



# Islamorada, Village of Islands LAND USE VILLAGE COUNCIL MEETING

March 12, 2026 - 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. **MAYOR / COUNCIL COMMUNICATIONS**
- V. **VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**

- A. Comp Plan Update
- B. Plan for Allocation of the Early Evacuation Workforce Units **TAB A**

- VI. **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.)

- VII. **QUASI-JUDICIAL**

- A. Administrative Relief for 125 Mockingbird Road **TAB B** (Jennifer DeBoisbriand , Planning Director)  
**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY MORALES REV LIVING TRUST AGR 2/16/2017 FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 125 MOCKINGBIRD ROAD, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.**
- B. Administrative Relief for 140 Key Heights Drive **TAB C** (Jennifer DeBoisbriand , Planning Director)  
**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY JOCELYN TIEDEMANN FOR ADMINISTRATIVE**

**RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 140 KEY HEIGHTS 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 101 Stromboli Drive **TAB D** (Jennifer DeBoisbriand , Planning Director)
- A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY ISLAND INVESTMENT PARTNERS, INC. FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 101 STROMBOLI DRIVE, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

## **VIII. 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](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](mailto: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](mailto: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:** March 12, 2026  
**SUBJECT:** **Plan for Allocation of the Early Evacuation Workforce Units TAB A**

**Background:**

The Workforce/ Affordable Housing Committee has been working on a plan to encourage/incentivize the use of the Village's early evacuation allocations. This plan has undergone several iterations and the attached document outlines a consensus of their recommendations.

**Analysis:**

Staff will need direction from Council on how to proceed regarding these items.

**Budget Impact:**

Budget impact will depend on Council direction.

**Staff Impact:**

Staff impact will depend on Council direction.

**Recommendation:**

**Attachments:** 1. Early Evacuation Plan V.3

## PLAN FOR THE ALLOCATION OF THE EARLY EVACUATION WORKFORCE UNITS

### A Discussion for the Affordable Housing Committee

Based on the restrictions placed on these units by the State and the Village Code, it is unlikely these can be used to mitigate a takings claim:

- 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 within the Coastal Barrier Resource Systems;
  - e) require on-site property management;
  - 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 freshwater wetlands (except for disturbed categories);
  - h) incorporate sustainable and resilient design principles into the overall site design;
  - i) ensure accessibility to employment centers and amenities;
  - j) require deed-restrictions ensuring that:
    - k) the property remains workforce-affordable housing in perpetuity;
    - l) tenants evacuate during the period in which transient units are required to evacuate;
    - m) 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;
    - n) onsite property managers are formally trained in evacuation procedures.
1. The Village should replenish the Affordable Housing Fund by reimbursing the account for any reduction that did not actually result in an affordable housing unit. (The funds in this account will be needed in Item 5 below)
  2. No division of units into income categories. All 300 to be used for moderate income.
  3. WAHC recommends no municipal fees for Affordable Housing projects including impact fees.

4. WAHC recommends projects utilizing Affordable housing allocations should prioritize locals (earning \$ from Monroe County).
5. WAHC recommends increasing density for Affordable housing allocations.
6. WAHC recommends reducing parking and landscaping requirements for Affordable Housing allocations.
7. WAHC recommends FKEC and FKAA waive fees for affordable housing allocations.
8. WAHC had some discussion about allowing the clearing of hammock for affordable housing but there was not a consensus.
9. Establish the following criteria and procedure for Reservation of Rights :
  - a) After a Pre-Application Conference, the Planning Director will determine if the property meets the criteria/requirements for the development of affordable housing units, and the number of units allowed by code.
  - b) The owner/applicant will complete an application as established by the Planning Director requesting to reserve Early Evacuation Workforce Housing Units. At a minimum, the application will contain the parcel(s), the owner's name, address, phone, email, and the number of units requested.
  - c) A non-refundable Reservation Deposit of **\$ 2,000** per unit shall be paid when the application is submitted to the Planning Department. The Applicant will have 180 days from date of completed application to apply for a permit. The Reservation Deposit will be applied to the permit fees when the Permit is picked up. The Deposit funds will be forfeited into the Affordable Housing Mitigation Fund if the Applicant does not pick up the permit.
  - d) An extension can be requested by the Applicant to receive an additional 90 days to apply for the permit. An additional Deposit of \$1,000 per unit will be required upon request of an extension. ("Extension Deposit") All Extension Deposits shall be applied to the Permit Fees, and failure to pick up the permit will result in the forfeited Extension Deposit going into the Affordable Housing Mitigation Fund.
10. For any project NOT receiving other Grant Funding or Federal Tax Credits, the Village may make available Grant Funding. These monies shall come from the Affordable Housing Mitigation Fund and shall be disbursed according to the following criteria:
  - a) Grant eligibility is limited to residents of Monroe County or business whose primary business address is located in Monroe County.

