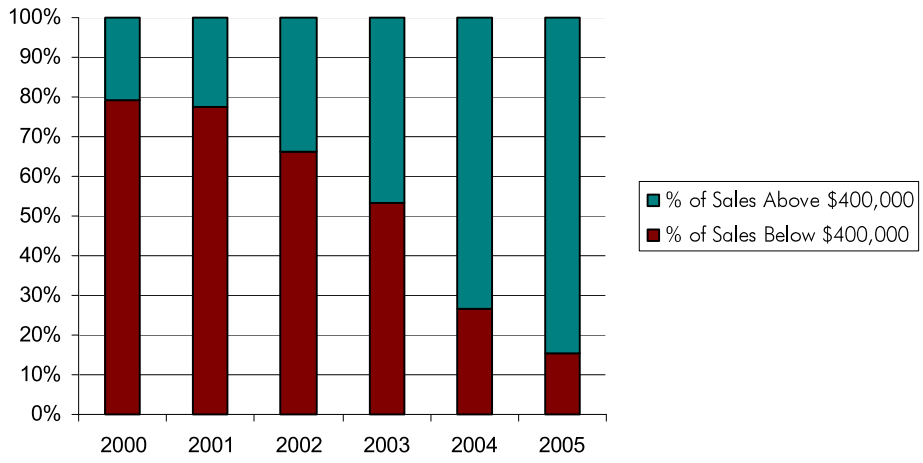
TABLE II.5:
EXISTING HOME SALES BY PRICE RANGE
VILLAGE OF ISLAMORADA, 2000 - 2005

Sales Price	2000	2001	2002	2003	2004	2005
Below $400k	366	317	271	222	140	57
% Below $400k	79.20%	77.30%	66.30%	53.40%	26.80%	15.40%
% Above $400k	20.80%	22.70%	33.70%	46.60%	73.20%	84.60%
Single Family	54.60%	65.30%	67.50%	55.90%	53.60%	38.60%
Mobile Home	2.10%	1.00%	2.10%	3.20%	1.80%	8.80%
Condo	46.90%	36.80%	34.30%	48.90%	57.30%	94.10%

Source: Monroe County Property Appraiser Database

The dynamics of home prices in Islamorada are clearly seen in Figure II.4: *Existing Home Sales Prices Above and Below $400,000, Village of Islamorada, 2000-2005*. Average prices are sharply increasing while the supply of dwellings at the lower end are greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE II.4:
EXISTING HOME SALES PRICES ABOVE AND BELOW
$400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

III. THE NEED FOR AFFORDABLE HOUSING CREATED BY NEW DEVELOPMENT

The need to provide housing that is affordable to Islamorada's workforce comes from all new development that demands labor (employees), including both residential and non-residential development. These employees earn different levels of wages that will require different types of workforce housing solutions.

A. BACKGROUND

The increase in housing prices in Islamorada, in and of itself creates an affordable workforce housing problem in Islamorada and the Florida Keys in general. However, the problem is accentuated in Islamorada. This is because some of the larger employers in the Village, such as the leisure and hospitality industry (i.e., tourism), accommodation and food services, retail service businesses and construction industry typically hire more lower wage employees than other industries. A significant percentage of new employees in these businesses earn very modest wages, making it increasingly difficult for them to afford a house for sale in the local real estate market, or rent housing.

For the purposes of evaluating where workforce housing demands originate, it is tempting to think that a community may be divided neatly into an economic sector and a residential sector. The economic sector provides the employment and incomes for the residents and the residential sector provides for the needs of the local employees and their families. In a place like Islamorada, however, this distinction between an economic sector and residential sector is misleading. Instead, it is more useful to conceive of an economy that is divided into two general sectors: the basic sector and the local sector.

The basic sector is that part of the economy that brings income into the Village and distributes that income as wages and salaries within the region – such as tourism, retail, and accommodation and food services. The local sector is that part of the economy that produces goods and services for sale to residents of the region. The basic sector is active while the local sector is reactive. The essential reason for using this model is that the economic health of the region is dependent upon the economic success of the basic sector.

Both residential and non-residential development in Islamorada is very much a part of the basic sector because of the strong tourist/second home component of Islamorada's economy, which helps fuel the tourism, retail, and accommodation and food services businesses. The incomes earned from this demand leads to spending in the local sector. As such, residential development shares many of the characteristics of other and more typical components of the economic base, including its demand for labor.

Residential and non-residential development in Islamorada places a demand on labor (the workforce) in three ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development);
- The second is the operation and maintenance of the building (i.e., employees for residential development); and
- The third is the use of the structure as designed by the builders (i.e., employees for non-residential development).

All three activities generate employment in Islamorada, and because of the wage levels and existing housing prices, these activities consequently result in a need for affordable workforce housing. The demand for labor (employees) that both residential and non-residential developments create, and the demand these employees place on the need for workforce housing is outlined below.

B. Residential Development

As is discussed above, residential development in Islamorada has two employment needs:

- The first is for the construction of the residence (construction);
- The second is for the operation and maintenance of that residence, post-construction (post-construction).

As discussed below, both construction and post-construction activities generate employment in Islamorada, and many of these workers typically earn wages and salaries that put them in a position of economic stress in terms of their ability to purchase or rent housing.

1. Demand for Workforce Housing Units

a) Construction Impacts

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past four years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of

local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[9] Table III.1: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County, 2002-2005,* summarize this analysis. These data illustrate that, on average, one construction employee directly involved in construction builds an average of 859 square feet of space in a year. Put another way, it takes an estimated 1.2 employee-years to construct 1,000 square feet of floor area.[10] Larger construction projects require more construction time (either more people working over the same period of time, or the same number of people working for a longer time) to complete.

TABLE III.1
RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION (square feet) AND CONSTRUCTION EMPLOYMENT, MONROE COUNTY, 2002-2005

Residential Construction	4,242,870 FT^2
Non-Residential Construction	995,296 FT^2
Total Construction	5,238,166 FT^2
Employee Years	6,098
FT^2 per Construction Employee	859 FT^2

SOURCE: Florida Agency for Workforce Innovation, Labor Market Statistics, ES-202 data for Monroe County, 2002 through 2005 and Monroe County Property Appraiser, tax rolls 2002 through 2005.

Annual variations in square feet of construction are due primarily to the differing time dimensions of the data series. Permitting must precede construction. It is very common for a residential unit or non-residential development to be permitted in one year and constructed, either in whole or in part, in another year. Because of this phenomenon, there is no reason to expect the amount of square feet constructed from year to year to be consistent. However, over the 4 year period, the problem of timing becomes irrelevant. Consequently, by estimating the amount of space a construction employee builds over a year based on 4 years of

[9] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection of a building.

[10] This construction analysis aggregates residential and non-residential construction because the average wages and average number of employees needed to construct 1,000 square feet of a structure for both residential and non-residential development is not significantly different.

development activity, it is possible to derive a reasonable estimate of floor area built by the average construction worker.

Table III.2: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size residential units based on the fact that one construction employee builds 859 square feet of space annually (See the column in Table III.2 labeled "Employee Years to Construct Units"). Specifically, the table displays the number of employee years it takes to construct a building of a certain size.

Construction employment is measured in employee years (employee years to construct units). Housing has no such time dimension. Employees will have a definable career and dwellings have an expected life. In estimating the demand construction employees place on a residential unit, it must be recognized that construction employees require housing only during the period of actual construction of the home (even though they live in the community over their career). This must be accounted for in the analysis. The average construction worker career is 40 years. To account for this circumstance, the calculation of construction employee years to construct the unit is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.2 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[11]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.2: *Construction Employment and Need for Housing in* Islamorada, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

[11] See Appendix B: *Employees Per Household, Monroe County*.

Table III.2: CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING IN ISLAMORADA			
Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

b) Operations & Maintenance Impacts

In the Spring of 2006, RRC Associates, Inc., conducted a survey of homeowners in the Village of Islamorada, the results of which are summarized in a report titled *Village of Islamorada Residential Job Generation Study* (July 2006) (hereinafter referred to as "*Residential Job Study*"). One of the primary objectives of the *Residential Job Study* was to acquire data on the employment associated with the operations and maintenance of residential units in the Village of Islamorada. The *Residential Job Study* asked homeowners questions about the use, both directly and indirectly, of five primary categories of employees that are hired to assist in the operation and maintenance of residential units. They include:

- Direct hires by home owners;
- Hires by property management firms retained by home owners to operate and maintain residential properties;
- Hires by homeowners associations responsible for operating and maintaining residential properties;
- On-sight caretakers; and
- Other local service firms.

The operations and maintenance services asked about include exterior maintenance and upkeep (i.e., gardeners, mowers, and other exterior maintenance), housekeepers, kitchen help, child care/nannies,

caretakers, butlers, personal trainers, and administrative assistants for the residential unit. The survey also gathered extensive data about selected operational characteristics of residential homes, firms that households contract with to finance and insure homes, as well as the use patterns and demographics of homeowners, which is useful for other policy, planning and research purposes.

The survey was mailed to a sample of 3,000 homeowners in the Village of Islamorada. This includes the population of owners of units in excess of 2,000 square feet, as identified through the Monroe County Property Appraiser records (1,094 total households); a random sample[12] of 48 percent of owners of homes sized within the range of 500 to 2,000 square feet (1,051 total); and a random sample of 63 percent of condominium owners (853 total). Single-family homes below 500 square feet were not included given that many of these are boat pads and similar types of units. A total of 822 surveys were returned for a response rate of 27.5 percent. Of these 822 survey responses, 585 were responded to in full, whereas the remaining surveys lacked responses to some of the survey questions. In conducting analysis on the survey responses, only those surveys that have a response to the related questions in the analysis were used.

For each type of home service the owner uses (homeowners associations, property management companies, independent contractors, on-site caretakers and other directly hired employees), owners were asked to report how much they spend per year on each service and, if known, approximately how many hours employees spent serving their home each year. Annual spending amounts were converted into "full-time equivalents" (FTE) using a combination of wage data and assumptions regarding non-labor costs.[13] Wage data was based on annualized wage rates for Monroe County for specified industry sectors, as extrapolated from 2004 Quarterly Census of Employment and Wages (QCEW) data.[14] Specific assumptions for individual service providers are as follows:

- Homeowners associations (HOA): A conversion ratio of $117,390 in homeowners' dues per direct job was assumed. This is based on an assumption of a $27,475 average wage for HOA employees (Monroe County inflation adjusted 2004 QCEW data – NAICS code 813990) and an assumption that 23.4 percent of HOA costs

[12] The random sample was conducted using SPSS statistical software.

[13] FTE employees represent the number of workers that would typically be employed to complete the service based on existing employment patterns in the respective industries, which presumably includes a blended hybrid of full-time and part-time employees.

[14] The QCEW data is provided by the U.S. Census Bureau of Labor Statistics, and is available at http://data.bls.gov/PDQ/outside.jsp?survey=en

are used for wages (based on the ratio of wages paid to revenue received for HOA's from the 2002 Economic Census for the state of Florida).

- Property management firms (PMF): A conversion ratio of $117,641 in property management fees per direct job was assumed. This is based on an assumption of a $30,560 average wage for residential property management employees (Monroe County inflation adjusted 2004 QCEW data – NAICS code 531311) and an assumption that 25.97 percent of property management costs are used for wages (based on the ratio of wages paid to revenue received for PMF's from the 2002 Economic Census for Monroe County).

- Other contracted services: A conversion ratio of $84,388 in contracted service fees per direct job was assumed for other contracted services. This is based on an assumption of a $32,320 average wage for buildings and dwellings services employees (Monroe County inflation adjusted 2004 QCEW data – NAICS codes 5616 & 5617) and an assumption that 38.3 percent of service costs are used for wages (based on the ratio of wages paid to revenue received for contract services from the 2002 Economic Census for the State of Florida).

- Direct employees and caretakers: A conversion ratio of $23,744 in employment costs per direct job was assumed. This is based on the average wage paid by these industries in the State of Florida as reported by the 2004 QCEW data (NAICS code 814110) and adjusted for inflation.

In addition to questions regarding home services employment, survey respondents that were not full-time residents of Islamorada were also asked to describe the tenancy of their Islamorada unit. Data about tenancy (how the unit is used or occupied) was broken into six (6) categories:

- Secondary residence: units owned by the respondent and used as a secondary residence by the owner;

- Vacation rental: units owned by the respondent and leased on a short-term basis, usually as a vacation or seasonal rental;

- Business/corporate rental: units owned by the respondent and leased on a short-term basis to business or corporate entities for retreats and conferences;

- Long-term rental residences: units owned by the respondent and leased on a long-term basis;

- Other (for the respondent to specify): uses other than those listed above for which the unit is occupied; and

- Vacant: amount of time in which the residence is not occupied.

These survey responses were compiled, and then several hypotheses were tested through regression analysis. The hypotheses tested are whether there is a relationship between the size of a residential unit and the number of operation and maintenance employees that service the unit. The analyses also tested whether there is a difference in this relationship between house size and operation and maintenance employees serving the unit, and whether the unit is occupied by a permanent resident or otherwise used as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other. The hypothesis testing this relationship included 585 survey responses. See Table: III.3: *Number of Survey Responses Used in Analysis of Operations and Maintenance Employees*.

Table III.3:
NUMBER OF SURVEY CASES USED IN ANALYSIS OF OPERATIONS AND MAINTENANCE EMPLOYEES

Survey Cases	Number of Responses
All returned responses	822
Fully completed responses	585
Responses from full-time owner-occupied units	406
Responses from units otherwise occupied	416

The survey results indicate that there are different employment relationships between dwellings occupied by full-time residents and those occupied for all other purposes. The results also indicate there are different employment relationships between units based on the size of the unit. The relationship is expressed mathematically as follows:

Employees = -0.01330+ (-0.03846 * Full-time) + (0.00006466 * Area)

Where:

Employees = Operations and Maintenance Employees[15]

Full-Time = Residential Unit Occupied by Full-time Resident

Area = Gross Square Feet of Unit

[15] Measured by full-time equivalent employees (FTEs).

This formula results from a multiple regression analysis with the number of full time equivalent employees being the dependent variable and the size of the home, in square feet, and the full-time occupancy of the home being the independent variables. Collectively, the independent variables show that the number of employees increase with the size of the dwelling and that the number of employees is greater if the unit is occupied as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other.

The linear relationships identified above effectively describe post construction (operations and maintenance) employment as a function of residency status and size of units in Islamorada. The result of applying this formula to homes of varying sizes is shown below in Table III.4: *Operations and Maintenance Employment by Home Size and Residency of Unit, Islamorada*. To determine the needed number of residential units these operations and maintenance employees demand in Islamorada, the employee equivalent is divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[16]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential operation and maintenance of residential units occupied by full-time residents versus others (secondary residences, vacation rentals, business/corporate rentals, long-term rentals, or others).

Table III.4:
OPERATIONS AND MAINTENANCE EMPLOYMENT
BY HOME SIZE AND RESIDENCY OF UNIT, ISLAMORADA

Unit Size	Employees for Full-Time Resident Units	No. of Units Needed for Employees of Full-Time Resident Units	Employees for All Other Units	No. of Units Needed for Employees of All Other Units
500	0.000	0.000	0.019	0.012
750	0.000	0.000	0.035	0.022
1,000	0.013	0.008	0.051	0.032
1,500	0.045	0.029	0.084	0.053
2,000	0.078	0.049	0.116	0.073
2,500	0.110	0.069	0.148	0.094
3,000	0.142	0.090	0.181	0.114
3,500	0.175	0.110	0.213	0.134
4,000	0.207	0.130	0.245	0.155
4,500	0.239	0.151	0.278	0.175
5,000	0.272	0.171	0.310	0.196

c) Summary of Need for Affordable Housing Units

Tables III.5 and III.6 summarize the total workforce housing unit need created by new residential development, for both construction and operation/maintenance employees.

[16] See Appendix B: *Employees per Household, Monroe County*.

Table III.5:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL UNITS OCCUPIED BY FULL-TIME RESIDENTS[17]

Unit Size (FT²)	Employees				Total Workforce Housing Units Needed (Construction and O&M Employees of Full-Time Resident Units)
	Construction		Operations & Maintenance for Full-Time Resident Units		
	Employees	Workforce Housing Units Needed for Construction Employees	Employees	Workforce Housing Units Needed for O&M Employees of Full-Time Resident Units	
500	0.015	0.009	0.000	0.000	0.009
750	0.023	0.014	0.000	0.000	0.014
1,000	0.030	0.019	0.013	0.008	0.027
1,500	0.045	0.028	0.045	0.029	0.057
2,000	0.060	0.038	0.078	0.049	0.087
2,500	0.075	0.047	0.110	0.069	0.117
3,000	0.090	0.057	0.142	0.090	0.147
3,500	0.105	0.066	0.175	0.110	0.176
4,000	0.120	0.076	0.207	0.130	0.206
4,500	0.135	0.085	0.239	0.151	0.236
5,000	0.150	0.095	0.272	0.171	0.266

[17] Note that the data shown in Table III.5: *Workforce Housing Need Created by Residential Units Occupied by Full-Time Residents*, are illustrative only. The precise formulae should be used for individual dwellings.

Table III.6:
WORKFORCE HOUSING NEED CREATED BY ALL OTHER UNITS [18]

Unit Size (FT^2)	Employees				Total Workforce Housing Units Needed (Construction and O&M Employees of All Other Units)
	Construction		Operations & Maintenance for All Other Units		
	Employees	Workforce Housing Units Needed for Construction Employees	Employees	Workforce Housing Units Needed for O&M Employees of All Other Units	
500	0.015	0.009	0.019	0.012	0.021
750	0.023	0.014	0.035	0.022	0.036
1,000	0.030	0.019	0.051	0.032	0.051
1,500	0.045	0.028	0.084	0.053	0.081
2,000	0.060	0.038	0.116	0.073	0.111
2,500	0.075	0.047	0.148	0.094	0.141
3,000	0.090	0.057	0.181	0.114	0.171
3,500	0.105	0.066	0.213	0.134	0.201
4,000	0.120	0.076	0.245	0.155	0.231
4,500	0.135	0.085	0.278	0.175	0.260
5,000	0.150	0.095	0.310	0.196	0.290

[18] Note that the data shown in Table III.6: *Workforce Housing Need Created by All Other Units,* are illustrative only. The precise formulae should be used for individual dwellings.

2. Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step. It involves determining the amount of assistance (workforce housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units.

As is discussed in Section II: *Problem Description,* housing in Islamorada has become unaffordable to not only low-wage earning households, but also to households earning the median household income and much higher. Consequently, the income range of households that need workforce housing assistance in Islamorada is fairly broad. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.[19]

The three Workforce Housing Categories were developed using local cost and square footage data on existing affordable units built in Islamorada and the Florida Keys, other communities in Florida, and other resort communities across the nation. These three Workforce Housing Categories identify the size of an appropriate workforce housing unit for each income category, the type of construction, and the cost per square foot to construct the unit based upon local construction costs. Table III.7: *Workforce Housing Categories, Islamorada,* shows the size, type, cost to construct these units, and household and employee income levels that are needed if these prototypical units are to be considered affordable. (See Appendix D: *Shortage (Housing Assistance) Calculations,* for more detail on the incomes that can afford the workforce units in each of these categories.)

[19] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

TABLE III.7: WORKFORCE HOUSING CATEGORIES, ISLAMORADA[20]			
	Category 1	Category 2	Category 3
Area (FT^2)	500	700	900
Construction Type	Modular	Modular	Modular
Number of Bedrooms	1	2	3
Housing Unit Type	Multi-Family Attached	Multi-Family Attached	Multi-Family Attached
Construction Cost per FT	$175	$175	$175
Construction Cost	$87,500	$122,500	$157,500
Site Prep	$40,000	$40,000	$40,000
Land	$45,000	$63,000	$81,000
Total	$172,500	$225,500	$278,500
Income Required to Afford a Unit			
Income Ratio for Determining Housing Affordability	29.32%	29.32%	29.32%
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Income per Worker in Household	$31,897	$41,992	$52,087

As Table III.7 shows, the type of construction and the cost per square foot to construct the units are the same for all three Workforce Housing Categories. The variation in unit costs is solely dependent upon the size of the unit. The cost shown is a turn-key cost of production under prevailing market conditions. Table III.7 also shows the differences in both household and employee income levels that are needed to make the prototypical units affordable (in Table III.7, see "Annual Household Income Needed to Purchase Unit").

Next, and for the purposes of measuring the assistance needed to make units affordable to members of the workforce at different income levels, the household income levels were evaluated for the different members of the workforce (see Appendix D: *Employment and Household Earnings by Industry, Monroe County, 2005-2006*), and then compared to the household income levels needed to make the prototypical units affordable in each of the Workforce Housing Categories.

Based on this comparison, the household income levels were matched with the Workforce Housing Categories that most closely aligned with the incomes levels.[21]

[20] Each of the three Workforce Housing Categories were developed under the assumption that workforce housing units created as a result of a mitigation program that utilizes this workforce housing methodology would develop multi-family attached, modular built residential housing units. Therefore, the cost to develop these units factors in the housing type and housing construction assumptions.

a) Affordable Housing Assistance for Construction Employee Households

Once the reasonable cost for a prototypical workforce housing unit is determined, the next step is to identify the amount of assistance that an employee household requires to afford a prototypical unit within their income category. For new residential units, this requires evaluating the subsidy needed for construction employees and operations and maintenance employees.

As is briefly discussed above, according to the employment and household earnings for the construction industry in Monroe County (see Appendix D: *Employment and Household Earnings by Industry),* individual annual construction employee earnings are $33,800, and annual household earnings are $53,590. Based on these earnings, a construction employee household could reasonably afford to spend $182,792 for housing. As mentioned in the previous section and based upon their income, construction employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given the construction employee household earnings and the maximum housing cost that a construction employee household could afford ($182,792), Category 2 level of housing requires $42,708 of workforce housing assistance per worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($182,792) is the affordable housing assistance needed for a construction employee household to afford a unit ($42,708). See Table III.8: *Housing Affordability for Construction Employees* shown below.

[21] For those incomes that are within a modest range above or below the maximum cut off of a Workforce Housing Category, professional judgment has been used to determine the appropriate Workforce Housing Category for the employee household.

TABLE III.8: HOUSING AFFORDABILITY FOR CONSTRUCTION EMPLOYEES	
Construction Earnings	$33,800
Employees per Household[22]	1.586
Construction Employee Household Earnings	$53,590
Maximum Housing Cost for Construction Employee Household[23]	$182,792
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Construction Employee Household	$42,708

The housing assistance needed by unit size is shown in Table III.9: *Construction Employment and Need for Housing in Islamorada*.

Table III.9:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING, ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees	Housing Assistance Needed per Unit
500	0.601	0.015	0.009	$405
750	0.901	0.023	0.014	$607
1,000	1.201	0.030	0.019	$809
1,500	1.802	0.045	0.028	$1,214
2,000	2.403	0.060	0.038	$1,618
2,500	3.004	0.075	0.047	$2,023
3,000	3.604	0.090	0.057	$2,427
3,500	4.205	0.105	0.066	$2,832
4,000	4.806	0.120	0.076	$3,236
4,500	5.406	0.135	0.085	$3,641
5,000	6.007	0.150	0.095	$4,045

b) Workforce Housing Assistance for Operations and Maintenance Employee Households

Based on industry definitions, the earnings of operational and maintenance employees are identified as a weighted average of the individual components of residential operational and maintenance employment. This is shown in Table III.10: *Operational and Maintenance Employee Income, Monroe County*.

[22] See Appendix B: *Employees per Household, Monroe County*, for an explanation of the calculation used to result in this figure.

[23] The maximum housing cost for a construction employee household is calculated by dividing the construction employee household earnings ($53,590) by the income ratio (29.32%) to determine the cost of housing that is affordable to a construction employee household.

TABLE III.10:
OPERATIONAL AND MAINTENANCE
EMPLOYEE INCOME, MONROE COUNTY

	Weight	Individual	Household
Construction	17.5%	$33,800	$53,590
Financial Activities	5.0%	$44,610	$70,729
Prof & Business Services	37.5%	$45,298	$71,821
Education & Health Services	15.0%	$39,385	$62,445
Other Services	25.0%	$28,661	$45,442
Blended	100.0%	$38,205	$60,575

Based upon their income, operations and maintenance employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given that operations and maintenance employee households earn $60,575 and the maximum housing cost that a construction employee household could afford is $206,616, Category 2 level of housing would require $18,884 of workforce housing assistance per operations and maintenance worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($206,616) is the workforce housing assistance needed for an operations and maintenance employee household to afford a unit ($18,884). See Table III.11: *Housing Affordability for Construction Employees* shown below.

TABLE III.11:
HOUSING AFFORDABILITY FOR
OPERATIONS AND MAINTENANCE EMPLOYEES

Operations and Maintenance Earnings	$38,205
Employees per Household[24]	1.586
Operations and Maintenance Employee Household Earnings	$60,575
Maximum Housing Cost for Operations and Maintenance Employee Household[25]	$206,616
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Operations and Maintenance Employee Household	$18,884

The housing assistance needed by unit size is shown in Table III.12: *Operations and Maintenance Employment and Need for Housing in Islamorada*.

[24] See Appendix B: *Employees per Household, Monroe County*, for an explanation of the calculation used to result in this figure.

[25] The maximum housing cost for an operations and maintenance employee household is calculated by dividing the operations and maintenance employee household earnings ($60,575) by the income ratio (29.32%) to determine the cost of housing that is affordable to a construction employee household.

Table III.12: OPERATIONS AND MAINTENANCE EMPLOYMENT AND NEED BY RESIDENCY OF UNIT, ISLAMORADA						
Square Footage in Residential Unit	Units Occupied by Full-Time Residents			All Other Units		
	Employees	No. of Units Needed	Housing Assistance Needed	Employees	No. of Units Needed	Housing Assistance Needed
500	0.000	0.000	$0	0.019	0.012	$227
750	0.000	0.000	$0	0.035	0.022	$419
1,000	0.013	0.008	$154	0.051	0.032	$612
1,500	0.045	0.029	$539	0.084	0.053	$997
2,000	0.078	0.049	$924	0.116	0.073	$1,382
2,500	0.110	0.069	$1,309	0.148	0.094	$1,767
3,000	0.142	0.090	$1,694	0.181	0.114	$2,152
3,500	0.175	0.110	$2,079	0.213	0.134	$2,537
4,000	0.207	0.130	$2,464	0.245	0.155	$2,922
4,500	0.239	0.151	$2,849	0.278	0.175	$3,307
5,000	0.272	0.171	$3,234	0.310	0.196	$3,692

3. Residential Mitigation

As is outlined above, the wages and salaries earned by a significant portion of Islamorada's workforce that provides services to residential development (construction and operation and maintenance employees) are insufficient to allow these employees to obtain market housing. After determining the number and type of employees that provide service to residential development (construction employees and operations and maintenance employees), the next step is to identify the degree of workforce housing need created by residential development, and then outline mitigation options.

a) Measuring Need

Based on the previous analysis outlined in this section, the degree of workforce housing need for residential development in Islamorada is determined using the following formula.

Residential Construction Employees' Affordable Housing Need

Construction Employees = 0.00003 * Square Feet of Residential Unit

Needed Units for Construction Employee Households = Construction Employees ÷ 1.586

Construction Assistance Needed = Construction Employee Households * $42,708

Residential Operations and Maintenance (O&M) Employees' Affordable Housing Need

O&M Employees = -0.01330 + (-0.03846 * Full-time) + (0.00006466 * Area)

Where:

Full Time = Full Time Residents

Area = square Feet of Residential Unit

O&M Employee Households = O&M Employees ÷ 1.586

O&M Assistance Needed = O&M Employee Households Needing Assistance * $18,884

Total Units Needed = Needed Units for Construction Employee Households + Needed Units for O&M Employee Households

Total Assistance Needed = Construction Assistance Needed + Operations and Maintenance Assistance Needed

What this formula shows is that the degree of need for workforce housing can be determined either by a workforce housing unit (or fraction thereof) that needs to be built for residential development, or workforce housing assistance amount that needs to be paid to provide a sufficient amount of funds for those employees (or fraction thereof) in need of workforce housing, so they can afford housing at a reasonable price.

Because workforce housing need is based on the size of the home and the residency status of the home, the formula will need to be applied to each residential unit, individually, based on its size (square footage) and residency status. Tables III.13: *Workforce Housing Need Created by Residential Development of Units Occupied by Full-Time Residents* and Tables III.14: *Workforce Housing Need Created by All Other Residential Units,* however, provides examples of workforce housing need for varying sized residential units, both in terms of actual workforce housing units (or a fraction thereof), and workforce housing assistance.

Table III.13:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL DEVELOPMENT OF UNITS OCCUPIED BY FULL-TIME RESIDENTS[26]

Unit Size (FT^2)	Construction			Operations & Maintenance of Full-Time Resident Units			Total Workforce Housing Units Needed (Construction & O&M Employees)	Total Workforce Assistance for Employees (Construction & O&M Employees)
	Employees	Housing Units Needed	Housing Assistance for Construction Employees	Employees	Housing Units Needed	Housing Assistance for Operations and Maintenance Employees		
500	0.015	0.009	$405	0.000	0.000	$0	0.009	$405
750	0.023	0.014	$607	0.000	0.000	$0	0.014	$607
1,000	0.030	0.019	$809	0.013	0.008	$154	0.027	$963
1,500	0.045	0.028	$1,214	0.045	0.029	$539	0.057	$1,752
2,000	0.060	0.038	$1,618	0.078	0.049	$924	0.087	$2,542
2,500	0.075	0.047	$2,023	0.110	0.069	$1,309	0.117	$3,332
3,000	0.090	0.057	$2,427	0.142	0.090	$1,694	0.147	$4,121
3,500	0.105	0.066	$2,832	0.175	0.110	$2,079	0.176	$4,911
4,000	0.120	0.076	$3,236	0.207	0.130	$2,464	0.206	$5,700
4,500	0.135	0.085	$3,641	0.239	0.151	$2,849	0.236	$6,490
5,000	0.150	0.095	$4,045	0.272	0.171	$3,234	0.266	$7,279

[26] Note that the data shown in Table III.13: *Workforce Housing Need Created by Residential Development of Units Occupied by Full-Time Residents*, are illustrative only. The precise formula should be used for individual dwellings.

Table III.14:
WORKFORCE HOUSING NEED CREATED BY ALL OTHER RESIDENTIAL UNITS[27]

Unit Size (FT^2)	Construction			Operations & Maintenance of All Other Residential Units			Total Workforce Housing Units Needed (Construction & O&M Employees)	Total Workforce Housing Assistance for Employees (Construction & O&M Employees)
	Employees	Housing Units Needed	Housing Assistance for Construction Employees	Employees	Housing Units Needed	Housing Assistance for Operations and Maintenance Employees		
500	0.015	0.009	$405	0.019	0.012	$227	0.021	$631
750	0.023	0.014	$607	0.035	0.022	$419	0.036	$1,026
1,000	0.030	0.019	$809	0.051	0.032	$612	0.051	$1,421
1,500	0.045	0.028	$1,214	0.084	0.053	$997	0.081	$2,210
2,000	0.060	0.038	$1,618	0.116	0.073	$1,382	0.111	$3,000
2,500	0.075	0.047	$2,023	0.148	0.094	$1,767	0.141	$3,790
3,000	0.090	0.057	$2,427	0.181	0.114	$2,152	0.171	$4,579
3,500	0.105	0.066	$2,832	0.213	0.134	$2,537	0.201	$5,369
4,000	0.120	0.076	$3,236	0.245	0.155	$2,922	0.231	$6,158
4,500	0.135	0.085	$3,641	0.278	0.175	$3,307	0.260	$6,948
5,000	0.150	0.095	$4,045	0.310	0.196	$3,692	0.290	$7,738

[27] Note that the data shown in Table III.14: *Workforce Housing Need Created by All Other Units*, are illustrative only. The precise formula should be used for individual dwellings.

b) Policy Options/Mitigation Options

A number of policy options are available to the Village of Islamorada to address this workforce housing need created by residential development, once the methodology for determining need is developed and applied. They involve local and state funding, incentive zoning practices, as well as inclusionary or mandatory workforce housing requirements in Islamorada's land development code. Beyond the broad policy options to address the workforce housing need, it should be emphasized in this Support Study that if the workforce housing need is going to be effectively addressed as development occurs, the policy options should address need in one of four ways. These mitigation options include:

- Payment of funds (or a workforce housing assistance fee) to make up the difference between the cost of housing in Islamorada for the employee(s) in need of workforce housing and what the employee(s) can reasonably afford;

- Construction of workforce housing units for the employee in need;

- Conversion of existing market units to workforce units for the employee in need; or

- Providing land for workforce housing that is of equal value to the funds (workforce housing assistance fee) needed.

C. NON-RESIDENTIAL DEVELOPMENT

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development).

- The second is the employees who work at a structure constructed by the builders (i.e., employees of the non-residential activity in the building).

Construction employees construct the nonresidential buildings. All different types of employees work at the building after it is complete. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities create a need for workforce housing. The demand for labor (employees) that non-residential development creates, and the demand these employees place on the need for workforce housing is outlined below.

1. Construction Impacts

As is discussed in Section III.B.1: *Construction Impacts,* the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past 4 years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[28] Table III.15: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County,*

[28] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection a building.

2002-2005, summarize this analysis. These data illustrate that, on average, one construction employee directly involved in construction builds an average of 859 square feet of space in a year. Put another way, it takes an estimated 1.2 employee-years to construct 1,000 square feet of floor area.[29] Larger construction projects require more construction time (either more people working over the same period of time, or the same number of people working for a longer time) to complete.

TABLE III.15
RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION (square feet) AND CONSTRUCTION EMPLOYMENT, MONROE COUNTY, 2002-2005

Residential Construction	4,242,870 FT^2
Non-Residential Construction	995,296 FT^2
Total Construction	5,238,166 FT^2
Employee Years	6,098
FT^2 per Construction Employee	859 FT^2

SOURCE: Florida Agency for Workforce Innovation, Labor Market Statistics, ES-202 data for Monroe County, 2002 through 2005 and Monroe County Property Appraiser, tax rolls 2002 through 2005.

Based on this analysis of prior construction activities in Islamorada, the actual amount of building space built by a construction employee annually is what is used to determine the amount of construction employee need created by a construction worker, annually.

Table III.16: *Construction Employment and Need for Housing,* sets out the number of employees needed to construct different size non-residential development based on the fact that one construction employee builds 859 square feet of space annually (See the column in Table III.16 labeled "Employee Years to Construct Non-Residential Development"). Specifically, the table displays the number of employee years it takes to construct a building of a certain size.

Construction employment is measured in employee years (employee years to construct units). Non-residential development has no such time dimension. Employees will have a definable career and dwellings have an expected life. In estimating the demand construction employees place on non-residential development, it must be recognized that construction employees require housing only during the period of actual construction of the home (even though they live in the community over their career). This must be accounted for in the analysis. The average construction worker career is 40 years. To account for this circumstance, the calculation of

[29] This construction analysis aggregates residential and non-residential construction because the average wages and average number of employees needed to construct 1,000 square feet of a structure for both residential and non-residential development is not significantly different.

construction employee years to construct the non-residential development is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.16 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[30]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.16: *Construction Employment and Need for Housing in Islamorada,* this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

Table III.16:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Non-Residential Development	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

2. Post Construction Impacts

The employment impacts on non-residential development, once the building is constructed, comes from the employees that work at the businesses/land uses that use the buildings. In determining the need for affordable housing created by nonresidential development, post-construction, the analysis went through four steps.

First, all nonresidential development was categorized into 8 land use categories, as defined by the Florida Department of Revenue codes. Each

[30] See Appendix B: *Employees Per Household, Monroe County*.

of the 8 land use categories, and the general uses included in the definition of each category are set out below.

Retail uses includes stores, department stores, supermarkets, shopping centers, restaurants, financial institutions, repair service shops, service stations, auto sales and repair, parking lots, and wholesale outlets.

Office uses includes professional and non-professional office buildings, professional services buildings, and insurance company offices.

Industrial uses include light manufacturing; lumber yards; warehousing and distribution terminals; equipment and materials storage facilities; and other similar uses.

Tourist/Recreational uses include theatres, auditoriums, nightclubs, bowling alleys, tourist attractions, camps, race tracks, golf courses, hotels, motels and ancillary spaces within hotels or motels such as restaurants and shops. In this study, based upon the unique characteristics of Islamorada, tourist land uses are divided into two sub-categories. This first is relevant to the expansion or redevelopment of existing hotel, motel or similar accommodations, and the second is relevant to net new tourist development. This new tourist development includes all tourist/recreational uses outlined above.

Institutional uses include churches; private schools; colleges; daycares; privately owned hospitals; homes for the aged; orphanages; clubs; cultural organizations; and similar uses.

Governmental uses include military facilities; parks and recreational areas; governmental office buildings; and other publicly owned facilities.

Residence uses include household living type uses, including but not limited to single-family units, multi-family units, townhouses, and mobile homes.

Other uses include utility, gas, and electric uses, mining, sewage disposal facilities.

Second, the employment and average household earnings in the county was assigned to one of the eight land use categories. This had to be done because the employment and wage data is categorized into the following industrial sectors: Natural Resources and Construction; Manufacturing; Wholesale Trade; Retail Trade; Trade, Transportation and Utilities; Information (e.g., printing, publishing, TV, etc.); Financial Activities; Professional and Business Services; Education and Health Services; Leisure

and Hospitality; Other Services (which includes operation and maintenance employees); and Government.

The industrial sectors were assigned to the 8 land use categories, based on the description of employment activities related to land uses and related principles found in the *Standard Industrial Classification Manual* (published by the US Government Printing Office); the classic *Land Use Information Systems* (Clawson and Stewart, by Resources for the Future,1965); *Planner's Estimating Guide: Projecting Land-Use and Facility Needs* (A. C. Nelson, Chicago: Planners Press, 2004); and *Standard Land Use Coding Manual*, (Urban Renewal Administration and Bureau of Public Roads, Government Printing Office, 1965). The percentage assignment of employment for each industry to the corresponding land use categories is set out in Table III.17: *Assignment of Industries to Land Use Categories, Monroe County.*[31]

Table III.17:
PERCENTAGE ASSIGNMENT OF INDUSTRIES TO LAND USE CATEGORIES, MONROE COUNTY

Land Use	Govern-mental	Industrial	Institutional	Office	Other	Retail	Residence	Tourist/ Recreational	No Location
Natural Resource & Construction*		15.0%		10.0%			24.0%		51.0%
Manufacturing		75.0%		15.0%	10.0%				
Wholesale Trade [32]		70.0%		10.0%		20.0%			
Retail Trade [33]						90.0%		10.0%	
Trade, Transport & Utilities	15.0%	50.0%		15.0%	10.0%	10.0%			
Information		35.0%		35.0%	10.0%	10.0%			10.0%
Financial Activities		10.0%	20.0%	58.5%		5.0%	6.5%		
Prof. & Bus Services		11.0%	10.0%	30.0%		5.0%	44.0%		
Education & Health Services	30.0%		30.0%	23.7%		5.0%	11.3%		
Leisure & Hospitality					10.0%	20.0%		70.0%	
Other Services		10.0%	10.0%	10.0%	10.0%		46.7%	10.0%	3.3%
Government	90.0%			10.0%					

* For historical data, The Florida Agency for Workforce Innovation reports natural resource industries with construction. For 2005, Monroe County reported 105 individuals employed in mining, indicating that 96% of employees in Natural Resources and Construction are construction employees.

Then, using the percentage assignments of industry employment to land use classifications, the number of employees for each industry was translated into employees per land use categories. See Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County.*

[31] It should be noted that some employees, like construction workers, do not work at specific locations. These employees are assigned to the "No Location" category.

[32] Wholesale trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry*.

[33] Retail trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry*.

Average household earnings were then calculated for each land use by multiplying the number of employees per land use times the 2006 estimated household earnings based upon the industry in which the employee is working[34], and then dividing the product by the number of workers estimated for that land use (See Table III.18).

Table III.18:
ESTIMATED INDUSTRY EMPLOYMENT BY LAND USE CATEGORIES, MONROE COUNTY

Land Use	Govern-mental	Industrial	Institu-tional	Office	Other	Retail	Tourist/ Recreati onal	No Location	Totals
Natural Resource & Construction	0	349	0	233	0	0	0	1,187	2,328
Manufacturing	0	214	0	43	29	0	0	0	285
Wholesale Trade	0	364	0	52	0	104	0	0	520
Retail Trade	0	0	0	0	0	4,998	555	0	5,553
Trade, Transport & Utilities	234	782	0	234	156	156	0	0	1,563
Information	0	160	0	160	46	46	0	46	457
Financial Activities	0	236	473	1,383	0	118	0	0	2,363
Prof. & Bus Services	0	286	260	781	0	130	0	0	2,603
Ed & Health Services	1,215	0	1,215	960	0	202	0	0	4,050
Leisure & Hospitality	0	0	0	0	1,154	2,308	8,077	0	11,539
Other Services	0	150	150	150	150	0	150	50	1,502
Government	2,819	0	0	313	0	0	0	0	3,132
TOTAL	4,268	2,541	2,098	4,309	1,535	8,062	8,783	1,283	35,895
Average Household Earnings	$46,369	$41,546	$40,528	$42,861	$27,934	$28,801	$25,114	$34,908	$34,261

Source: Standard Industrial Classification Manual by the U.S. Government Printing Office. Land Use Information Systems by Clawson and Stewart, published by Resources for the Future in 1964. Planner's Estimating Guide: Projecting Land-Use and Facility by A.C. Nelson.

Third, the amount of building space (in square feet) provided, on average, per employee, was determined for each land use category. Using data obtained from the Monroe County Property Appraiser on the amount of development built (in square feet) within each land use category, the aggregate square feet of space in the county for each land use category was determined, from 2001-2005. This data was then compared over time to the number of employees in each land use category (See Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County)* to determine the amount of floor area (in square feet) on average, provided for each employee by each land use category. This analysis is outlined in Table III.19: *Floor Area and Employment by Land Use Category; Floor Area per Employee by Land Use, Monroe County, 2001-2005.*

[34] See Appendix D: *Employment and Household Earnings by Industry*.