- b) The Village may award up to \$10,000 per unit with a maximum of \$250,000 for each project.
- c) Payments shall be issued during the construction process at such time as the unit has passed the Dry-In inspection.

\* equivalent to 10 years rent differential



# Council Communication

**To:** Mayor and Village Council  
**From:** Jennifer DeBoisbriand , Planning Director  
**Date:** March 12, 2026  
**SUBJECT:** **Administrative Relief for 125 Mockingbird Road TAB B**

## **Background:**

Morales Rev Living Trust AGR 02162017 (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 125 Mockingbird Road and legally described in Exhibit “A” of the proposed Resolution. The Application was entered into the Building Permit Allocation System (the “BPAS”) on November 22, 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 4 of 2025, the Application was ranked 5th 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 January 1, 2026, and 12:00 PM on May 1, 2026. The Applicant submitted the Application for Administrative Relief on January 1, 2026.

The proposed development is one single-family, four-bedroom, three and 1/2-bathroom home, approximately 2,875 square feet.

The site is approximately 7,700 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 may never receive an allocation because it is currently ranked number 5 on the BPAS list.

(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 \$100 via Warranty Deed on May 8, 2019 and is currently developed with a concrete dock, tiki and seawall. The Property is 7,700 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 4, Page 63. 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;

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)
2018 (Before purchase)	\$118,327
2020 (After purchase)	\$258,275
2021 (Entered BPAS)	\$258,275
2022 (In BPAS)	\$284,103
2023 (In BPAS)	\$312,513
2024 (In BPAS)	\$343,764
2025 (in BPAS)	\$378,130

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 2019 was \$130,061 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 \$62,566. In 2002, the total assessed value was \$92,757. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office is \$638,449.

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 thirteen (13) 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. Reso 125 Mockingbird Road
  2. 125 Mockingbird Road File

**RESOLUTION NO. 26-**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY MORALES REV LIVING TRUST AGR 2/16/2017 FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 125 MOCKINGBIRD ROAD, 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"), Morales Rev Living Trust Agr 02/16/2017 (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 125 Mockingbird Road, having parcel ID number 00434630-000000 located the Sunshine Estates Sec 1 subdivision on Plantation Key, as legally described in Exhibit "A", and

**WHEREAS**, on March 12, 2026, 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 the administrative relief sought 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 Don Horton \_\_\_\_\_

Vice Mayor Sharon Mahoney \_\_\_\_\_

Councilwoman Deb Gillis \_\_\_\_\_

Councilman Steve Friedman \_\_\_\_\_

Councilwoman Anna Richards \_\_\_\_\_

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF MARCH 2026.**

\_\_\_\_\_  
DON HORTON, MAYOR

ATTEST:

\_\_\_\_\_  
MARNE MCGRATH, VILLAGE CLERK

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

\_\_\_\_\_  
JOHN QUICK, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this \_\_\_\_ day of \_\_\_\_\_, 2026.

**EXHIBIT "A"**  
(LEGAL DESCRIPTION)

Parcel ID: 00434630-000000

BK 1 LT 7 SUNSHINE ESTATES SEC 1 PLANTATION KEY PB4-63 PLANTATION KEY, of the Public Records of Monroe County, Florida.



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
Deposit: \$1,000.00

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: N/A
Mailing Address:
Primary Phone: Fax:
Email:

PROPERTY OWNER:

Name: Morales Rev Living Trust Agr 02/16/2017
Mailing Address: 129 Mockingbird Road Tavernier Fla. 33070
Primary Phone: 305-310-8616 Fax:
Email: info@sharpshotinc.com

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

Physical Address: 125 Mockingbird Road Tavernier FI 33070 Mile Marker: 90.5
Lot: 7 Block: 1 Subdivision: SUNSHINE ESTATES
Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key
Real Estate (RE) Number: 00434630-000000 Alternate Key: 1532436

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.

Application for Administrative Relief

Date of most recent BPAS application: 11-22-2021 Permit Number: PRSFC2021021234

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 permit application has been in BPAS for 4 years.

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. \_\_\_\_\_  
Denial of Administrative Relief leaves the property of any reasonable economic use. It is only zoned as Residential.

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  
Loss of building right would require compensation under Florida's taking 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? Cleared, rectangular residential lot. Standard size consistent with adjoining properties used for single family homes.
- vii. What is the actual current use of the lots? vacant and cleared
- 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 application has been in BPAS for 4 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?): Vacant and cleared. Never developed.