TABLE III.19
FLOOR AREA AND EMPLOYMENT BY LAND USE CATEGORY, FLOOR AREA PER EMPLOYEE, MONROE COUNTY

	2001	2002	2003	2004	2005	Typical FT^2 Over Period
Government						
Square Ft		4,303,124	3,698,871	4,475,274	4,907,524	
Employment	4,447	4,417	4,523	4,356	4,268	
Square Ft Per Employee		974	818	1,027	1,150	1,049
Industrial						
Square Ft		1,946,221	1,343,901	1,837,525	1,957,005	
Employment	2,625	2,576.64	2,558	2,501	2,541	
Square Ft Per Employee		755.33	525.27	734.72	770.07	753
Institutional						
Square Ft		1,530,746	1,343,901	1,677,183	1,675,718	
Employment	2,117	2,144.30	2,218	2,112	2,098	
Square Ft Per Employee		713.87	606.04	793.97	798.72	769
Office						
Square Ft		2,138,672	2,185,012	2,531,368	2,566,490	
Employment	4,814	4,2615	4,396	4,295	4,309	
Square Ft Per Employee		502	457	589	596	563
Retail						
Square Ft		5,356,420.85	5,163,367	5,817,640	5,730,691	
Employment	8,592	8,422.25	8,302	8,198	8,062	
Square Ft Per Employee		635.98	621.92	709.64	710.80	685
Tourist						
Accommodation Expansion or Re-Development						
Floor Area		4,765,792	3,834,821	4,761,362	4,761,362	4,553,171
Employees	4,976	4,592	4,728	4,855	4,570	
Ft^2 per Employee		1,037.96	811.09	980.81	1,041.87	1,019
New Tourist Development						
Square Ft		6,275,497.50	4,952,982.50	5,960,111.50	5,703,320.00	
Employment	9,285	9,095.80	9,125	9,196	8,783	
Square Ft Per Employee		689.93	542.80	648.15	649.37	663
Other						
Employment	1,615	1,566.40	1,570	1,580	1,535	1,615

SOURCE: Monroe County Property Appraiser and Table III.19: Percentage Assignment of Industries to Land Use Categories.

This analysis shows that the square feet per employee ratios have increased slightly over the time period for each land use category with some fluctuations. The typical square footage per employee for each land use

category is identified in the last column, and provides a good estimate in 2006 for the amount of square feet provided per employee, by land use category.

Finally, and based on the previous analyses, the demand for workforce housing units created by a specific amount (1,000 square feet) of net floor area of development was determined, by land use category. This was done in the following way, which is set out in Table III.20: *Non-Residential Post-Construction Housing Need per 1,000 Square Feet*. First, the number of employees employed per 1,000 square feet of space was determined, by land use category, based on the analysis conducted in Table III.19. Then, based on the fact that each household in the Village includes 1.586 employees, the actual number of affordable housing units needed per 1,000 square feet of development was determined ("Housing Units Needed for Employees" column in Table III.20).[35]

TABLE III.20:
NON-RESIDENTIAL POST CONSTRUCTION AFFORDABLE HOUSING NEED PER 1,000 SQUARE FEET

Land Use	Household Earnings	Employees / 1,000 Square Ft	Housing Units Needed for Employees/ 1,000 Square Ft
Governmental	$73,518	0.953	0.601
Industrial	$65,872	1.327	0.837
Institutional	$64,258	1.301	0.821
Office	$67,956	1.778	1.121
Retail	$45,664	1.460	0.921
Tourist			
Accommodation Expansion	$39,819	0.981	0.619
New Development	$39,819	1.509	0.952

3. Assistance to Address Workforce Housing Need

As outlined in the residential mitigation fee section (III.B.3: *Assistance to Address Workforce Housing Need),* housing in Islamorada has become unaffordable to not only low-wage earning households, but also to households earning the median household income and higher. To adequately address the different types of households that will need workforce housing assistance in Islamorada, three Workforce Housing Categories are developed in this Study (see discussion in Section

[35] See Appendix B: *Employees per Household, Monroe County,* for the calculation of employees per household.

III.B.2, *Assistance to Address Workforce Housing Need)*. The intent of the categories is to identify the type of unit that is appropriate for the level of income identified in each of the three categories. For example, it is logical to think that a household earning $60,000 lives in a larger and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Table III.21: Workforce Housing Categories, Islamorada outlines the specific costs and unit sizes for each of the three Workforce Housing Categories. (See Appendix C: *Shortage (Housing Assistance) Calculations,* for more detail on the incomes that can afford the workforce units in each of these categories.)

TABLE III.21
WORKFORCE HOUSING CATEGORIES, ISLAMORADA

	Category 1	Category 2	Category 3
Area (FT^2)	500	700	900
Construction Type	Modular	Modular	Modular
Housing Unit Type	Multi-Family Attached	Multi-Family Attached	Multi-Family Attached
Number of Bedrooms	1	2	3
Construction Cost per FT	$175	$175	$175
Construction Cost	$87,500	$122,500	$157,500
Site Prep	$40,000	$40,000	$40,000
Land	$45,000	$63,000	$81,000
Total	$172,500	$225,500	$278,500
Income Required to Afford a Unit			
Income Ratio for Determining Housing Affordability	29.32%	29.32%	29.32%
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Income per Worker in Household	$31,897	$41,992	$52,087

As Table III.21 shows, the type of construction and the cost per square foot to construct the units are the same for all three Workforce Housing Categories. The variation in unit costs is solely dependent upon the size of the unit. The cost shown is a turn-key cost of production under prevailing market conditions. Table III.21 also shows the differences in both household and employee income levels that are needed to make the prototypical units affordable (in Table III.21, see "Annual Household Income Needed to Purchase the Unit").

Next, and for the purposes of measuring the assistance needed to make units affordable to members of the workforce earning different income levels, the household income levels were evaluated for the different members of the workforce (see Appendix D: *Employment and*

Household Earnings by Industry, Monroe County, 2005-2006), and then compared to the household income levels needed to make the prototypical units affordable in each of the Workforce Housing Categories. Based on this comparison, the household income levels were matched with the Workforce Housing Categories that most closely aligned with the income levels. This alignment is shown in Table III.22 *Workforce Housing Categories for Non-Residential land Uses*

TABLE III.22:
WORKFORCE HOUSING CATEGORIES
FOR NON-RESIDENTIAL LAND USES

	Household Earnings	Affordable Housing Category
Construction	$53,590	Category 2
Governmental	$73,518	Category 3
Industrial	$65,872	Category 3
Institutional	$64,258	Category 3
Office	$67,956	Category 3
Retail	$45,664	Category 1
Tourist	$39,819	Category 1

a) Workforce Housing Assistance for Construction Employee Households

Once the cost for a prototypical workforce housing unit for workers in different income categories is determined, the next step is to identify the amount of assistance that an employee household requires to afford a prototypical unit within their income category. According to the employment and household earnings for the construction industry in Monroe County (see Appendix D: *Employment and Household Earnings by Industry),* individual annual employee earnings are $33,800, and annual household earnings are $53,590. Based on these earnings, a construction employee household could afford to spend $182,792 for housing. As mentioned in the previous section and based upon their income, construction employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given the construction employee household earnings and the maximum housing cost that a construction employee household could afford ($182,792), Category 2 level of housing requires $42,708 of workforce housing assistance per worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($182,792) is the workforce housing assistance needed for a construction employee household to afford a unit ($42,708). See Table III.23: *Housing Affordability for Construction Employees* shown below.

TABLE III.23 HOUSING AFFORDABILITY FOR CONSTRUCTION EMPLOYEES	
Construction Earnings	$33,800
Employees per Household[36]	1.586
Construction Employee Household Earnings	$53,590
Maximum Housing Cost for Construction Employee Household[37]	$182,792
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Construction Employee Household	$42,708

The housing assistance for construction employees, by unit size, is shown in Table III.24: *Construction Employment and Need for Housing in Islamorada*.

Table III.24:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING, ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees	Housing Assistance Needed per Unit
500	0.601	0.015	0.009	$405
750	0.901	0.023	0.014	$607
1,000	1.201	0.030	0.019	$809
1,500	1.802	0.045	0.028	$1,214
2,000	2.403	0.060	0.038	$1,618
2,500	3.004	0.075	0.047	$2,023
3,000	3.604	0.090	0.057	$2,427
3,500	4.205	0.105	0.066	$2,832
4,000	4.806	0.120	0.076	$3,236
4,500	5.406	0.135	0.085	$3,641
5,000	6.007	0.150	0.095	$4,045

b) Workforce Housing Assistance for Post-Construction Employee Households

As is outlined earlier, based on the household earnings identified in Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County,* the employees in the post-construction land use categories were aligned with the Workforce Housing Categories identified in Table III.25: *Workforce Housing Categories for Non-Residential Post-Construction Employment by Land Use Category*.

[36] See Appendix B: *Employees per Household, Monroe County*, for an explanation of the calculation used to result in this figure.

[37] The maximum housing cost for a construction employee household is calculated by dividing the construction employee household earnings ($53,590) by the income ratio for determining housing affordability (29.32%).

TABLE III.25: WORKFORCE HOUSING CATEGORIES FOR NON-RESIDENTIAL POST-CONSTRUCTION EMPLOYMENT BY LAND USE CATEGORY		
	Household Earnings	Workforce Housing Category
Governmental	$73,518	Category 3
Industrial	$65,872	Category 3
Institutional	$64,258	Category 3
Office	$67,956	Category 3
Retail	$45,664	Category 1
Tourist-Accommodation Expansion	$39,819	Category 1
Tourist- New Development	$39,819	Category 1

According to this data, the household earnings for each non-residential post-construction employment in Monroe County are $73,518 for governmental land uses, $65,872 for industrial land uses, $64,258 for institutional land uses, $67,956 for office land uses, $45,664 for retail land uses, and $39,819 for tourist land uses. Based on these earnings, Table III.26: *Post-Construction Housing Affordability Gap by Land Use, Monroe County,* outlines the amount each employee household could afford to spend for housing (see the row labeled "Affordability Limit"), by land use categories, and the shortage, or workforce housing assistance needed to address the shortage, based on the amount of non- residential square feet developed in each land use category.

The difference between the cost to develop the prototypical unit (based on the Workforce Housing Unit Category) and the amount a household could afford to pay for housing is the shortage, or assistance needed to acquire housing (see "Housing Assistance Needed" in Table III.26). For example, retail employees qualify for Category 1 housing, which costs $172,500. Retail employee households earn on average $45,664 and can afford to purchase a house priced at $155,757. The difference between these categories is the shortage or assistance needed to afford a unit -- $16,743. If this workforce housing assistance were to be put into terms of the housing assistance needed per square foot of new retail development built, it would result in $15.42 per square foot of development (see "Assistance Needed Per FT^2 of Non-Residential Development" in Table III.26).

Table III.26: POST-CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, MONROE COUNTY						
	Non-Residential FT² per Employee	Income per Household	Affordability Limit[38]	Housing Cost for Prototypical Unit	Housing Assistance Needed	Assistance Needed per FT² of Non-Residential Development
Government	1,049	$73,518	$250,764	$278,500	$27,736	$16.67
Industrial	753	$65,872	$224,686	$278,500	$53,814	$45.05
Institutional	769	$64,258	$219,179	$278,500	$59,321	$48.68
Office	563	$67,956	$231,794	$278,500	$46,706	$52.37
Retail	685	$45,664	$155,757	$172,500	$16,743	$15.42
Tourist						
Accommodation Expansion	1,019	$39,819	$135,819	$172,500	$36,681	$22.69
New Development	663	$39,819	$135,819	$172,500	$36,681	$34.92

Table III.27: *Post Construction Housing Affordability Gap by Land Use, Islamorada,* shows the employees, employee households, and housing assistance needed based on 1,000 square feet of development for each land use.

Table III.27 POST CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, ISLAMORADA			
	per 1,000 FT²		Gap per 1,000 FT²
	Employees	Households	
Government	0.953	0.601	$16,669
Industrial	1.327	0.837	$45,046
Institutional	1.301	0.821	$48,685
Office	1.778	1.121	$52,370
Retail	1.460	0.921	$15,418
Tourist			
Accommodation Expansion	0.981	0.619	$22,694
New Development	1.509	0.952	$34,917

4. Summary of Need for Workforce Housing by Housing Units

Table III.28: *Need for Workforce Housing Created by Non-Residential Development, Monroe County,* summarizes the total workforce housing unit need for non-residential development for both construction and post-construction employees by land use.

[38] The maximum housing cost for an employee household is calculated by dividing the employee household earnings by the income ratio for determining housing affordability (29.32%).

TABLE III.28: NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT, MONROE COUNTY			
	Housing Units Needed for Construction Employed Households	Housing Units Needed for Post-Construction Employed Households	Total Housing Units Needed
Per 1,000 Square Feet			
Governmental	0.019	0.601	0.620
Industrial	0.019	0.837	0.856
Institutional	0.019	0.821	0.840
Office	0.019	1.121	1.140
Retail	0.019	0.921	0.940
Tourist			
Accommodation Expansion	0.019	0.619	0.638
New Development	0.019	0.952	0.971

5. Non-Residential Mitigation

As is outlined above, the wages and salaries earned by a significant portion of Islamorada's workforce that works in the businesses and related entities that make up non-residential development are insufficient to allow these employees to obtain market housing at a price they can reasonably afford. After determining the number and type of employees that serve non-residential development (construction and post-construction workers), and how many of these employees cannot reasonably afford housing in Islamorada, the next step is to identify the degree of workforce housing need created by non-residential development, and then outline mitigation options.

a) Measuring Need

Based on the previous analysis outlined in this section, the degree of workforce housing need for non-residential development in Islamorada is determined using the following formulae, by land use category.

Non-Residential Construction Employees' Workforce Housing Need
Construction Employees = 0.00003 * Square feet of Non-Residential Development
Needed Units (Construction Employee Households) = Construction Employees ÷ 1.568
Construction Assistance Needed = Needed Units (Construction Employee Households) * $42,708

Governmental Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Governmental Employees =
(0.601 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $17.47

Industrial Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Industrial Employees =
(0.837 * Square Feet of Development) ÷ 1,000)
Assistance Needed = Square Feet of Development * $45.85

Institutional Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Institutional Employees =

(0.821 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $49.49

Office Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Office Employees =
(1.121 * Square Feet of Development) ÷ 1,000)
Assistance Needed = Square Feet of Development * $53.17

Retail Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Retail Employees =
(0.921 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $16.22

Tourist Land Use Employees' Workforce Housing Need:

Accommodation Expansion or Redevelopment Need
Workforce Housing Units Needed for Industrial Employees =
(0.619 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $23.50

New Tourist Development Need
Workforce Housing Units Needed for Industrial Employees =
(0.952 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $35.72

TOTAL UNITS NEEDED = Units Needed for Construction Employee Households + Units Needed for Employees (by Appropriate Land Use Category)

TOTAL ASSISTANCE NEEDED = Construction Assistance Needed + Assistance Needed for Units by Appropriate Land Use Category

What these formulae shows is that the degree of need for workforce housing from non-residential development can be determined either by workforce housing unit(s) (or a fraction thereof), or a workforce housing assistance amount that needs to be paid to provide funds for those employees (or fraction thereof) in need of workforce housing.

Because workforce housing need for non-residential development is based on the size and type of the non-residential development, the formula for the appropriate land use will need to be applied to each non-residential development, individually, based on its size (square footage). Table III.29: *Need for Workforce Housing Created by Non-Residential Development,* however, provides examples of workforce housing need for varying sized non-residential buildings, both in terms of the need for workforce housing units (or a fraction thereof), and workforce housing assistance.

TABLE III.29:
NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT

Land Use	Construction		Post-Construction		Total Workforce Housing Units Needed	Total Workforce Housing Assistance Needed
	Workforce Housing Units Needed	Workforce Housing Assistance Needed	Workforce Housing Units Needed	Workforce Housing Assistance Needed		
Per 1,000 Square Ft						
Governmental	0.019	$809	0.601	$16,669	0.620	$17,478
Industrial	0.019	$809	0.837	$45,046	0.856	$45,855
Institutional	0.019	$809	0.821	$48,685	0.840	$49,494
Office	0.019	$809	1.121	$52,370	1.140	$53,179
Retail	0.019	$809	0.921	$15,418	0.940	$16,227
Tourist						
Expansion	0.019	$809	0.619	$22,694	0.638	$23,503
New Development	0.019	$809	0.952	$34,917	0.971	$35,726

APPENDIX A: RESIDENTIAL SALES, VILLAGE OF ISLAMORADA, 2000-2005

TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
<$50,000								
2000	6	1%	6	1%	0	0%	12	3%
2001	13	3%	1	2%	0	0%	23	6%
2002	21	5%	8	2%	0	0%	29	7%
2003	6	1%	10	2%	0	0%	16	4%
2004	3	1%	4	1%	0	0%	7	1%
2005	2	1%	0	0%	0	0%	2	1%
$50,001-$100,000								
2000	13	3%	26	6%	3	1%	42	9%
2001	12	3%	19	5%	0	0%	31	8%
2002	14	3%	5	1%	3	1%	22	5%
2003	9	2%	8	2%	0	0%	17	4%
2004	7	1%	2	0%	0	0%	9	2%
2005	5	1%	3	1%	0	0%	8	2%
$100,001-$150,000								
2000	34	7%	45	10%	2	0%	81	18%
2001	15	4%	37	9%	2	0%	54	13%
2002	15	4%	15	4%	0	0%	30	7%
2003	5	1%	8	2%	3	1%	16	4%
2004	8	2%	5	1%	0	0%	13	2%
2005	0	0%	1	0%	0	0%	1	0%
$150,001-$200,000								
2000	48	10%	63	14%	0	0%	111	24%
2001	36	9%	20	5%	1	0%	57	14%
2002	29	7%	22	5%	1	0%	52	13%
2003	8	2%	9	2%	1	0%	18	4%
2004	4	1%	11	2%	2	0%	17	3%
2005	0	0%	1	0%	0	0%	1	0%
$200,001-$250,000								
2000	28	6%	10	2%	1	0%	39	8%
2001	35	9%	3	1%	0	0%	38	9%
2002	31	8%	19	5%	1	0%	51	12%
2003	14	3%	24	6%	0	0%	38	9%
2004	6	1%	12	2%	0	0%	18	3%
2005	1	0%	1	0%	1	0%	3	1%
$250,001-$300,000								
2000	29	6%	5	1%	0	0%	34	7%

[39] Due to rounding, the sum of the percentages for each housing type in each row may not equal the total percentage at the end of the row.

TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
2001	43	10%	10	2%	0	0%	53	13%
2002	29	7%	4	1%	0	0%	33	8%
2003	35	8%	12	3%	1	0%	48	12%
2004	4	1%	11	2%	0	0%	15	3%
2005	2	1%	5	1%	1	0%	8	2%
$300,001-$350,000								
2000	16	3%	3	1%	1	0%	20	4%
2001	28	7%	7	2%	0	0%	35	9%
2002	21	5%	4	1%	0	0%	25	6%
2003	23	6%	11	3%	1	0%	35	8%
2004	21	4%	10	2%	0	0%	31	6%
2005	4	1%	7	2%	0	0%	11	3%
$350,001-$400,000								
2000	26	6%	1	0%	0	0%	27	6%
2001	25	6%	1	0%	0	0%	26	6%
2002	23	6%	6	1%	0	0%	29	7%
2003	24	6%	10	2%	0	0%	34	8%
2004	22	4%	8	2%	0	0%	30	6%
2005	8	2%	14	4%	1	0%	23	6%
$400,001-$450,000								
2000	16	3%	1	0%	0	0%	17	4%
2001	13	3%	1	0%	0	0%	14	3%
2002	15	4%	3	1%	0	0%	18	4%
2003	19	5%	7	2%	0	0%	26	6%
2004	15	3%	11	2%	0	0%	26	5%
2005	9	2%	19	5%	0	0%	28	8%
$450,001-$500,000								
2000	12	3%	3	1%	0	0%	15	3%
2001	11	3%	1	0%	0	0%	12	3%
2002	17	4%	0	0%	0	0%	17	4%
2003	11	3%	1	0%	0	0%	12	3%
2004	15	3%	16	3%	1	0%	32	6%
2005	13	4%	14	4%	0	0%	27	7%
$500,001-$550,000								
2000	7	2%	0	0%	0	0%	7	2%
2001	14	3%	0	0%	0	0%	14	3%
2002	15	4%	6	1%	0	0%	21	5%
2003	6	1%	6	1%	0	0%	12	3%
2004	7	1%	7	1%	0	0%	14	3%
2005	13	4%	6	2%	0	0%	19	5%
$550,001-$600,000								
2000	9	2%	0	0%	0	0%	9	2%
2001	4	1%	2	0%	0	0%	6	1%
2002	5	1%	5	1%	0	0%	10	2%

TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
2003	12	3%	5	1%	0	0%	17	4%
2004	9	2%	0	0%	0	0%	9	2%
2005	9	2%	3	1%	1	0%	13	4%
$600,001-$650,000								
2000	1	0%	3	1%	0	0%	4	1%
2001	7	2%	4	1%	0	0%	11	3%
2002	11	3%	1	0%	0	0%	12	3%
2003	15	4%	2	0%	0	0%	17	4%
2004	20	4%	1	0%	0	0%	21	4%
2005	13	4%	4	1%	0	0%	17	5%
$650,001-$700,000								
2000	9	2%	3	1%	0	0%	12	3%
2001	5	1%	3	1%	0	0%	8	2%
2002	11	3%	0	0%	0	0%	11	3%
2003	13	3%	4	1%	0	0%	17	4%
2004	14	3%	0	0%	0	0%	14	3%
2005	6	2%	15	4%	0	0%	21	6%
>$700,000								
2000	31	7%	1	0%	0	0%	32	7%
2001	24	6%	4	1%	0	0%	28	7%
2002	46	11%	3	1%	0	0%	49	12%
2003	82	20%	11	3%	0	0%	93	22%
2004	231	44%	36	7%	0	0%	267	51%
2005	147	40%	40	11%	0	0%	187	51%
All Units								
2000	285	62%	170	37%	7	2%	462	100%
2001	285	70%	122	30%	3	1%	410	100%
2002	303	74%	101	25%	5	1%	409	100%
2003	282	68%	128	31%	6	1%	416	100%
2004	386	74%	134	26%	3	1%	523	100%
2005	232	63%	133	36%	4	1%	369	100%
Grand Total	**1,773**	**68%**	**788**	**30%**	**28**	**1%**	**2,589**	**100%**

Source: Monroe County Property Appraiser

APPENDIX B: EMPLOYEES PER HOUSEHOLD, MONROE COUNTY

Table B.1: EMPLOYED PERSONS PER HOUSEHOLD	
	Monroe County
Total Households	35,106
Households with Earnings (may have multiple workers)	27,689
Households without Earnings	7,417
Labor Force (some not employed, such as retirees)	45,192
Number Employed	43,901
Workers per Household	1.632
Employed Workers per Household	1.586
	Islamorada, Village of Islands
Persons per Household (all households)	2.100
Persons per Household Where One or More Person(s) is Employed	2.560
Persons per Household Where No Persons are Employed	1.890

SOURCE: US Bureau of the Census' American Factfinder http://factfinder.census.gov, US Bureau of the Census Public Use Micro-Sample, and Florida Agency for Workforce Innovation, Labor Market Statistics.

The focus of the Support Study is to determine the need created for workforce housing for the workforce by residential and non-residential development. In order to determine employed workers per household, recent census data was reviewed related to the number of households and employees in Monroe County. (See Table B.1: Employed Persons per Household.) To determine the average number of employed workers per household from this data, the number of persons employed was divided by households with earnings. The calculation is as follows:

Number Employed ÷ Households with Earnings = Employed Workers per Household

or

43,901 ÷ 27,689 = 1.586

Additional data is provided here that illustrates the average number of persons per household in Islamorada for all households, for households with one or more employed persons, and for households with no employed persons.

APPENDIX C: SHORTAGE (HOUSING ASSISTANCE) CALCULATIONS

Employee Income Needed to Afford Each of the Prototypical Residential Units in the Workforce Affordability Categories.

To determine the annual employee income needed to afford a residential unit in each of the four categories of workforce housing in Islamorada, an analysis was conducted determining what expenses the employee household incurs to purchase and finance a prototypical residential unit. In the analysis, it is assumed the employee makes a down payment of 3% on the purchase of the home, and takes out a 30 year mortgage at an interest rate of 5.93 percent a year. It is also assumed that the maximum monthly expenses on housing incurred by the employee do not exceed 30 percent of income. Table C.1: *Income Needed to Afford Housing,* outlines the expenses incurred (and assumed) for each category of workforce housing. It shows an annual employee income of $39,468 is needed to be able to reasonably afford a residential unit priced at $212,250 (Category 1); an annual employee income of $43,607 is needed to afford a residential unit priced at $233,980 (Category 2); an annual employee income of $47,039 is needed to afford a residential unit priced at $252,000 (Category 3); and an annual employee income of $62,182 is needed to afford a residential unit priced at $331,500 (Category 4).

TABLE C.1:
INCOME NEEDED TO AFFORD WORKFORCE HOUSING

CALCULATION OF AFFORDABILITY

	Category 1	Category 2	Category 3
Purchase Price	$172,500	$225,500	$278,500
Down Payment	3.00%	3.00%	3.00%
Loan Term	30	30	30
Interest Rate	5.93%	5.93%	5.93%
Points	2.00%	2.00%	2.00%
Mortgage Insurance	0.60%	0.60%	0.60%
Taxes & Insurance	1.83%	1.83%	1.83%
Other Closing Costs	3.00%	3.00%	3.00%
Cash to Close	$13,697	$17,905	$22,113
Mortgage	$167,325	$218,735	$270,145
Mortgage Payment	$996	$1,302	$1,608
Mortgage Insurance	$84	$109	$135
Taxes & Insurance	$185	$253	$322
Total Monthly	$1,264	$1,664	$2,065
Income Ratio for Determining Housing Affordability	30.00%	30.00%	30.00%
Minimum Monthly Income	$4,214	$5,548	$6,882
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Workers per Household	1.586	1.586	1.586
Income per Worker in Household	$31,897	$41,992	$52,087

APPENDIX D: EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY

Earnings of Monroe County economically active households are shown below in Table D.1: *Employment and Household Earnings by Industry, Monroe County, 2006*. These wages are used to estimate the wages of employees that construct and operate and maintain residential units, and that construct and work within non-residential developments. The average annual wages for 2005 were used to project 2006 wages using a 2.9% increase over 2005, which was the 2004-2005 increase. The household earnings shown in the last column of the table are the individual employee earnings multiplied by the number of employed persons per household with earnings (1.586[40]). This calculation excludes households that do not have at least one person employed. Not having anyone employed could be due to retirement, disability or unemployment. Regardless of reason, all employed without a person employed are excluded from the definition of economically active households used herein. This method of estimating economically active household income basically assumes that the earnings of the secondary worker in a household will be similar to those of the primary worker.

TABLE D.1
EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

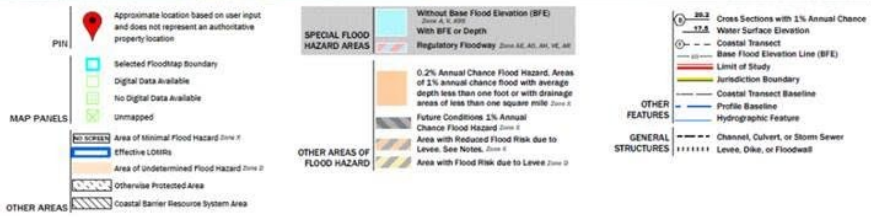
Industry Title	Average Employment	Annual Wage		Household Earnings
		2005	2006	
Total, All Industries	35,895	$32,788	$34,214	$54,412
Goods-Producing	2,613	$32,352	$33,759	$53,689
Agriculture, Forestry, Fishing and Hunting	102	$33,145	$34,587	$54,837
Construction	2,226	$32,391	$33,800	$53,590
Manufacturing	285	$31,764	$33,146	$52,553
Service-Providing	33,282	$32,823	$34,251	$54,305
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$51,712
Wholesale Trade	520	$45,167	$47,132	$74,728
Retail Trade	5,553	$27,209	$28,393	$45,017
Information	457	$47,952	$50,038	$79,335
Financial Activities	2,364	$42,750	$44,610	$70,729
Finance and Insurance	1,220	$50,038	$52,215	$82,787
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$57,867
Professional and Business Services	2,603	$43,410	$45,298	$71,821
Education and Health Services	4,049	$37,743	$39,385	$62,445
Leisure and Hospitality	11,539	$23,788	$24,823	$39,357
Accommodation and Food Services	10,136	$23,297	$24,310	$38,544
Other Services	1,472	$27,466	$28,661	$45,442
Public Administration-Government	3,132	$47,605	$49,676	$79,002

SOURCE: Florida Labor Market Statistics, September 2006.

[40] See Appendix B: Employees per Household, Monroe County.

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer »



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 development of Workforce-Affordable Housing; and

WHEREAS, the Village Council desires to amend the Comprehensive Plan in order to revise the standards and requirements for Workforce-Affordable Housing 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 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."

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.

[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 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause of 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 Councilwoman Richards, who moved its adoption on first reading. This motion was seconded by Vice Mayor Horton, and upon being put to a vote, the vote was as follows:

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

PASSED on first reading this 12th day of June, 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

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

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

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. within the Coastal Barrier Resource Systems
6. require on-site property management;
7. comply with applicable habitat and other locational criteria and densities for multifamily affordable housing units;
8. shall not be placed in any habitat defined as mangroves, saltmarsh & buttonwood, tropical hardwood hammock or freshwater wetlands (except for disturbed categories);
9. incorporate sustainable and resilient design principles into the overall site design;
10. ensure accessibility to employee centers and amenities;
11. requires a minimum of two dwelling unit allocations per site;
12. 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

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Ordinance to Amend Sec 30-476 Building Permit Allocation Evaluation Criteria and Award of the Village Code - Second Reading TAB M**

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.

The Council approved this amendment on first reading at its meeting on June 12, 2025. Based on feedback from the Department of Commerce we kept in the Coastal Barrier Resource System language.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Planning Staff recommends approval of this ordinance.

Attachments: 1. V Zone Code Ordinance with 1st vote

ORDINANCE NO. 25- ___

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-476, BUIDLING 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 Alocation 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. within the Coastal Barrier Resource Systems

f. comply with applicable habitat and other locational criteria and densities for multifamily affordable housing units;

g. shall not be placed in any habitat defined as mangroves, saltmarsh & buttonwood, tropical hardwood hammock or fresh water wetlands (except for disturbed categories);

h. incorporate sustainable and resilient design principles into the overall site design;

[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. ensure accessibility to employment centers and amenities;
j. 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 of 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 Vice Mayor Horton, who moved its adoption on first reading. This motion was seconded by Councilwoman Richards, and upon being put to a vote, the vote was as follows:

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

PASSED on first reading this 12th day of June, 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

Council Communication

To: Mayor and Village Council
From: Robert Mather, Review Engineer, Jennifer DeBoisbriand , Planning Director
Date: November 13, 2025
SUBJECT: **Administrative Appeal of Dwelling Unit Determination for 73800 Overseas Hwy TAB N**

Background:
The subject property is located at 73800 Overseas Hwy, with the Real Estate Number: 00097710-000000 (the "Property"), and is within the Public/Semi-Public Services (PS) zoning district.

The Agent ("Ty Harris, P.A.") has requested a dwelling unit determination on behalf of the Appellant ("The Boy Scouts of America") in May of 2025. The request was for recognition of at least ten transient dwelling units associated with the former Toll Gate Inn, which was in existence from the mid 1950's to approximately 1980, until the time when the Boy Scouts purchased and occupied the property.

The Appellant has previously held a pre-application conference with the Village ("PC-17-07"). The resulting pre-application summary letter dated June 1, 2018 states that the Village confirms the approximate existing conditions: a total of 1 market-rate residential dwelling unit and 14 residential-institutional dwelling units on the Property. Permit #C-10881, issued by Monroe County in 1982, was identified in this letter which authorized the conversion of the 10-unit motel into a 10-unit staff/facility quarters.

Staff have made the determination that the criteria in Section 30-473(d) have not been met for the requested transient units, resulting in the determination that no existing transient units are available for use on the property.

Analysis:
Staff's complete analysis of the dwelling unit determination for the Property can be found in the letter dated August 5, 2025.

Village Code Section 30-473(d) identifies certain criteria used to determine the existence of legally established dwelling units. Criteria (1) or (2) must be fully satisfied for recognition of residential units.

Criteria (1) requires that a permit or other official approval was issued by the Village or Monroe County for the unit(s) or floor area for residential dwelling units or nonresidential floor area and the unit(s) or floor area was accounted for in the Village comprehensive plan building permit allocation system and ROGO, which shall be proof that the residential unit(s) or amount of floor area was in existence and included in the April 1990 Census or was issued a certificate

of occupancy subsequent to April 1990.

In accordance with Policy 1-2.1.10 of the Village Comprehensive Plan, the Village capped the number of new transient units at the number of current and vested hotel and motel rooms, campground and recreational vehicle spaces existing within the Village as of December 6, 2001. The Village maintains the list of existing transient units and the Tollgate Inn was not identified on the list. The transient units were not in existence at the time of the April 1990 census due to the legal conversion of 10 transient units into 10 residential institutional units authorized through Permit #C-10881 in 1982 and legal conversion of 4 transient units to non-residential floor area through Permit #88-2-0000156 in 1988. No certificate of occupancy had been issued for transient units subsequent to April 1990, therefore criterion for (1) has not been met.

Section 30-473(d) requires that all criteria listed in Criteria (2) must be fully satisfied in order to determine if dwelling units are legally existing.
Criteria 2(a) and 2(b) have not been met due to the fact that the transient units were not in existence in 1990 due to the legal conversions in the 1980's.
Criteria 2(c) could have been met as the zoning regulations for the Neighborhood Retail Business District allowed for transient units in the BU-1-M zone at the time of the Tollgate Inn's construction.

Criteria (2) has not been fully satisfied, meaning that the transient units could not be determined as legally existing.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Based on the staff analysis and compliance with the Village Code, Staff recommends denial of the appeal.

Attachments:
1. PLPRE20250056 APPEAL Reso
2. Combined Appeal Documents PLADA20250102

Prepared by and return to:
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF NO. PLPRE20250056 FILED BY TY HARRIS, PA, AGENT FOR BOY SCOUTS OF AMERICA (APPELLANT) RELATING TO A DWELLING UNIT DETERMINATION BY THE DIRECTOR OF PLANNING FOR PROPERTY LOCATED AT 73800 OVERSEAS HIGHWAY, HAVING REAL ESTATE NUMBER 00097710-000000, ON LOWER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.

WHEREAS, Boy Scouts of America, (the "Appellant") filed an Application for Administrative Appeal (the "Appeal") pursuant to Section 30-281 of the Code of Ordinances of Islamorada, Village of Islands (the "Village"); and

WHEREAS, the purpose of the Appeal is to seek the Village Council's review of a determination made by the Director of Planning (the "Director") regarding a pre-application conference requesting a transient dwelling unit determination of the Appellant's property located at 73800 Overseas Highway, as legally described in Exhibit "A" attached hereto; and

WHEREAS, on August 05, 2025, the Planning and Development Services Department issued a determination stating that the requested transient units were found not in existence in 1990 due to legal conversion permitted by Monroe County prior to 1990; and

WHEREAS, on August 29, 2025, the Appellant filed the Appeal of the Director's decision; and

WHEREAS, on November 13, 2025, a public hearing was held before the Village Council pursuant to Section 30-281 of the Village Code of Ordinances (the "Code").

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, 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 the Appellant and the Director, does hereby find and determine:

(1) The Council heard the Appeal on November 13, 2025.

(2) The hearing was duly noticed pursuant to Section 30-213(j) of the Code and all interested parties concerned in the matter were given an opportunity to be heard.

(3) The Director presented the written recommendation of the Village Staff dated October 9, 2025, to the Village Council.

(4) The criteria required pursuant to Section 30-473(d)(1) of the Village Code (**has / has not**) been satisfied by the Appellant.

(5) The criteria required pursuant to Section 30-473(d)(2) of the Village Code (**has / has not**) been satisfied by the Appellant.

(6) The criteria required pursuant to Section 30-473(d)(3) of the Village Code (**has / has not**) been satisfied by the Appellant.

(7) The granting of the appeal **(is / is not)** supported by the facts and documents presented.

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 Appeal has been processed in accordance with the Village's Comprehensive Plan and Land Development Regulations, including Section 30-281 of the Village 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 of record; and

(3) In accordance with Sections 30-281(d), (e) and (f) of the Village Code, the Administrative Appeal submitted by the Appellant is hereby [**DENIED/GRANTED**].

Section 4. Effective Date.

This Resolution shall not take effect until after 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 Village Code.

Remainder of the page intentionally left blank.

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 Deb Gillis	___
Councilmember Steve Friedman	___
Councilmember Anna Richards	___

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2025.

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00097710-000000
A TRACT OF LAND ON LOWER MATECUMBE KEY, MONROE COUNTY, FLORIDA, BEING A PART OF GOVERNMENT LOT 1 IN SECTION 29 AND PART OF GOVERNMENT LOTS 3 AND 4 IN SECTION 20, ALL IN TOWNSHIP 64 SOUTH, RANGE 36 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT AN IRON PIPE WHICH IS ON THE CENTERLINE OF THE OVERSEAS HIGHWAY (FORMERLY THE CENTERLINE OF THE FLORIDA EAST COAST RAILWAY) AND WHICH IS 20 FEET NORTHEASTERLY FROM THE NORTHEASTERLY WALL OF THE FORMER LOCATION OF THE TOLL HOUSE ON THE LOWER END OF LOWER MATECUMBE KEY, AND WHICH IS ALSO ON THE NORTHEASTERLY BOUNDARY OF THE PROPERTY OF THE FORMER OVERSEAS ROAD AND TOLL BRIDGE DISTRICT: THENCE NORTHEASTERLY ON THE SAID CENTERLINE OF THE OVERSEAS HIGHWAY (FORMERLY THE CETNERLINE OF THE FLORIDA EAST COAST RAILWAY) A DISTANCE OF 625.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 100 FEET TO THE MOST SOUTHERLY END OF TOLL GATE BOULEVARD AS SHOWN ON PLAT OF TOLL GATE SHORES (PLAT BOOK 4, PAGE 39) MONROE COUNTY PUBLIC RECORDS, THENCE CONTINUE NORTHWESTERLY ON LAST DESCRIBING COURSE AND ALONG THE SOUTHWESTERLY SIDE OF TOLL GATE BOULEVARD, A DISTANCE OF 410.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, PARALLEL WITH SAID CENTERLINE OF OVERSEAS HIGHWAY AND ALONG THE SOUTHEASTERLY SIDE OF SAID TOLL GATE SHORES SUBDIVISION, A DISTANCE OF 550 FEET, MORE OR LESS TO THE MEAN HIGH TIDE LINE ON THE SHORE OF MATECUMBE HARBOR IN FLORIDA BAY; THENCE EASTERLY AND SOUTHERLY MEANDERING SAID MEAN HIGH TIDE LINE TO A POINT OF INTERSECTION WITH A LINE WHICH IS 200 FEET NORTHWESTERLY FROM (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SAID CENTERLINE OF THE OVERSEAS HIGHWAY; THENCE SOUTHWESTERLY ON SAID LINE WHICH IS 200 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE OVERSEAS HIGHWAY, TO A POINT OF INTERSECTION WITH A LINE EXTENDING NORTHWESTERLY FROM THE POINT OF BEGINNING AND WHICH IS AT RIGHT ANGLES TO THE SAID CENTERLINE OF THE OVERSEAS HIGHWAY: THENCE SOUTHEASTERLY ON LAST DESCRIBED LINE, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING; EXCEPTING HOWEVER FROM THE ABOVE DESCRIBED PROPERTY THE SOUTHEASTERLY 100.0 FEET THEREOF, WHICH IS WITHIN THE RIGHT OF WAY OF THE OVERSEAS HIGHWAY.

List of Exhibits – Administrative Appeal of Dwelling Unit Determination for 73800 Overseas Hwy

Page #

Application for Administrative Appeal 1
Agent Authorization 3
MCPA Property Report Card 4
Sea Base Deed 25
Survey 29
2018 Pre-App Summary ("PC-17-07") 30
May 2025 Sea Base Determination Application 37
August 2025 Staff Denial Summary Letter 76
Sea Base Appeal Package 80
Aerials and Street Photos 106
Historic Permits 119
Historic Aerials, Zoning Maps, Zoning Regulations 124

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE APPEAL

Pursuant to Code Chapter 30, Article IV, Division 4

Application Type:	Fee:	*Deposit:	Total Fee:
Residential	$1,800.00	$500.00	$2,300.00
Nonresidential	$3,900.00	$500.00	$4,400.00

* 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.

Any person aggrieved by an administrative decision or interpretation of the Director of Planning and Development Services, the Building Official or other Village administrative official regarding the provisions of Chapter 30, Land Development Regulations, of the Code of Ordinances of Islamorada, Village of Islands, may appeal such decision or interpretation. The appeal shall be initiated within 30 days of the date of the administrative decision or interpretation by filing this application with the Director.

APPELLANT:
Name: The Boy Scouts of America
Mailing Address: 1325 W Walnut Hill Lane Irvine TX 75038
Primary Phone: See agent. Fax: N/A
Email: See agent.