Application for Administrative Relief

- \_\_\_\_\_
- \_\_\_\_\_
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?): Lot is zoned R1
- \_\_\_\_\_
- \_\_\_\_\_
4. How development changed when title was passed: There have been no changes since purchase.
- \_\_\_\_\_
- \_\_\_\_\_
5. What is the present nature and extent of the use of the parcel: Vacant and cleared. Unused.
- \_\_\_\_\_
- \_\_\_\_\_
6. What were the reasonable expectations of the landowner under Florida common law: \_\_\_\_\_  
That our tax base and zoning reflected the option to build a single family home..
- \_\_\_\_\_
- \_\_\_\_\_
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: N/A
- \_\_\_\_\_
- \_\_\_\_\_
9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation: The value in 2019 was 152460.00 and in 2021 was 237160.00 per Monroe County Property Appraiser site.
- \_\_\_\_\_
- \_\_\_\_\_

**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]  
Signature of Applicant

1/14/2026  
Date

Print Name: Bonnie Morales

STATE OF Florida  
COUNTY OF Monroe

Sworn to and subscribed before me by means of  physical appearance or \_\_\_\_\_ online notarization, this 14 day of January 2026, by Bonnie Morales (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]  
Signature of Notary Public

SEAL:  KARLA P. VASQUEZ  
Commission # HH 310403  
Expires September 11, 2026  
Type of ID DL

Personally Known  Produced Identification

This Instrument Prepared by:  
Jerome J. Kavulich, Esq.  
2655 Le Jeune Rd, Suite 804  
Coral Gables, FL 33134

Return To:  
Jerome J. Kavulich, Esq.  
2655 Le Jeune Road, Suite 804  
Coral Gables, FL 33134

**WARRANTY DEED**

THIS WARRANTY DEED, dated this 8<sup>th</sup> day of May, 2019 is between **MERRILL R. HILL, an unmarried person**, post office address is 8000 S.W. 188<sup>th</sup> Street, Miami, Florida 33157, (“GRANTOR”), and **BONNIE LEE MORALES and EDUARDO ENRIQUE MORALES, as Co-Trustees of the MORALES REVOCABLE LIVING TRUST AGREEMENT dated the 16<sup>th</sup> day of February, 2017, (GRANTEE)**, with full power and authority to protect, conserve, and to sell or to lease or to encumber, or otherwise manage and dispose of the real property described herein, whose post office address is 6963 SW 151 Street, Miami, Florida 33158.

(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 Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all of the GRANTOR’S fee simple interest in that certain land situated in Monroe County, Florida to wit:

**Lot 7, Block 1, of SUNSET ESTATES SECTION ONE, according to the Plat thereof as recorded in Plat Book 4, Page 63, Public Records of Monroe County, Florida.**

**Tax ID # 00434620 000000**

Subject to:

- 1. Taxes accruing for the year 2019 and subsequent years;
- 2. Restrictions, conditions, easements and limitations of record, if any, provided that this shall not serve to reimpose the same.

**THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.**

**THIS IS A FAMILY TRANSFER WITH NO CONSIDERATION INVOLVED IN THE CONVEYANCE. MINIMAL DOCUMENTARY STAMPS ARE AFIXED.**

**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in any way 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 a fee simple interest in said land, that the GRANTOR has good right and lawful authority to sell and convey said land, and GRANTOR hereby 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 from encumbrances except taxes accruing subsequent to December 31, 2018.

**Signature, witnesses, and notary acknowledgement follow on next page** *MRH*

IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day and year first above written.

Witnesses:

[Signature]  
Print Name: Jerome J Kavulich

[Signature]  
Print Name: Elisbet Aranda

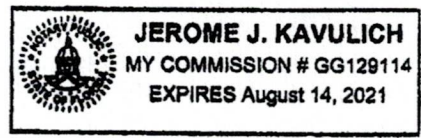
[Signature]  
MERRILL R. HILL

State of Florida )  
  )  
County of Miami-Dade )

I HEREBY CERTIFY that the foregoing instrument was signed and acknowledged before me, the undersigned authority, on this 8 day of May, 2019, who is personally known to me  or has produced Fl. Drivers License as identification.

My Commission Expires:

[Signature]  
Notary Public, State of Florida



# 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 00434630-000000  
 Account# 1532436  
 Property ID 1532436  
 Millage Group 50VI  
 Location 125 MOCKINGBIRD Rd,  
 Address PLANTATION KEY  
 Legal BK 1 LT 7 SUNSHINE  
 Description ESTATES SEC 1  
 PLANTATION KEY PB4-  
 63 OR593-412 OR825-  
 1006 CASE82-126-CP-12  
 OR868-409D/C OR919-  
 530P/R OR937-285  
 OR2108-2471 OR2128-  
 1464/65 OR2672-  
 2204/05L/E OR2963-  
 2036  
 (Note: Not to be used on  
 legal documents.)