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: Ty Harris PA
Mailing Address: 110 Plantation Shores Drive Tavernier FL 33070
Primary Phone: 386 956 8776 Fax: N/A
Email: tyharrispa@gmail.com

PROPERTY OWNER:
Name: The Boy Scouts of America
Mailing Address: 1325 W Walnut Hill Lane Irvine TX 75038
Primary Phone: See agent. Fax: N/A
Email: tyharrispa@gmail.com

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.
Physical Address: 73800 Overseas Highway,Islamorada, FL 33036 Mile Marker: 74
Lot: 1-4 Block: 1 Subdivision: Safety Harbor
☐ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ■ Lower Matecumbe Key
Real Estate (RE) Number: 00097710-000000 Alternate Key: 114243
Zoning District: Public & Semi-Public Services Future Land Use Category: Public & Semi-Public Ser

Application for Administrative Appeal

Are there any pending codes violations on the property? ☐ Yes (Case # _____) ■ No

A COPY OF THE BASIS FOR THE APPEAL IN THE NATURE OF AN INITIAL BRIEF AND ANY EVIDENCE INCLUDING TESTIMONY, AFFIDAVITS AND THE CURRICULUM VITAE OF ANY EXPERT WITNESS THAT WILL BE CALLED MUST BE ATTACHED TO THIS APPLICATION. The brief must at a minimum state all grounds for the appeal, including but not limited to, the law being appealed and any facts necessary for the interpretation of those laws. (Attach additional sheets of paper.)

All of the following must be submitted in order to have a complete application:

- ■ Correct fee – Total Fee (check or money order to "Islamorada, Village of Islands", or payment online through the portal)
- ■ Proof of ownership (i.e. warranty deed)
- ■ Current property record card(s) from the Monroe County Property Appraiser
- ■ A copy of the document(s), which comprise the administrative decision being appealed
- ■ Any evidence and record which forms the basis for the appeal must be submitted with this application
- ■ Names and addresses of all expert witnesses that you propose to call at the hearing
- ■ Photograph(s) of site from adjacent roadway(s)
- ■ Notarized agent authorization letter from all owners of the subject property (if applicable)
- ■ Signed and sealed boundary survey (if applicable)

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information. If new evidence, or the basis for appeal, is submitted at the hearing, Staff shall request that the hearing be continued to the next meeting so that Staff has the opportunity to prepare a response to the new evidence. If the applicant does not submit the basis for the appeal with the application, Staff will recommend denial of the appeal.

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 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.

_____ 8/29/2025

Signature of Applicant **Date**

Print Name: Ty Harris

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 29th day of August, 20 25, by Ty Harris (name of person signing the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for The Boy Scouts of America (name of entity or party on behalf of whom application was executed).

_____

Signature of Notary Public

SEAL:

ANGIE ALVAREZ NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires August 27, 2029 No. HH 705562

☑ Personally Known ☐ Produced Identification

Type of ID _____

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: _____

I hereby authorize Ty Harris PA 110 Plantation Shores Drive Tavernier FL 33070 386 956 8776
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of Boy Scouts ofAmerica
(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:

Planning Applications.
(Project Name / Application Type)

Property Address: 73800 Overseas Highway

Real Estate Number(s): 00097710-000000

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: Michael Johnson

Printed Name: MICHAEL JOHNSON GENERAL MANAGER SEA BASE Boy Scouts of America

STATE OF FLORIDA

COUNTY OF Monroe

Sworn to and subscribed before me by means of X physical appearance or ___online notarization, this 19th day of May, 2025, by Michael Johnson (name of person signing the application) as General Manager (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Boy Scouts of America (name of entity or party on behalf of whom application was executed).

Ayojire Randall
Signature of Notary Public –State of Florida

SEAL:

AYOJIRE RANDALL
Notary Public - State of Florida
Commission # HH 585735
My Comm. Expires Aug 21, 2028
Bonded through National Notary Assn.

X Personally Known ___Produced Identification Type of ID _____

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00097710-000000
Account#	1114243
Property ID	1114243
Millage Group	50VI
Location Address	73800 OVERSEAS Hwy, LOWER MATECUMBE KEY
Legal Description	20/29 64 36 PT LOT 1 SEC 29 PT LOT 3 AND 4 SEC 20 AND LOTS 1-11 BK 1 AND ADJ PT TOLL GATE LANE AND LOTS 1-4 BK 7 TOLL GATE SHRS PB4-39 AND LOT 6 BK 1 SAFETY HARBOR PB3-69 OR126-303/04 OR179-162/63 OR302-160/61 OR398-553Q OR532-206 OR536-187 OR652-810/811 OR814-1272/1273 OR830-1210/1211-E OR846-484 OR900-1780 OR959-1274/75 OR990-1780 OR990-1781/87 OR1123-196/97 RES 047-1990 RE S 39018-39021 AND 39024-25 (Note: Not to be used on legal documents.)
Neighborhood	10021
Property Class	CLUB (7700)
Subdivision	
Sec/Twp/Rng	20/64/36
Affordable Housing	No

Owner

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

Valuation

		2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+	Market Improvement Value	$3,652,593	$3,659,120	$3,730,398	$3,802,017
+	Market Misc Value	$862,629	$845,262	$858,401	$871,512
+	Market Land Value	$9,463,875	$9,463,875	$9,463,875	$9,463,875
=	Just Market Value	**$13,979,097**	**$13,968,257**	**$14,052,674**	**$14,137,404**
=	Total Assessed Value	**$13,979,097**	**$13,017,822**	**$11,834,384**	**$10,758,531**
-	School Exempt Value	($13,979,097)	($13,968,257)	($14,052,674)	($14,137,404)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$9,463,875	$3,652,593	$862,629	$13,979,097	$13,979,097	$13,979,097	$0	$0
2023	$9,463,875	$3,659,120	$845,262	$13,968,257	$13,017,822	$13,968,257	$0	$0
2022	$9,463,875	$3,730,398	$858,401	$14,052,674	$11,834,384	$14,052,674	$0	$0
2021	$9,463,875	$3,802,017	$871,512	$14,137,404	$10,758,531	$14,137,404	$0	$0
2020	$9,463,875	$3,888,522	$889,667	$14,242,064	$9,780,483	$14,242,064	$0	$0
2019	$8,122,875	$3,975,700	$916,261	$13,014,836	$8,891,349	$13,014,836	$0	$0
2018	$8,122,875	$3,680,493	$839,771	$12,643,139	$8,083,045	$12,643,139	$0	$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
COMM/HWY/WATER (10HW)	274,255.00	Square Foot	0	0
COMM CANAL/HWY (10CH)	74,500.00	Square Foot	0	0

Buildings

Building ID	41048	**Exterior Walls**	C.B.S.
Style	GROUND LEVEL	**Year Built**	1956
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	1995
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	3344	**Roof Type**	GABLE/HIP
Finished Sq Ft	2888	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	340	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	38	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,888	2,888	342
OUF	OP PRCH FIN UL	456	0	310
TOTAL		**3,344**	**2,888**	**652**

Building ID	41050	**Exterior Walls**	C.B.S.
Style		**Year Built**	2007
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	2007
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	1822	**Roof Type**	GABLE/HIP
Finished Sq Ft	911	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	121	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	23	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	911	0	121
FLA	FLOOR LIV AREA	911	911	121
TOTAL		**1,822**	**911**	**242**

Building ID	41051	**Exterior Walls**	CONC BLOCK
Style	GROUND LEVEL	**Year Built**	1951
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	1986
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	5032	**Roof Type**	FLAT OR SHED
Finished Sq Ft	4730	**Roof Coverage**	ROLLED COMPOS
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	300	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	50	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	242	0	66
FLA	FLOOR LIV AREA	4,730	4,730	408
OPF	OP PRCH FIN LL	60	0	32
TOTAL		**5,032**	**4,730**	**506**

Building ID	41052	**Exterior Walls**	C.B.S.
Style	GROUND LEVEL	**Year Built**	1956
Building Type	CLUBS/LDG/HALLS-D- / 77D	**EffectiveYearBuilt**	1985
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	1414	**Roof Type**	FLAT OR SHED
Finished Sq Ft	1414	**Roof Coverage**	TAR & GRAVEL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	144	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	50	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,414	1,414	238
TOTAL		**1,414**	**1,414**	**238**

Building ID	41054	**Exterior Walls**	AB AVE WOOD SIDING
Style		**Year Built**	1982
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	2000
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	3532	**Roof Type**	GABLE/HIP
Finished Sq Ft	1752	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	152	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	33	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,440	0	152
FLA	FLOOR LIV AREA	1,752	1,752	228
OUU	OP PR UNFIN UL	340	0	126
TOTAL		**3,532**	**1,752**	**506**

Building ID	41055	**Exterior Walls**	AB AVE WOOD SIDING
Style	STILT 1 STORY	**Year Built**	1982
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	1995
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	6048	**Roof Type**	GABLE/HIP
Finished Sq Ft	2448	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	212	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	38	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	887	0	230
OUF	OP PRCH FIN UL	576	0	160
SPF	SC PRCH FIN LL	794	0	116
SBU	UTIL UNFIN BLK	1,343	0	212
TOTAL		**6,048**	**2,448**	**930**

Building ID	41056	**Exterior Walls**	AB AVE WOOD SIDING
Style		**Year Built**	1982
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	1990
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	6048	**Roof Type**	GABLE/HIP
Finished Sq Ft	2448	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	212	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	45	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	1,458	0	308
OUF	OP PRCH FIN UL	576	0	160
SBU	UTIL UNFIN BLK	1,566	0	300
TOTAL		**6,048**	**2,448**	**980**

Building ID	41057	**Exterior Walls**	C.B.S.
Style	STILT 2 STORY	**Year Built**	1992
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	2005
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	10286	**Roof Type**	GABLE/HIP
Finished Sq Ft	4284	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	368	**Bedrooms**	0

Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	23	**Grade**	300
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,630	0	226
FLA	FLOOR LIV AREA	4,284	4,284	372
OUU	OP PR UNFIN UL	480	0	232
OPF	OP PRCH FIN LL	290	0	136
OUF	OP PRCH FIN UL	2,060	0	452
SBF	UTIL FIN BLK	1,542	0	208
TOTAL		**10,286**	**4,284**	**1,626**

Building ID	41058	**Exterior Walls**	C.B.S.
Style	STILT 2 STORY	**Year Built**	1994
Building Type	OFF BLDG-1 STY-B / 17B	**EffectiveYearBuilt**	2005
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	10893	**Roof Type**	GABLE/HIP
Finished Sq Ft	4984	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	400	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	23	**Grade**	350
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	420	0	152
CPF	COVERED PARKING FIN	4,595	0	284
EPB	ENCL PORCH BLK	250	0	82
FLA	FLOOR LIV AREA	4,984	4,984	292
OUF	OP PRCH FIN UL	388	0	210
SBF	UTIL FIN BLK	256	0	64
TOTAL		**10,893**	**4,984**	**1,084**

Building ID	41059	**Exterior Walls**	AVE WOOD SIDING
Style		**Year Built**	1987
Building Type	SERV SHOPS ETC / 25C	**EffectiveYearBuilt**	1995
Building Name		**Foundation**	CONCRETE SLAB
Gross Sq Ft	324	**Roof Type**	GABLE/HIP
Finished Sq Ft	192	**Roof Coverage**	ASPHALT SHINGL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	56	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	38	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	192	192	56
OPU	OP PR UNFIN LL	132	0	46
TOTAL		**324**	**192**	**102**

Building ID	41060	**Exterior Walls**	C.B.S.
Style		**Year Built**	1996
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	2000
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	10329	**Roof Type**	GABLE/HIP
Finished Sq Ft	6388	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	480	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	33	**Grade**	350
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	2,358	0	234
EPB	ENCL PORCH BLK	408	0	150
FLA	FLOOR LIV AREA	6,388	6,388	480
OPF	OP PRCH FIN LL	113	0	42
OUF	OP PRCH FIN UL	226	0	84
SBU	UTIL UNFIN BLK	836	0	120

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		**10,329**	**6,388**	**1,110**

Building ID	41061	**Exterior Walls**	METAL SIDING
Style		**Year Built**	1996
Building Type	WAREHOUSE/MARINA C / 48C	**EffectiveYearBuilt**	2000
Building Name		**Foundation**	CONCRETE SLAB
Gross Sq Ft	7090	**Roof Type**	GABLE/HIP
Finished Sq Ft	3120	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	236	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	33	**Grade**	350
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	3,120	0	236
FLA	FLOOR LIV AREA	3,120	3,120	236
CLP	LOAD PLATFM	200	0	60
SBU	UTIL UNFIN BLK	650	0	150
TOTAL		**7,090**	**3,120**	**682**

Building ID	62209	**Exterior Walls**	C.B.S.
Style	GROUND LEVEL	**Year Built**	2013
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	2013
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	3541	**Roof Type**	GABLE/HIP
Finished Sq Ft	1962	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	0	**Bedrooms**	
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	15	**Grade**	300
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,962	1,962	274
PTO	PATIO	1,579	0	398
TOTAL		**3,541**	**1,962**	**672**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1969	1970	410 x 4	1	1640 SF	4
TIKI	1975	1976	23 x 13	1	299 SF	5
TIKI	1975	1976	38 x 12	1	456 SF	1
CONC PATIO	1975	1976	0 x 0	1	5528 SF	2
TIKI	1975	1976	8 x 8	1	64 SF	5
TIKI	1981	1982	24 x 14	1	336 SF	5
CONC PATIO	1993	1994	0 x 0	1	408 SF	3
CONC PATIO	1995	1996	29 x 46	1	1334 SF	2
RW2	1995	1996	3 x 27	1	81 SF	4
CUSTOM PATIO	2001	2002	5 x 99	1	495 SF	4
CUSTOM PATIO	2001	2002	5 x 109	1	545 SF	4
TIKI	2005	2006	18 x 10	1	180 SF	5
TIKI	2009	2010	25 x 30	1	750 SF	4
WOOD DOCKS	1969	1970	0 x 0	1	3362 SF	5
WOOD DOCKS	1974	1975	6 x 48	1	288 SF	4
CONCRETE DOCK	1974	1975	8 x 408	1	3264 SF	2
CH LINK FENCE	1975	1976	6 x 1406	1	8436 SF	1
WOOD DOCKS	1980	1981	0 x 0	1	270 SF	3
WOOD DOCKS	1980	1981	4 x 78	1	312 SF	3
FENCES	1986	1987	6 x 230	1	1380 SF	2
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
ASPHALT PAVING	1993	1994	0 x 0	1	14860 SF	2
WOOD DOCKS	1995	1996	0 x 0	1	560 SF	3
BOAT RAMP	1995	1996	15 x 45	1	675 SF	3
FENCES	1998	1999	5 x 415	1	2075 SF	2
CUSTOM POOL	2013	2014	0 x 0	1	2760 SF	2
ASPHALT PAVING	1975	1976	0 x 0	1	23285 SF	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1975	1976	20 x 29	1	580 SF	1
CONC PATIO	2013	2014	0 x 0	1	3486 SF	5
WOOD DECK	1986	1987	4 x 124	1	496 SF	1
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
CONC DAVITS	1990	1991	0 x 0	1	1 UT	2
UTILITY BLDG	1992	1993	10 x 28	1	280 SF	3
Elevator	1994	1995	0 x 0	1	1 UT	1
Elevator Landing	1994	1995	0 x 0	1	2 UT	1
WALL AIR COND	1996	1997	0 x 0	1	10 UT	2
CONC PATIO	1996	1997	29 x 42	1	1218 SF	3
CH LINK FENCE	2000	2001	6 x 931	1	5586 SF	1
FENCES	2002	2003	6 x 120	1	720 SF	5
TIKI	2005	2006	10 x 12	1	120 SF	3
TIKI	2005	2006	14 x 16	1	224 SF	3
TIKI	2005	2006	22 x 12	1	264 SF	3
GARAGE	2009	2010	20 x 24	1	480 SF	2
RES ELEVATOR	2013	2014	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/1/1980	$780,000	Warranty Deed		814	1272	U - Unqualified	Improved		
2/1/1970	$156,100	Conversion Code		652	810	Q - Qualified	Improved		

Permits

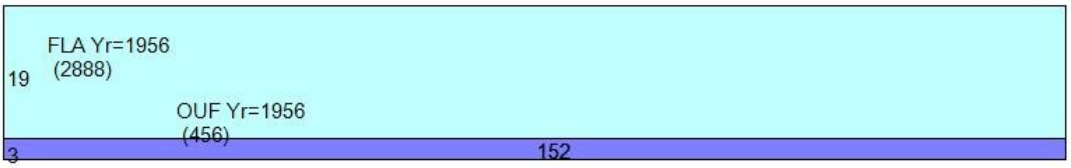
Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202301092	07/09/2024	Active	$600,000		NEW 2 STORY ADDITION FOR DORMS
PRELT202400195	03/26/2024	Completed	$1,500	Commercial	UPGRADE 100 AMP SERVICE TO 200 AMP.
PRFIR202300977	11/20/2023	Completed	$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE.
PRFIR202300977	09/08/2023	Completed	$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE. (RENEW EXPIRED PERMIT 6/14/24)
PRBLD202201024	07/21/2023	Completed	$400,000	Commercial	REMOVAL OF NON-STRUCTURAL SLAB, REINSTALL SLAB & PAVERS
PRELT201901576	02/04/2020	Canceled	$52,000	Commercial	REPLACE MARINA ELECTRICAL SERVICE
PRPLB201901577	01/14/2020	Completed	$49,000	Commercial	INSTALL SEWER WATER AND HORIZONTAL STANDPIPE FOR MARINA
PRBdD20102171	09/09/2019	Completed	$40,000	Commercial	DOCK
PRBLD201900288	04/02/2019	Completed	$28,258	Commercial	INSTALL 1-2000 GAL. ABOVEGROUND STORAGE TANK (OWNER FURNISHED) W/HOSE REEL, CONCRETE HOLD DOWN PAD. (DIESELL)
PRBLD201701195	09/01/2017	Expired	$15,000	Residential	ENCLOSURE - DOWNSTAIRS STORAGE
PRBLD201701091	07/13/2017	Expired	$17,350	Residential	FENCE
PRBLD201602281	11/21/2016	Completed	$400,000	Residential	SFR - MODULAR
PRBLD201602054	09/06/2016	Completed	$35,000		DEMO BLDG #8 (1411 SF). ALSO KNOWN AS 198 TOLLGATE BLVD.
PRRFG201600036	01/07/2016	Completed	$30,000		R/R DORM ROOFS (METAL)
FWC201400922	05/06/2015	Completed	$8,100		REPLACE WOODEN FENCING 300 LF
PRBLD201500160	03/04/2015	Completed	$52,088		DEMO ABOVE GROUND POOLS (2), SIDEWALK, PATIO, CHICKEE HUTS, PUMP HOUSE BLDG, SHEDS (2)...
DOC201300487	07/28/2014	Completed	$1		R/R DOCK (SAME FOOTPRINT) & REPLACE SEAWALL
BRE201000335	07/24/2014	Completed	$1		ADD 2 COLUMNS & BEAM FOR NEW DOOR (REVISION TO #BRE201000079)
COB201300815	10/11/2013	Completed	$1,500		RELOCATE 8 INCH SEWER MAIN TO FACILITATE NEW POOL CONSTRUCTION
INC201300803	09/30/2013	Completed	$1		INT - REMODEL
COB201200543	09/10/2013	Completed	$438,000		(REV ORIG 6/3/14) CONSTRUCT POOL, EQUIPMENT/COMPRESSOR ROOM, RESTROOM BUILDING
INC201200603	09/10/2012	Completed	$152,480		REMODEL KITCHEN
DRG201100580	10/14/2011	Completed	$1		DREDGING
201100078	03/04/2011	Completed	$1		BATHROOMS WITH SHOWERS
BRE201000079	02/17/2010	Completed	$1		GARAGE
INR200801886	02/10/2010	Completed	$1		INTERIOR RENOVATIONS
200901133	12/10/2009	Completed	$1		REPLACE SEAWALL
CHC200900183	03/25/2009	Completed	$1		NEW TIKI HUT
200801787	12/03/2008	Completed	$1		INTERIOR REMODELING
200800301	04/03/2008	Completed	$1		SIDING, WINDOWS, DOORS - QUARTERDECK BUILDING
2007258	02/26/2007	Completed	$1		PROGRAM BLDG
20062547	01/02/2007	Completed	$1		PROGRAM BUILDING
2005954	08/18/2005	Completed	$1		INSTALL MOORING PILES
200598	01/24/2005	Completed	$1		REPAIR WOOD AND CONC. BEAM DOCKS (8 BEAMS TOTAL)
2004461	03/16/2004	Completed	$1		CHICKEE W/CONC SLAB
0301218	07/03/2003	Completed	$1		REP 3.5 TON A/C & A/H
0301080	06/17/2003	Completed	$1		REROOF
0200756	05/16/2002	Completed	$1		REMODEL INTERIOR

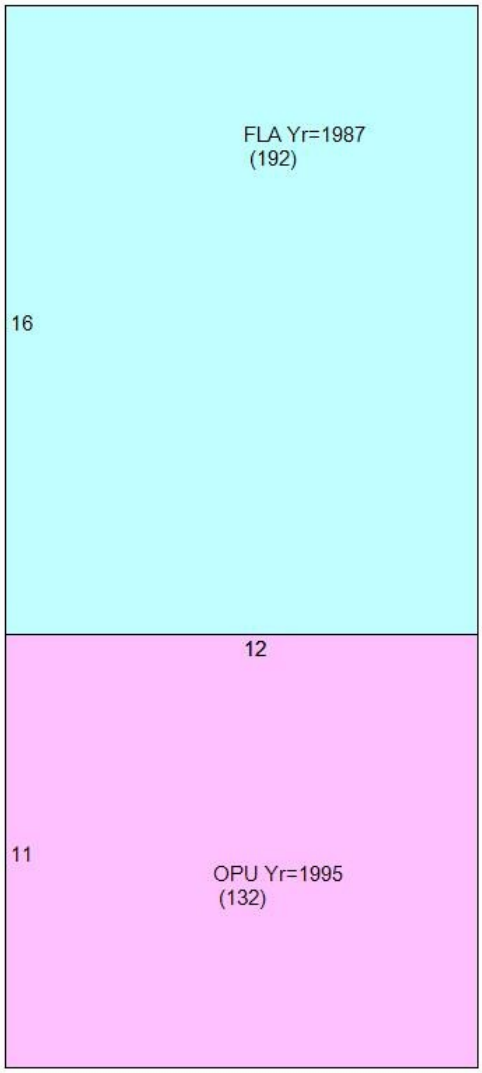
Number	Date Issued	Status	Amount	Permit Type	Notes
0200881	05/10/2002	Completed	$1		DEMO INTERIOR ONLY
0006316	11/30/2001	Completed	$1		REPLACE DECKING
0006068	11/06/2000	Completed	$1		ASPHALT SEAL & RESTRIPE
9732591	09/01/1997	Completed	$1		ROOF
9730856	03/01/1997	Completed	$1		CONC.BASE/FLAG POLE
9730288	01/01/1997	Completed	$1		ROOF
9630922	08/01/1996	Completed	$1		DOCKS & RAMP
9631718	08/01/1996	Completed	$1		DOKS

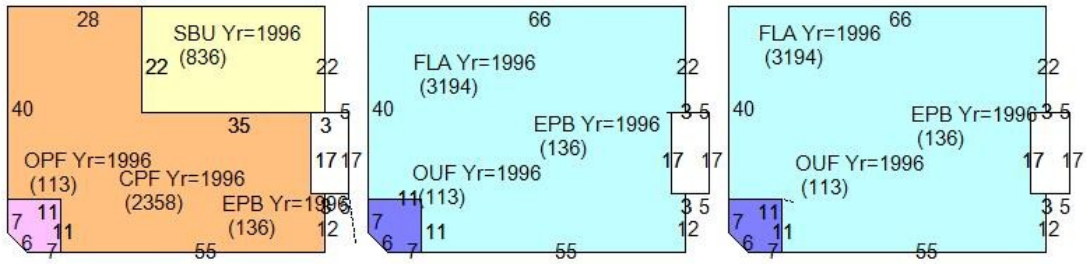
View Tax Info

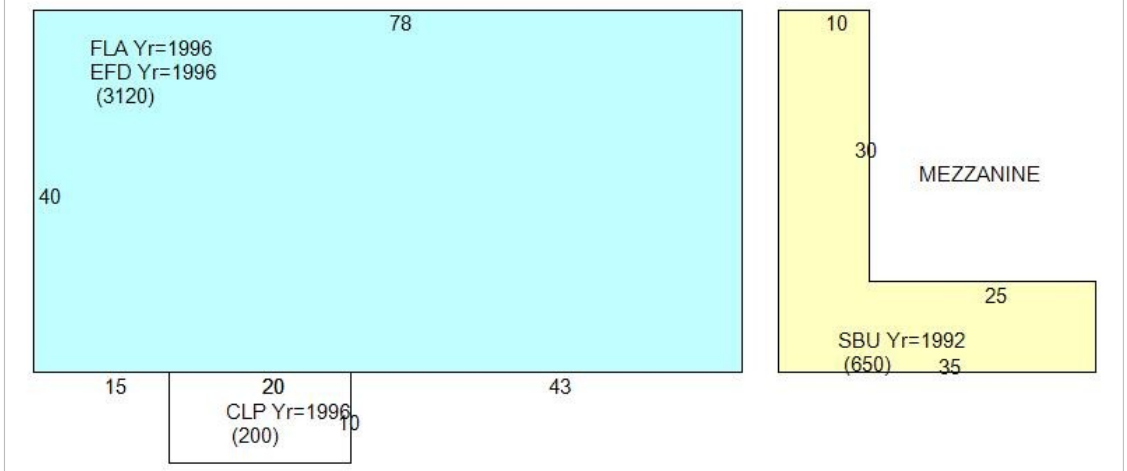
View Taxes for this Parcel

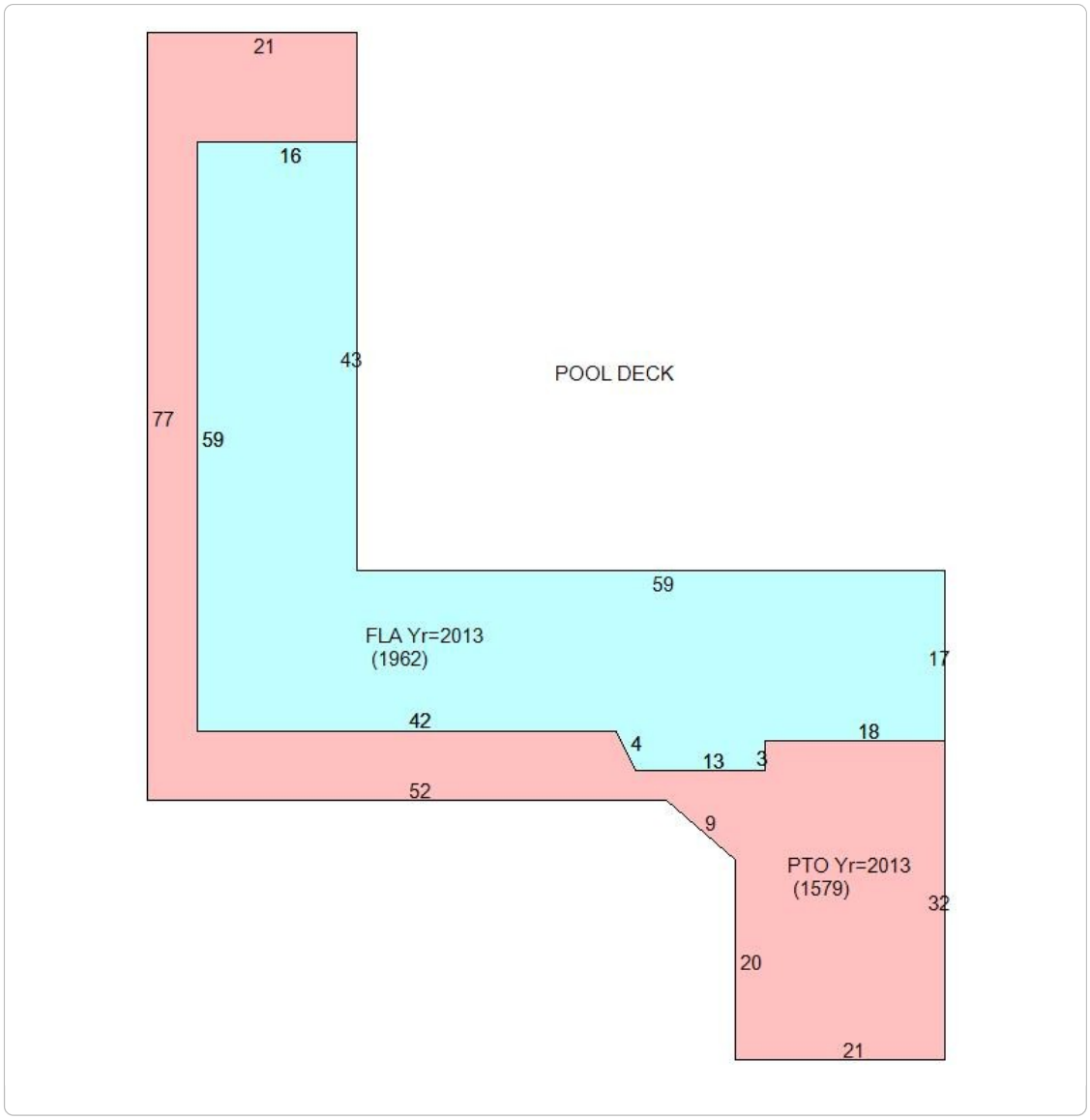
Sketches (click to enlarge)

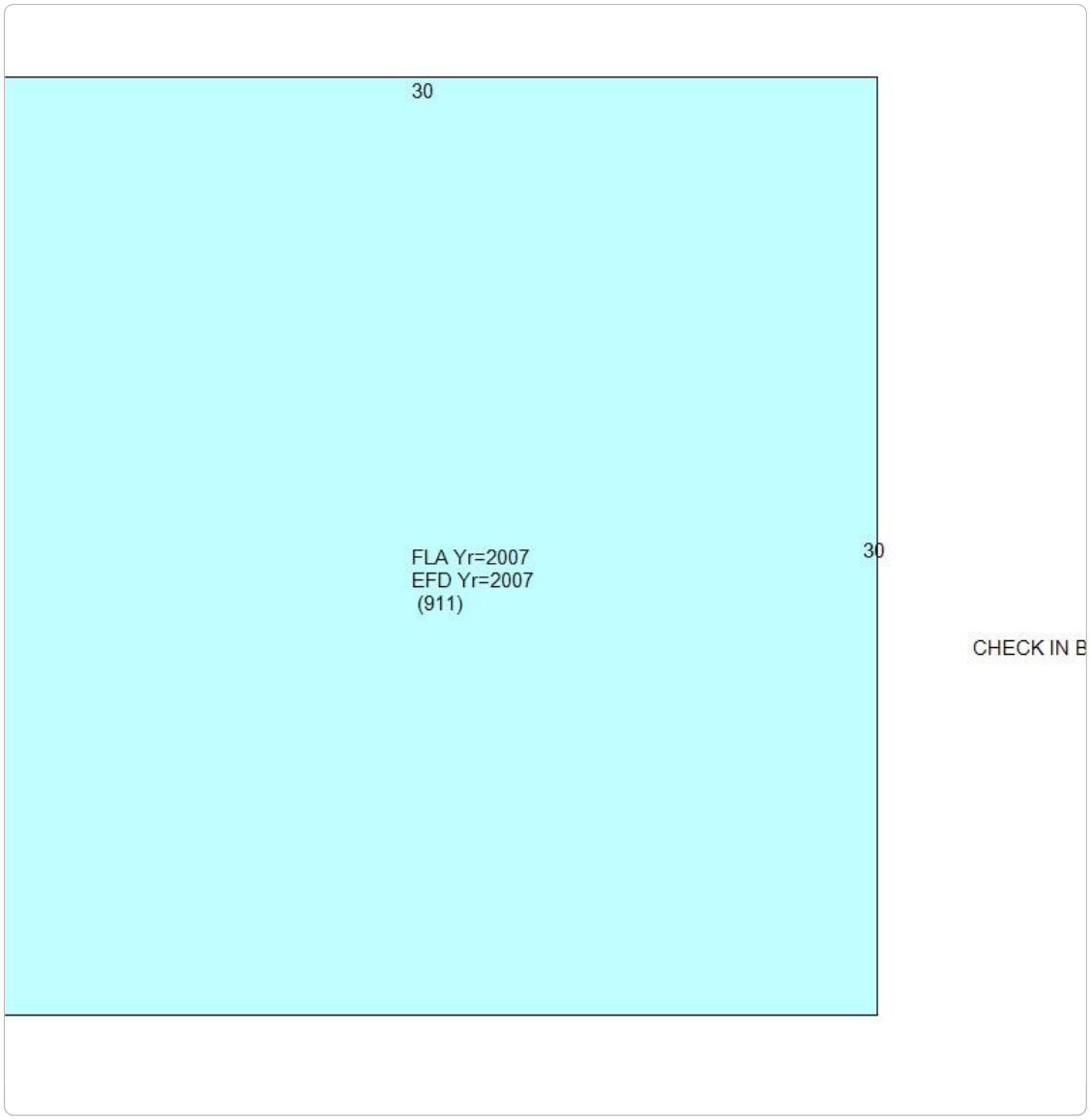

FLA Yr=1956
(2888)
19
OUF Yr=1956
(456)
3
152

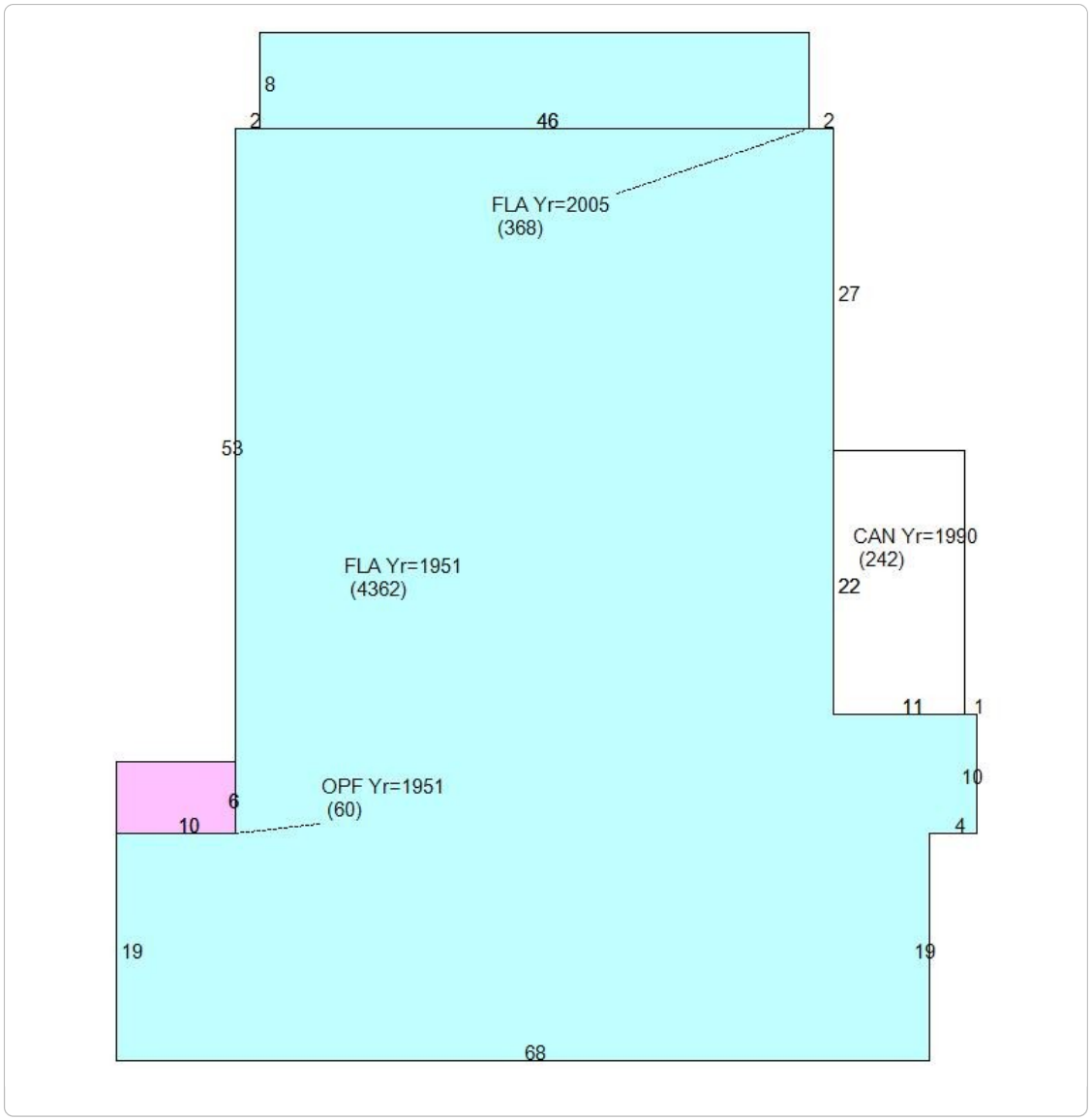

FLA Yr=1987
(192)
16
12
11
OPU Yr=1995
(132)

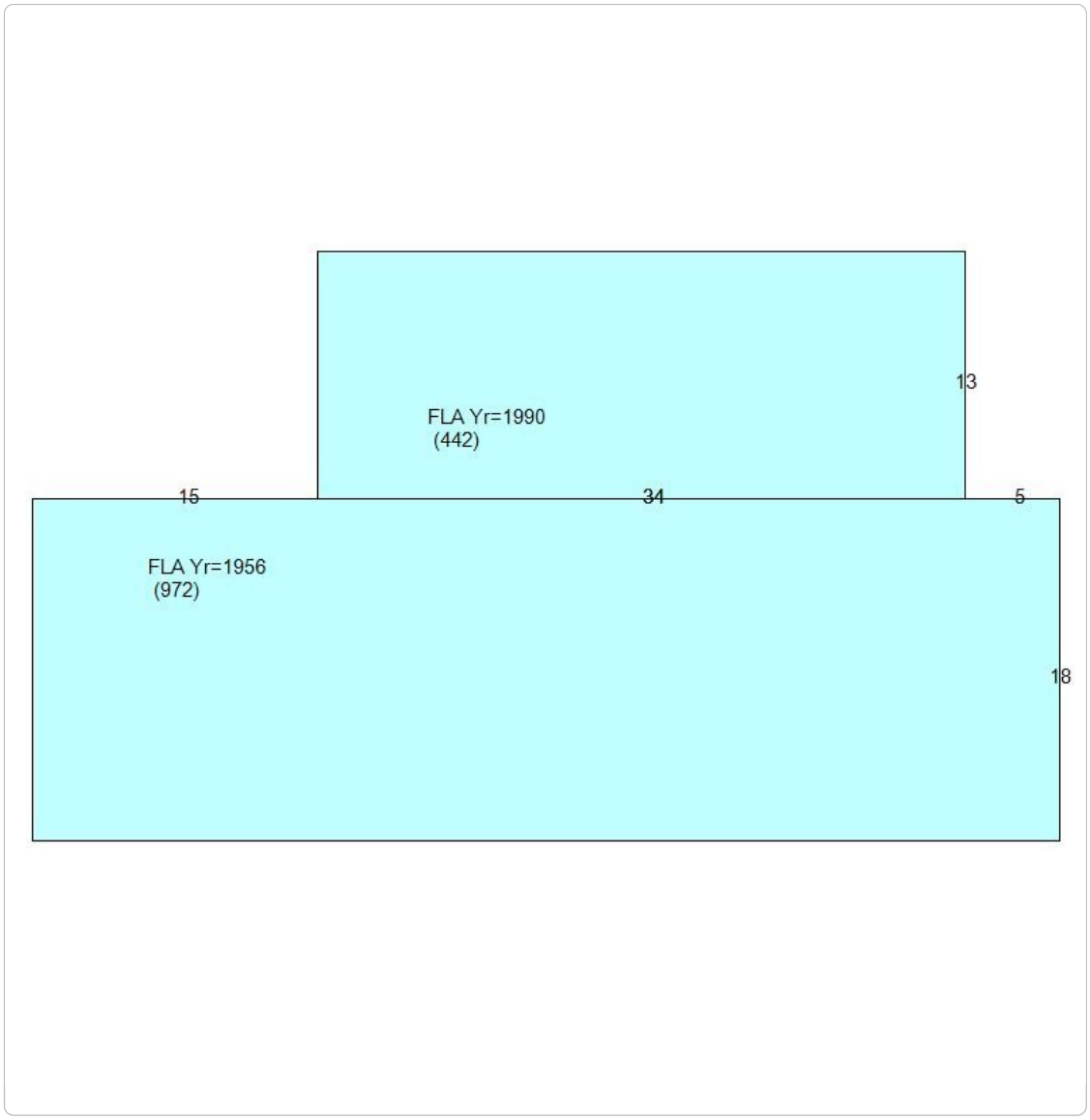

28
SBU Yr=1996
(836)
22
22
40
35
5
3
17 17
OPF Yr=1996
(113)
CPF Yr=1996
(2358)
EPB Yr=1996
(136)
11
7
11
6 7
55
66
FLA Yr=1996
(3194)
22
40
EPB Yr=1996
(136)
3 5
17 17
OUF Yr=1996
(113)
11
7
6 7
11
55
12
66
FLA Yr=1996
(3194)
22
40
EPB Yr=1996
(136)
3 5
17 17
OUF Yr=1996
(113)
7
11
6 7
11
55
12