Neighborhood 1641  
 Property Class VACANT RES (0000)  
 Subdivision SUNSHINE ESTATES SEC  
 #1  
 Sec/Twp/Rng 32/62/38  
 Affordable No  
 Housing



**Owner**

MORALES REV LIV TRUST AGR  
 02/16/2017  
 C/O MORALES BONNIE AND  
 EDUARDO CO-TRUSTEES  
 6963 SW 151st St  
 Palmetto Bay FL 33158

**Valuation**

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$21,833	\$21,833	\$21,833	\$21,451
+ Market Land Value	\$616,616	\$616,616	\$616,616	\$448,910
= Just Market Value	\$638,449	\$638,449	\$638,449	\$470,361
= Total Assessed Value	\$378,140	\$343,764	\$312,513	\$284,103
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$638,449	\$638,449	\$638,449	\$470,361

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$616,616	\$0	\$21,833	\$638,449	\$343,764	\$0	\$638,449	\$0
2023	\$616,616	\$0	\$21,833	\$638,449	\$312,513	\$0	\$638,449	\$0
2022	\$448,910	\$0	\$21,451	\$470,361	\$284,103	\$0	\$470,361	\$0
2021	\$237,160	\$0	\$21,115	\$258,275	\$258,275	\$0	\$258,275	\$0
2020	\$237,160	\$0	\$21,115	\$258,275	\$258,275	\$0	\$258,275	\$0
2019	\$152,460	\$0	\$21,115	\$173,575	\$130,061	\$0	\$173,575	\$0
2018	\$154,193	\$0	\$15,431	\$169,624	\$118,237	\$0	\$169,624	\$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)	7,700.00	Square Foot	70	110

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1975	1976	70 x 4	1	280 SF	1
TIKI	1988	1989	10 x 19	1	190 SF	5
CONCRETE DOCK	1975	1976	70 x 7	1	490 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/8/2019	\$100	Warranty Deed	2219623	2963	2036	30 - Unqualified	Improved		
2/26/2014	\$100	Warranty Deed		2672	2204	14 - Unqualified	Vacant		
4/25/2005	\$125,000	Warranty Deed		2108	2471	H - Unqualified	Improved		
3/1/1985	\$37,000	Warranty Deed		937	285	Q - Qualified	Improved		
9/1/1980	\$23,000	Warranty Deed		825	1006	Q - Qualified	Improved		
2/1/1974	\$13,000	Conversion Code		593	412	Q - Qualified	Improved		

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



Map



TRIM Notice

[2025 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

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 SCHNEIDER  
 GEOSPATIAL



# Council Communication

**To:** Mayor and Village Council  
**From:** Jennifer DeBoisbriand , Planning Director  
**Date:** March 12, 2026  
**SUBJECT:** **Administrative Relief for 140 Key Heights Drive TAB C**

## **Background:**

Jocelyn A. and Brian M. Tiedemann (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 140 Key Heights 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 December 1, 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 4 of 2025, the Application was ranked 6th 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 January 1, 2026, and 12:00 PM on May 1, 2026. The Applicant submitted the Application for Administrative Relief on January 3, 2026.

The proposed development is one single-family, three-bedroom, two-bathroom home, approximately 1,232 square feet.

The site is approximately 6,600 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 may never receive an allocation because it is currently ranked number 6 on the BPAS list.

(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 \$275,000 via Warranty Deed on July 23, 2021 and is currently undeveloped. The Property is 6,600 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 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 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 is undeveloped 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)
2020 (Before purchase)	\$37,807
2021 (After Purchase)	\$41,588
2021 (Entered BPAS)	\$41,588
2022 (In BPAS)	\$169,703
2023 (In BPAS)	\$183,678
2024 (In BPAS)	\$187,671
2025 (in BPAS)	\$199,584

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 is undeveloped, 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 2021 was \$41,588 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 \$16,500. 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.
- 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 thirteen (13) 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. Reso 140 Key Heights Drive
  2. 140 Key Heights Drive File

**RESOLUTION NO. 26-**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY JOCELYN A. AND BRIAN M. TIEDEMANN FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 140 KEY HEIGHTS 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"), Jocelyn A. and Brian M. Tiedemann (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 140 Key Heights Drive, having parcel ID number 00416180-000000 located in the Key Heights Section 2 subdivision on Plantation Key, as legally described in Exhibit "A", and

**WHEREAS**, on March 12, 2026, 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 Don Horton \_\_\_\_\_

Vice Mayor Sharon Mahoney \_\_\_\_\_

Councilwoman Deb Gillis \_\_\_\_\_

Councilman Steve Friedman \_\_\_\_\_

Councilwoman Anna Richards \_\_\_\_\_

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF MARCH 2026.**

\_\_\_\_\_  
DON HORTON, MAYOR

ATTEST:

\_\_\_\_\_  
MARNE MCGRATH, VILLAGE CLERK

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

\_\_\_\_\_  
JOHN QUICK, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this \_\_\_\_ day of \_\_\_\_\_, 2026.