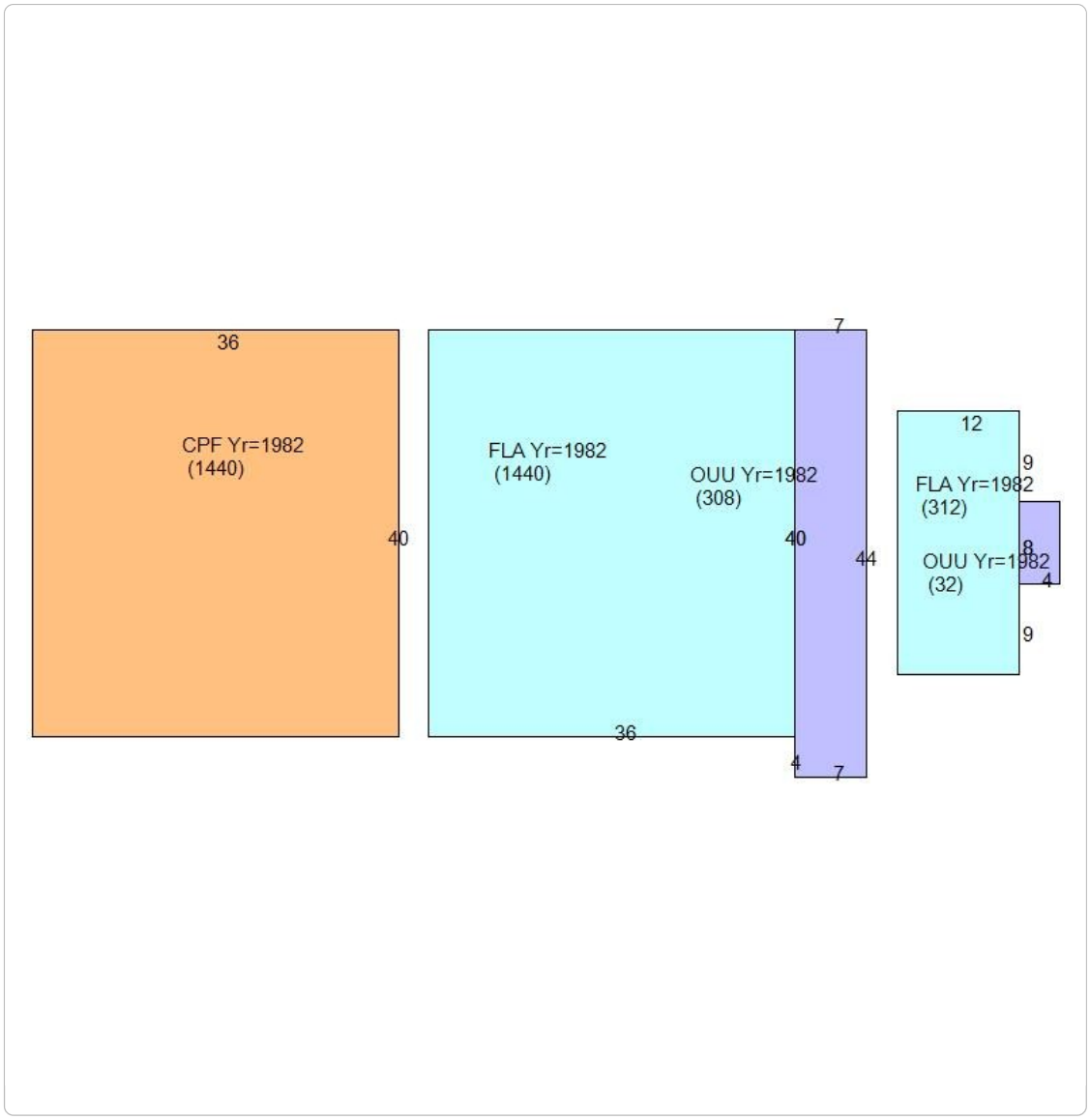

78
FLA Yr=1996
EFD Yr=1996
(3120)
40
15
20
CLP Yr=1996
(200)
10
43
10
30
MEZZANINE
25
SBU Yr=1992
(650)
35

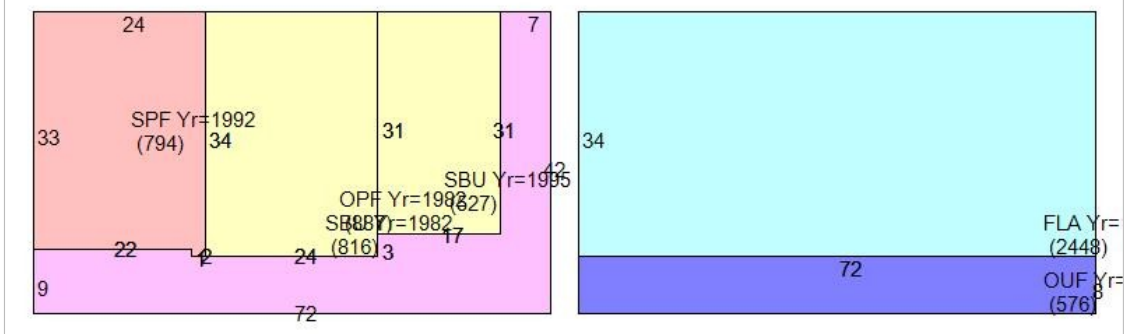

21
16
43
POOL DECK
77
59
59
FLA Yr=2013
(1962)
17
42
4
18
13
3
52
9
PTO Yr=2013
(1579)
32
20
21

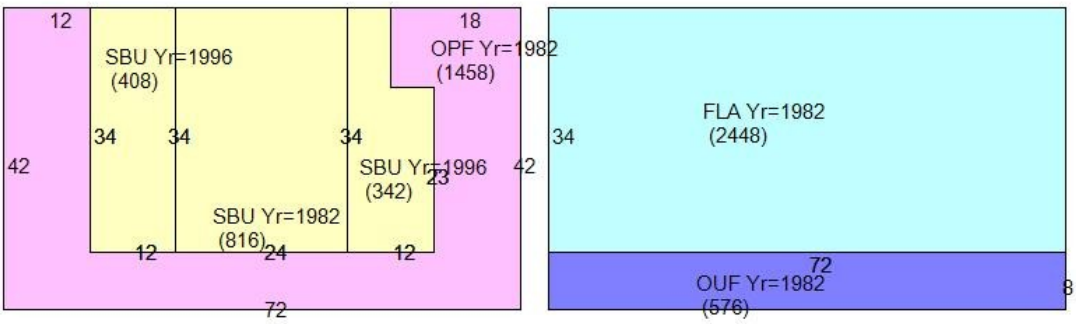

30
FLA Yr=2007
EFD Yr=2007
(911)
30
CHECK IN B

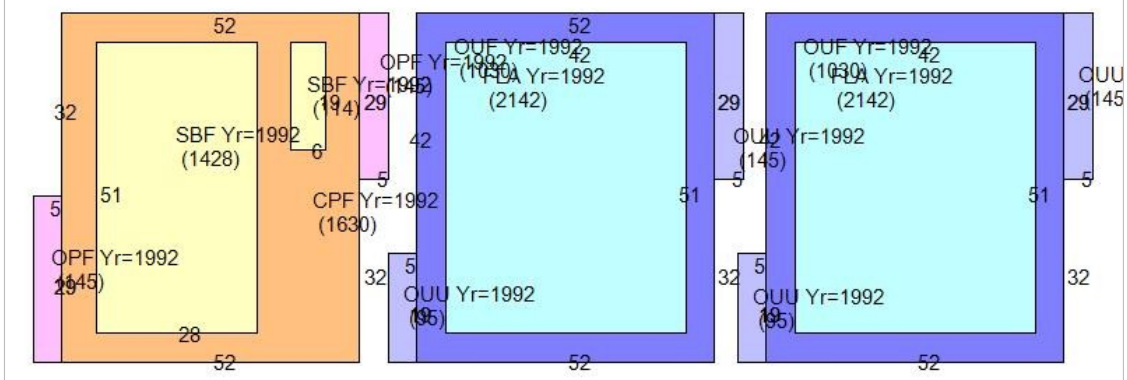

8
2
46
2
FLA Yr=2005
(368)
27
58
CAN Yr=1990
(242)
FLA Yr=1951
(4362)
22
11
1
10
OPF Yr=1951
(60)
6
10
4
19
19
68

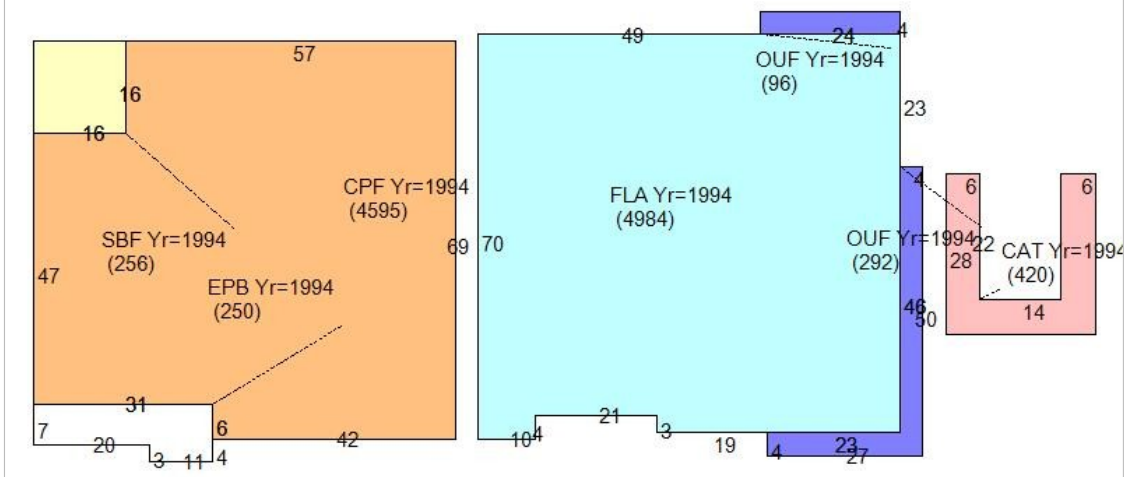

13
FLA Yr=1990
(442)
15
34
5
FLA Yr=1956
(972)
18


36
CPF Yr=1982
(1440)
40
FLA Yr=1982
(1440)
OUU Yr=1982
(308)
7
40
44
36
4
7
12
9
FLA Yr=1982
(312)
8
OUU Yr=1982
(32)
4
9


24
7
SPF Yr=1992
(794)
33
34
31
31
34
SBU Yr=1995
(627)
OPF Yr=1982
(816)
17
22
24
3
9
72
FLA Yr=
(2448)
72
OUF Yr=
(576)


12
18
SBU Yr=1996
(408)
OPF Yr=1982
(1458)
34
34
34
34
42
SBU Yr=1996
(342)
42
23
SBU Yr=1982
(816)
12
24
12
72
FLA Yr=1982
(2448)
72
OUF Yr=1982
(576)
8


52
32
SBF Yr=1992
(1428)
51
5
OPF Yr=1992
(145)
29
28
52
SBF Yr=1992
(114)
19
6
29
5
CPF Yr=1992
(1630)
32
52
OUF Yr=1992
(1050)
42
FLA Yr=1992
(2142)
42
29
5
51
5
OUU Yr=1992
(95)
32
52
OUF Yr=1992
(1050)
42
FLA Yr=1992
(2142)
42
OUU Yr=1992
(145)
29
5
51
5
OUU Yr=1992
(95)
32
52


57
16
16
SBF Yr=1994
(256)
47
CPF Yr=1994
(4595)
EPB Yr=1994
(250)
69
70
49
24
4
OUF Yr=1994
(96)
23
FLA Yr=1994
(4984)
4
OUF Yr=1994
(292)
6
6
22
28
CAT Yr=1994
(420)
14
46
30
31
7
20
3
11
4
6
42
21
10
4
3
19
4
23
27

Photos

Map

TRIM Notice

2024 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: 4/23/2025, 1:30:30 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Sea Base Deed

214982

OFF. REC. 814 PG 1272

7.00
3120.00

WARRANTY DEED FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

This Warranty Deed *Made the* 15th *day of* July A. D. 1980 *by*
ED GEOBEL and GREG GOEBEL
hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA
Congress
a corporation existing ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ by an Act of / *with its permanent postoffice address at* 1325 Walnut Hill Lane, Irving, Texas 75261
hereinafter called the grantee:

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

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

See Schedule "A" attached.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22 '80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22 '80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22 '80 900.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22 '80 2420.10

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

To Have and to Hold, *the same in fee simple forever*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to* December 31, 19

80 JUL 22 PM 3:34

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

Signed, sealed and delivered in our presence:

Lori Egan Mallin

L.S.

L.S.

STATE OF FLORIDA,
COUNTY OF Dade

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

WITNESS my hand and official seal in the County and State last aforesaid this 15th
June , A. D. 1980.

Notary Public, State of Florida at Large
My Commission Expires: 1980
Bonded By American Fire & Casualty Company

This Instrument Was Prepared By:

This Instrument prepared by: HENRY J. WHELCHEL of
STEEL HECTOR & DAVIS
Address Southeast Financial Center, Miami, Florida 33131

NOTARY PUBLIC STATE OF FLORIDA

214982

OFF REC 814 PG 1272

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

This Warranty Deed *Made the* 15th *day of* July *A. D.* 19 80 *by*
ED GEOBEL and GREG GOEBEL
hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA
Congress
a corporation existing ~~xxxxxxxxxxxxxxxxxxxxxxxx~~ by an Act of / *with its permanent postoffice address at* 1325 Walnut Hill Lane, Irving, Texas 75261
hereinafter called the grantee:

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

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

See Schedule "A" attached.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 3.60

VOLUSIA COUNTY

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to* December 31, 19

JUL 22 P 3:

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

Signed, sealed and delivered in our presence:

Lori Egan Malkin

L.S.

L.S.

STATE OF FLORIDA

A tract of land on Lower Matecumbe Key, Monroe County Florida, being a part of Government Lot 1 in Section 29 and part of Government Lots 3 and 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at n an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 feet Northeasterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway), a distance of 625.0 feet; thence Northwesterly at right angles to said centerline; a distance of 100 feet to the most Southerly end of Toll Gate Boulevard, as shown on plat of Toll Gate Shores (PB 4, P 39) Monroe County, Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Boulevard, a distance of 410.0 feet thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550 feet more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 feet Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 feet Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 feet to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 feet thereof, which is within the right of way of the said Overseas Highway.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

SCHEDULE "A"

MASSEY-RICHARDS SURVEYING & MAPPING, LLC. * 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070
PHONE (305) 853-0066 FAX (305) 853-0233
Prepared for: Boy Scouts of America
Section 20 Township 64 South Range 36 East Drawn By: MAR Scale: 1" = 40'
Lower Matecumbe Key Monroe County, Florida
Drawing No: 16943/16509 Surveyed: 8/14,20,21,27,29/18 & 9/26/18 Rev.3/22/19Fieldbook: L-188
David S. Massey, P.S.M. # 5125
Florida Certificate of Authorization No. LB 7682
DESCRIPTION:
SURVEY NOTES:
ABBREVIATIONS/LEGEND
LOT 5 - BLOCK 1 SAFETY HARBOR (P.B. 3, P. 69)
DOLPHIN WATERWAY
OVERSEAS HIGHWAY
TOLL GATE CANAL
BLOCK 3
PRIVATE LAUNCHING AREA
TOLL GATE BOULEVARD
TOLL GATE LANE
TOLL GATE SHORE DRIVE
LOT 10
LOT 11
LOT 12
LOT 6
LOT 5
LOT 1
LOT 2
LOT 3
BLOCK 7
NORTHWESTERLY 410' DEED 409.66' C&M
SOUTHWESTERLY 664.38' DEED
SOUTHEASTERLY 625.00' DEED
SOUTHEASTERLY 200.0' DEED
SOUTHWESTERLY 174.15' to existing shoreline
TRACT "B"
SLIP
BAY
FLORIDA
MATECUMBE HARBOR
Mangroves
Survey tie line
POB
GRAPHIC SCALE

Islamorada,
Village of Islands

Sent via e-mail: Keith.Douglass@scouting.org

June 1, 2018

Boy Scouts of America – Florida Sea Base
c/o Keith Douglass
P.O. Box 1906
Islamorada, FL 33036

Project: **Pre-Application Conference (PC-17-07) Summary**
Location: **73800 Overseas Highway, Lower Matecumbe Key, Islamorada, FL 33036**
Parcel RE#: **00097710-000000**

Dear Mr. Douglass,

Thank you for your Application for a Pre-Application Conference (the "Application"). The following is the Planning and Development Services Department's ("staff") analysis of your questions and a summary of the meeting held on Wednesday, February 1, 2017 that you attended along with Mike Johnson, General Manager; L. Steven Hurley, Engineer; Triliya Abrams, Planner; and Senior Planner Karl Bursa, AICP, CFM. The purpose of the Pre-Application Conference is to familiarize the applicant with the applicable provisions of Chapter 30, *Land Development Regulations (LDRs)* of the Code of Ordinances ("Code") of Islamorada, Village of Islands, Florida (the "Village"), and the processes required to permit the proposed development.

Property Background:
The subject property (the "Property") is located at 73800 Overseas Highway, Lower Matecumbe Key with Real Estate Number 00097710-000000 and is within the Public and Semi-Public Services (PS) Zoning District and the Public and Semi-Public Services (PS) Future Land Use Map category. According to the Monroe County Property Appraiser's Office, the Property is 6.3 acres of land area and is developed with commercial, non-commercial (residential), and accessory use structures.

Proposed Development:
The questions posed in the application and voiced during the meeting relate to the available commercial (nonresidential) and residential square footage for future re-development / construction needs.

86800 Overseas Highway • Islamorada, Florida 33036-3162
Office 305-664-6400 • Fax 305-664-6467 • www.islamorada.fl.us

Analysis:
Based upon the information provided by the Applicant, research completed by Staff and the provisions of the LDRs in effect at the time of the Application, this summary shall serve as a description of, in general, what provisions of the LDRs apply to the dwelling unit determination, what will be required for the determination, and the required submittals. The following provides a written response to the questions submitted in the application and those posed at the meeting.

1. **What is the current state of our square footage of our permanent structures versus the required open space at our 73800 Overseas Highway (OSH) facility?**

   The current square footage on the property cannot be confirmed as the provided survey completed by Hal Thomas – Professional Land Surveying on February 24, 2000 has been manually altered through submitted permits.

   Code Section 30-1614 outlines habitat classifications, the property is classified as Disturbed, meaning that 20% of the property shall remain as Open Space. *Open Space* is that portion of any parcel that is required to be maintained such that the area within its boundaries is open and unobstructed from the ground to the sky. Open Space areas shall be designated and treated in such a manner as to maintain their integrity wheatear their primary purpose is to serve as natural wildlife habitat or as cultivated, landscaped space [Ref. Code Section 30-32].

2. **Would unifying the new parcels along US Highway 1 in Safety Harbor subdivision increase our allowable square footage for permanent structures for our 73800 OSH portion of our campus?**

   No, unifying the lots along Overseas Highway in the Safety Harbor subdivision would not increase the maximum permitted square footage on the Property at 73800 Overseas Highway as the parcels are zoned differently and currently meet the maximum density per lot. The Safety Harbor parcels are zoned Residential Single-family (R1). The maximum density in the R1 Zoning District is one dwelling unit per lot. Furthermore, pursuant to Code Section 30-684(b), the permitted uses are:

   (1) Single-family detached dwelling unit;
   (2) Multifamily attached affordable housing of up to four units on lots fronting U.S. 1;
   (3) Where an "M" sub-district designator is indicated, only dwelling units of masonry construction; and
   (4) Accessory uses and structures, excluding guesthouses.

   As a result, the R1 zoning district does not allow for non-residential floor area.

3. **Would any future upgrades of less than 50% of the current market value to existing buildings constitute a "legally permitted, non-conforming" situation?**

   Pursuant to Islamorada Code of Ordinances, Chapter 30, Article V, Division 3 – *Nonconformities*:

Nonconforming structure means any structure (other than a sign) lawfully existing on the effective date of the regulations in this chapter (or of any amendment which renders such structure nonconforming), which does not comply with restrictions on lot area, lot coverage, height, setbacks, location on the lot, or any such requirements of this chapter as they may be amended (other than use regulations).

Substantial improvement means any repair, reconstruction, rehabilitation, addition, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. This term does not, however, include either:

(a) Any project for improvement of a structure to correct existing violations of state or village health, sanitary, or safety code specifications which have been identified by the village code official and which are the minimum necessary to assure safe living conditions; or
(b) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Any future upgrades or redevelopment of a nonconforming structure would be required to comply with Code Section 30-739 – *Nonconforming Structure* that states:

Any nonconforming structure (or portion thereof) in the Village may be continued so long as it remains otherwise lawful, provided it meets all of the following requirements:

(1) Enlargement or extensions to nonconforming structures shall be allowed, provided that:
    a. The improvement complies with chapter 6, article III, Floodplain Management Standards;
    b. A nonconforming use is not located in the nonconforming structure; and
    c. The nonconformity is not further increased.
(2) Should such structure be moved for any reason for any distance whatever, other than as a result of governmental action, it shall thereafter *conform* to the regulations for the zoning district in which it is located after it is moved.
(3) Notwithstanding subsections (1) and (2) of this section, enlargements or alterations to a nonconforming historic structure listed in the National Register of Historic Places or the Florida Inventory of Historic Places shall be permitted provided that a certificate of appropriateness for the enlargement or alteration has been obtained as required by this chapter.
(4) Substantially damaged or destroyed nonconforming structures may be reconstructed within the pre-destruction footprint provided that:
    a. Compliance with all required setbacks would result in a structure with a lesser floor area than the pre-destruction structure of reasonable configuration, as determined by the director of planning and development services;

b. There is proof that the reconstruction will not cause negative impacts on environmental resources; and

c. Provided that the structure complies with chapter 6, article III, Floodplain Management Standards.

(5) Damage or destruction of nonconforming structures in the Commercial Fishing (CF) or Marine Use (MR) zoning districts: Nonconforming structures in which commercial fishing or water dependent uses have been in continuous operation since December 6, 2001, may be rebuilt even if 100% destroyed, provided that they are rebuilt in the same building footprint and the pre-existing commercial fishing or water dependent use is reestablished, and provided that the structure complies with chapter 6, article III, Floodplain Management Standards. A determination as to the continuity of the use shall be at the sole discretion of the director of planning and development services.

4. What is our approximate current amount of residential and commercial square footage?

The current square footage on the Property cannot be confirmed based on the provided survey completed by Hal Thomas – Professional Land Surveying dated February 24, 2000 as it has been manually altered through submitted and approved building permits and does not reflect current site conditions.

The following submitted permits to the Village do confirm the approximate existing conditions:

Residential

- Approximately 2,761 sq. ft. of residential use
  - Permit #C-10881. Conversion of 10-unit motel into 10-unit Staff/Faculty Quarters.
  - Survey date July 28, 1980 of Guest Quarters / Staff Quarters
- Approximately 8,526 sq. ft. of residential use
  - Permit Number INC200801658 renovation of Almirante and San Francisco dormitories – 2 residential-institutional dwelling units.
  - Permit Number INC200801886 renovation of San Pedro and El Capitan dormitories - 2 residential-institutional dwelling units.
- Approximately 2,453 sq. ft. of residential use (1 dwelling unit)
  - Permit Number PRBLD201602281 construction of Director's Residence
- A total of 1 market-rate residential dwelling unit and 14 residential-institutional dwelling units exist on the Property

Nonresidential

- Approximately 1,440 sq. ft. of non-residential use
  - Permit Number INC201300803 renovation of Commercial Store
  - Deemed as 1,440 sq. ft. of nonresidential floor area
- Approximately 3,120 sq. ft. of non-residential use
  - Permit Number INC201200603 renovation of Commercial Kitchen
  - Deemed as 3,120 sq. ft. of nonresidential floor area

- Approximately 920 sq. ft. of non-residential use
    - Permit Number 2007258 renovation of Program Building
- A total of approximately 5,480 sq. ft. of nonresidential floor area

Accessory
There are additional structures on the Property that contain nonresidential uses, but do not meet the definition of nonresidential floor area nor did these areas receive an allocation of square footage from the Building Permit Allocation System (BPAS):

- Approximately 7,194 sq. ft. of accessory non-residential use
    - Permit Number COB201200543 construction of Pool Area/Building
- Approximately 480 sq. ft. of non-residential use
    - Permit Number BRE201000079 construction of Garage

Pursuant to Code Section 30-32 and Ordinance 15-04, nonresidential floor area means the sum of the gross floor area for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for walkways, stairways, entryways, parking and loading areas or drive-through canopies. Outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses are not nonresidential floor area. Additionally, boat barns legally existing prior to January 1, 2008, shall be considered nonresidential floor area, while those limited to 14,000 square feet and approved after January 1, 2008, shall not be considered nonresidential floor area. Additionally, package sewage treatment facilities that are legally existing prior to September 1, 2015 shall be considered nonresidential floor area. Package sewage treatment facilities that are permitted after September 1, 2015 shall not be considered nonresidential floor area.

Do note that an updated and current survey would be required to accurately determine the existing conditions of the entire Property.

5. To what extent does the recent demolition of our two SCUBA training tanks and Ship's Store building increase our allowable residential or commercial square footage?

Neither the submitted building permit applications nor the provided sketched drawings for the approved demolitions indicated the total square footage to be demolished. Furthermore, the structures demolished pursuant to Building Permit BLD201500160 would not count as nonresidential floor area as these are considered accessory uses and structures[1].

Based on the Public and Semi-Public Services (PS) zoning district a total building size for the parcel of land can be determined.

[1] The permit application for BLD201500160 did not reference a "ship's store".

Pursuant to Code Section 30-701(e), Public and Semi-Public Services (PS) site development standards:

- Public and Semi-Public Services Floor Area Ratio (FAR) = 0.25
- Public and Semi-Public Services Density = 1 DU/Lot or up to 12 DU/Acre for residential-institutional uses (3,630 sq. ft. of land per dwelling unit)

- Existing Conditions:
  Real Estate Number: 00097710-000000
  Land = 6.3 acres or 274,428 sq. ft.
  Residential:
  - 1 dwelling unit per lot (60 x 100 = 6,000 SF; Lot 4, Block 7)
  - 14 residential-institutional units (3,630 x 14 units = 50,820 sq. ft.)
  - 6,000 + 50,820 = 56,820 sq. ft. of land required for existing residential dwelling units
  - 274,428 – 56,820 = 217,608 sq. ft. of remaining land area not utilized for residential dwelling units

  Nonresidential:
  - 217,608 sq. ft. of remaining land area after deduction of residential units
  - Current nonresidential floor area utilizes 21,290 sq. ft. of land area.
  - 217,608 sq ft. of remaining land area x maximum allowable FAR of 0.25 = 54,402 sq. ft. of remaining land area for nonresidential use.
  - 54,402 sq. ft. of remaining land area after deduction of residential units – 21,290 sq. ft. of land area deducted for nonresidential floor area = 33,112 sq. ft. of remaining land area for nonresidential use.

  As a result, there is land available left to support future development; do note that an updated survey would be required to accurately determine the existing conditions.

Conclusion:
This pre-application letter is based solely upon the information provided by the applicant and is only intended to familiarize the applicant with the provisions of the land development regulations currently in effect that may be applicable to the development project proposed by the applicant. The information provided herein is subject to change based upon the adoption of new policies or regulations, the repeal of existing policies or regulations, submission of additional information, or a determination that incomplete/inaccurate information or misstatements of fact were provided by the applicant. This letter is not a development approval, order or permit, and nothing contained herein shall be construed or interpreted as conveying, conferring, granting or denying any building, development or vested rights. This is not an administrative decision or interpretation regarding the provisions of the comprehensive plan or

land development regulations. A final decision or interpretation of the applicable policies and regulations cannot be made until the applicant submits a complete development application for review.

If you have any further questions or need additional clarification, please feel free to contact Kyle Dost, Planner, at planningdirector@islamorada.fl.us or 305-664-6424.

Sincerely,

Karl W. Bursa, AICP, CFM
Senior Planner

Cc: File

Ty Harris P.A.
110 Plantation Shores Drive
Islamorada, FL 33070
Tyharrispa.com
tyharrispa@gmail.com
(386) 956-8776

May 5, 2025

Via HAND DELIVERY

Jennifer DeBoisbriand
Director of Planning
Islamorada, Village of Islands
Village Administrative Center
86800 Overseas Highway
Islamorada, FL 33036

RE: Rights Determination through Section 30-473, Code of Ordinances for 73800 Overseas Highway (00401620-000000)

Dear Jennifer,

This law firm represents The Boy Scouts of America ("Boy Scouts"), the owner of 73800 Overseas Highway in connection with the afore-referenced application for recognition of transient hotel rights.

The Property: Is the existing Boy Scout "Sea Base" compound consisting of numerous buildings and a marina. Sea Base facilities include the original Toll Gate Inn. The Parcel ID is 00097710-000000 and the address is 73800 Overseas Highway (the "Property"). The Village FLUM is PS, and the Zoning is PS, which is consistent with the use of the Property as Sea Base. When the Property was originally zoned by Monroe County, it was zoned "commercial" in keeping with its primary use as a hotel with marina.

History of Toll Gate Inn and Lower Matecumbe Key: Once home to five natural wells and considered the most reliable source of freshwater along the island chain, Lower Matecumbe Key became an early waypoint for sailors. When the first version of the Overseas Highway opened in 1928, the island would again be recognized as a waypoint. When the highway initially opened, the drive to Key West required a 40-mile ride aboard an automobile ferry operating between Lower Matecumbe and No Name Key where it was possible to disembark and continue the drive to Key West. Because Monroe County officials held on to the belief that a solid bridge system connecting Key West to mainland America could represent a potential boon to the economy, the Overseas Highway Bridge Corporation was formed in 1932 to help pay for the construction costs. Toll

booths were placed on Lower Matecumbe and Big Pine keys to recoup the construction costs. The toll booth was located on what is now the current location of Sea Base's commissary. The toll booths were removed in 1954. The Ferry Slip Cafe became the Toll Gate Inn. Toll Gate Inn was initially constructed as a 10-room motel, bar, restaurant, marina, and gas station. At the time the Boy Scouts purchased the Toll Gate Inn, the hotel had expanded to sixteen rooms with a marina.

In 1980, the Toll Gate Inn was purchased by the Boy Scouts and transformed into the Florida Gateway High Adventure Base, which opened on May 15 at the location of the former Old Toll Gate Inn and Marina in Islamorada. Since then, the Florida National High Adventure Sea Base has changed its name, grown it's facilities and programming, and welcomed tens of thousands of scouts and scouters to the Keys.

Transient Hotel Rights: The Village has created criteria to establish legally recognized residential and transient rights through the it's Code of Ordinances. When the property changed from the Toll Gate Inn to Sea Base, the hotel rights were not lost. When the hotel rights are re-established, the intent is to sell the transient unit rights in order to fund improvements to Sea Base.

The existing building was constructed in 1956 which pre-dates modern zoning in the Florida Keys. In 1956 the Toll Gate Inn was developed in accordance with Monroe County code requirements of that era. Many of the relevant historical building and planning files were most likely destroyed in a storm and then a subsequent purging of building and planning files by Village staff has left "gaps" in the approval history of this property; however, there is ample permitting history noted in the Monroe County "Green Card" to establish, at a minimum, ten (10) existing hotel rooms. The original Toll Gate Inn building still stands on the Sea Base property. Section 30-473 of the Code of Ordinances provides one method of recognizing the existing rights.

The relevant criteria in Section 30-473 as follows:

(d) Criteria. Criteria for determining the existence of a legally established residential dwelling unit or nonresidential floor area. A dwelling unit or an amount of nonresidential floor area shall be determined to legally exist if the parcel meets at a minimum all the criteria of either (1) or (2) below:

(1) A permit or other official approval was issued by the Village or Monroe County for the unit(s) or floor area for residential dwelling units or nonresidential floor area and the unit(s) or floor area was accounted for in the village comprehensive plan building permit allocation system and ROGO [Rate of Growth Ordinance (Monroe County Ordinance 016-1992 as amended)], which shall be proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 Census or was issued a certificate of occupancy subsequent to April 1990.

The original 1956 Green Card depicts the hotel building with the original ten (10) rooms. This condition is satisfied to the extent practicable for a building constructed in the 1950's.

(2) If a permit or other official approval is not available, for residential dwelling units or nonresidential floor area, the criteria listed below shall be used to establish proof that the residential dwelling unit or nonresidential floor area was legally established:

a. The structure in which the unit or nonresidential floor area is located is currently habitable as determined by the building official, or utility invoices/receipts from Florida Keys Electric Cooperative or Florida Keys Aqueduct Authority are provided that clearly indicate by separate meter that the unit or nonresidential building was being served during April 1990, or Monroe County property record card showing the existence of the unit or nonresidential floor area in 1990, or occupational license or other state license for 1990 for a nonresidential use of a property, or insurance policy records for the building for a nonresidential use of a property that clearly delineate the amount of floor area; and

There is no disagreement, and the Village does not contend that the existing building is not habitable and served by Florida Keys Electric Cooperative and the Florida Keys Aqueduct Authority. Existing meters clearly indicate that the Toll Gate Inn building was being served during April 1990 and the building is still in use today. Accordingly, this element is satisfied.

b. Aerial photograph(s) or signed and sealed survey(s) clearly showing existence of the dwelling unit or nonresidential structure either in 1990, or if not available for 1990 then both prior to and after 1990; and

Historical photographs have been provided, and the Village has numerous aerial photographs of the property. From the aerial and photographic evidence, it is unmistakable that the original Toll Gate Inn structure has never been expanded and is still in use. This condition is satisfied to the extent practicable.

c. A determination by the village that the use could have been legally permitted under the zoning and building codes in effect for the parcel at the time the structure was constructed, or the business was established. This not only refers to the type of use but also to the parameters of the building construction; or

The Village does not contend that the existing structure was not legally permitted. Accordingly, this criterion is satisfied. The current zoning is PS, which is consistent with the use of the property as Sea Base. The Monroe County commercial zoning designation is consistent with its use as a hotel and marina until 1980.

d. The applicant meets the criteria listed above in subsections b. and c. but does not meet the criteria in a. then the director shall forward the application to the village council for a determination only if the applicant produces any other documentary evidence showing the existence of a unit or nonresidential floor area consistent with subsections b. and c. above. The council shall hold a quasi- judicial hearing to review the application in accordance with the procedures in article IV, division 3 of Chapter *30* of the Village Code.

Response: The applicant has provided sufficient evidence to determine that at least ten transient rights are attached to the Property; however, if the Village cannot make an administrative

determination with respect to existing entitlements under Section 30-473, the applicant respectfully requests that the application be forwarded to the Village Council for a determination of rights.

Enclosures.

1. Application letter.
2. Property Record Card.
3. Location Map.
4. Photographs.
5. Toll Gate Inn sales information.
6. Survey.
7. Green Card.

If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,

Ty Harris

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00097710-000000
Account#	1114243
Property ID	1114243
Millage Group	50VI
Location Address	73800 OVERSEAS Hwy, LOWER MATECUMBE KEY
Legal Description	20/29 64 36 PT LOT 1 SEC 29 PT LOT 3 AND 4 SEC 20 AND LOTS 1-11 BK 1 AND ADJ PT TOLL GATE LANE AND LOTS 1-4 BK 7 TOLL GATE SHRS PB4-39 AND LOT 6 BK 1 SAFETY HARBOR PB3-69 OR126-303/04 OR179-162/63 OR302-160/61 OR398-553Q OR532-206 OR536-187 OR652-810/811 OR814-1272/1273 OR830-1210/1211-E OR846-484 OR900-1780 OR959-1274/75 OR990-1780 OR990-1781/87 OR1123-196/97 RES 047-1990 RE S 39018-39021 AND 39024-25 (Note: Not to be used on legal documents.)
Neighborhood	10021
Property Class	CLUB (7700)
Subdivision	
Sec/Twp/Rng	20/64/36
Affordable Housing	No

Owner

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

Valuation

		2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+	Market Improvement Value	$3,652,593	$3,659,120	$3,730,398	$3,802,017
+	Market Misc Value	$862,629	$845,262	$858,401	$871,512
+	Market Land Value	$9,463,875	$9,463,875	$9,463,875	$9,463,875
=	Just Market Value	$13,979,097	$13,968,257	$14,052,674	$14,137,404
=	Total Assessed Value	$13,979,097	$13,017,822	$11,834,384	$10,758,531
-	School Exempt Value	($13,979,097)	($13,968,257)	($14,052,674)	($14,137,404)
=	School Taxable Value	$0	$0	$0	$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$9,463,875	$3,652,593	$862,629	$13,979,097	$13,979,097	$13,979,097	$0	$0
2023	$9,463,875	$3,659,120	$845,262	$13,968,257	$13,017,822	$13,968,257	$0	$0
2022	$9,463,875	$3,730,398	$858,401	$14,052,674	$11,834,384	$14,052,674	$0	$0
2021	$9,463,875	$3,802,017	$871,512	$14,137,404	$10,758,531	$14,137,404	$0	$0
2020	$9,463,875	$3,888,522	$889,667	$14,242,064	$9,780,483	$14,242,064	$0	$0
2019	$8,122,875	$3,975,700	$916,261	$13,014,836	$8,891,349	$13,014,836	$0	$0
2018	$8,122,875	$3,680,493	$839,771	$12,643,139	$8,083,045	$12,643,139	$0	$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
COMM/HWY/WATER (10HW)	274,255.00	Square Foot	0	0
COMM CANAL/HWY (10CH)	74,500.00	Square Foot	0	0

Buildings

Building ID	41048	**Exterior Walls**	C.B.S.
Style	GROUND LEVEL	**Year Built**	1956
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	1995
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	3344	**Roof Type**	GABLE/HIP
Finished Sq Ft	2888	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	340	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	38	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,888	2,888	342
OUF	OP PRCH FIN UL	456	0	310
TOTAL		3,344	2,888	652

Building ID	41050	**Exterior Walls**	C.B.S.
Style		**Year Built**	2007
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	2007
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	1822	**Roof Type**	GABLE/HIP
Finished Sq Ft	911	**Roof Coverage**	METAL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	121	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	23	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	911	0	121
FLA	FLOOR LIV AREA	911	911	121
TOTAL		1,822	911	242

Building ID	41051	**Exterior Walls**	CONC BLOCK
Style	GROUND LEVEL	**Year Built**	1951
Building Type	CLUBS-LDGE-HALLS C / 77C	**EffectiveYearBuilt**	1986
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	5032	**Roof Type**	FLAT OR SHED
Finished Sq Ft	4730	**Roof Coverage**	ROLLED COMPOS
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	300	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	50	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	242	0	66
FLA	FLOOR LIV AREA	4,730	4,730	408
OPF	OP PRCH FIN LL	60	0	32
TOTAL		5,032	4,730	506

Building ID	41052	**Exterior Walls**	C.B.S.
Style	GROUND LEVEL	**Year Built**	1956
Building Type	CLUBS/LDG/HALLS-D- / 77D	**EffectiveYearBuilt**	1985
Building Name		**Foundation**	CONCR FTR
Gross Sq Ft	1414	**Roof Type**	FLAT OR SHED
Finished Sq Ft	1414	**Roof Coverage**	TAR & GRAVEL
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	144	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	50	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,414	1,414	238
TOTAL		1,414	1,414	238

Building ID	41054	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1982
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2000
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	3532	Roof Type	GABLE/HIP
Finished Sq Ft	1752	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	152	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,440	0	152
FLA	FLOOR LIV AREA	1,752	1,752	228
OUU	OP PR UNFIN UL	340	0	126
TOTAL		3,532	1,752	506

Building ID	41055	Exterior Walls	AB AVE WOOD SIDING
Style	STILT 1 STORY	Year Built	1982
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1995
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	6048	Roof Type	GABLE/HIP
Finished Sq Ft	2448	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	212	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	887	0	230
OUF	OP PRCH FIN UL	576	0	160
SPF	SC PRCH FIN LL	794	0	116
SBU	UTIL UNFIN BLK	1,343	0	212
TOTAL		6,048	2,448	930

Building ID	41056	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1982
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1990
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	6048	Roof Type	GABLE/HIP
Finished Sq Ft	2448	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	212	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	45	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	1,458	0	308
OUF	OP PRCH FIN UL	576	0	160
SBU	UTIL UNFIN BLK	1,566	0	300
TOTAL		6,048	2,448	980

Building ID	41057	Exterior Walls	C.B.S.
Style	STILT 2 STORY	Year Built	1992
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2005
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	10286	Roof Type	GABLE/HIP
Finished Sq Ft	4284	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	368	Bedrooms	0

Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,630	0	226
FLA	FLOOR LIV AREA	4,284	4,284	372
OUU	OP PR UNFIN UL	480	0	232
OPF	OP PRCH FIN LL	290	0	136
OUF	OP PRCH FIN UL	2,060	0	452
SBF	UTIL FIN BLK	1,542	0	208
TOTAL		10,286	4,284	1,626

Building ID	41058	Exterior Walls	C.B.S.
Style	STILT 2 STORY	Year Built	1994
Building Type	OFF BLDG-1 STY-B / 17B	EffectiveYearBuilt	2005
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	10893	Roof Type	GABLE/HIP
Finished Sq Ft	4984	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	400	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	420	0	152
CPF	COVERED PARKING FIN	4,595	0	284
EPB	ENCL PORCH BLK	250	0	82
FLA	FLOOR LIV AREA	4,984	4,984	292
OUF	OP PRCH FIN UL	388	0	210
SBF	UTIL FIN BLK	256	0	64
TOTAL		10,893	4,984	1,084

Building ID	41059	Exterior Walls	AVE WOOD SIDING
Style		Year Built	1987
Building Type	SERV SHOPS ETC / 25C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	324	Roof Type	GABLE/HIP
Finished Sq Ft	192	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	56	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	192	192	56
OPU	OP PR UNFIN LL	132	0	46
TOTAL		324	192	102

Building ID	41060	Exterior Walls	C.B.S.
Style		Year Built	1996
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2000
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	10329	Roof Type	GABLE/HIP
Finished Sq Ft	6388	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	480	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	2,358	0	234
EPB	ENCL PORCH BLK	408	0	150
FLA	FLOOR LIV AREA	6,388	6,388	480
OPF	OP PRCH FIN LL	113	0	42
OUF	OP PRCH FIN UL	226	0	84
SBU	UTIL UNFIN BLK	836	0	120

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		10,329	6,388	1,110

Building ID	41061	Exterior Walls	METAL SIDING
Style		Year Built	1996
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	7090	Roof Type	GABLE/HIP
Finished Sq Ft	3120	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	236	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	3,120	0	236
FLA	FLOOR LIV AREA	3,120	3,120	236
CLP	LOAD PLATFM	200	0	60
SBU	UTIL UNFIN BLK	650	0	150
TOTAL		7,090	3,120	682

Building ID	62209	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	2013
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2013
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3541	Roof Type	GABLE/HIP
Finished Sq Ft	1962	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,962	1,962	274
PTO	PATIO	1,579	0	398
TOTAL		3,541	1,962	672

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1969	1970	410 x 4	1	1640 SF	4
TIKI	1975	1976	23 x 13	1	299 SF	5
TIKI	1975	1976	38 x 12	1	456 SF	1
CONC PATIO	1975	1976	0 x 0	1	5528 SF	2
TIKI	1975	1976	8 x 8	1	64 SF	5
TIKI	1981	1982	24 x 14	1	336 SF	5
CONC PATIO	1993	1994	0 x 0	1	408 SF	3
CONC PATIO	1995	1996	29 x 46	1	1334 SF	2
RW2	1995	1996	3 x 27	1	81 SF	4
CUSTOM PATIO	2001	2002	5 x 99	1	495 SF	4
CUSTOM PATIO	2001	2002	5 x 109	1	545 SF	4
TIKI	2005	2006	18 x 10	1	180 SF	5
TIKI	2009	2010	25 x 30	1	750 SF	4
WOOD DOCKS	1969	1970	0 x 0	1	3362 SF	5
WOOD DOCKS	1974	1975	6 x 48	1	288 SF	4
CONCRETE DOCK	1974	1975	8 x 408	1	3264 SF	2
CH LINK FENCE	1975	1976	6 x 1406	1	8436 SF	1
WOOD DOCKS	1980	1981	0 x 0	1	270 SF	3
WOOD DOCKS	1980	1981	4 x 78	1	312 SF	3
FENCES	1986	1987	6 x 230	1	1380 SF	2
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
ASPHALT PAVING	1993	1994	0 x 0	1	14860 SF	2
WOOD DOCKS	1995	1996	0 x 0	1	560 SF	3
BOAT RAMP	1995	1996	15 x 45	1	675 SF	3
FENCES	1998	1999	5 x 415	1	2075 SF	2
CUSTOM POOL	2013	2014	0 x 0	1	2760 SF	2
ASPHALT PAVING	1975	1976	0 x 0	1	23285 SF	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1975	1976	20 x 29	1	580 SF	1
CONC PATIO	2013	2014	0 x 0	1	3486 SF	5
WOOD DECK	1986	1987	4 x 124	1	496 SF	1
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
CONC DAVITS	1990	1991	0 x 0	1	1 UT	2
UTILITY BLDG	1992	1993	10 x 28	1	280 SF	3
Elevator	1994	1995	0 x 0	1	1 UT	1
Elevator Landing	1994	1995	0 x 0	1	2 UT	1
WALL AIR COND	1996	1997	0 x 0	1	10 UT	2
CONC PATIO	1996	1997	29 x 42	1	1218 SF	3
CH LINK FENCE	2000	2001	6 x 931	1	5586 SF	1
FENCES	2002	2003	6 x 120	1	720 SF	5
TIKI	2005	2006	10 x 12	1	120 SF	3
TIKI	2005	2006	14 x 16	1	224 SF	3
TIKI	2005	2006	22 x 12	1	264 SF	3
GARAGE	2009	2010	20 x 24	1	480 SF	2
RES ELEVATOR	2013	2014	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/1/1980	$780,000	Warranty Deed		814	1272	U - Unqualified	Improved		
2/1/1970	$156,100	Conversion Code		652	810	Q - Qualified	Improved		

Permits

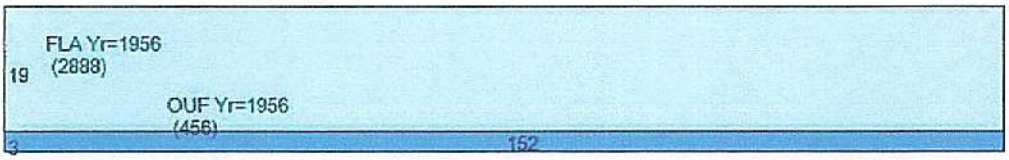
Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202301092	07/09/2024	Active	$600,000		NEW 2 STORY ADDITION FOR DORMS
PRELT202400195	03/26/2024	Completed	$1,500	Commercial	UPGRADE 100 AMP SERVICE TO 200 AMP.
PRFIR202300977	11/20/2023	Completed	$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE.
PRFIR202300977	09/08/2023	Completed	$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE. (RENEW EXPIRED PERMIT 6/14/24)
PRBLD202201024	07/21/2023	Completed	$400,000	Commercial	REMOVAL OF NON-STRUCTURAL SLAB, REINSTALL SLAB & PAVERS
PRELT201901576	02/04/2020	Canceled	$52,000	Commercial	REPLACE MARINA ELECTRICAL SERVICE
PRPLB201901577	01/14/2020	Completed	$49,000	Commercial	INSTALL SEWER WATER AND HORIZONTAL STANDPIPE FOR MARINA
PRBdD20102171	09/09/2019	Completed	$40,000	Commercial	DOCK
PRBLD201900288	04/02/2019	Completed	$28,258	Commercial	INSTALL 1-2000 GAL. ABOVEGROUND STORAGE TANK (OWNER FURNISHED) W/HOSE REEL, CONCRETE HOLD DOWN PAD. (DIESELL)
PRBLD201701195	09/01/2017	Expired	$15,000	Residential	ENCLOSURE - DOWNSTAIRS STORAGE
PRBLD201701091	07/13/2017	Expired	$17,350	Residential	FENCE
PRBLD201602281	11/21/2016	Completed	$400,000	Residential	SFR - MODULAR
PRBLD201602054	09/06/2016	Completed	$35,000		DEMO BLDG #8 (1411 SF). ALSO KNOWN AS 198 TOLLGATE BLVD.
PRRFG201600036	01/07/2016	Completed	$30,000		R/R DORM ROOFS (METAL)
FWC201400922	05/06/2015	Completed	$8,100		REPLACE WOODEN FENCING 300 LF
PRBLD201500160	03/04/2015	Completed	$52,088		DEMO ABOVE GROUND POOLS (2), SIDEWALK, PATIO, CHICKEE HUTS, PUMP HOUSE BLDG, SHEDS (2)...
DOC201300487	07/28/2014	Completed	$1		R/R DOCK (SAME FOOTPRINT) & REPLACE SEAWALL
BRE201000335	07/24/2014	Completed	$1		ADD 2 COLUMNS & BEAM FOR NEW DOOR (REVISION TO #BRE201000079)
COB201300815	10/11/2013	Completed	$1,500		RELOCATE 8 INCH SEWER MAIN TO FACILITATE NEW POOL CONSTRUCTION
INC201300803	09/30/2013	Completed	$1		INT - REMODEL
COB201200543	09/10/2013	Completed	$438,000		(REV ORIG 6/3/14) CONSTRUCT POOL, EQUIPMENT/COMPRESSOR ROOM, RESTROOM BUILDING
INC201200603	09/10/2012	Completed	$152,480		REMODEL KITCHEN
DRG201100580	10/14/2011	Completed	$1		DREDGING
201100078	03/04/2011	Completed	$1		BATHROOMS WITH SHOWERS
BRE201000079	02/17/2010	Completed	$1		GARAGE
INR200801886	02/10/2010	Completed	$1		INTERIOR RENOVATIONS
200901133	12/10/2009	Completed	$1		REPLACE SEAWALL
CHC200900183	03/25/2009	Completed	$1		NEW TIKI HUT
200801787	12/03/2008	Completed	$1		INTERIOR REMODELING
200800301	04/03/2008	Completed	$1		SIDING, WINDOWS, DOORS - QUARTERDECK BUILDING
2007258	02/26/2007	Completed	$1		PROGRAM BLDG
20062547	01/02/2007	Completed	$1		PROGRAM BUILDING
2005954	08/18/2005	Completed	$1		INSTALL MOORING PILES
200598	01/24/2005	Completed	$1		REPAIR WOOD AND CONC. BEAM DOCKS (8 BEAMS TOTAL)
2004461	03/16/2004	Completed	$1		CHICKEE W/CONC SLAB
0301218	07/03/2003	Completed	$1		REP 3.5 TON A/C & A/H
0301080	06/17/2003	Completed	$1		REROOF
0200756	05/16/2002	Completed	$1		REMODEL INTERIOR

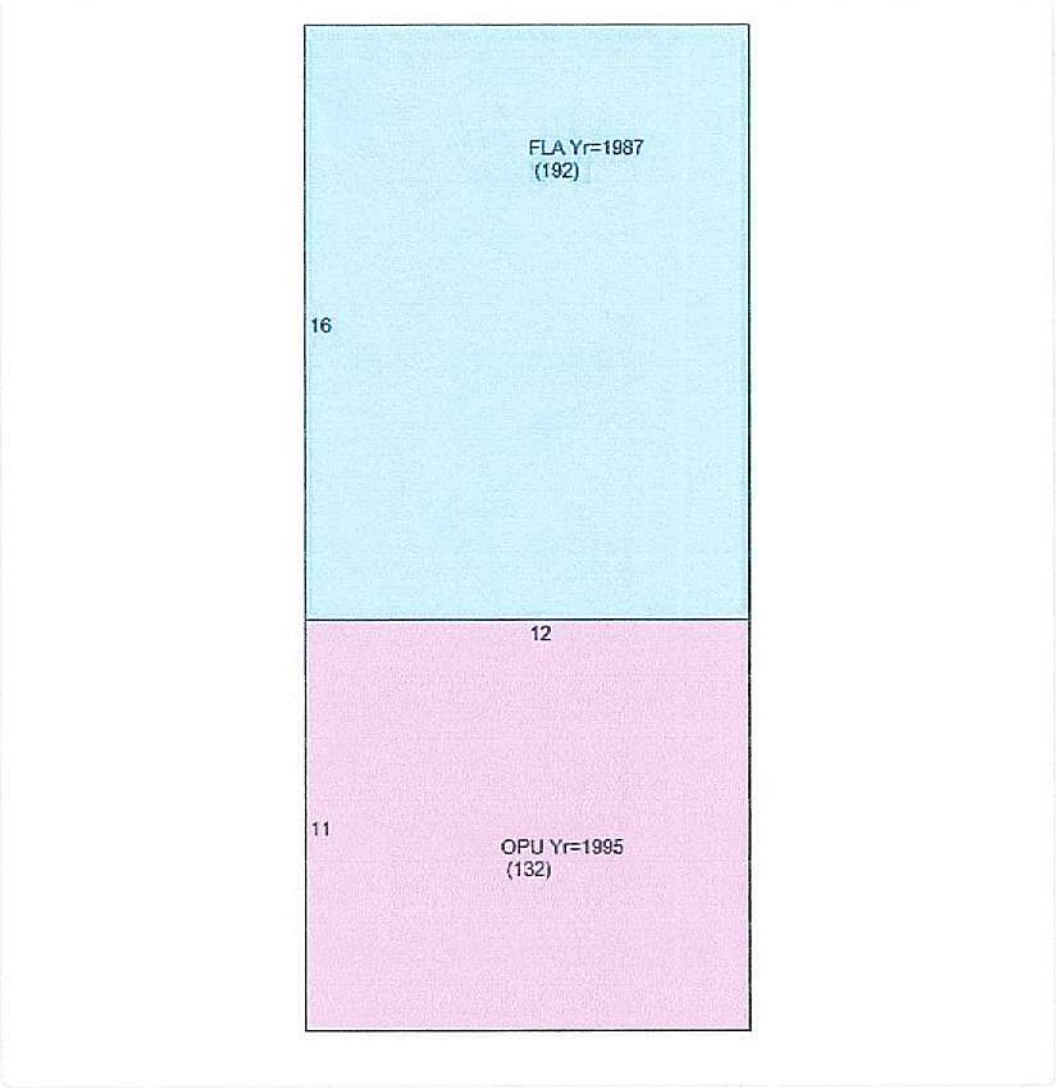
Number	Date Issued	Status	Amount	Permit Type	Notes
0200881	05/10/2002	Completed	$1		DEMO INTERIOR ONLY
0006316	11/30/2001	Completed	$1		REPLACE DECKING
0006068	11/06/2000	Completed	$1		ASPHALT SEAL & RESTRIPE
9732591	09/01/1997	Completed	$1		ROOF
9730856	03/01/1997	Completed	$1		CONC.BASE/FLAG POLE
9730288	01/01/1997	Completed	$1		ROOF
9630922	08/01/1996	Completed	$1		DOCKS & RAMP
9631718	08/01/1996	Completed	$1		DOKS

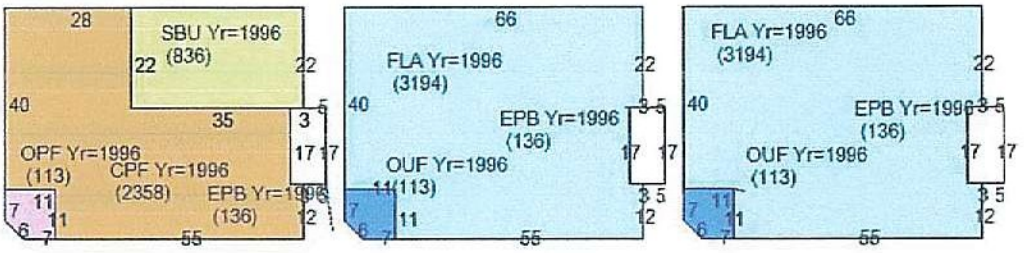
View Tax Info

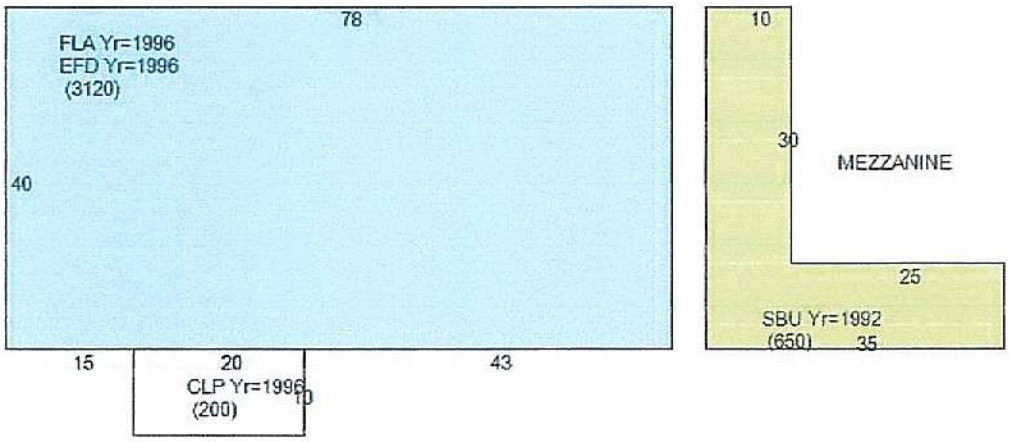
View Taxes for this Parcel

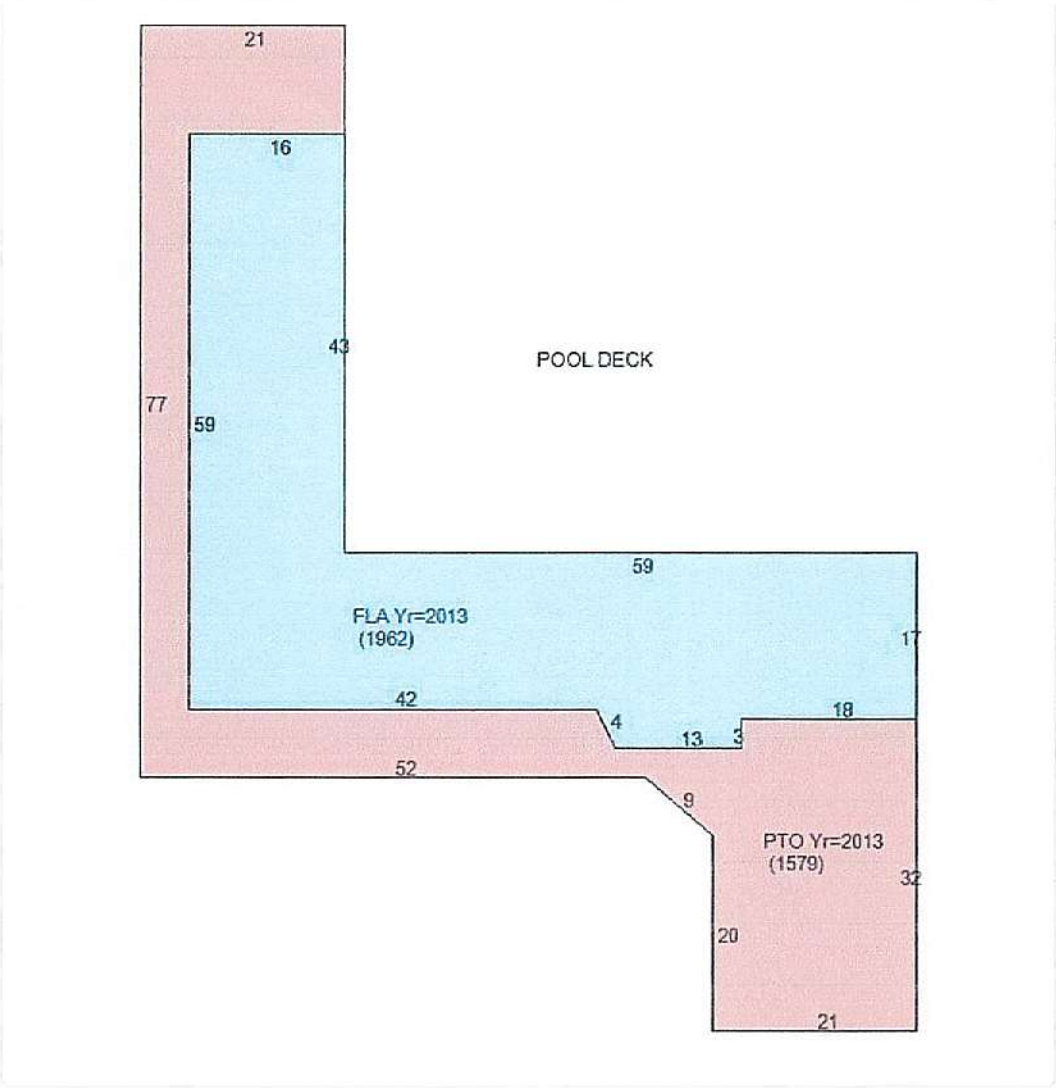
Sketches (click to enlarge)

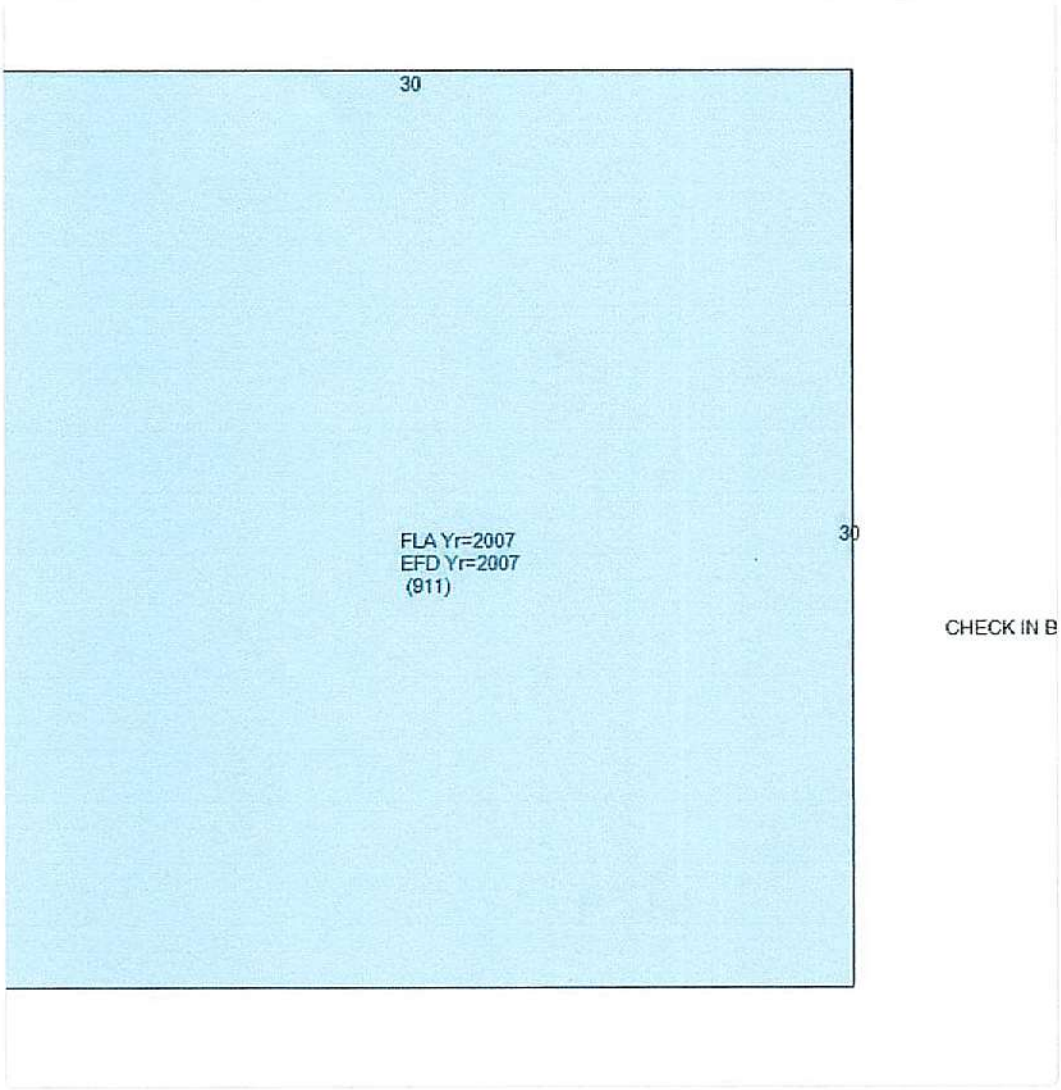

FLA Yr=1956
(2888)
19
OUF Yr=1956
(456)
3
152

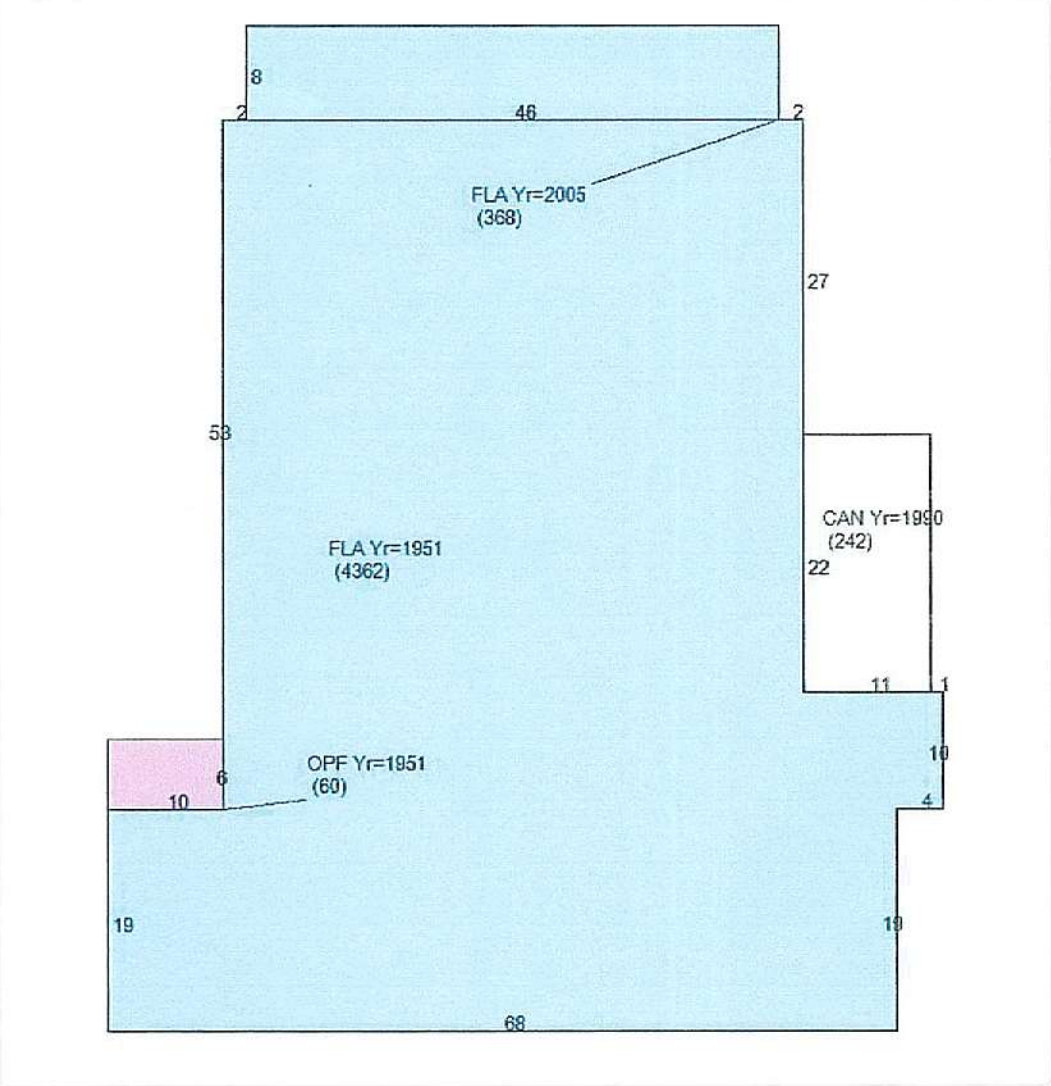

FLA Yr=1987
(192)
16
12
11
OPU Yr=1995
(132)

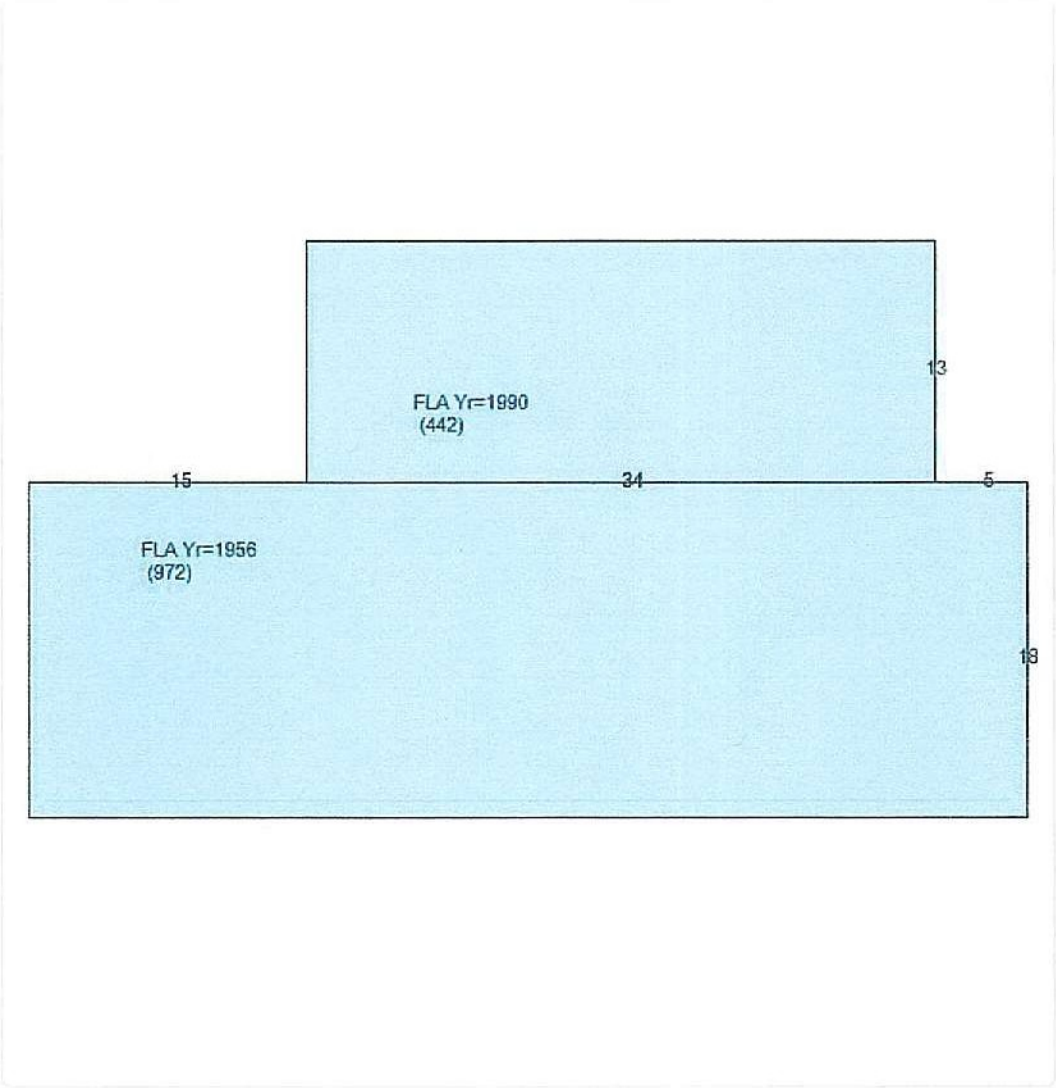

28
SBU Yr=1996
(836)
22
22
40
35
3
5
17 17
OPF Yr=1996
(113)
CPF Yr=1996
(2358)
EPB Yr=1996
(136)
11
7
11
6 7
55
66
FLA Yr=1996
(3194)
22
40
EPB Yr=1996
(136)
3 5
17 17
OUF Yr=1996
(113)
11
7
11
6 7
55
12
66
FLA Yr=1996
(3194)
22
40
EPB Yr=1996
(136)
3 5
17 17
OUF Yr=1996
(113)
11
7
11
6 7
55
12

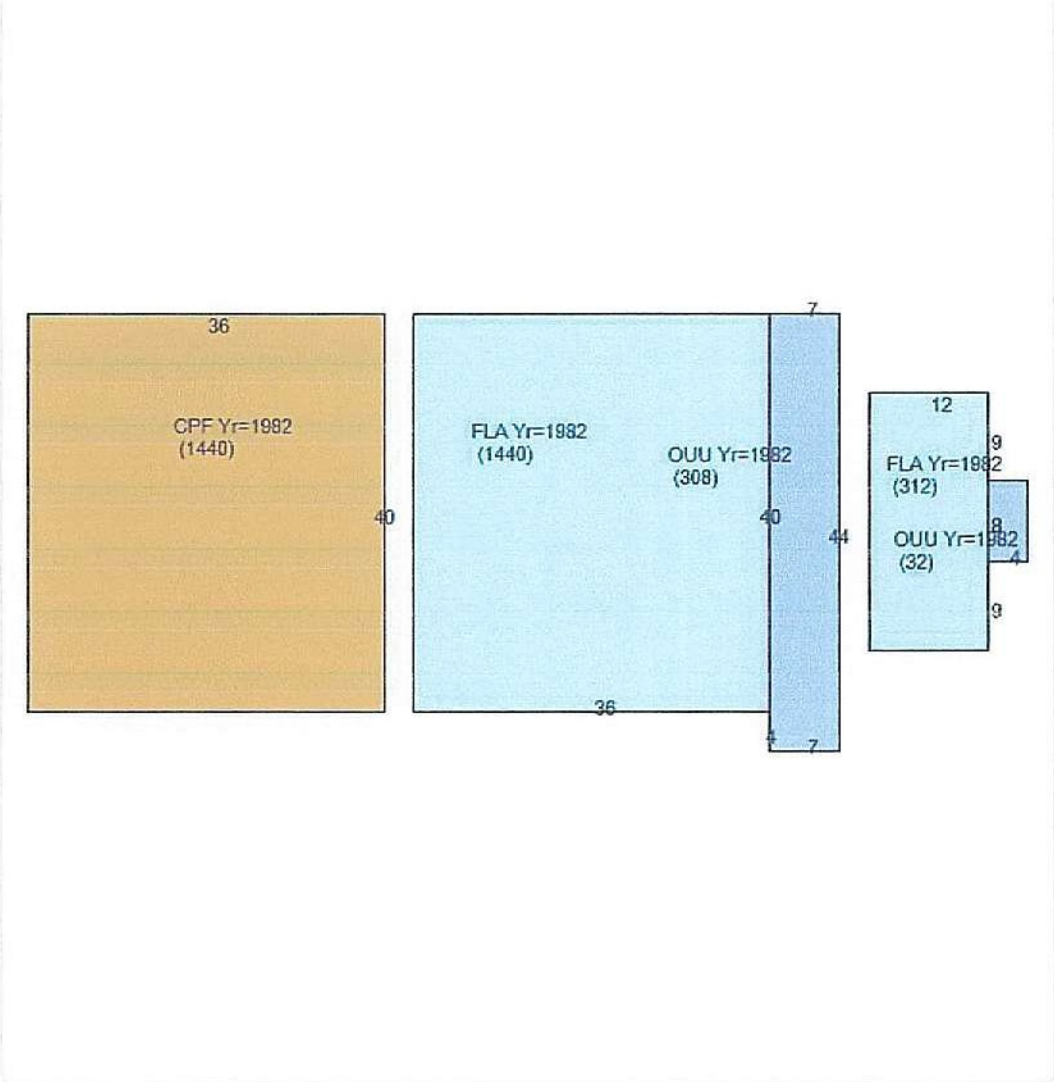

78
FLA Yr=1996
EFD Yr=1996
(3120)
40
10
30
MEZZANINE
25
SBU Yr=1992
(650)
35
15
20
CLP Yr=1996
(200)
10
43

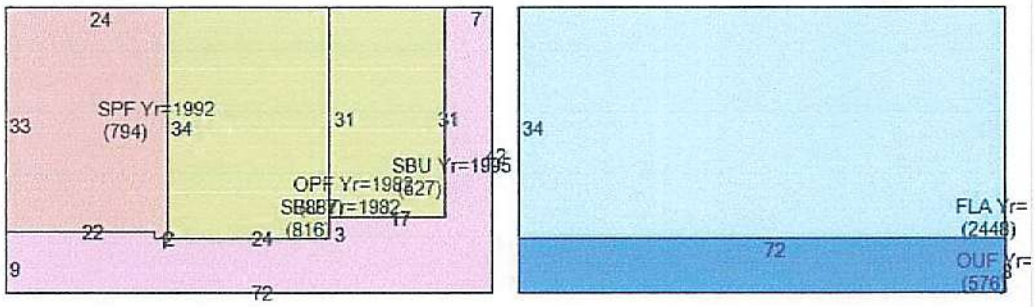

21
16
43
POOL DECK
77
59
59
FLA Yr=2013
(1962)
17
42
18
4
13
3
52
9
PTO Yr=2013
(1579)
32
20
21

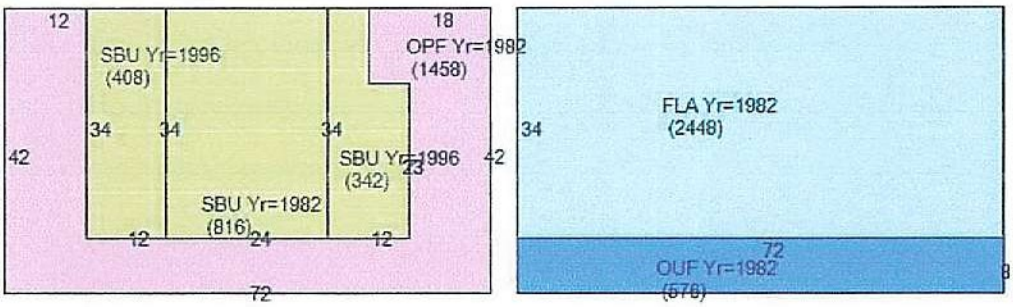

30
FLA Yr=2007
EFD Yr=2007
(911)
30
CHECK IN B

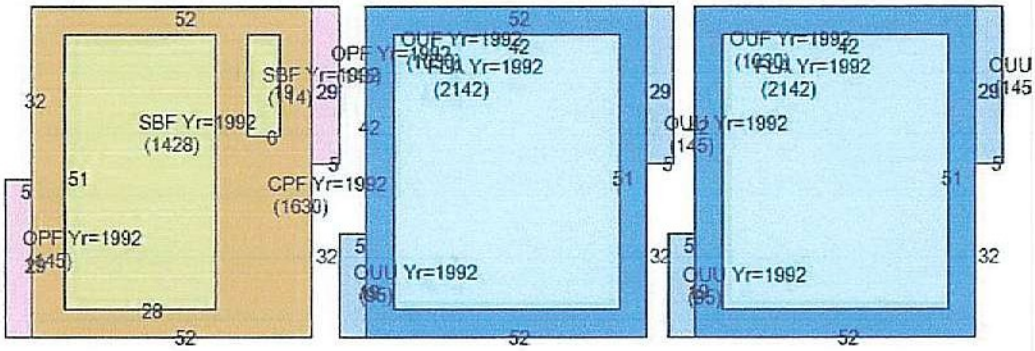

8
2
46
2
FLA Yr=2005
(368)
27
53
FLA Yr=1951
(4362)
CAN Yr=1990
(242)
22
11
1
10
OPF Yr=1951
(60)
6
10
4
19
19
68

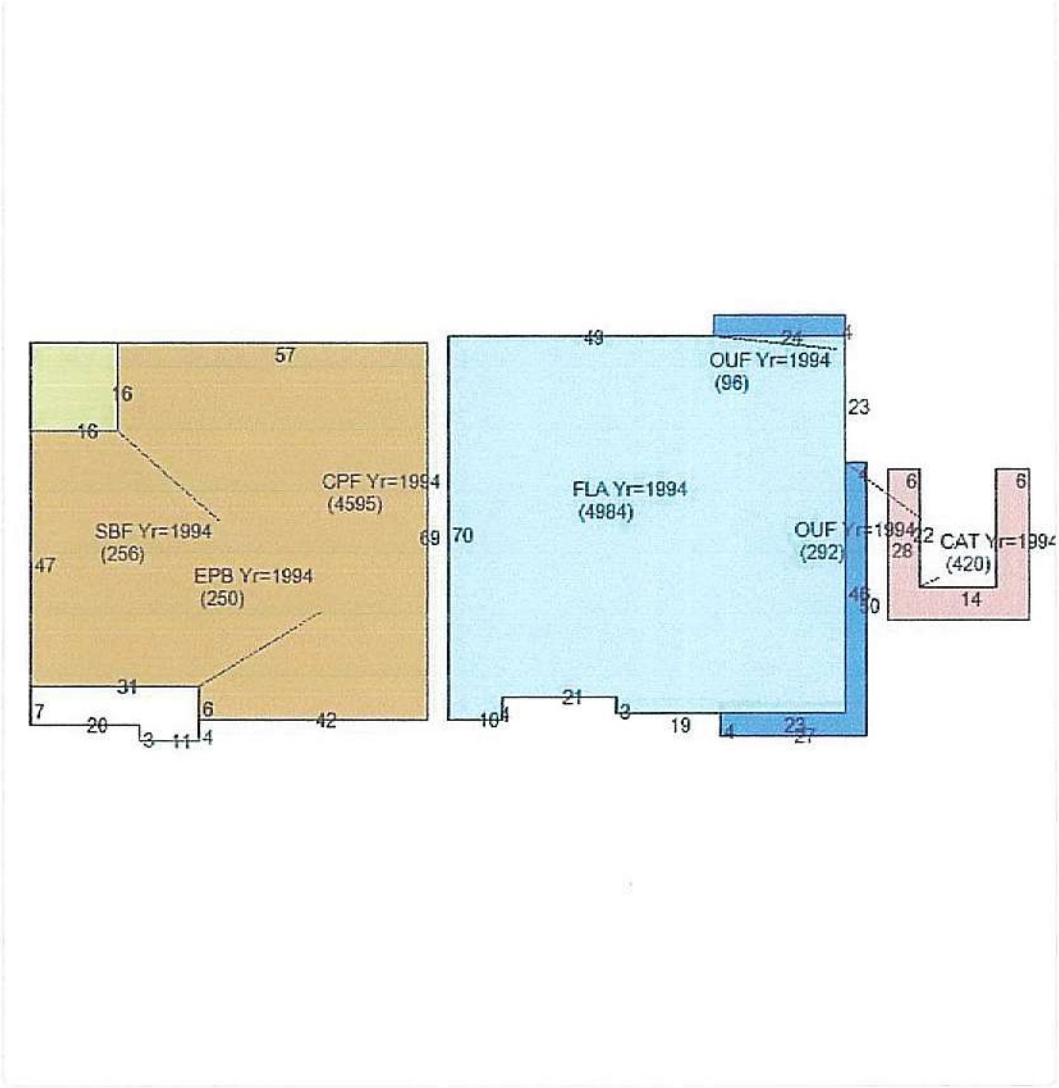

FLA Yr=1990
(442)
13
15
34
5
FLA Yr=1956
(972)
18


36
CPF Yr=1982
(1440)
40
FLA Yr=1982
(1440)
OUU Yr=1982
(308)
7
40
44
36
4
7
12
9
FLA Yr=1982
(312)
8
OUU Yr=1982
(32)
4
9


24
7
33
SPF Yr=1992
(794)
34
31
31
34
SBU Yr=1995
OPF Yr=1982
(627)
SBF Yr=1982
(816)
17
FLA Yr=
(2448)
22
24
3
72
9
72
OUF Yr=
(576)


12
SBU Yr=1996
(408)
18
OPF Yr=1982
(1458)
34
34
34
42
SBU Yr=1996
(342)
23
42
34
FLA Yr=1982
(2448)
SBU Yr=1982
(816)
12
24
12
72
72
OUF Yr=1982
(578)


52
32
SBF Yr=1992
(1428)
51
5
OPF Yr=1992
28
52
SBF Yr=1992
(114)
29
0
OPF Yr=1992
(1630)
42
5
51
5
32
CUU Yr=1992
52
FLA Yr=1992
(2142)
29
CUU Yr=1992
(145)
FLA Yr=1992
(2142)
CUU
(145


57
16
16
CPF Yr=1994
(4595)
SBF Yr=1994
(256)
EPB Yr=1994
(250)
47
69
70
49
24
OUF Yr=1994
(96)
23
FLA Yr=1994
(4984)
OUF Yr=1994
(292)
6
6
22
28
CAT Yr=1994
(420)
14
46
30
31
7
20
3
11
4
6
42
16
4
21
3
19
4
23
27

Photos

Map

TRIM Notice

2024 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: 4/23/2025, 1:30:30 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

RESTAURANT
LIQUORS

BRIDGE TO
THE RIGHT

FLORIDA KEYS RESORT, MARINA AND RESTAURANT

Location: Islamorada. U.S. 1 at Mile Marker 74½ on Matecumbe Key,

Legal: Tract of land on Lower Matecumbe Key - Monroe County, FL
Lengthly legal available.
625' on U.S. 1. 410' deep. Almost 1,000 of waterfront.