EXHIBIT "A"  
(LEGAL DESCRIPTION)

Parcel ID: 00416180-000000

BK 4 LT 21 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159 PLANTATION KEY  
of the Public Records of Monroe County, Florida.



**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

Deposit: \$1,000.00

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: N/A

Mailing Address: \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY OWNER:**

Name: Jocelyn and Brian Tiedemann

Mailing Address: 127 Coconut Row, Tavernier, FL 33070

Primary Phone: 305-522-3652 Fax: \_\_\_\_\_

Email: jt.keys@att.net

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

Physical Address: 140 Key Heights Dr Mile Marker: 88

Lot: 21 Block: 4 Subdivision: Key Heights SEC 2

Plantation Key  Windley Key  Upper Matecumbe Key  Lower Matecumbe Key

Real Estate (RE) Number: 00416180-000000 Alternate Key: 1512354

**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.

Application for Administrative Relief

Date of most recent BPAS application: 12-01-2021 Permit Number: 202101237

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 remaining 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 of the 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 "taking" jurisprudence,
- v. What is the current zoning of each lot? RI
- vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? 6,600 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 4 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 lose 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: \$188,000. 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.**

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.

Jocelyn Tiedemann  
Signature of Applicant

12-31-2025  
Date

Print Name: Jocelyn Tiedemann

STATE OF Florida  
COUNTY OF Monroe

Sworn to and subscribed before me by means of  physical appearance or  online notarization, this 31<sup>st</sup> day of December 20 25, by Jocelyn Tiedemann (name of person signing the application) as owner (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).

Carla Boalch  
Signature of Notary Public

SEAL:



CARLA BOALCH  
Notary Public  
State of Florida  
Comm# HH534560  
Expires 6/4/2028

Personally Known     Produced Identification

Type of ID \_\_\_\_\_

Prepared by and return to:

Annie Coronel  
CLA Title & Escrow  
3350 SW 148th Ave, Suite 110,  
Miramar FL 33027  
(888) 924-9008  
File No FL-21-11978

Parcel Identification No 00416180-000000

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 23rd day of July, 2021 between John Reeder and Grace Reeder, husband and wife, whose post office address is P. O. Box 172, Islamorada, FL 33036, of the County of Monroe, State of Florida, Grantors, to Jocelyn A. Tiedemann and Brian M. Tiedemann, wife and husband, whose post office address is 127 Coconut Row, Tavernier, FL 33070, of the County of Monroe, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Monroe, Florida, to-wit:

Lot 21, Block 4, Key Heights, Section Two, according to the plat thereof, as recorded in Plat Book 3, Page 159, of the Public Records of Monroe County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

# 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 00416180-000000  
 Account# 1512354  
 Property ID 1512354  
 Millage Group 50VI  
 Location Address 140 KEY HEIGHTS DR, PLANTATION KEY  
 Legal Description BK 4 LT 21 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159 OR269-182 OR871-936 OR1613-500 OR3117-1288  
(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

[TIEDEMANN JOCELYN A](#)  
 127 Coconut Row  
 Tavernier FL 33070

[TIEDEMANN BRIAN M](#)  
 127 Coconut Row  
 Tavernier FL 33070

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$199,584	\$187,671	\$183,678	\$169,703
= Just Market Value	\$199,584	\$187,671	\$183,678	\$169,703
= Total Assessed Value	\$199,584	\$187,671	\$183,678	\$169,703
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$199,584	\$187,671	\$183,678	\$169,703

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$187,671	\$0	\$0	\$187,671	\$187,671	\$0	\$187,671	\$0
2023	\$183,678	\$0	\$0	\$183,678	\$183,678	\$0	\$183,678	\$0
2022	\$169,703	\$0	\$0	\$169,703	\$169,703	\$0	\$169,703	\$0
2021	\$94,446	\$0	\$0	\$94,446	\$41,588	\$0	\$94,446	\$0
2020	\$90,882	\$0	\$0	\$90,882	\$37,807	\$0	\$90,882	\$0
2019	\$101,574	\$0	\$0	\$101,574	\$34,370	\$0	\$101,574	\$0
2018	\$100,634	\$0	\$0	\$100,634	\$31,245	\$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 (O1DM)	6,600.00	Square Foot	60	110