Lot Size and Description:

Buy a piece of Florida Keys history - THE TOLL GATE INN - a historical monument. A great location with tremendous potential. The marina not only is the natural Matecumbe harbor but also has a 270' dock that jutts out to the harbor for perfect dockage. The marina has approximately 100 slips plus a dock office building with an apartment. The Restaurant is a 4,600 square foot separate building that seats 150 and has a transferable liquor license with package goods. A CBS 16 unit motel also goes with this property. This set up is ready for development. Zoned up to 30 units per acre - approximately 5 acres. If you know the Florida Keys then you will know the area is hot for investment, fishing and recreation.

Zoning: Commercial.

Taxes: 1977 - $3,419.09 Monroe County

Price: $850,000.00

Terms: Cash or terms to be arranged.
Possible participation in development.

Owners: Ed or Greg Goeble.

HOLIDAY ISLE RESORT
Mile Marker 84½, P O Box 588, Islamorada Florida 33036
Toll Free 800 327 7070 Florida 1 800 432-2875 Miami 248-4879 305-664-2321

BAILEY MOONEY POST ASSOCIATES, Inc.

DATE March 24, 1965

JOB NO. 65-825.0

DESCRIPTION: Toll Gate Inn Property

A tract of land on Lower Matecumbe Key, Monroe Co., Fla., being a part of Gov't. Lot 1 in Section 29 and part of Gov't. Lots 3 & 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 ft. Northeasterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the certerline of the Florida East Coast Railway), a distance of 625.0 ft; thence Northwesterly at right angles to said centerline, a distance of 100 ft. to the most Southerly end of Toll Gate Blvd., as shown on plat of TollGate Shores (P B 4, P 39) Monroe Co., Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Blvd., a distance of 410.0 ft.' thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550. ft more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 ft. Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 ft. Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 ft. to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 ft. thereof, which is within the right of way of the said Overseas Highway.

Coral Gables Multiple Listing Service, Inc.

MATECUMBE MARINA
RESTAURANT
SMALL MOTEL***
$750,000

Listing No. 39,336 C-077

FLORIDA KEY'S MARINA THAT'S A HISTORICAL MONUMENT***HERE'S YOUR CHANCE!

LOCATION: U.S. One at Mile Marker 73½ on MATECUMBE KEY

Folio # 390140

LEGAL: Tract of land on Lower Matecumbe Key-Monroe County, Fla. lengthly legal in listing office

LOT SIZE: 625' on U.S. One--- 510' deep

DESCRIPTION: Almost 1000' of waterfront

Buy a piece of Florida Keys history---THE TOLL GATE INN.Needs a lot of fixing and care but the potential is all over the place! The Marina not only has the natural Matecumbe Harbor but also has a 270' dock that jutts out to the Harbor perfect for dockage.The restaurant is a 4600 square feet separate building that seats 150 and has a 24 hour liquor license. An older 15 unit motel also goes with this package.

This set-up is begging for development. Owner will break it up into 4 separate parcels if needed.

If you know the Florida Keys then you'll know the area is the best for fishing and investment.Caloosa Cove Marina just across the street!

ZONING: Commercial

TAXES: 1976--- $3377.33 Monroe County

PRICE: $750,000.00

TERMS: Best terms to suit buyer and seller.Existing mortgage on For $174,000.00 payable $30,000.00 yearly plus 7% interest on the unpaid balance.

INSPECTION: Drive by anytime---to see interior or to chew over future plans you might have for this great historical monument PHONE Edison Archer Realtor Miami line-248-4693 or in the Keys call 664-2631. Realtor's office in Islamorada near Mile Marker 82---bring your rod and reel and stop over!

10%-58-5L

THIS OFFERING SUBJECT TO OMISSIONS, ERRORS AND PRIOR SALE WITHOUT NOTICE

DESCRIPTION
SURVEY NOTES:
ABBREVIATIONS/LEGEND
LOT 5 - BLOCK 1
SAFETY HARBOR
DOLPHIN WATERWAY
OVERSEAS HIGHWAY
LOT 10
LOT 11
TOLL GATE LANE
BLOCK 3
TOLL GATE CANAL
PRIVATE LAUNCHING AREA
TOLL GATE BOULEVARD
LOT 12
LOT 6
LOT 5
LOT 1
LOT 2
LOT 3
BLOCK 2
TOLL GATE SHORE DRIVE
TRACT 'B'
SLIP
BAY
FLORIDA
MATECUMBE HARBOR
P.O.B.

GOBEL ED & GREG
P. O. BOX 588
ISLAMORADA, FL 33036

,0000

3AC
~~1AC~~ ~~3 AC~~ C64620-05

20/29 64 36
PT LOT 1 SEC 29
PT LOT 3-4 SEC 20

OR 536-187
OR652-810-811

AS TALLGATE TWNS. RE

00097710-000000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

ALT 1114243

LAND COMPUTATIONS						
QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	~~2~~	~~5000/AC~~				~~15 000~~
	~~1/5~~	~~5900~~				~~5900~~
		~~7850~~				~~7850~~
		~~11800~~				~~11800~~
	3AC	~~6000~~				60000
					TOTAL	~~107550~~

39 Lower Matecumbe

1

2

3

4

SEE ADJOINING CARD PICTURE # 4

VALUATION TOTALS		
1966	LAND	~~15 000~~
	IMPROVEMENTS	~~32 320~~
	TOTAL	~~47 320~~
1970	LAND	~~15 000~~
	IMPROVEMENTS	91 697
	TOTAL	106,700
1970	LAND	~~5900~~
	IMPROVEMENTS	~~91 697~~
	TOTAL	~~97 600~~
1971	LAND	~~7850~~
	IMPROVEMENTS	~~91 697~~
	TOTAL	~~99 550~~
1973	LAND	~~7850~~
	IMPROVEMENTS	~~94 150~~
	TOTAL	102,000
1974	LAND	60 000
	IMPROVEMENTS	~~129 800~~
	TOTAL	189 800
1976	LAND	60,000
	IMPROVEMENTS	134959
	TOTAL	194,950

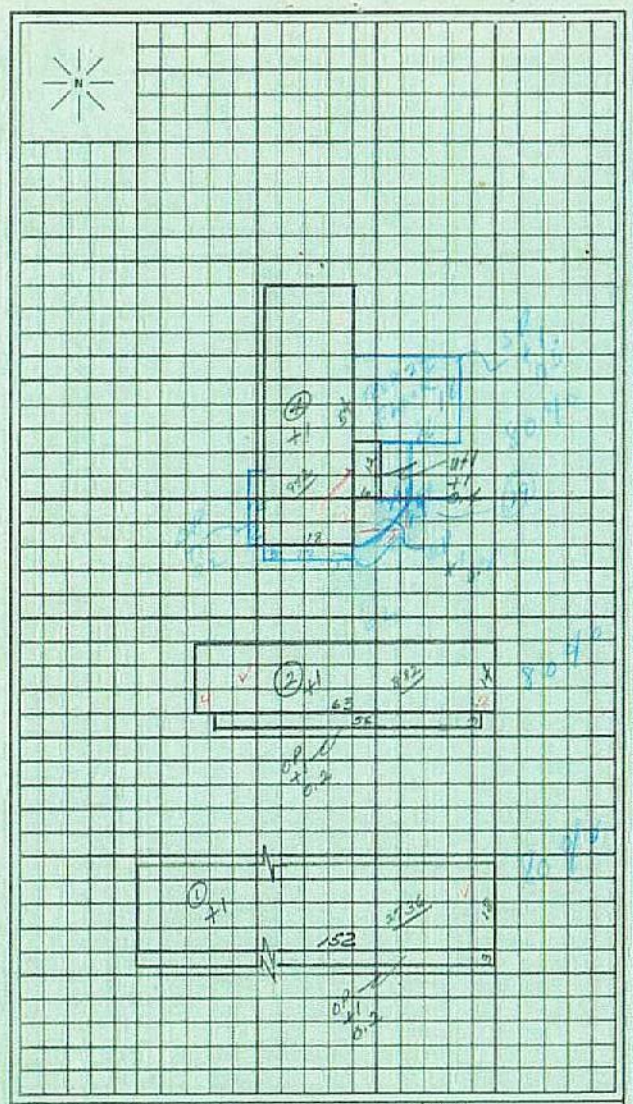
— NOTES —

M/C 9/2017

1978 LAND = 75,000
IMP = 158,510
TOT = 233,510

Assessment Changed
From NC By Board
Of Equalization 19 78.

69/100 000 PH XXXX 12/1820



CARD 1 1 2	SCALE 1" =	LAND USE CODE
PLOTTED	FLOWK. BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	10 UNIT Motel	4 unit Motel	340 s.f. Cone Dock	Bait House
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest. Rms.				
½ Fixt. R. Rms.	10	4		
Fixt. R. Rms.				1
Total Fixtures				
FOUNDATION				
Continuous Wall	conc - Stg	conc Stg		
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco	✓ 33	✓ 33		✓ 33
Wd. Fr. Siding	✓			
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed	✓ 7	✓ 7		✓ 7
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T.&G., B.U.	✓ 3	✓ 3		✓ 3
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.				✓
Wallboard				✓ 21
Plaster, No Furring				✓ 28
Plaster, Furring	✓ 30	✓ 30		
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				✓ 6
Conc., Asph. Tile				
Conc., Terrazzo	✓ 9	✓ 9		
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				✓ 8
Good, Tile	✓ 11	✓ 11		
HEATING				
None				✓ 0
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 3	✓ 3		✓ 3
Good				

CLASS & SCALE	H10-	H10-	DOCK	H10
CONST. UNITS	96	96		81
CLASS UNITS	-4	-4		0
TOTAL UNITS	92	92		81
BASE RATE	14.15	15.53		15.15
ADJ. RATE	13.02	14.29	55.00	12.27
AREA	2827	916	347	1226
E.F. ~~9 4 0 H 1 BATH~~	9000	3000		350
E.F. 1-2 FIX.				
REP. COST NEW	45808	16090	19085	15393
CONDITION	80	80	85	85
DEP. REP. VALUE	36646	12872	16222	13084

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 71 of 132

BLUE SKY MARINE, INC.
TOLL GATE INN & MARINA
ROUTE 1, BOX 84C
ISLAMORADA, FLORIDA

20/29 64 36 3AC G64680-05
PT LOT 1 SEC 29
PT LOT 3-4 SEC 20
~~OR309-414-416~~ ~~OR425-219/221~~

RE 0009710-000000

LAND COMPUTATIONS

QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

ALT 1114243

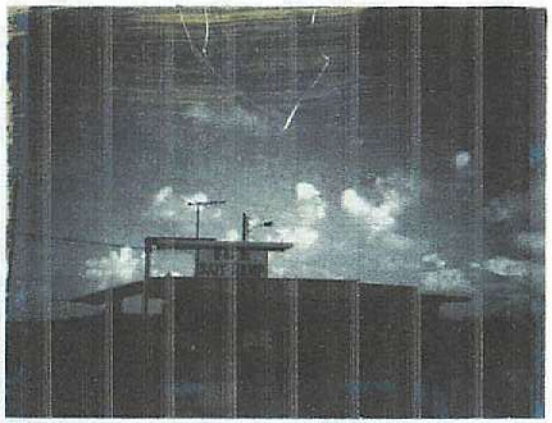
VALUATION TOTALS

1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

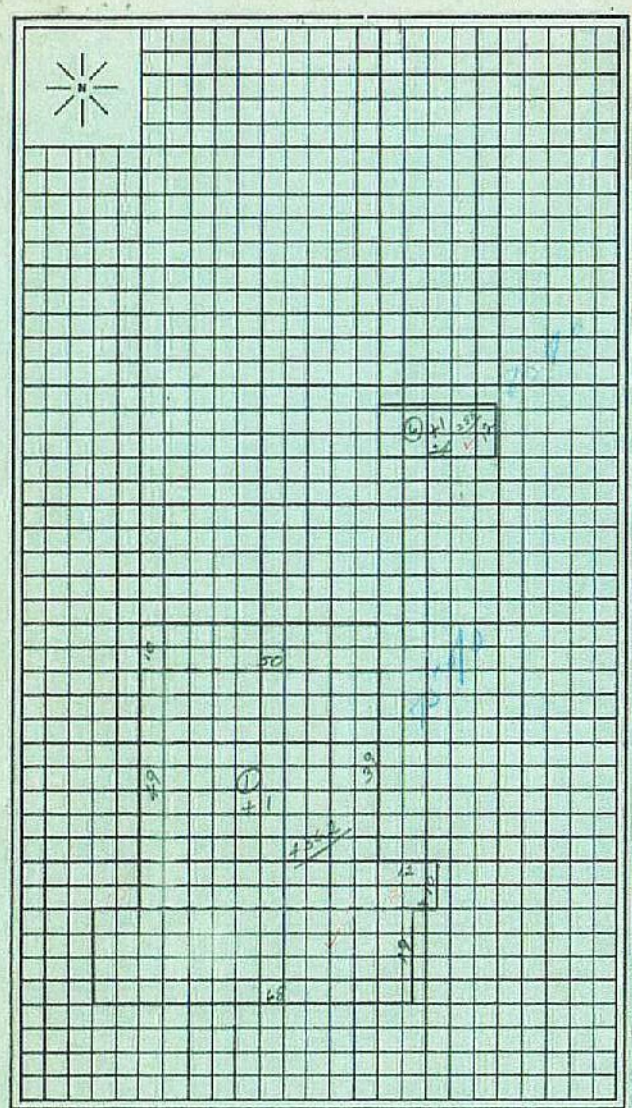
5

6



9-25-72

73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 72 of 132



CARD 2 / 2	SCALE 1"=	LAND USE CODE
PLOTTED	FLDWK. BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	(5) 1	(6) 2	3	4
TYPE OF STRUCTURE	Restaurant	1 Story + open Storage	Wood dock and Wood Piling	Conc Ramp
YEAR BUILT			1969	1969
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
1 Fixt. R. Rms.		1		
2 Fixt. R. Rms.	3			
Total Fixtures				
FOUNDATION				
Continuous Wall	Conc	Conc		
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain	✓ 25			
C.B. Stucco	✓	✓ 33		
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed	✓ 1	✓ 1		
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.	✓ 3	✓ 3		
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished	✓	✓		
Wd. or Ceil. Bds.	✓ 18			
Wallboard	29	15		
Plaster, No Furring				
Plaster, Furring		✓		
Drywall	✓			
Wood Panel				
FLOORS				
None				
Single Pine	✓			
Concrete	✓			
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine		✓		
Double Hardwood	12			
Precast Conc.				
Parquet				
Conc. Q. Tile		11		
Conc. Cer. Tile				
Marble				
Finish Tile	✓	✓		
PLUMBING				
None				
Poor				
Good, Plain		✓ 3		
Good, Tile	✓ 11			
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 3	✓ 3		
Good				

CLASS & SCALE	H/O -	H/O -	DOCK	RAMP
CONST. UNITS	79	80		
CLASS UNITS	-4	-4		
TOTAL UNITS	75	76		
BASE RATE	14.06	17.38		
ADJ. RATE	10.55	13.21	42.00	1.00
AREA	4362	288	270	600
E.F. 3-1/2 BATH	1650			
E.F.				
REP. COST NEW	47669	3804	11340	600
CONDITION	75	80	90	90
DEP. REP. VALUE	35752	3043	11664	540

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

RE 00097710-000000

REAL PROPERTY RECORD CARD

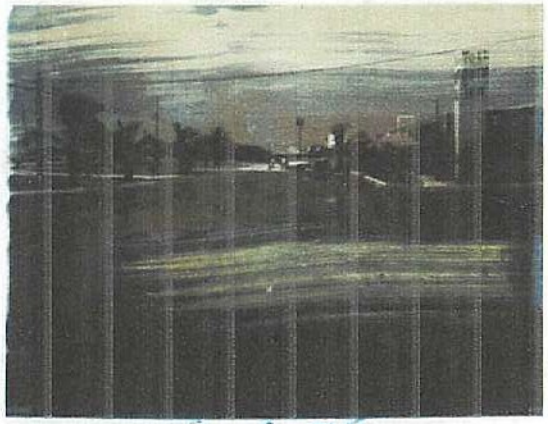
MONROE COUNTY, FLORIDA

ALT 111243

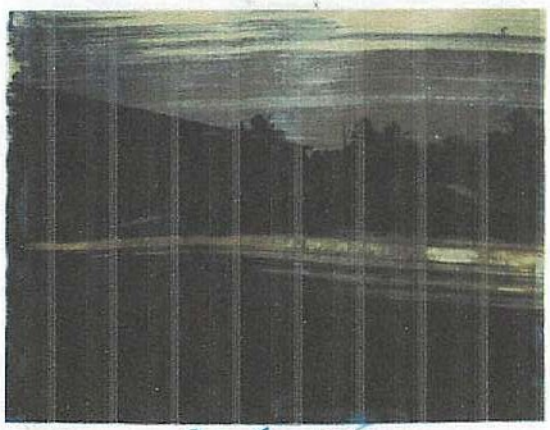
TOLL GATE INC.
P.O. BOX 688
ISLAMORADA, FL

PT LOT 1 SEC 29
PT LOT 3&4 SEC 20

LAND COMPUTATIONS						
QUAN - TYPE - DESC	SIZE - AREA	UNIT PRICE	D.F	C.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	



9-2-75



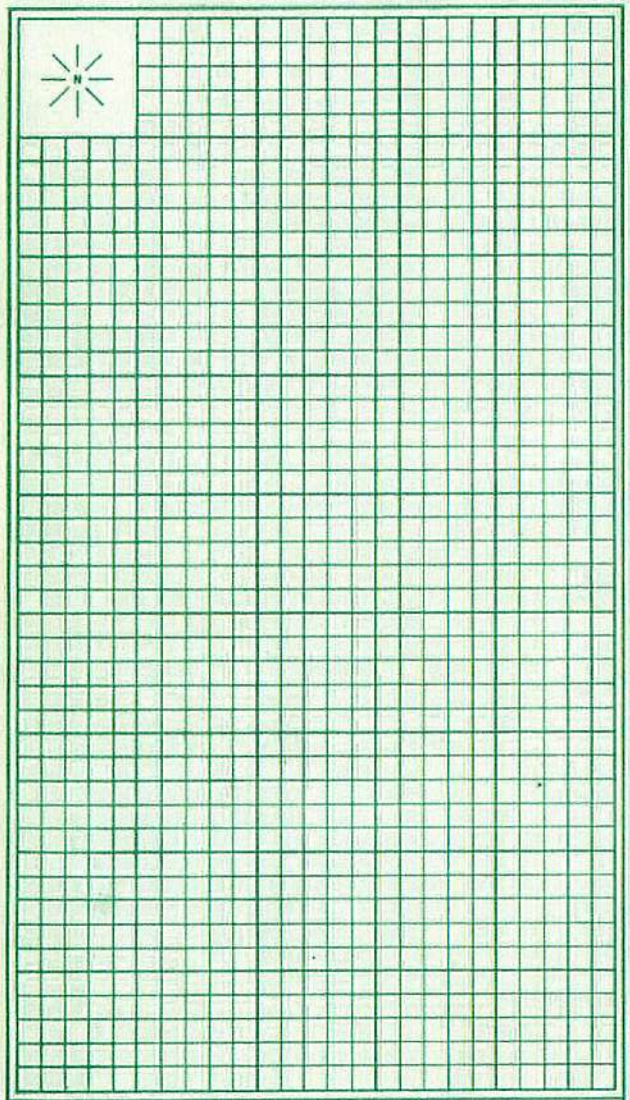
9-2-75

PHOTO
IMP # 3

PHOTO
IMP # 4

VALUATION TOTALS		
1968	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —



CARD /	SCALE 1" =	LAND USE CODE
PLOTTED	PLDWK BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	ASPH PAVING 18103 SF			
YEAR BUILT	1975			
ROOMS				
Total Rooms				
Eff. Apts				
___ Rm. Apts				
___ Rm. Apts				
No. of Baths				
No. of Rest. Rms.				
___ Fixt. R. Rms				
___ Fixt. R. Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE	ASPH			
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE	.30			
AREA	18103			
E.F.				
E.F.				
REP. COST NEW	5431			
CONDITION	95			
DEP. REP. VALUE	5159			

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway Islamorada, Florida 33036 305-664-6400
www.islamorada.fl.us

August 05, 2025

Ty Harris
110 Plantation Shores Drive
Tavernier, FL 33070

Subject: Pre-Application (File No. PLPRE20250056)

Dear Ty Harris,

Thank you for your Application for a Pre-Application Conference ("Application"). The following is the Planning and Development Services Department's ("Staff") analysis of your questions and a summary of the meeting held on 6/16/2025. The purpose of the Pre-Application Conference is to familiarize the applicant with the applicable provisions of Chapter 30, *Land Development Regulations (LDRs)*, of the Code of Ordinances ("Code") of Islamorada, Village of Islands, Florida (the "Village"), the processes required to permit the proposed development indicated by your application.

The property is located at 73800 OVERSEAS HWY, Lower Matecumbe Key, FL with the Real Estate Number 00097710-000000(the "Property). The Property is categorized within the Future Land Use Map (FLUM) as Public Semi Public Services and is within the Public Semi Public Services Zoning District.

This letter serves as a response to your request for recognition of at least ten transient hotel rights specifically for the Toll Gate Inn located at 73800 Overseas Hwy (RE#: 00097710-000000).

The Village of Islamorada previously held a pre-application conference (PC¬ 17-07) on February 1, 2017, with the property owner (Boy Scouts of America) regarding the parcel. Questions were posed regarding the available non-residential and residential square footage for future needs. In the pre-application summary letter, the Village confirmed the number of dwelling units existing on the property. A permit issued in 1982 (Permit #C-10881) was identified which authorized the conversion of the 10-unit motel into a 10-unit staff/faculty quarters.

Inquiries were posed by the applicant regarding the 4-unit motel structure shown on the historic property record card. Review of site conditions and permitting history indicates this structure received a certificate of occupancy from Monroe County on July 20, 1988 for the conversion of the 4-unit motel into a non-residential ship store (Monroe County Permit #88-2-0000156). This letter confirms that Islamorada, Village of Islands does not recognize the requested transient

hotel rights at the subject parcel. This determination is based on the summary of the 2017 pre-application conference and the following criteria listed in Section 30-473(d) of Village Code. The 2017 pre-application conference summary is included as an attachment to this exhibit.

(d) Criteria. Criteria for determining the existence of a legally established residential dwelling unit or nonresidential floor area. A dwelling unit or an amount of nonresidential floor area shall be determined to legally exist if the parcel meets at a minimum all of the criteria of either (1) or (2) below:

(1) A permit or other official approval was issued by the village or Monroe County for the unit(s) or floor area for residential dwelling units or nonresidential floor area and the unit(s) or floor area was accounted for in the village comprehensive plan building permit allocation system and ROGO [Rate of Growth Ordinance (Monroe County Ordinance 016-1992 as amended)], which shall be proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 Census or was issued a certificate of occupancy subsequent to April 1990.

The requested transient units were not accounted for in the Village comprehensive plan building permit allocation system and ROGO. In accordance with Policy 1-2.1.10 of the Village Comprehensive Plan, the Village capped the number of new transient units at the number of current and vested hotel and motel rooms, campground and recreational vehicle spaces existing within the Village as of December 6, 2001. The Village maintains the list of existing transient units and the Tollgate Inn was not identified on the list. The transient units were not in existence at the time of the April 1990 census due to the legal conversion into residential institutional units authorized through Permit #C-10881 in 1982 and legal conversion to non-residential floor area through Permit #88-2-0000156 in 1988. No certificate of occupancy had been issued for transient units subsequent to April 1990, therefore criterion for (1) has not been met.

(2) If a permit or other official approval is not available, for residential dwelling units or nonresidential floor area, the criteria listed below shall be used to establish proof that the residential dwelling unit or nonresidential floor area was legally established:
a. The structure in which the unit or nonresidential floor area is located is currently habitable as determined by the building official, or utility invoices/receipts from Florida Keys Electric Cooperative or Florida Keys Aqueduct Authority are provided that clearly indicate by separate meter that the unit or nonresidential building was being served during April 1990, or Monroe County property record card showing the existence of the unit or nonresidential floor area in 1990, or occupational license or other state license for 1990 for a nonresidential use of a property, or insurance policy records for the building for a nonresidential use of a property that clearly delineate the amount of floor area; and

The Monroe County Real Property Record Cards dated circa 1977 show the existence of a 10-unit motel structure, a 4-unit motel structure, and a 1 bedroom and linen storage structure. The 2019 survey provided by the applicant shows the existence of the structure of the prior 10-unit motel which was converted to residential-institutional dwellings under Permit #C 10881. A 2007 survey provided by the applicant shows the existence of the structure of the prior 4-unit motel which was legally converted to non-residential floor area through Permit #88-2-0000156 in

1988, and the 1-bedroom and linen storage structure were not able to be identified and are likely not currently in existence based on the surveys.

b. Aerial photograph(s) or signed and sealed survey(s) clearly showing existence of the dwelling unit or nonresidential structure either in 1990, or if not available for 1990 then both prior to and subsequent to 1990; and

The requested transient units were legally converted via permits from Monroe County prior to 1990, therefore, the surveys and aerials are unable to clearly show the existence of these requested units.

c. A determination by the village that the use could have been legally permitted under the zoning and building codes in effect for the parcel at the time the structure was constructed or the business was established. This not only refers to the type of use but also to the parameters of the building construction; or

The Tollgate Inn was constructed in 1956. Based on a review of Monroe County Zoning codes and maps, the 1963 County zoning maps show the subject parcel in the Neighborhood Retail Business District (BU-1-M) zone. Monroe County zoning regulations at the time allowed for hotels and motels in the BU-1-M zone.

d. The applicant meets the criteria listed above in subsections b. and c. but does not meet the criteria in a. then the director shall forward the application to the village council for a determination only if the applicant produces any other documentary evidence showing the existence of a unit or nonresidential floor area consistent with subsections b. and c. above. The council shall hold a quasijudicial hearing to review the application in accordance with the procedures in article IV, division 3 of chapter 30 of the village Code.

The requested transient units were not in existence in 1990 due to the legal conversions permitted by Monroe County prior to 1990.

This pre-application letter is based solely upon the information provided by the applicant and is only intended to familiarize the applicant with the provisions of the land development regulations currently in effect that may be applicable to the development project proposed by the applicant. The information provided herein is subject to change based upon the adoption of new policies or regulations, the repeal of existing policies or regulations, submission of additional information, or a determination that incomplete/inaccurate information or misstatements of fact were provided by the applicant. This letter is not a development approval, order or permit, and nothing contained herein shall be construed or interpreted as conveying, conferring, granting or denying any building, development or vested rights. This is not an administrative decision or interpretation regarding the provisions of the comprehensive plan or land development regulations. A final decision or interpretation of the applicable policies and regulations cannot be made until the applicant submits a complete development application for review.

Pursuant to Section 30-281(a) of the Code of Ordinances: Any person aggrieved by an administrative decision or interpretation of the director of planning and development services, the building official or other village administrative official regarding the provisions of this chapter may appeal such decision or interpretation. The appeal shall be initiated within 30 days of the date of receipt by the aggrieved person of mailed, or posted, or published notice of the administrative decision or interpretation by filing an appeal with the director in a form specified by the planning and development services department for reviewing the application, and shall be accompanied by an application fee that is established by the village council from time to time to defray the actual cost of processing the appeal. Failure to file an appeal within the timeframe specified, and exhaust all administrative remedies provided for in this chapter, shall constitute a waiver of all rights to appeal any interpretation or determination made by the village.

If you require additional information, please feel free to contact me.

Sincerely,

Robert Mather

Robert Mather
Planning Engineer
86800 Overseas Highway, Islamorada, FL 33036
3056646416
robert.mather@islamorada.fl.us

SEA BASE CONDITIONAL USE APPROVAL BY MONROE COUNTY (1989)

2143

620743 OFF REC 116 PAGE 0955

MONROE COUNTY, FLORIDA

PLANNING COMMISSION

MAJOR CONDITIONAL USE

DEVELOPMENT ORDER #29-89

WHEREAS, the Planning Commission of Monroe County, Florida, held a public hearing on November 9, 1989, in accordance with the provisions of Section 5-309, of the Monroe County Land Development Regulations, to consider the application of Boy Scouts of America for a major conditional use approval, on the following described property:

located on a tract of land on Lower Matecumbe Key, Monroe County being a part of government lot 1 in section 29 and part of government lots 3 & 4 in section 20, all in township 64S, range 36E approximate mile marker 73.8; the land use designation is suburban commercial (SC);

to permit the major conditional use of the phased construction of a fourteen (14) unit institutional Boy Scouts Adventure Base consisting of a total of 40, 597 square feet, specifically:

1) Participant housing expansion to accomodate 120 persons;
2) Staff/adult housing for 20 members;
3) Special activities/chapel buildings with a total area of 600 square feet;

FILED and RECORDED
89 DEC 29 P4:19

RECEIVED
DEC 20 1989
PLANNING DEPT.
LAND USE DIVISION
BY

620743 OFF REC 116 PAGE 0956

4) Reception/conference/administration building with a total area of 4900 square feet;
5) Storage/maintenance building with an area of 4200 square feet;
6) Sewage treatment plant;
7) Other miscellaneous improvements noted on site plan, dated July 25, 1989, prepared by PSB&J.

WHEREAS, after considering the application for development approval for the major conditional use on the above-described property, the report from the development review committee, the written report by the planning department, and the oral report by the planning staff, the Planning Commission has concluded that said MAJOR CONDITIONAL USE DEVELOPMENT ORDER shall be approved with the following conditions:

1. A plan for mitigation of proposed mangrove removal and enviromentally appropriate outdoor lighting will be reviewed and approved by the county biologist and the Florida Game and Freshwater Fish Commission prior to issuance of a building permit.
2. The loading zone shall be clearly marked on the site plan.
3. Final detailed landscaping and drainage plans shall be submitted and approved by the county biologist prior to issuance of a building permit.

620743 OFF REC 116 PAGE 0957

4. Permits from all agencies having jurisdiction over this project shall be received prior to issuance of a building permit for each individual phase of the project.
5. The sewage treatement plant shall be designed as conservatively as possible under existing regulations, and, an inlet to the plant shall be provided at the docking site where sewage will be emptied from the applicant's boats.
6. All outdoor lighting shall be cutoff lights.
7. Relocation of the existing osprey pole shall be coordinated with the Florida Game and Freshwater Fish Commission.
8. Prior to the issuance of a building permit, the applicant shall comply with Fire Marshall's requirements.
9. Vacation of road segment shall be processed through the county attorney's office.
10. The applicant shall coordinate an on site recycling plan with the county recycling coordinator.
11. The applicant shall install bicycle racks once the bicycle path is provided on the public right of ways.

UNDER THE AUTHORITY of Section 9.5-72 of the Monroe County Land Development Regulations, this conditional use approval is granted a phased approach over a five (5) year period. A building permit, for phase I, must be applied for within six (6) months of the date of the approval of the conditional use permit. Phase I must be completed within two (2) years of the date of issuance of the initial building permit; phase II must be

620743 OFF REC 1116 PAGE 0958

completed within two (2) years of the date of issuance of the initial building permit. An extension of time may be granted only by the body approving the conditional use permit for a period not to exceed one (1) year and only within the original period of validity.

PURSUANT TO Section 9.5-72(a) of the Monroe County Land Development Regulations, a conditional use permit shall not be transferred to a successive owner without notification to the development review coordinator within five (5) days of the transfer.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of Monroe County, Florida, that the major conditional use permit for the development described above is hereby granted according to the terms and conditions set forth therein.

Date: 12/19/89 Ed Kloski

Ed Kloski, Chairman

REFERENCE: In the event that this development order constitutes an amendment, extension, variation, or alteration of a previous conditional use permit, that document may be referenced by the following _____

_____

STATE OF FLORIDA,
COUNTY OF MONROE

620743 OFF REC 116 PAGE 0959

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgment, personally appeared ED KLOSKI, to me known to be their person described in and who executed the foregoing instrument and he acknowledged before me that he exeucted the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____

NOTARY PUBLIC, STATE OF FLORIDA

I, the undersigned, do hereby attest that I have read and agree to the conditions listed above.

Samuel E. Wampler
PROPERTY OWNER

12/27/99
DATE

Nancy A. Griffin
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT.25,1993
BONDED THRU GENERAL INS. UND.

Recorded In Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

Sea Base Deed

214982

OR REC 814 PG 1272

7.00
3120.00

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

This Warranty Deed *Made the* 15th *day of* July *A. D.* 1980 *by*
ED GEOBEL and GREG GOEBEL
hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA
Congress
a corporation existing ~~xxxxxxxxxxxxxxxxxxxxxxxx~~ by an Act of / *with its permanent postoffice address at* 1325 Walnut Hill Lane, Irving, Texas 75261
hereinafter called the grantee:

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

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

See Schedule "A" attached.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 2420.00

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19

JUL 22 P 3

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

Signed, sealed and delivered in our presence:

Lori Egan Malkin

ed Goebel L.S.

L.S.

STATE OF FLORIDA,
COUNTY OF Dade

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

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of June, A. D. 1980.

Notary Public, State of Florida at Large
My Commission Expires: [illegible] 1980
Bonded By American Fire & Casualty Co.

This Instrument Was Prepared By:
HENRY J. WHELCHEL

This Instrument prepared by: HENRY J. WHELCHEL of
STEEL HECTOR & DAVIS
Address

214982

OFF. REC. 814 PG 1272

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

This Warranty Deed *Made the* 15th *day of* July *A. D.* 19 80 *by*
ED GEOBEL and GREG GOEBEL
hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA
Congress
a corporation existing ~~under the laws of the State of~~ by an Act of / *with its permanent postoffice address at* 1325 Walnut Hill Lane, Irving, Texas 75261
hereinafter called the grantee:

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

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

See Schedule "A" attached.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 900.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUL 22'80 4.20

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to* December 31, 19

FILED JUL 22 P 3:

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

Signed, sealed and delivered in our presence:

Lori Egan Malkin

L.S.

L.S.

STATE OF FLORIDA

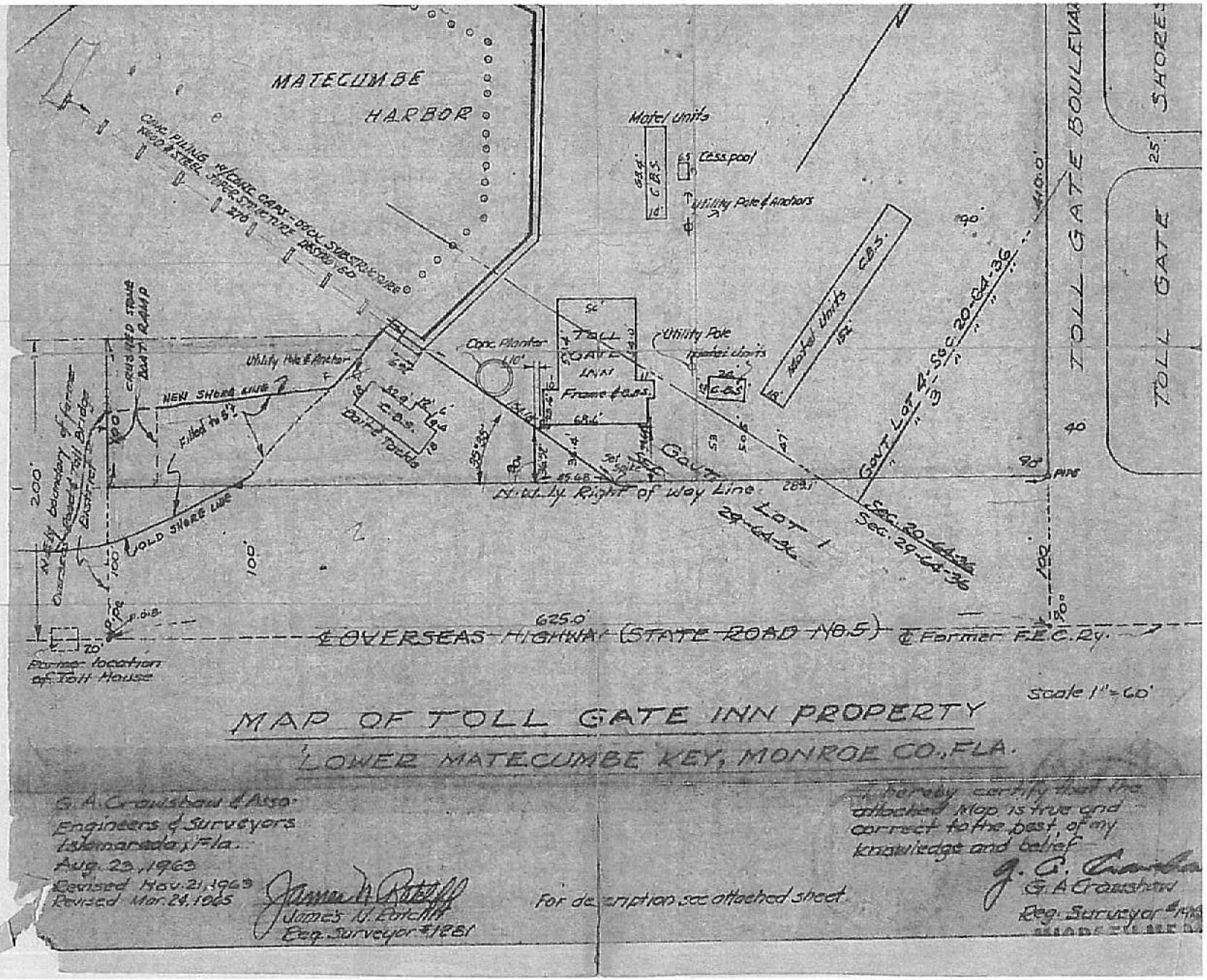
A tract of land on Lower Matecumbe Key, Monroe County Florida, being a part of Government Lot 1 in Section 29 and part of Government Lots 3 and 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at n an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 feet Northeasterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Todl Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway), a distance of 625.0 feet; thence Northwesterly at right angles to said centerline; a distance of 100 feet to the most Southerly end of Toll Gate Boulevard, as shown on plat of Toll Gate Shores (PB 4, P 39) Monroe County, Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Boulevard, a distance of 410.0 feet thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550 feet more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 feet Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 feet Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 feet to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 feet thereof, which is within the right of way of the said Overseas Highway.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

SCHEDULE "A"

TOLLGATE INN SURVEY (1965)

MAP OF TOLL GATE INN PROPERTY
LOWER MATECUMBE KEY, MONROE CO., FLA.
OVERSEAS HIGHWAY (STATE ROAD A1A)
Former F.E.C. R/W
Scale 1" = 60'
TOLL GATE BOULEVARD
TOLL GATE
SHORES PB 4-P39
TOLL GATE SHORES PB 1-P39
FLORIDA BAY
MATECUMBE HARBOR
Concrete Piles
Shoreline
Bulk Head
Conc. Bulkhead Cap & Sidewalk
Motel Units
Utility Pole
Conc. Planter
Gate House
Gate
Tent
Frame Pavil.
Concrete Block Bath House
Concrete Block Shower
Wood Dock
Wood Pier
Wood Walk
Wood Steps
Wood Ramp
Wood Shade Deck
Wood Shade Awning
Wood Shade Roof
Wood Shade Canopy
Wood Shade Pergola
Wood Shade Trellis
Wood Shade Arbor
Wood Shade Gazebo
Wood Shade Pavilion
Wood Shade Shelter
Wood Shade Structure



73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 92 of 132

Tollgate Inn Sales Materials

FLORIDA KEYS RESORT, MARINA AND RESTAURANT

Location: Islamorada. U.S. 1 at Mile Marker 74½ on Matecumbe Key.

Legal: Tract of land on Lower Matecumbe Key - Monroe County, FL
Lengthly legal available.
625' on U.S. 1. 410' deep. Almost 1,000 of waterfront.

Lot Size and Description:

Buy a piece of Florida Keys history - THE TOLL GATE INN - a historical monument. A great location with tremendous potential. The marina not only is the natural Matecumbe harbor but also has a 270' dock that jutts out to the harbor for perfect dockage. The marina has approximately 100 slips plus a dock office building with an apartment. The Restaurant is a 4,600 square foot separate building that seats 150 and has a transferable liquor license with package goods. A CBS 16 unit motel also goes with this property. This set up is ready for development. Zoned up to 30 units per acre - approximately 5 acres. If you know the Florida Keys then you will know the area is hot for investment, fishing and recreation.

Zoning: Commercial.

Taxes: 1977 - $3,419.09 Monroe County

Price: $850,000.00

Terms: Cash or terms to be arranged.
Possible participation in development.

Owners: Ed or Greg Goeble.

HOLIDAY ISLE RESORT
Mile Marker 84½, P O Box 588. Islamorada Florida 33036
Toll Free 800 327 7070 Florida 1 800 432 2875 Miami 240 4879 305-664-2321

BAILEY MOONEY POST ASSOCIATES, Inc.

DATE March 24, 1965

JOB NO. 65-825.0

DESCRIPTION: Toll Gate Inn Property

A tract of land on Lower Matecumbe Key, Monroe Co., Fla., being a part of Gov't. Lot 1 in Section 29 and part of Gov't. Lots 3 & 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 ft. Northeasterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the certerline of the Florida East Coast Railway), a distance of 625.0 ft; thence Northwesterly at right angles to said centerline, a distance of 100 ft. to the most Southerly end of Toll Gate Blvd., as shown on plat of TollGate Shores (P B 4, P 39) Monroe Co., Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Blvd., a distance of 410.0 ft.' thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550. ft more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 ft. Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 ft. Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 ft. to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 ft. thereof, which is within the right of way of the said Overseas Highway.

Keyes

The Keyes Co., Realtors • (Suite 140) 1550 Madruga Ave., Coral Gables, Fla. 33146 • Telephone: (305) 666-5831

SALES, LEASING, MANAGEMENT, CONSTRUCTION, DEVELOPMENT, MORTGAGES, SYNDICATIONS, CONSULTATION

C. DeWITT COFFMAN
HOTEL DIVISION

THE TOLLGATE INN

MATECUMBE KEY

IN THE

FLORIDA KEYS

Keyes

The Keyes Co., Realtors • (Suite 140) 1550 Madruga Ave., Coral Gables, Fla. 33146 • Telephone: (305) 666-5831

SALES, LEASING, MANAGEMENT, CONSTRUCTION, DEVELOPMENT, MORTGAGES, SYNDICATIONS, CONSULTATION

C. DeWITT COFFMAN
HOTEL DIVISION

THE TOLLGATE INN

This is a sizeable and relatively rare property in the Florida Keys, now a booming tourist area just one hour and a half driving time from Miami on the famed picturesque Overseas Highway.

It is the once famous Tollgate Inn. It is made up of approximately five acres, including a marina, dock space, a bait and tackle shop, restaurant building, and a small 16-room motel.

The restaurant and motel buildings are not very productive at present, but are usable. The restaurant operates at the peak of the season; the motel rooms, while not first class, are rented fairly regularly.

The best use seems to be to plan a much larger activity on the property. The five-acre tract, with 1000' of water frontage is of a size that's hard to find or assemble in the Keys.

The present continuing demand for tourist accommodations and the growing interest in condominiums and in time-sharing or interval ownership programs make this attractive property especially valuable.

The price is $900,000. There is a small $100,000 mortgage to be paid off in three years in three installments of $30,000 each, at 7% interest.

The owner will consider a deal in which he is paid in full within three years, with 1/3 of the total price paid in cash at closing.

Information contained herein is believed to be correct but is not warranted.

Keyes REALTORS

Keyes

The Keyes Co., Realtors • (Suite 140) 1550 Madruga Ave., Coral Gables, Fla. 33146 • Telephone:(305) 666-5831

SALES, LEASING, MANAGEMENT, CONSTRUCTION, DEVELOPMENT, MORTGAGES, SYNDICATIONS, CONSULTATION

C. DeWITT COFFMAN
HOTEL DIVISION

U.S. #1 AT MILE MARKER 74½ ON MATECUMBE KEY

NEAR ISLAMORADA

THE TOLL GATE INN

MARINA

Approximately 100 slips plus a dock office building with an apartment.

The marina is the natural Matecumbe harbor. It has a 270' dock that juts out to the harbor, making it perfect for dockage.

RESTAURANT

Seats 150 persons. It is a 4,600 square foot separate building.

MOTEL

16 units

TOLL GATE INN

SIZE

Approximately 5 acres. Almost 1000' of waterfront.

ZONING

Zone ~~15~~ ~~to 30~~ 25 units per acre. Commercial.

LOCATION

It is in a very popular area, not too far from Miami, that abounds in good fishing and other island activities, and surrounded by active developments.

TAXES

$3,419.09 Monroe County -- 1977

PRICE

$900,000

TERMS

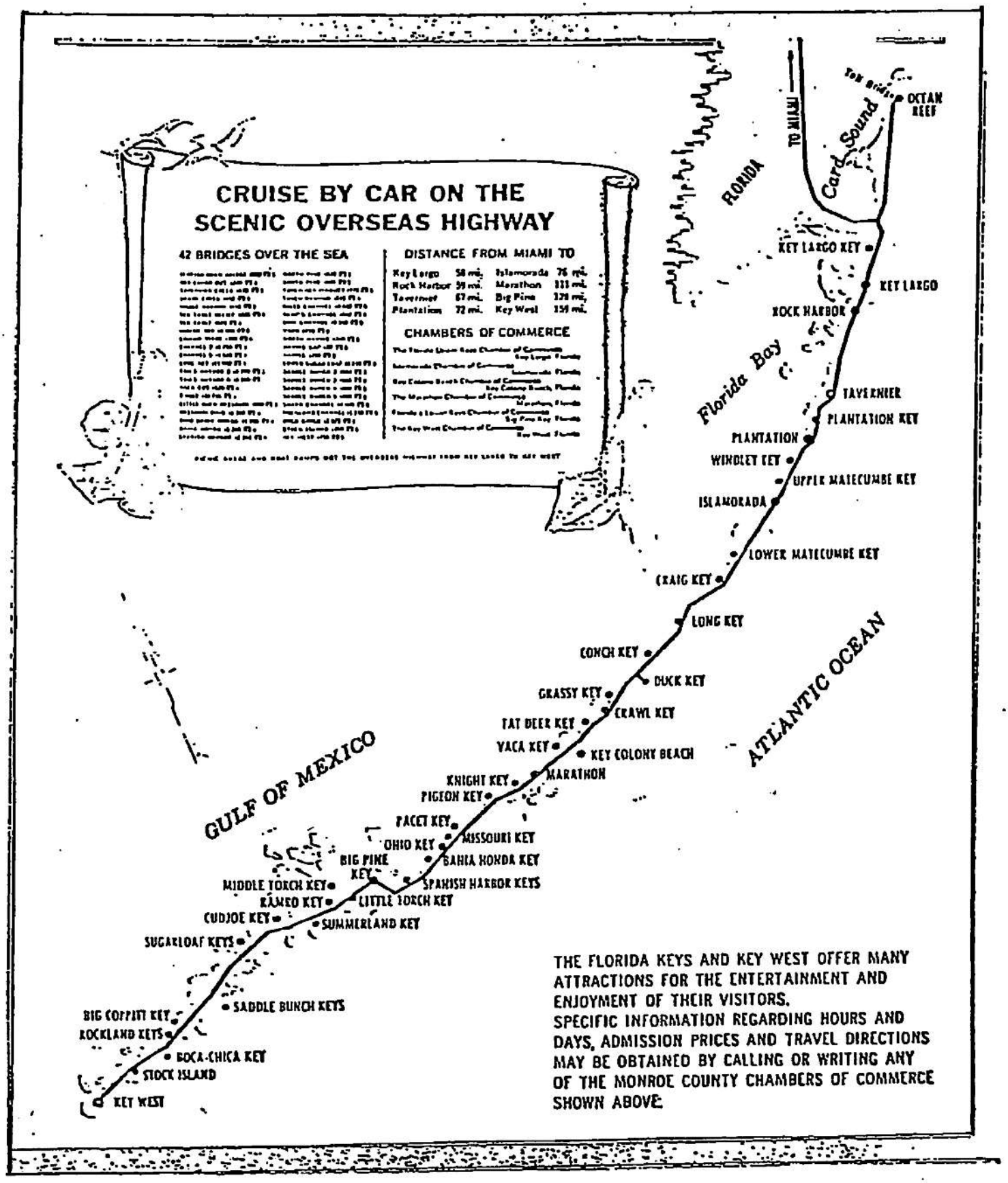
Cash -- or terms to be arranged. Possible participation in development.

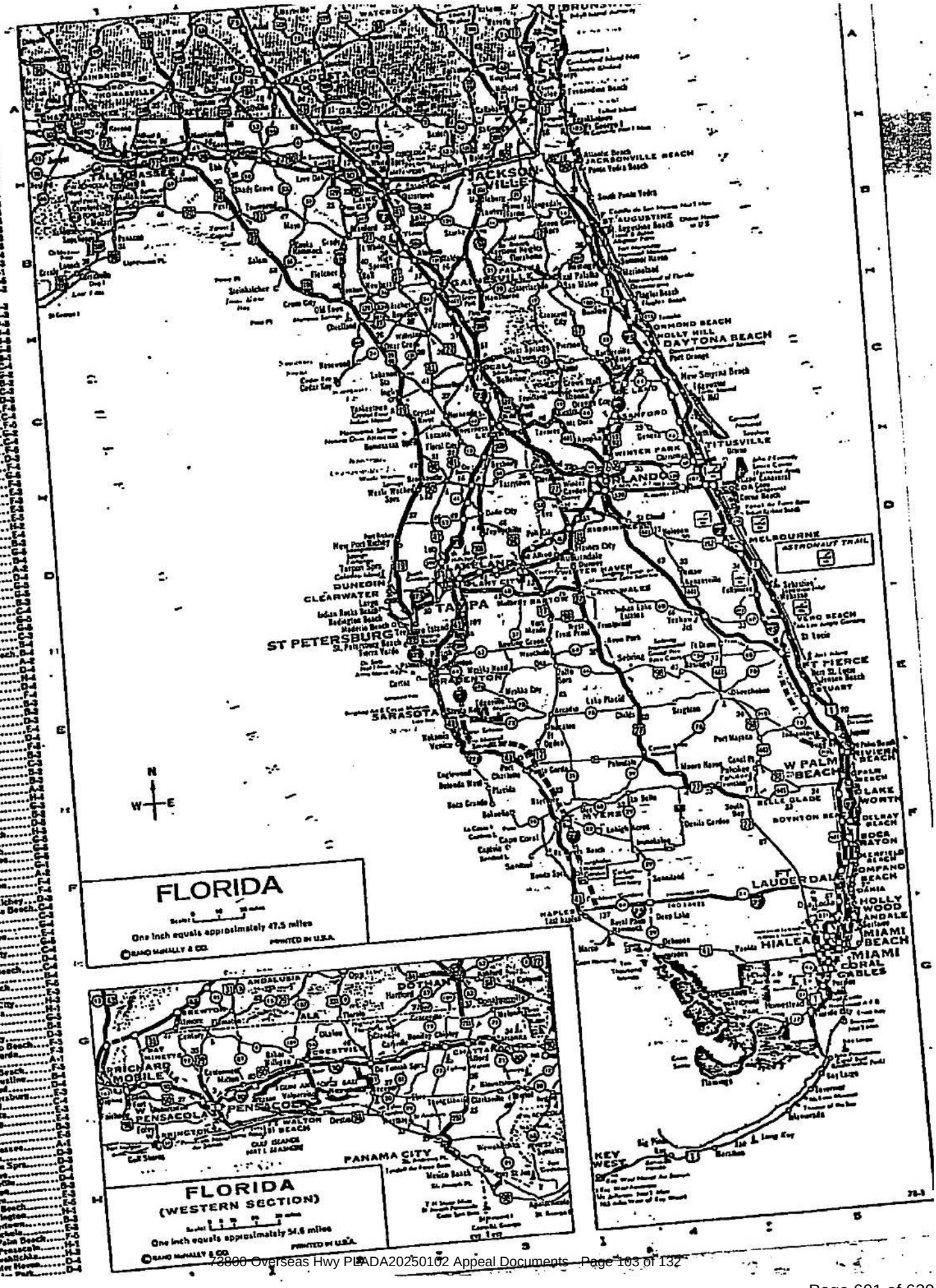
TOLLGATE INN

LEGAL

Tract of land on Lower Matecumbe Key - Monroe County, Florida.
See attached full description.
625' on U.S. #1 410' deep. Almost 1000' of waterfront

FLORIDA KEYS (MONROE COUNTY)




FLORIDA
One inch equals approximately 47.5 miles
RAND MCNALLY & CO.
PRINTED IN U.S.A.
FLORIDA
(WESTERN SECTION)
One inch equals approximately 24.6 miles
RAND MCNALLY & CO.
PRINTED IN U.S.A.
JACKSONVILLE
TAMPA
ST PETERSBURG
ORLANDO
DAYTONA BEACH
MIAMI
FT LAUDERDALE
W PALM BEACH
PENSACOLA
MOBILE
PANAMA CITY
KEY WEST

TOLL GATE INN

LEGAL DESCRIPTION:

A tract of land on Lower Matecumbe Key, Monroe co., Fla., being a part of Gov't. Lot 1 in Section 29 and part of Gov't. Lots 3 & 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows:

Begin at an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 ft. Northeasterly from the Northeasterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) a distance of 625.0 ft.; thence Northwesterly at right angles to said centerline, a distance of 100 ft. to the most Southerly end of Toll Gate Blvd., as shown on plat of Toll Gate Shores (PB 4, P39) Monroe Co., Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Blvd., a distance of 410.0 ft.; thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550 ft. more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 ft. Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 ft. Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 ft. to the point of beginning; Excepting however from the above described property the Southeasterly 100.0 ft. thereof, which is within the right of way of the said Overseas Highway.

Keyes REALTORS

TOLLGATE INN

For further information or to inspect:

C. DeWITT COFFMAN, Director
Hotel Division

THE KEYES COMPANY
Keyes Building
1550 Madruga Av., Suite 140
Coral Gables, Florida 33146
(305) 666-5831
446-3897 eves.

Information contained herein is believed to be correct, but is not warranted.

SEA BASE PHOTOGRAPHS (1979)

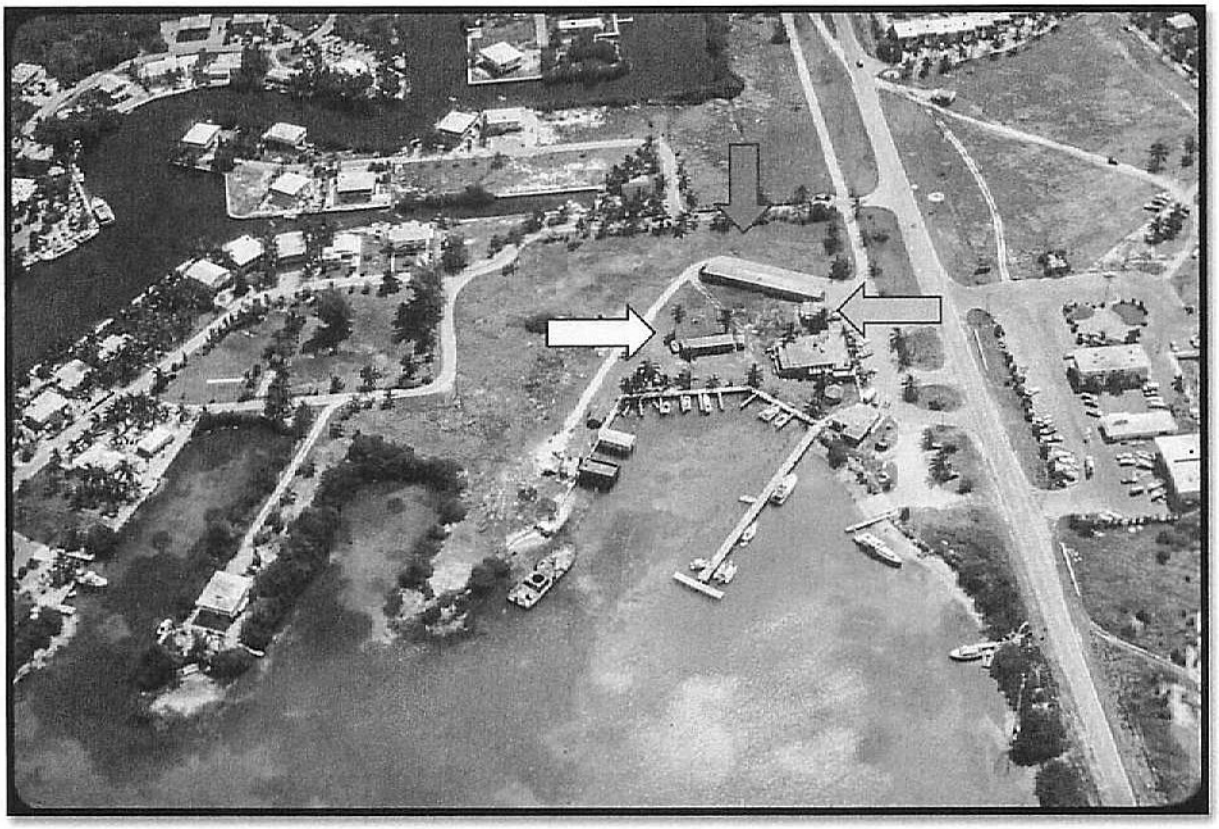


Photo of Tollgate Inn approximately 1979 (before purchase by BSA)

Legend

Red Arrow – Annex (currently standing) – 10 hotel rooms

Orange Arrow – Registration Office (currently standing) – 2 hotel rooms

Yellow Arrow – Ships Store (demolished approximately 2013) – 4 hotel rooms

Dec 6, 1987

GOBEL ED & GREG
P. O. BOX 588
ISLAMORADA, FL 33036

0000

3AC
20/29 64 36 ~~3 AC~~ 064620-05
PT LOT 1 SEC 29
PT LOT 3-4 SEC 20

OR 536-187
OR652-810-811

AS TOLLGATE INNS RE

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	~~2~~	~~5000.00~~				~~15000~~
	~~1.0~~	~~590.00~~				~~590~~
		~~11500~~				~~7950~~
		~~11800~~				~~11800~~
	3AC					60000
				TOTAL		~~5900~~

39 Lower Matecumbe

00097710-000000
REAL PROPERTY RECORD CARD
MONROE COUNTY, FLORIDA
ALT 1114243

VALUATION TOTALS		
1966	LAND	~~15000~~
	IMPROVEMENTS	~~82320~~
	TOTAL	~~97320~~
1970	LAND	~~15000~~
	IMPROVEMENTS	91700
	TOTAL	106700
1970	LAND	~~5900~~
	IMPROVEMENTS	~~91600~~
	TOTAL	~~97500~~
1971	LAND	~~7850~~
	IMPROVEMENTS	~~91697~~
	TOTAL	~~99550~~
1973	LAND	~~7850~~
	IMPROVEMENTS	~~94150~~
	TOTAL	102000
1974	LAND	60000
	IMPROVEMENTS	129800
	TOTAL	189800
1976	LAND	60000
	IMPROVEMENTS	134950
	TOTAL	194950

1

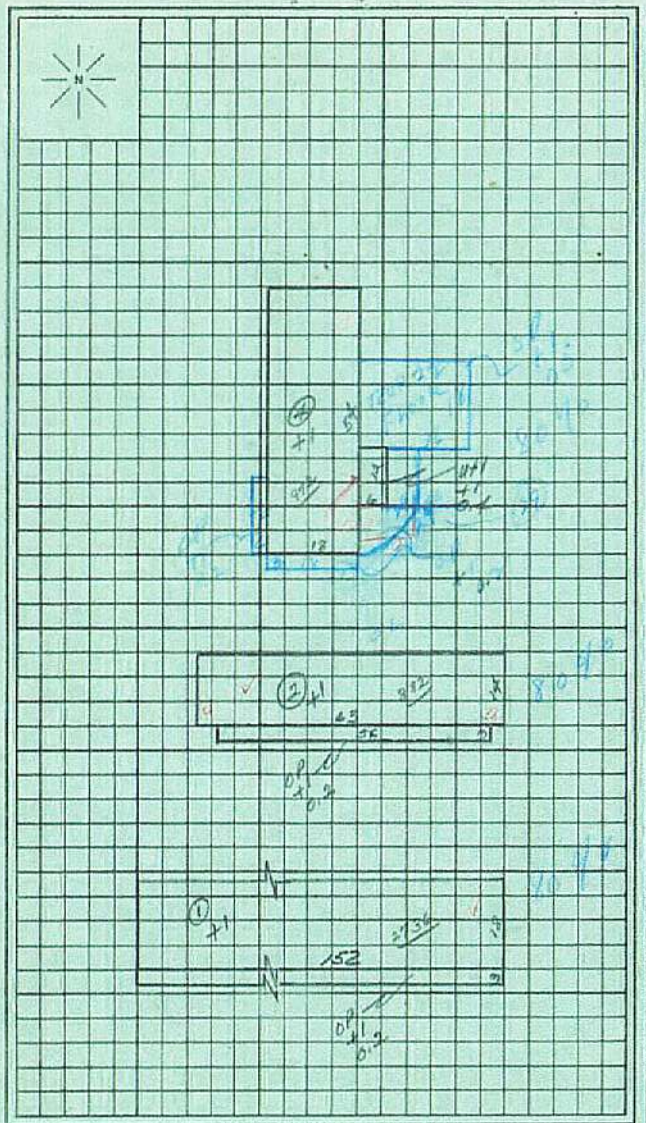
2

3

4
SEE ADJOINING CARD PICTURE #4

— NOTES —
NC 9/25/75
1976 LAND = 75000
IMP = 158510
TOT = 233510

Assessment Changed
From NC By Board
Of Equalization 1976.
69/130 000 PR 13201 PR 18209



CARD 1 / 2	SCALE 1"	LAND USE CODE
PLOTTED	FLOWK BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	1D 4Unit	4 unit	340 sf	
	Motel	Motel	cone Dock	Bait House
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest. Rms.				
3 Fixt. R. Rms.	10	7		
2 Fixt. R. Rms.				1
Total Fixtures				
FOUNDATION				
Continuous Wall	conc - 36 conc 24			
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco	✓ 33	✓ 33		✓ 33
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed	✓ 7	✓ 7		✓ 7
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.	✓ 3	✓ 3		✓ 3
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds.				✓
Wallboard				21
Plaster, No Furring				✓ 28
Plaster, Furring	✓ 30	✓ 30		
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				✓ 6
Conc., Asph. Tile				
Conc., Terrazzo	✓ 9	✓ 9		
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				✓ 8
Good, Tile	✓ 11	✓ 11		
HEATING				
None				✓ 0
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 3	✓ 3		✓ 3
Good				

CLASS & SCALE	H10-	H10-	DOCK	H10
CONST. UNITS	96	96		81
CLASS UNITS	-4	-4		0
TOTAL UNITS	92	92		81
BASE RATE	14.15	15.53		15.15
ADJ. RATE	13.02	14.29	55.00	12.27
AREA	2827	916	347	1226
E.F. ~~2 BATH RATE~~	9000	3000		350
E.F. 1-2F14				
REP. COST NEW	45808	16090	19085	15393
CONDITION	80	80	85	85
DEP. REP. VALUE	36646	12872	16222	13084

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

BLUE SKY MARINE, INC.
TOLL GATE INN & MARINA
ROUTE 1, BOX 84C
ISLAMORADA, FLORIDA

20/29 64 36 3AC G64680-05
PT LOT 1 SEC 29
PT LOT 3-4 SEC 20
~~OR309-414-416~~ ~~OR425-219/221~~

RE 0009710-000000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

ALT 1114243

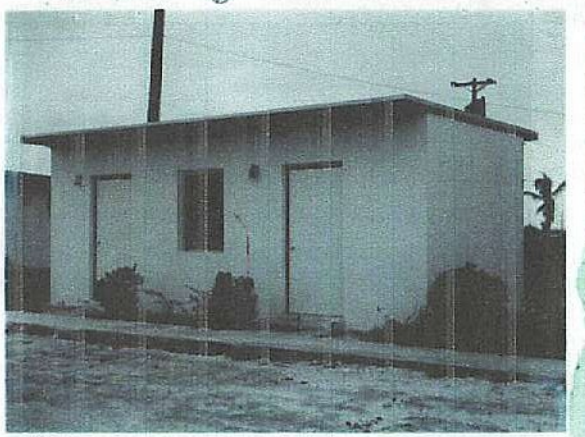
LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	

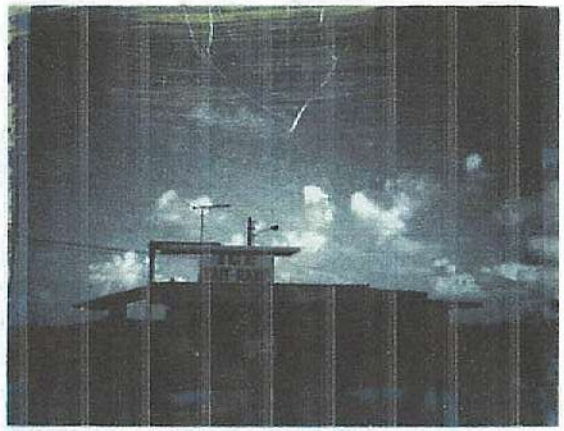
VALUATION TOTALS		
1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

5

6

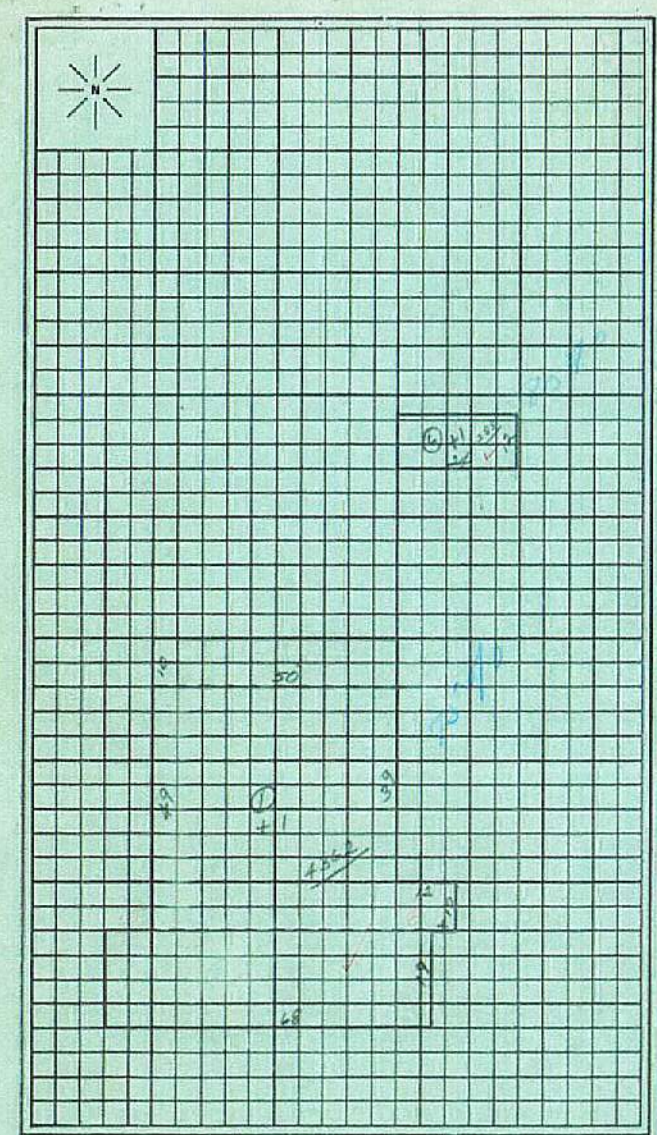




9-25-72

PHOTO
IMP # 4

73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 111 of 132



CARD 2 / 2	SCALE 1"=	LAND USE CODE
PLOTTED	FLDWK. BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	(5) 1	(6) 2	3	4
TYPE OF STRUCTURE	Basement	1 Metal + 1 inch Storage	Wood dock 10' Wood P.I. 195	Conc Ramp
YEAR BUILT			1964	1969
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
2 Fixt. R. Rms.		1		
2 Fixt. R. Rms.	3			
Total Fixtures				
FOUNDATION				
Continuous Wall	Conc	Conc		
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain	✓ 25			
C.B. Stucco	✓	✓ 33		
Wd. Fr. Siding				
Tile Stucco				
Brick	Stone Veneer			
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed	✓ 7	✓ 7		
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.	✓ 3	✓ 3		
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished	✓	✓		
Wd. or Ceil. Bds.	✓ 18			
Wallboard		18		
Plaster, No Furring				
Plaster, Furring		✓		
Drywall	✓			
Wood Panel				
FLOORS				
None				
Single Pine	✓			
Concrete	✓			
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine		✓		
Double Hardwood	12			
Precast Conc.				
Parquet				
Conc. Q. Tile		11		
Conc. Cer. Tile				
Marble				
Spanish tile	✓	✓		
PLUMBING				
None				
Poor				
Good, Plain		✓ 3		
Good, Tile	✓ 11			
HEATING				
None				
Unit Heat				
Ctrl. Heating				
Ctrl. Cooling				
Ctrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 3	✓ 3		
Good				

CLASS & SCALE	H/O -	H/O -	DOCK	RAMP
CONST. UNITS	79	80		
CLASS UNITS	-4	-4		
TOTAL UNITS	75	76		
BASE RATE	14.06	17.38		
ADJ. RATE	10.55	13.21	42.00	1.00
AREA	4362	288	270	600
E.F. 3-1/2 BATH	1650			
E.F.				
REP. COST NEW	47669	3804	12960	600
CONDITION	75	80	90	90
DEP. REP. VALUE	35752	3043	11664	540

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

RE 00097710-000000

REAL PROPERTY RECORD CARD

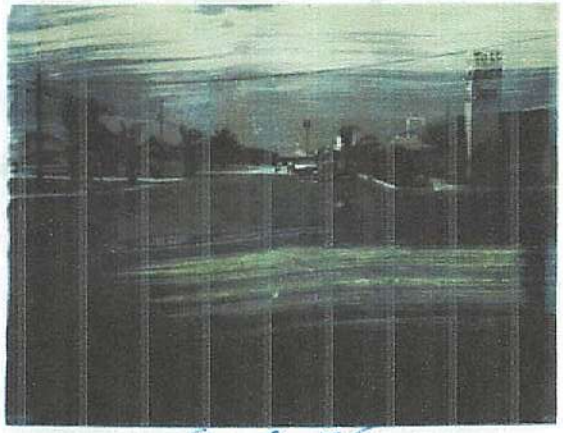
MONROE COUNTY, FLORIDA

ALT 1114243

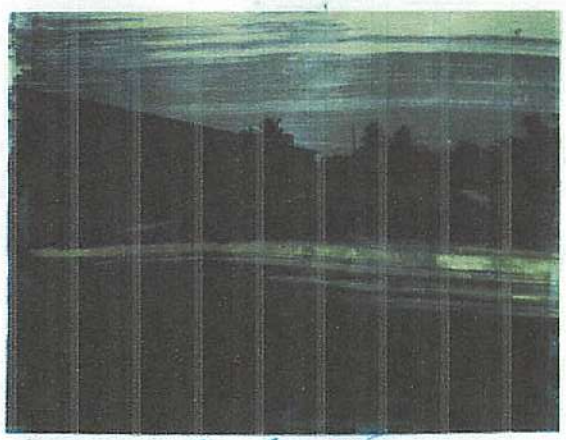
TOLL GATE INC.
P.O. BOX 688
ISLAMORADA, FL

PT LOT 1 SEC 29
PT LOT 3&4 SEC 20

LAND COMPUTATIONS						
QUAN - TYPE - DESC	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	



9-2-75



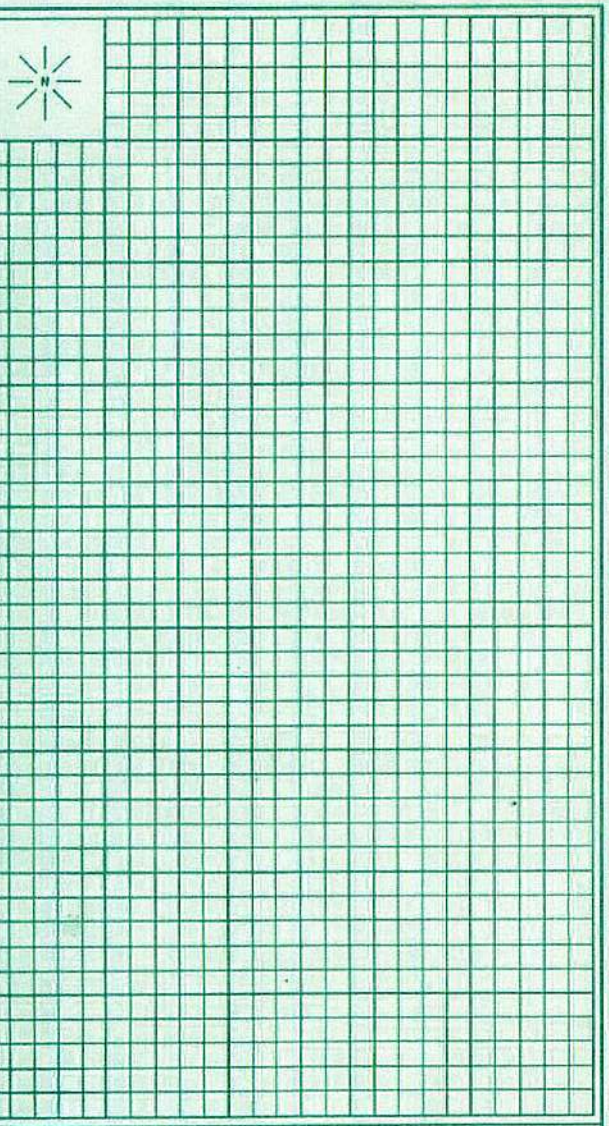
9-2-75

PHOTO
IMP # 3

PHOTO
IMP # 4

VALUATION TOTALS		
1968	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —



CARD	/	SCALE 1"=	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	ASPH PAVING 18139			
YEAR BUILT	1975			
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
___ Fixt. R. Rms.				
___ Fixt. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE	ASPH			
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE	.30			
AREA	18103			
E.F.				
E.F.				
REP. COST NEW	5431			
CONDITION	95			
DEP. REP. VALUE	5159			

DEPRECIATION ADJUSTMENT

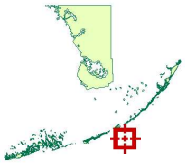
NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				

73800-Overseas Hwy-PLADA20250102-Appeal Documents - Page 114 of 132

LIQUORS
BOATS

Monroe County, FL

Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00097710-000000	**Alternate ID**	1114243	**Owner Address**	BOY SCOUTS OF AMERICA THE
Sec/Twp/Rng	20/64/36	**Class**	CLUB		1325 W Walnut Hill Ln
Property Address	73800 OVERSEAS Hwy				S406DT
	LOWER MATECUMBE KEY				Irving, TX 75038
District	50VI				

Brief Tax Description 20/29 64 36 PT LOT 1 SEC 29 PT LOT 3 AND 4 SEC 20 AND LOTS 1-11 BK 1 AND ADJ PT TOLL GATE LANE AND LOTS 1-4 BK 7 TOLL GATE SHRS PB4-39 AND LOT 6 BK 1 SAFETY HARBOR PB3-69 OR126-303/04 OR179-162/63 OR302-160/61 OR398-553Q OR532-206 OR536-187 OR652-810/811 OR814-1272/1273 OR830-1210/1211-E OR846-484 OR900-1780 OR959-1274/75 OR990-1780 OR990-1781/87 OR1123-196/97 RES 047-1990 RE S 39018-39021 AND 39024-25
(Note: Not to be used on legal documents)

Date created: 4/23/2025
Last Data Uploaded: 4/23/2025 1:30:30 AM

Developed by SCHNEIDER GEOSPATIAL

PBS&J
POST BUCKLEY SCHUH & JERNIGAN, INC.

PROJECT SUMMARY

Site Analysis:

1. Land Use: SC
2. Site Area: 5.66 AC
3. Existing Conditions:
   - Developed: 3.96 AC
   - Disturbed: 1.70 AC
   (For purposes of calculation/assume entire site to be disturbed)
4. Open Space Required:
   As Governed by Land Use OSR
   Site Area x OSR = Open Space Required
   5.66 AC x 0.2 = 1.13 AC
5. Net Buildable Area:
   Site Area - Open Space Required
   5.66 AC - 1.13 = 4.53 AC
6. Land Use District F.A.P.
   Suburban Commercial Institutional: 0.30
7. Floor Area Allowed
   Site Area x F.A.R.
   5.66 AC x 0.30 = 1.70 AC
8. Flood Zone
   From Upon FEMA Maps: AE (El. 9), AE (El. 8), AE (El. 7)

GENERAL NOTES:

1. THE OWNER SHALL COORDINATE AND JOINTLY AGREE WITH MONROE COUNTY REGARDING TO A BEACH RESTORATION PROGRAM AT WEST SUMMERLAND KEY (CAMP SANTEE) AS A SITE ACTIVE MANAGER FOR MAINTENANCE DURING ITS CONSTANT BEAT RAKE AT THE MEAN HIGH WATER LINE.
2. OWNER TO PROVIDE STATISTICS FOR PERMIT FROM SYSTEM TO THE ENDS OF POST DOCK AT PIER ATTENUATION [illegible] EQUIPMENT AT THE CONCLUSION WITH [illegible] CONTRACT.
3. OWNER TO INSTALL FISH GUARD SYSTEM FOR ALL [illegible] UNDERWATER LIGHTING AND SHALL BE UNDERTAKEN BACK TO THE [illegible] ADMINISTRATIVE BUILDING.
4. SEWAGE FROM BOATS DERIVED IN SUCH MUST BE DISPOSED OF IN SANCTIONED SANITARY SEWER MANNER.
5. SEWAGE TO BE IN [illegible] WITH MONROE COUNTY CODE.
6. ALL UNDER BRIDGE [illegible] AND ATTACHED SHALL MEET U.S.C.G. BY-LAWS AND SHALL BE [illegible] LIGHTING AND SHALL BE [illegible] ENTRANCE IS TO DEVELOPED [illegible] LAND [illegible] LOCATED NORTH OF THE MARINE [illegible]

SPECIAL ACTIVITIES/CHAPEL
SCREENED NURSERY
DIRECTOR'S RESIDENCE
SHIP STORE

TYPICAL PARKING SPACE
N.T.S.

HANDICAP MARKING DETAIL
N.T.S.

CFSD-10

PROPOSED PARTICIPANT HOUSING (120)

IS

BOAT DOCK & RAMP

STORAGE / MAINTENANCE
(3200 SF)

IS

SC

LEGEND
- INLET AND FRENCH DRAIN
- DRAINAGE FLOW DIRECTION
- H.C. HANDICAP PARKING SPACE
- TURF BLOCK
- GRASS AREA
- PROPOSED ASPHALT DRIVEWAY

CLASS "D" BUFFER
CLASS "C" BUFFER
5' SETBACK
20' SETBACK
25' SETBACK
ZONE AE (EL 9)
ZONE AE (EL 8)
ZONE AE (EL 7)
TOLL GATE BLVD
TOLL GATE LANE
EXIST CANAL
FIRE WELL 500 GAL
MAINTAIN EMERGENCY FIRE LANE
Turf Block

MARINE SCIENCE BUILDING
LOADING ZONE
TRIP PLANNING / HARBOR MASTER
EQUIPMENT ISSUE/COMMISSARY/MEETING/FOOD SERVICE
HEALTH LODGE
10 UNIT BUILDING (STAFF HOUSING)WITH 10 PARKING SPACES (EXIST.)
STAFF/ADULT CONFERENCE HOUSING (20)

PARKING 53 SPACES + 3 BUS
RECEPTION / CONFERENCE / ADMINISTRATION
(4900 S.F.)
TREATMENT PLANT (STP)
SCUBA TRAINING TANKS (EXIST.)
SIGNIFIES EXISTING STRUCTURE

STP EFFLUENT WELLS

BUILDING APPROVED SUBJECT TO STANDARD & MONROE COUNTY CODES

STORMWATER DRAINAGE TO BE ACCOMPLISHED BY SHEET FLOW, i.e., GRADING WHICH WILL SLOPE TOWARD DESIGNATED LOW POINTS AND RETENTION AREAS. CATCH BASINS WITH DRY SEEPAGE SYSTEMS WILL BE INSTALLED AT THE LOW POINTS IN COMPLIANCE WITH CURRENT S.F.W.M.D. REQUIREMENTS.

CONCEPTUAL MASTER
SITE PLAN

0 25 50 100
SCALE: 1" = 50'

SEA BASE
LOWER MATECUMBE KEY
BOY SCOUTS OF AMERICA

SHEET NO. 2 OF 6
JOB NO. 04-791.00

ORIGINAL 12/20/88
REVISIONS:
1 APRIL 3, 1989
2 JULY 25, 1989
3 SEPT. 20, 1989
4 APRIL 19, 1991
5

ENGINEERING • ARCHITECTURE
PLANNING • LANDSCAPE ARCHITECTURE

BUILDING PERMIT APPLICATION
MONROE COUNTY BUILDING & ZONING DEPARTMENT
TYPE OR PRINT ONLY

RECEIVED FEB 2 1982

PERMIT NUMBER C-10881 DATE

OWNER'S NAME Boy Scouts of AMERICA PHONE 664-4123

OWNER'S ADDRESS (MAILING)

CONTRACTOR'S NAME THOMAS R. INMAN PHONE 248-6686

CONTRACTOR'S ADDRESS P.O. Box 3215, Fla. City 33034 - CGC017693 (CERT. NO.)