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/23/2021	\$275,000	Warranty Deed	2333494	3117	1288	01 - Qualified	Vacant		
1/3/2000	\$19,000	Warranty Deed		1613	500	Q - Qualified	Vacant		
1/1/1983	\$15,500	Warranty Deed		871	936	U - Unqualified	Vacant		

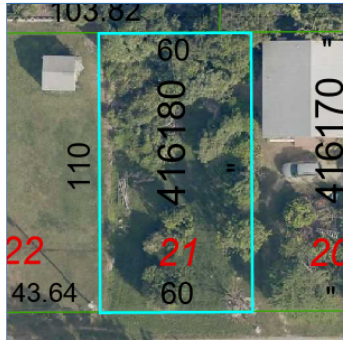
### View Tax Info

[View Taxes for this Parcel](#)

### Photos



Map



TRIM Notice

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

No data available for the following modules: Buildings, Yard Items, 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: 1/2/2026, 2:07:57 AM

[Contact Us](#)

Developed by  SCHNEIDER  
GEOSPATIAL



# Council Communication

**To:** Mayor and Village Council  
**From:** Jennifer DeBoisbriand , Planning Director  
**Date:** March 12, 2026  
**SUBJECT:** **Administrative Relief for 101 Stromboli Drive TAB D**

## **Background:**

Diana Monteagudo (the Applicant) has applied for Administrative Relief (the "Application") on behalf of Island Investment Partners, Inc. (Property Owners) 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 101 Stromboli Drive and legally described in Exhibit "A" of the proposed Resolution. The Application was entered into the Building Permit Allocation System (the "BPAS") on October 12, 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 4 of 2025, the Application was ranked 19th with eighteen (18) 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 January 1, 2026, and 12:00 PM on May 1, 2026. The Applicant submitted the Application for Administrative Relief on January 28, 2026.

The proposed development is one single-family, three-bedroom, two-bathroom home, approximately 1,739 square feet.

The site is approximately 8,740 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 eighteen (18) points. With one allocation remaining, Staff estimates that if the Application were to remain in the BPAS, the Property Owner may never receive an allocation because it is currently ranked number 19th on the BPAS list.

(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 \$521,000 via Warranty Deed on September 28, 2020 and is currently undeveloped. The Property is 8,740 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 no. 2 and was originally filed on October 9, 1957. 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 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 is undeveloped 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 (Before purchase)	\$418,975
2021 (After Purchase)	\$425,813
2021 (Entered BPAS)	\$425,813
2022 (In BPAS)	\$468,394
2023 (In BPAS)	\$515,233
2024 (In BPAS)	\$494,297
2025 (in BPAS)	\$479.039

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 remained undeveloped 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 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 \$428,736 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 \$96,140. In 2002, the total assessed value was \$120,802. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office is \$479,039.

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 thirteen (13) 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. Reso101 Stromboli Drive
  2. 101 Stromboli Drive Administrative Relief File

**RESOLUTION NO. 26-**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY ISLAND INVESTMENT PARTNERS, INC. FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 101 STROMBOLI 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"), Diana Monteagudo (the Applicant) on behalf of Island Investment Partners, Inc. (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 101 Stromboli Drive, having parcel ID number 000407550-000000 located in the Venetian Shores Plat No. 2 subdivision on Plantation Key, as legally described in Exhibit "A", and

**WHEREAS**, on March 12, 2026, 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 Don Horton \_\_\_\_\_

Vice Mayor Sharon Mahoney \_\_\_\_\_

Councilwoman Deb Gillis \_\_\_\_\_

Councilman Steve Friedman \_\_\_\_\_

Councilwoman Anna Richards \_\_\_\_\_

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF MARCH 2026.**

\_\_\_\_\_  
DON HORTON, MAYOR

ATTEST:

\_\_\_\_\_  
MARNE MCGRATH, VILLAGE CLERK

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

\_\_\_\_\_  
JOHN QUICK, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this \_\_\_\_ day of \_\_\_\_\_, 2026.

**EXHIBIT "A"**  
(LEGAL DESCRIPTION)

Parcel ID: 00407550-000000

BK 13 LT 1 VENETIAN SHORES PLAT NO 2 PLANTATION KEY of the Public Records of Monroe County, Florida.