PROPERTY DESCRIPTION: KEY LOWER Matecumbe LOT 7 BLOCK

SUBDIVISION

STREET OF ROAD U.S 1 AND Tollgate BLVD

ZONING BU-2 SECTION TOWNSHIP RANGE

DEED RESTRICTIONS

(IF FALSEFIED, PERMIT IS VOID)

PROPOSED CONSTRUCTION RENOVATE EXISTING MOTEL STRUCTURE (BLDG F ON MASTER PLAN)
Store, Single Family Residence, Mobile Home, Motel (10 Units)
TO STAFF AND FACULTY FACILITY

SQUARE FEET 2523± ESTIMATED TOTAL COST $21,500±
(ENCLOSED AREAS PLUS BALCONIES)

SUB-CONTRACTORS:
ELECTRICAL HOLLAND ELECTRIC (CERTIFICATE NO.)
PLUMBING NONE (CERTIFICATE NO.)
MECHANICAL (CERTIFICATE NO.)

UTILITIES:
SEWAGE DISPOSAL: SEPTIC TANK-HEALTH DEPT. NO. EXISTING
PACKAGE PLANT-DER PERMIT NO.
CENTRAL SYSTEM
REMARKS

WATER SUPPLY: F. K. A. A. CONNECTION-METER NO. EXISTING
PRIVATE RO OR DE-SAL PLANT-DER NO.
PRIVATE WELL
CISTERN
REMARKS

GENERAL REMARKS

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OF CANCEL THE PROVISIONS OF ANY LOCAL, STATE, OR FEDERAL LAW REGULATING CONSTRUCTION OF THE PERFORMANCE OR CONSTRUCTION.

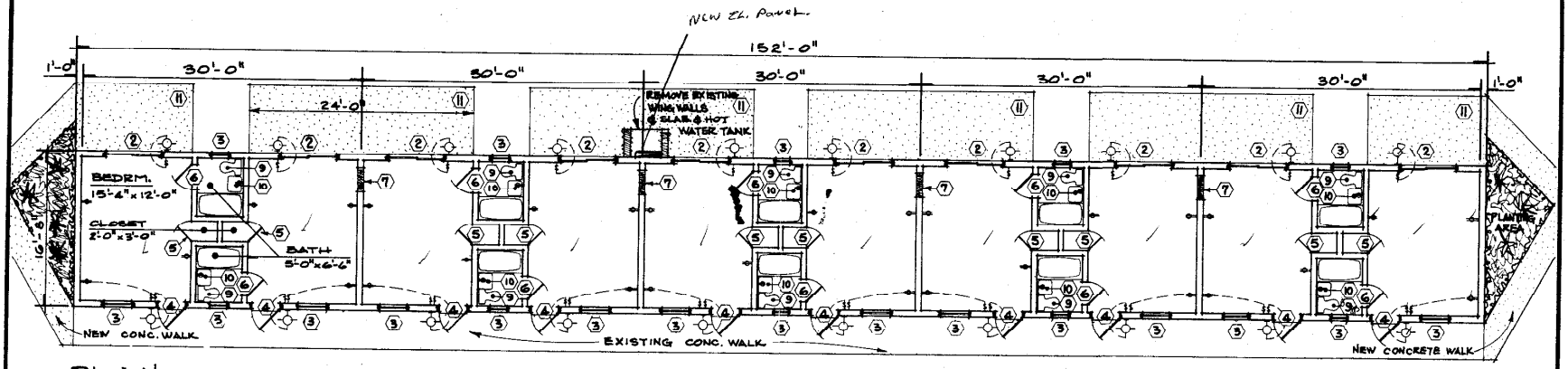
COST OF PERMIT-BUILDING 291.00 PD
PLUMBING 285.00 NC
ELECTRICAL 141.00 PD
MISC.
TOTAL

SIGNATURE: Thomas R Inman
OWNER/CONTRACTOR

APPROVED FOR ISSUANCE OF PERMIT
Sally L. Lineb
ASSITANT DIRECTOR

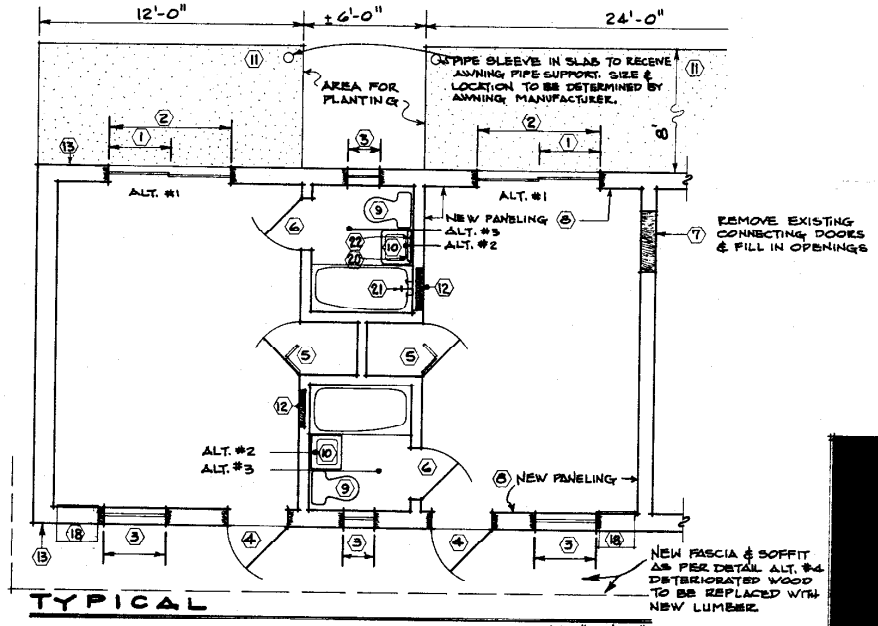
PERSON ACCEPTING APPLICATION

Page 618 of 630
73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 120 of 132



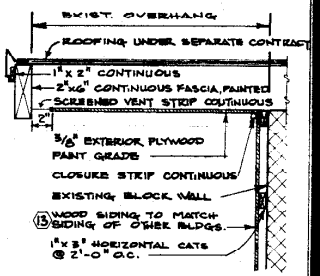
PLAN

1/8" = 1'-0"



TYPICAL

1/4" = 1'-0"



FASCIA DETAIL

ALT. #4 1½" = 1'-0"

Note 2-80 gal Solaar units to be added on roof P.K.

[redacted]

ENGINEERING SERVICE
Boy Scouts of America

FLORIDA GATEWAY
HIGH ADVENTURE SEABASE
ISLAMORADA • FLORIDA

REMODEL OF THE STAFF AND FACULTY FACILITY.

BY	J. M. KUDER
DRAWN BY	J.R.W. TAYLOR
CHECKED BY	J.F. BANKS
DRAWING NUMBER	5736
DATE	NOV. '81
FILE	

Page 619 of 630
73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 121 of 132

RE #00097710
ALT #1114243

#5.0 156

BUILDING PERMIT APPLICATION

MONROE COUNTY BUILDING AND ZONING DEPARTMENT

PLEASE PRINT OR TYPE - ONLY

PERMIT NO.: 88-2-156 DATE: APR 7 1988 March 22, 1988

OWNER'S NAME: Boy Scouts of America PHONE: 305-664-4173

OWNER'S ADDRESS: 1325 Walnut Hill Lane, Irving, Texas 75038 (MAILING)

CONTRACTOR'S NAME: Seaboard Construction William M. Palmer CERT. NO.: CGC 037533

CONTRACTOR'S ADDRESS: 103400 U. S. Highway 1, Suite 241 Key Largo, FL 33037 PHONE: 305-451-3960

PROPERTY DESCRIPTION: KEY Lower Matecumbe LOT BLOCK

SUBDIVISION A tract of land on lower Matecumbe Key, Monroe County, Florida, being a part of Government Lot 1, in Section 29 and part of Government Lots 3 and 4 in Section 20, all

STREET OR ROAD in Township 64 South, Range 36 East.

ZONING SC M.S.L. SECTION 20 TOWNSHIP 64 RANGE 36

PROPOSED CONSTRUCTION: Ship's Store Renovations - Conversion of a four room dormitory into a Ship's Store.

IS LAND CLEARING OR FILL REQUIRED FOR THIS CONSTRUCTION? YES NO X

SQUARE FEET 1000 ENCLOSED AREA ESTIMATED TOTAL COST $20,000.00

SUB-CONTRACTORS:

ELECTRICAL: Holding Electric $3,000.00 CERT. # EC312

PLUMBING: J.M.O., Inc. 246-2755 John Ogden $1,100.00 CERT. #

MECHANICAL: High Tech, Inc. 246-5728 Mike Cousley $4,500.00 CERT. #

UTILITIES:

SEWAGE DISPOSAL: None

SEPTIC TANK-HEALTH DEPT. PERMIT NO.
PACKAGE PLANT - DER PERMIT NO.
CENTRAL SYSTEM
REMARKS:

WATER SUPPLY: None

FKAA CONNECTION-WATER METER NO.
PRIVATE RO OR DE-SAL PLANT/DER PERMIT #
PRIVATE WELL
CISTERN
REMARKS:

GENERAL REMARKS: Any unsalvageable materials will be disposed of at the Monroe County Landfill.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAWS REGULATING CONSTRUCTION OF THE PERFORMANCE OR CONSTRUCTION.

SIGNATURE: Luther Yankerally (OWNER/CONTRACTOR)

$24.00 per 1000.00 est cost.

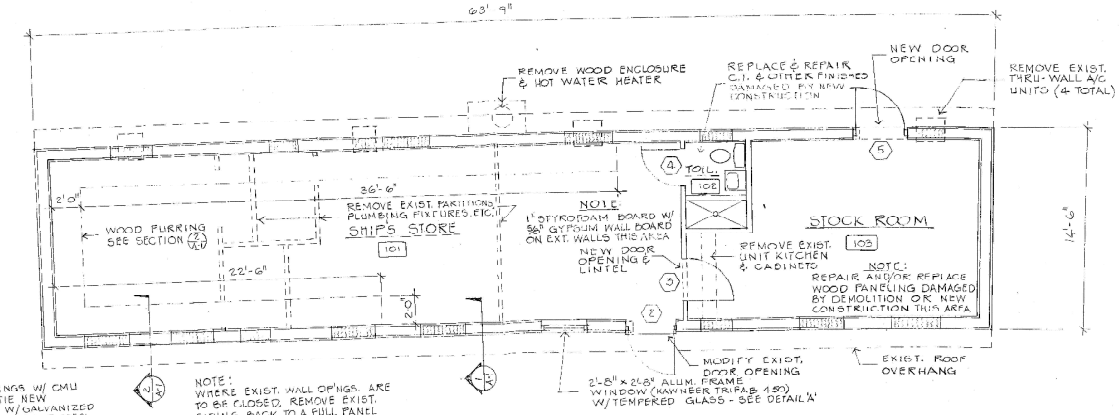
COST OF PERMIT: BUILDING $480.00 HH.
PLUMBING 120.00 Eng
93.00 ELECTRICAL 129.90 RR
MISC.
Bldg 27.00 TOTAL 729.90

APPROVED FOR ISSUANCE OF PERMIT:

BUILDING OFFICIAL, ASS'T. BUILDING OFFICIAL

73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 122 of 132

73800 Overseas Hwy PLADA20250102 Appeal Documents - Page 123 of 132



NOTE: CLOSE EXIST. OPENINGS W/ CMU TO MATCH EXIST. - TIE NEW MASONRY TO EXIST. W/GALVANIZED CORRUGATED METAL TIES @ 12" o/c @ EACH JAMB (TYP. ALL OPENINGS)

NOTE: WHERE EXIST. WALL OPENINGS ARE TO BE CLOSED, REMOVE EXIST. SIDING BACK TO A FULL PANEL AND REPLACE WITH NEW SIDING TO MATCH EXISTING.

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

FINISH SCHEDULE						
NO.	SPACE	FLOOR	BASE	WALLS	CLG	REMARKS
101	SHIPS STORE	VCT	RT	VF	E. WDP	
102	TOILET	E. CT	E. CT	E. CT	EXIST.	
103	STOCK ROOM	EXIST.	EXIST.	E. WOOD	E. ACT	

VCT - VINYL COMPOSITION TILE
RT - RUBBER TILE BASE
VF - VINYL WALL FABRIC
E. WDP - EXISTING WOOD - PAINTED
E. CT - EXISTING CERAMIC TILE
E. ACT - EXISTING ACOUSTICAL TILE

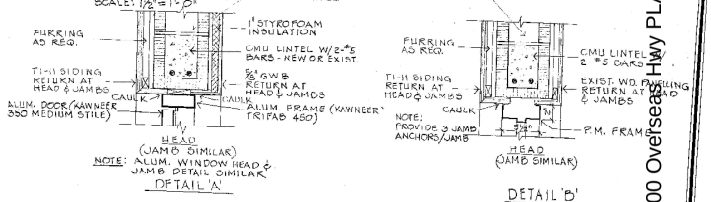
DOOR SCHEDULE											
MARK	TYPE	DOOR SIZE	DOOR THK.	DOOR MATL.	FRAME MATL.	DETAIL	THRESHOLD	HWD SET	GLASS	LOUVER	
1	NOT USED										
2	AL	3'-0" x 6'-8"	—	ALUM.	ALUM.	A	ALUM.	4	TEMP.		
3	F	3'-0" x 6'-8"	1 3/4"	HM	P.M.	C		2			
4	F	*	1 3/4"	HM	P.M.	C		2			
5	F	3'-0" x 6'-8"	1 3/4"	HM	P.M.	C		3			* SIZE TO MATCH EXIST.
							ALUM.	1			

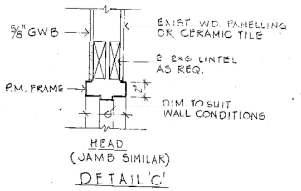
DOOR TYPES

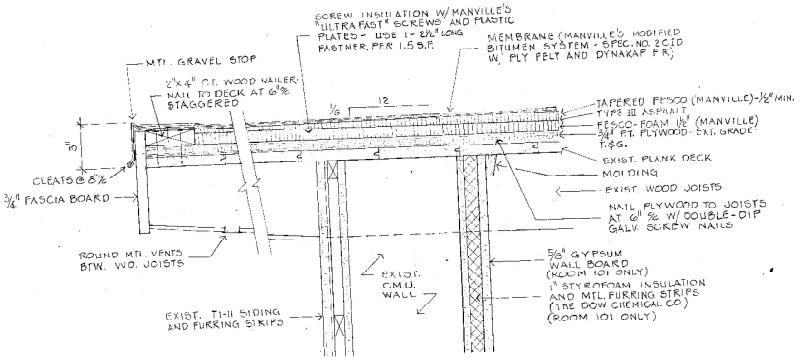
AL ALUMINUM

F FLUSH

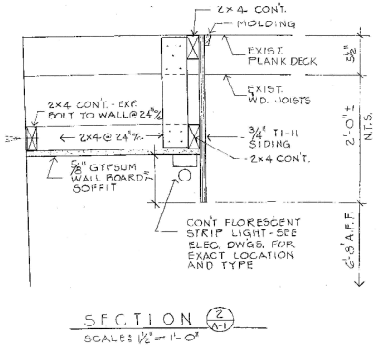
DOOR DETAILS
SCALE: 1 1/2" = 1'-0"







SECTION 1/A1
SCALE: 3" = 1'-0"



SECTION 2/A1
SCALE: 1 1/2" = 1'-0"

LEGAL DESCRIPTION:
A TRACT OF LAND ON LOWER MATECUMBE KEY, MONROE COUNTY, FLORDIA, BEING A PART OF GOVERNMENT LOT 1, IN SECTION 29 AND PART OF GOVERNMENT LOTS 3 AND 4 IN SECTION 20, ALL IN TOWNSHIP 64 SOUTH, RANGE 38 EAST.

FLOOD ZONE V17
ELEVATION 14'-15'

APPROVED SUBJECT TO STANDARD & MONROE COUNTY CODES 4-6-88 MR

1	3-11-88	ISSUED FOR CONSTRUCTION	JCC	TFJ			
NO.	DATE	REVISION	BY	CK.	APPR.		

DRAWN BY JCC
DEPT. CK. TFJ
DEPT. APPR.
PROJ. CK.
P.M. APPR.
CLIENT APPR.

LOCKWOOD GREENE
Planners/Engineers/Architects/Managers
Spartanburg, South Carolina

SHEET TITLE: FLOOR PLAN, SECTIONS & DETAILS

JOB NAME: ALTERATIONS-SHIP'S STORE
FLORIDA HIGH ADVENTURE SEA BASE - BSA
ISLAMORADA, FLORIDA

JOB NO. 88059.20
DATE 3-11-88
SCALE AS NOTED
REV. NO.
DWG. NO. A-1

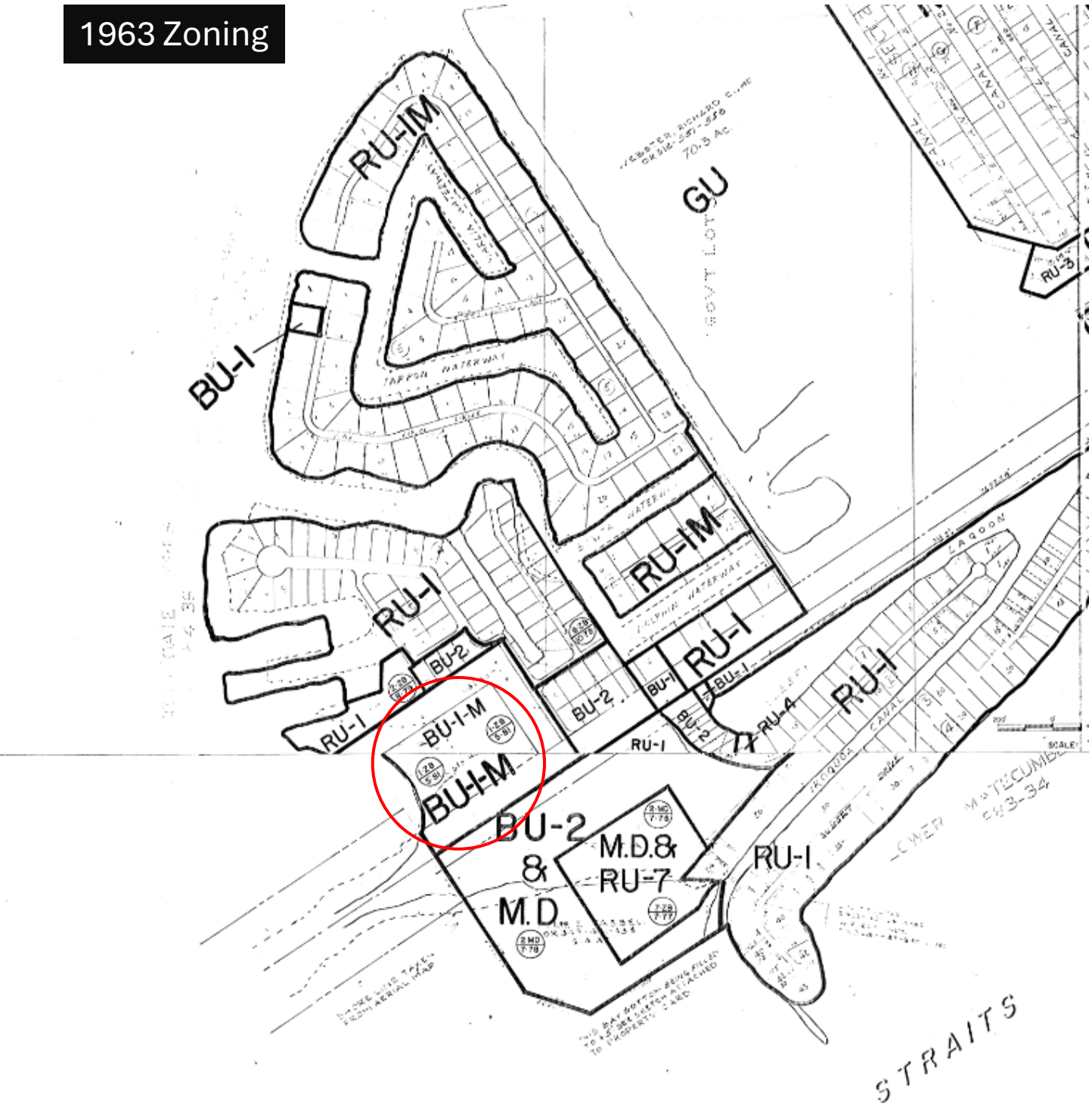
1964

1972

1985

1991

1963 Zoning


RU-1M
BU-1
GU
RU-3
RU-1
BU-2
BU-1-M
BU-1
RU-4
LAGOON
CANAL
BU-2
&
M.D.
M.D.&
RU-7
STRAITS

NOT NEARER THAN FIFTEEN FEET (15') TO THE PRINCIPAL STRUCTURE OR STRUCTURES.

(c) WHERE STRUCTURES ARE MORE THAN TWO (2) STORIES IN HEIGHT, MINIMUM REQUIRED SPACING SHALL BE FORTY FEET (40').

OTHER SPACING:

NO HOSPITAL, CONVALESCENT HOME, ELEEMOSYNARY OR PHILANTHROPIC INSTITUTION SHALL BE LOCATED WIT IN ONE HUNDRED FEET (100') OF ANY EU, RU-1 OR RU-2 ZONES, OR WIHTIN FIRTY FEET (50') OF ANY PROPERTY UNDER DIFFERENT OWNERSHIP.

SQUARE FOOT CONTENT:

THE MINIMUM SQUARE FOOTAGE FOR AN APARTMENT HOUSE, APARTMENT HOTEL OR HOTEL SHALL BE THREE (3) TIMES THE SQUARE FEET SPECIFIED FOR A SINGLE FAMILY RESIDENCE IN THE AREA.

CONSTRUCTION:

1. ALL MULTIPLE FAMILY STRUCTURES AND ACCESSORY BUILDINGS THERETO SHALL BE OF MASONRY CONSTRUCTION.

2. HOTELS, APARTMENT HOTELS, MOTELS , APARTMENT HOUSES AND ROOMING HOUSES SHALL BE CONSTRUCTED OR REMODELED IN ACCORDANCE WITH THE RULES OF THE FLORIDA HOTEL COMMISSION. MINIMUM LOT AREA REQUIRED PER LIVING UNIT OR GUEST ROOM SHALL BE FOUR HUNDRED (400) SQUARE FEET.

3. ANY BUILDING ERECTED IN THIS ZONE WHICH EXCEEDS TWO (2) STORIES IN HEIGHT SHALL BE OF FIRE RESISTIVE CONSTRUCTION AS SPECIFIED IN THE BUILDING CODE.

4. CABANAS AND OTHER ACCESSORY BUILDINGS SHALL COMPLY WITH THE BUILDING CODE.

OTHER REQUIREMENTS:

PROVISIONS SHALL BE MADE FOR A PARKING AREA OFF THE HIGHWAY RIGHT-OF-WAY, AS PROVIDED ELSEWHERE IN THESE REGULATIONS.

SECTION 10

ZONE BU-1 - NEIGHBORHOOD RETAIL BUSINESS DISTRICT:

NO LAND, BODY OF WATER AND/OR NO STRUCTURE SHALL BE USED OR PERMITTED TO BE USED, AND NO STRUCTURE SHALL BE HEREAFTER ERECTED, CONSTRUCTED, MOVED, RECONSTRUCTED OR STRUCTURALLY ALTERED OR MAINTAINED IN ANY ZONE OF CLASSIFICATION BU-1, WHICH IS DESIGHNED, ARRANGED OR INTENDED TO BE USED OR OCCUPIED FOR ANY PURPOSE, EXCEPTING FOR ONE (1) OR MORE OF THE FOLLOWING USES, UNLESS OTHERWISE PROVIDED:

USES:

1. EVERY USE PERMITTED IN THE PRECEDING RU ZONES, AND UNLESS OTHERWISE SPECIFIED, ALL OF THE FOLLOWING COMMERCIAL USES SHALL BE LIMITED TO RETAIL BUSINESS ONLY:

2. ANTIQUE SHOPS, APPLIANCE SHOPS, AQUARIUMS, ART GOODS AND BRIC-A-BRAC SHOPS, ARTISTS' STUDIOS, AUDITORIUMS, AUTOMOBILE STORAGE, SALE OR HIRE, AUTOMOBILE TIRES (NEW) RETAIL ONLY, AUTOMOBILE WASHING, BAIT & TACKLE SHOPS, BAKERY STORES, RETAIL ONLY, (BAKING PERMITTED ON PREMISES), BANKS, BARBER SHOPS, BATH AND MASSAGE PARLORS, BEAUTY PARLORS, BICYCLE SALES & REPAIRS, BILLARD ROOMS AND POOL ROOMS (SOUND-PROOFED AND AIR CONDITIONED), BOATS (CARRYING PASSENGERS - RENTAL-HIRE-SALE-DOCKS, NO REPAIRS), CIGAR STORES, COMMERCIAL BOAT PIERS OR SLIPS FOR DOCKING PURPOSES ONLY - YACHT OR BOAT STORAGE FOR LAYING UP, BUT NOT FOR REPAIRS, CONSERVATORIES, CONTRACTORS' OFFICES, CURIO SHOPS, DANCING HALLS AND ACADEMIES (SOUND-PROOFED AND AIR CONDITIONED), DRUG & SUNDRY STORES, EMPLOYMENT AGENCIES, FILLING & GASOLINE SERVICE STATIONS (SEE RESTRICTIONS BELOW), FLORIST SHOPS & LANDSCAPE OFFICES, FRUIT STORES - RETAIL (PACKING ON THE PREMISES), FUNERAL HOMES & MORTUARIES (NO CREMATION), FURNITURE STORES, GARAGE (COMMUNITY), GROCERY STORES, HABERDASHERY, HARDWARE STORES, HAT CLEANING AND BLOCKING, INTERIOR DECORATING - COSTUMING - DRAPERIES, JEWELRY STORES, LAUNDRIES - HAND AND SELF-SERVICE, PROVIDED THAT A LAUNDRY IN THIS AREA SHALL PROVIDE A SANITARY AND SAFE DISPOSAL OF WASTE WATER AND OPERATE WITHOUT PRODUCING SMOKE, LAWNMOWERS - RENTAL, SALES, AND SERVICE - LEATHER GOODS STORES, LUGGAGE SHOPS, MAIL ORDER OFFICES, MEAT MARKETS - NO LIVE POULTRY - MESSENGER OFFICES, MILLINERY STORES, MODISTES - WEARING APPAREL STORES, FURRIERS, MUSIC, RADIO AND TELEVISION SHOPS & REPAIRS, NEWS STANDS, NOTIONS, OFFICE BUILDINGS, OPTICAL STORES, PAINT AND WALLPAPTER STORES, PARKING LOTS (COMMERCIAL), PHOTOGRAPH GALLERIES, POST OFFICES, POTTERY SALES (NO MANUFACTURING), PROFESSIONAL OFFICES, PRESSING CLUBS . CLEANING AND LAUNDRY AGENCIES, PROVIDED NO GASOLINE OR EXPLOSIVES OF ANY KIND ARE STORED OR USED, SHOE REPAIRING SHOPS, SHOE STORES, SHOW (DISPLAY & SALES ROOMS), SOFT DRINK STANDS, SOUVENIRS STORES, SPORTING GOODS STORES, STATIONERY & BOOK STORES, TAILOR SHOPS, THEATRES (NO DRIVE-INS), TELEPHONE & TELEGRAPH STATIONS & EXCHANGES, TEA ROOMS. RESTAURANTS, CAFETERIAS (NO ENTERTAINMENT), WAITING ROOMS AND TICKET OFFICES FOR COMMON CARRIERS, CONFECTIONARY STORES AND ICE CREAM STORES, PRIVATE CLUBS, LODGES, FRATERNITIES, SORORITIES.

3. MATERIAL STORAGE YARDS IN CONNECTION WITH RETAIL SALES OF PRODUCTS WHERE STORAGE IS INCIDENTAL TO THE APPROVED OCCUPANCY OF A STORE USE ON THE PREMISES OR WHERE THE STORAGE IS INCIDENTAL TO THE APPROVED OCCUPANCY OF A CONTRACTOR'S OFFICE PERMITTED ON THE PREMISES; PROVIDED ALL PRODUCTS AND MATERIALS USED OR STORES ARE ENCLOSED BY A MASONRY WALL OR LOUVERED FENCE, NOT LESS THAN SIX FEET (6') IN HEIGHT (PAINTED AND MAINTAINED IN APPROVED MANNER) OR WITHIN A MASONRY BUILDING. STORAGE OF ALL MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE WALL; STORAGE OF CARS, TRUCKS AND EQUIPMENT USED INCONNECTION WITH THE PERMITTED TRADE OR BUSINESS MAY BE PERMITTED WITHIN THE WALLS.

4. PROPAGATING AND GROWING PLANTS, SHRUBBERY AND TREES FROM AN OPEN LOT, PROVIDED THE AREA SO USED IS SET BACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL OFFICIAL RIGHT-OF - WAY, EXCEPT THAT INDIVIDUAL SAMPLES FOR DISPLAY PURPOSES ONLY MAY BE LOCATED NOT CLOSER THAN THE REQUIRED BUILDING LINE. FERTILIZER, COMPOST, ETC.,

SHALL BE LIMITED TO QUANTITIES FOR IMMEDIATE USE AND KEPT AT LEAST ONE HUNDRED FEET (100') FROM RESIDENTIAL BUILDINGS IN RU AND EU ZONES.

SPECIAL ADDITIONAL USES:

1. WHERE THE SECOND STORY OF A COMMERCIAL BUILDING IS TO BE USED FOR APARTMENTS OR ANY RESIDENTIAL USE, THE ENTIRE BUILDING SHALL BE OF MASONRY CONSTRUCTION, AND SAID SECOND STORY SHALL NOT BE CLOSER THAN TEN FEET (10') TO ANY SIDE PROPERTY LINE NOR CLOSER THAN TWENTY FEET (20') TO REAR PROPERTY LINE, NOR CLOSER THAN TWENTY FEET (20') TO THE WALL OF ANOTHER BUILDING, NOR SHALL ANY WINDOW OR OTHER OPENING BE PLACED IN A WALL WHICH IS CLOSER THAN TWENTY FEET (20') TO AN OPPOSITE WALL. NO WINDOW OF ANY APARTMENT OR COMMERCIAL BUILDING SHALL OPEN ON A COURT UNLESS ALL HORIZONTAL DISTANCES ACROSS SAID COURTS ARE UNOBSTRUCTED FOR AT LEAST THIRTY FEET (30'). RESIDENTIAL USE ABOVE THE SECOND FLOOR SHALL NOT BE PERMITTED, EXCEPT IN BUILDINGS MEETING THE REQUIREMENTS OF THESE REGULATIONS.

PROHIBITED USES:

IN NO CASE IN A BU ZONE SHALL A COMMERCIAL BUILDING BE PLACED CLOSER THAN FIVE FEET (5') TO A SIDE OR REAR PROPERTY LINE, UNLESS THE OURSIDE WALLS ARE CONSTRUCTED AS TO OFFER AT LEAST TWO (2) HOUR FIRE RESISTANCE, NOR SHALL ANY WINDOW OR OTHER OPENING BE PLACED IN ANY WALL CLOSER THAN TWENTY FEET (20') TO ANOTHER BUILDING; WHERE ANY PART OF A STRUCTURE IN A BU ZONE IS USED FOR RESIDENTIAL PURPOSES, OR WHERE NO SEWER CONNECTION IS AVAILABLE, A REAR YARD AT LEAST TWENTY FEET (20') DEEP SHALL BE PROVIDED FOR SEPTIC TANKS AND OPEN SPACE.

FOR THE PURPOSE OF EMPHASIS AND CLARITY, THE FOLLOWING OPERATIONS AND USES ARE SPECIFICALLY PROHIBITED IN ANY ZONE OF BU-1 CLASSIFICATION:

1. BARS OR BEER GARDENS, EXCEPT WHERE SUCH BARS ARE LOCATED ENTIRELY WITHIN HOTEL, MOTEL OR APARTMENT HOTEL BUILDING HAVING AT LEAST FIFTY (50) GUEST ROOMS, USED AND OPERATED PRIMARILY AS A HOTEL, MOTEL OR APARTMENT HOTEL, SUCH OTHER BUSINESS BEING STRICTLY INCIDENTAL TO THE PRINCIPAL USE AS A HOTEL, MOTEL OR APARTMENT HOTEL.

2. BOWLING ALLEYS, UNLESS SOUND-PROFFED AND AIR CONDITIONED.

3. SKATING RINGS, UNLESS SOUND-PROFED AND AIR CONDITIONED.

4. CONSTRUCTION, ERECTION, MAINTENANCE OR USE WHICH MIGHT CONSTITUTE AN EYESORE OR NUISANCE TO THE COMMUNITY.

5. INTERNAL COMBUSTION ENGINES OR STEAM ENGINES, UNLESS OBJECTIONABLE VIBRATION IS ELIMINATED AND EACH ENGINE EQUIPPED AND OPERATED ONLY WITH AN EFFECTIVE MUFFLER OR SILENCER SO AS TO ELIMINATE UNNECESSARY NOISE, AND OFFENSIVE GASES ARE SATISFACTORILY DISPOSED OF.

6. MECHANICAL GARAGES.

7. Beer, Wine or Alcholic Beverage Stands.

8. Truck Terminals and Stops.

9. Laundries and Dry Cleaning.

10. Sale of fruit or merchandise from trucks, wagons or other vehicles, parked on or along public roads, streets, avenues or on private or public property, or from vacant lots or open stands. Such business shall be conducted only from permanent, substantial structures; provided, however, that this shall not apply to public market places and other approved locations where stands have been constructed according to plans approved by the County.

11. Erection of buildings or structures on premises having a depth of less than seventy-five (75'), except upon obtaining a variance.

RESIDENTIAL BUILDINGS IN BU ZONES:

No residential buildings, including rooming houses, hotels, apartment houses or any portion of a commercial building used for living quarters shall be erected in any BU Zone at a lesser distance than twenty feet (20') from any residential building.

BUSINESS OR INDUSTRIAL PROPERTY ADJACENT TO RESIDENTIAL ZONES:

Where business or industrial property is adjacent to a lot line of property of an RU or EU Classification, or a common line used to separate a residential zone from a BU or IU Classification, no business or industrial or other structure of any kind, or any part thereof, may be erected, nor shall materials or garbage cans or refuse be exposed or allowed nearer to such residential distr.ct than fifteen feet (15') to the lot line, except where the required separation is obtained by an alley. In the case of a corner, where any RU to EU Zone is less than one hundred feet (100') from the main business or industrial frontage, an open space in the business or industrial zone, adajacent to the side of such RU or EU Zone shall be provided with a minimum width of fifteen feet (15') from the residential lot line, and no business structure shall be placed closer than twenty feet (20') to a residence.

No exit shall be permitted directly into any residential portion of a building from that portion in which food is handled for sale to the public; see State Sanitary Regulations.

SETBACKS, YARD AREA, ETC.:

The first story of a building used for business may be placed up to the side lot line where the adjoining lot is also zoned for business, provided the building is constructed of masonry; provided an alley or street abuts the lot in the rear; and provided the required rear yard area is available. For setback requirements of business buildings adjacent to residences, see Business or Industrial Property Adjacent to Residential Zones, above, of these regulations, The setback from the side property line on corner lots shall conform to that required for other buildings in

THE SAME BLOCK ON SIAD SIDE STREET, BUT SAID SETBACK IN NO CASE SHALL BE LESS THAN FIFTEEN FEET (15').

AN ALLEY AT LEAST SVENTY FEET (20') IN WIDTH SHALL BE PROVIDED AT THE REAR PROPERTY LINE OF ALL LOTS IN FUTURE SUBDIVISIONS IN THE BU ZONES, UNLESS APPROVED AS A SHOPPING CENTER.

UNLESS ADDITIONAL YARD SPACE IS REQUIRED FOR A SPETIC TANK DRAIN FIELD, THE REAR SEBBACK DISTANCE FOR A BUILDING IN A BU ZONE WHICH IS ADJACENT TO A RESIDENTIAL ZONE, SHALL BE AS FOLLOWS:

1. WHERE NO ALLEY SEPARATES THE BUSINESS AND RESIDENTIAL LOTS, NOT LESS THAN FIFTEEN FEET (15') FOR A MASONRY BUILDING OR NOT LESS THAN TWENTY FEET (20;) FOR A FRAME BUILDING.

2. WHERE HE ALLEY EXISTS, THE REAR SETBACK SHALL BE NOT LESS THAN FIVE DEET (5') BUT ADDTTIONAL SETBACK SHALL BE REQUIRED FOR EITHER FRAME OR MANONRY TO EQUAL THE NUMBER OF FEET THE ALLEY IS UNDER TWENTY FEET (20') IN WIDTH.

OTHER REQUIREMENTS:

1. ALL BUSINESS USES, AND ALL MATERIALS AND PRODUCTS SHALL BE CONFINED WITHIN SUBSTANTIAL BUILDINGS COMPLETELY ENCLOSED WITH WALLS AND ROOF, UNLESS OTHERUISE PROVIDED HEREIN.

2. APPLICATION FOR MOTOR FULE AND OIL FILLING OR SERVICE STATION PAVED AREAS, DRIVEWAYS OR CURB CUTS, SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY ZONING DIRECTOR AND/OR THE FLORIDA STATE ROAD DEPARTMENT BEFORE PERMIT CAN BE ISSUED.

3. MOTOR FUEL AND OIL SERVICE STATIONS MAY PERFORM MINOR AUTOMOBILE REPAIRS AS FOLLOWS, AND NONE OTHER:

(A) SALE AND SERVICING OF SPARK PLUGS AND BATTERIES.

(B) TIRE REPAIR AND SERVICING, BUT NO RE-CAPPING.

(C) REPLACEMENT OF MUFFLERS AND TAIL PIPES, WATER HOSE, FAN BELTS, BRAKE FLUID, LIGHT BULBS, FLOOR MATS, SEAT COVERS, WIPER BLADES, ARMS FOR WINDSHIELDS, AND REPLACEMENT OF GREASE RETAINERS AND WHEEL BEARINGS.

(D) RADIATOR CLEANING AND FULSHING.

(E) WASHING AND POLISHING.

(F) GREASING AND LUBRICATION.

(G) EXCHANGING FUEL PUMPS AND INSTALLING FUEL LINES.

(H) MINOR SERVICING OR REPLACEMENT OF ARBURETORS.

(I) EMERGENCY WIRING REPAIRS.

(J) ADJUSTING BRAKES AND INSTALLING EXCHANGE BRAKE SHOES.

(K) TURNING ENGINES, WITH THE EXCEPTION OF GRINDING VALVES, CLEANING CARBON OR REMOVING THE HEAD OF ENGINES AND/OR CRANK CASE.

SHOPPING CENTERS:

SHOPPING CENTERS CONTAINING MORE THAN TWO (2) ACRES MAY HAVE ADDED RESTRICTIONS PLACED ON THE AREA TO BEST SERVE THE PUBLIC WELFARE WHEN SAID USE IS APPROVED AFTER A PUBLIC HEARING.

LOT AREA - MINIMUMS:

LOT AREA 6,000 SQUARE FEET - FRONTAGE 60 FEET
DEPTH 75 FEET

PRINCIPAL BUILDING - 300 SQUARE FEET

SECTION 11

ZONE BU-2 - GENERAL RETAIL AND WHOLESALE BUSINESS DISTRICT:

NO LAND, BODY OF WATER AND/OR NO STRUCTURE SHALL BE USED OR PERMITTED TO BE USED, AND NO STRUCTURE SHALL BE HEREAFTER ERECTED, CONSTRUCTED, MOVED, RECONSTRUCTED OR STRUCTUALLY ALTERED OR MAINTAINED IN ANY ZONE OF CLASSIFICATION BU-2, WHICH IS DESIGNED ARRANGED OR INTENDED TO BE USED OR OCCUPIED FOR ANY PURPOSE, EXCEPTING FOR ONE (1) OR MORE OF THE FOLLOWING USES, UNLESS OTHERWISE PROVIDED:

USES:

1. EVERY USE PERMITTED IN ALL PRECEDING RU AND BU ZONES SUBJECT TO ALL THE REQUIREMENTS AND RESTRICTIONS SPECIFIED THEREFOR IN SAID ZONES, EXCEPT SOUND-PROOFING AND AIR CONDITIONING AS REQUIRED FOR CERTAIN USES IN BU-1.

2. FOR CLARITY AND EMPHASIS, THE FOLLOWING USES ARE AUTHORIZED FOR THIS ZONE CLASSIFICATION:

AIRPORTS, AIRPLANE HANGARS OR AIRPLANE REPAIR SHOPS; AMUSEMENT ENTERPRISES, ARMORY OR ARSENAL, EXCEPT WHERE AMMUNITION IS MANUFACTURED; AUTOMOBILE PARTS (SECOND HAND), FROM STORE BUILDINGS ONLY; AUTOMOBILE TOP AND BODY WORK AND REPAIRS; AUTOMOBILES (USED) - SALE OF, FROM VACANT LOTS; AUTOMOBILES PAINTING, BAKERIES, BARBECUE STANDS OR BARBECUE PITS, BEER GARDENS AND SALOONS, BOTTLING BEVERAGES, CABINET MAKING, CARPENTRY, COLD STORAGE WAREHOUSES AND PRE-COOLING PLANTS, CONTRACTORS PLANTS AND STORAGE YARDS (YARDS ENCLOSED WITH SIX-FOOT (6') WALL, LOUVERED FENCE OR CHAIN LINK FENCE); DRY CLEANING AND DYEING ESTABLISHMENTS; ENGINES - GAS, GASOLINE, STEAM AND OIL - SALES AND SERVICE; FEED AND HAY FOR ANIMALS AND STOCK, FERTILIZER STORES, FISH HOUSES - WHOLESALE SELLING OF SEAFOODS; PROVIDED NO SUCH STORE IS LOCATED WITHIN THREE HUNDRED FEET (300') OF ANY RU OR EU