**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](http://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: 1/14/20

I hereby authorize DIANA MONTEAGUDO PO BOX 371819 KEY LARGO, FL 33037 (305) 453-0505  
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of ISLAND INVESTMENT PARTNERS INC.  
(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:

101 STROMBOLI DR. / APPLICATION FOR ADMINISTRATIVE RELIEF  
(Project Name / Application Type)

Property Address: 101 STROMBOLI DR. PLANTATION KEY

Real Estate Number(s): 00407550-000000

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: [Signature]

Printed Name: JUAN CARLOS REYES

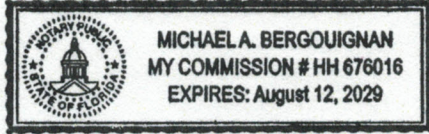
STATE OF FLORIDA

COUNTY OF MIAMI DADE

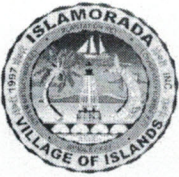
Sworn to and subscribed before me by means of  physical appearance or  online notarization, this 14 day of January, 2020, by JUAN C REYES (name of person signing the application) as President (type of authority e.g. officer, manager / member, trustee, attorney in fact) for ISLAND INVESTMENT PARTNERS (name of entity or party on behalf of whom application was executed).

[Signature]  
Signature of Notary Public - State of Florida

SEAL:



Personally Known  Produced Identification Type of ID \_\_\_\_\_



**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

Deposit: \$1,000.00

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: DIANA MONTEAGUDO  
Mailing Address: PO BOX 371819 KEY LARGO, FL 33037  
Primary Phone: 305-453-0505 Fax: 305-453-0345  
Email: CONSTRUCTALL1@AOL.COM

**PROPERTY OWNER:**

Name: ISLAND INVESTMENT PARTNERS INC  
Mailing Address: 2950 SW 28TH LN. MIAMI, FL 33133  
Primary Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: juan@islandconstructiongroup.com

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

Physical Address: 101 STROMBOLI DR. Mile Marker: 87  
Lot: 1 Block: 13 Subdivision: VENETIAN SHORES PLAT NO. 2  
 Plantation Key  Windley Key  Upper Matecumbe Key  Lower Matecumbe Key  
Real Estate (RE) Number: 00407550-000000 Alternate Key: 1499749

**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.

Application for Administrative Relief

Date of most recent BPAS application: 10-12-2021 Permit Number: PRRFC202100804

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 remaining 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 of the 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? N/A
- v. What is the current zoning of each lot? N/A
- vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? 8,740 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 application has been in BPAS for 4 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?): Parcel is classified as a residential lot. The use is for Single Family Residence. No changes to the classification has occurred.
- 
4. How development changed when title was passed: NO
- 
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: THE EXPECTATIONS OF THE LANDOWNER IS TO BUILD A SINGLE FAMILY RESIDENCE
- 
7. What were the reasonable expectations of the neighboring landowners under Florida common law: THE EXPECTATIONS OF THE NEIGHBORING LANDOWNERS IS TO BUILD A SINGLE FAMILY RESIDENCE
- 
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: \$479,000. The value in 2018 was \$380,000
- 
- 

**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.

[Handwritten Signature]

1/27/2020

Signature of Applicant

Date

Print Name:

Diana Montecigudo

STATE OF

Florida

COUNTY OF

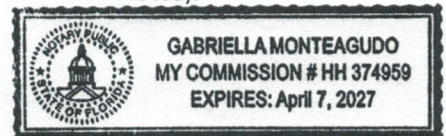
Monroe

Sworn to and subscribed before me by means of  physical appearance or  online notarization, this 27 day of January 2020, by Diana Montecigudo (name of person signing the application) as applicant (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).

[Handwritten Signature]

Signature of Notary Public

SEAL:



Personally Known     Produced Identification

Type of ID \_\_\_\_\_

# \*\*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 00407550-000000  
 Account# 1499749  
 Property ID 1499749  
 Millage Group 50VI  
 Location 101 STROMBOLI Dr, PLANTATION KEY  
 Address  
 Legal BK 13 LT 1 VENETIAN SHORES PLAT NO 2 PLANTATION KEY OR563-303 OR772-1213 OR774-348 OR765-1224-1225 OR2864-1934/35 OR3047-0899  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 1553  
 Property Class VACANT RES (0000)  
 Subdivision VENETIAN SHORES NO 2  
 Sec/Twp/Rng 13/63/37  
 Affordable No  
 Housing



**Owner**

[ISLAND INVESTMENT PARTNERS INC](#)  
 2950 SW 28th Ln  
 Miami FL 33133

**Valuation**

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Market Land Value	\$479,039	\$494,247	\$836,418	\$596,898	\$425,813	\$428,736
= Just Market Value	\$479,039	\$494,247	\$836,418	\$596,898	\$425,813	\$428,736
= Total Assessed Value	\$479,039	\$494,247	\$515,233	\$468,394	\$425,813	\$428,736
- School Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$479,039	\$494,247	\$836,418	\$596,898	\$425,813	\$428,736

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$494,247	\$0	\$0	\$494,247	\$494,247	\$0	\$494,247	\$0
2023	\$836,418	\$0	\$0	\$836,418	\$515,233	\$0	\$836,418	\$0
2022	\$596,898	\$0	\$0	\$596,898	\$468,394	\$0	\$596,898	\$0
2021	\$425,813	\$0	\$0	\$425,813	\$425,813	\$0	\$425,813	\$0
2020	\$428,736	\$0	\$0	\$428,736	\$428,736	\$0	\$428,736	\$0
2019	\$428,736	\$0	\$0	\$428,736	\$418,975	\$0	\$428,736	\$0
2018	\$380,886	\$0	\$0	\$380,886	\$380,886	\$0	\$380,886	\$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)	8,740.00	Square Foot	0	0

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/28/2020	\$521,000	Warranty Deed	2283973	3047	0899	01 - Qualified	Vacant		
7/12/2017	\$449,000	Warranty Deed	2131456	2864	1934	01 - Qualified	Vacant	BARTEL DONALD R AND VIRGINIA L	
10/1/1978	\$19,500	Conversion Code		765	1224	Q - Qualified	Vacant		

## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

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

No data available for the following modules: Buildings, Yard Items, 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

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## Detail by Entity Name

Florida Profit Corporation

ISLAND INVESTMENT PARTNERS, INC.

### Filing Information

<b>Document Number</b>	P02000085677
<b>FEI/EIN Number</b>	56-2292630
<b>Date Filed</b>	08/07/2002
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	08/04/2021
<b>Event Effective Date</b>	NONE

### Principal Address

2950 SW 28 LANE  
MIAMI, FL 33133

Changed: 01/27/2022

### Mailing Address

2950 SW 28 LANE  
MIAMI, FL 33133

Changed: 01/27/2022

### Registered Agent Name & Address

SHERRYLL MARTENS DUNAJ C/O SIMON SCHINDLER & SANDBERG LLP  
2650 BISCAYNE BOULEVARD  
MIAMI, FL 33137

Name Changed: 03/12/2018

Address Changed: 03/12/2018

### Officer/Director Detail

#### **Name & Address**

Title President

REYES, JUAN C  
2950 SW 28 LANE  
MIAMI, FL 33133

Title VP

BERGOUIGNAN, LUIS A  
2950 SW 28 LANE  
MIAMI, FL 33133

Title Secretary

REYES, PEDRO L  
2950 SW 28 LANE  
MIAMI, FL 33133

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	01/23/2023
2024	02/05/2024
2025	02/10/2025

**Document Images**

<a href="#">02/10/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/04/2021 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/24/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



THIS INSTRUMENT PREPARED BY  
Hershoff, Lupino & Yagel, LLP  
88539 Overseas Highway  
Tavernier, Florida 33070

AND RETURN TO:  
Law Offices of Erik s. Bloom, P.A.  
100410 Overseas Highway, #203  
Key Largo, FL 33037

Property Appraisers Parcel Identification  
(Folio) Numbers: 00407550-000000 A/K 1499749

Florida Documentary Stamps in the amount of **\$3,647.00** have been paid hereon

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the **28th** day of **September, 2020** by **Eric R. Schaible and Debra A. Schaible, husband and wife**, whose post office address is **20 Buccaneer Bend, Placida, FL 33946** herein called the grantors, to **Island Investment Partners, Inc., a Florida corporation**, whose post office address is **328 Crandon Blvd., Suite 227, Key Biscayne, FL 33149**, 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.:

**Lot 1, Block 13, Venetian Shores Plat No 2, According to the Plat thereof, as recorded in Plat Book 4, Page 33, of the Public Records of Monroe County, Florida.**

**SUBJECT TO A PURCHASE MONEY FIRST MORTGAGE**

**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.

SIGNATURE PAGE TO FOLLOW

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:

Pamela Setchell  
Witness #1 Signature

Eric R. Schaible  
Eric R. Schaible

Pamela Setchell  
Witness #1 Printed Name

Sonia Wiseman  
Witness #2 Signature

Debra A. Schaible  
Debra A. Schaible

Sonia Wiseman  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF Monroe.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of September, 2020 by Eric R. Schaible and Debra A. Schaible who are personally known to me or have produced FL DL as identification.

SEAL

Sonia Wiseman  
Notary Public  
Sonia Wiseman

My Commission Expires: 4.15.2021 Printed Notary Name

