



Islamorada, Village of Islands REGULAR VILLAGE COUNCIL MEETING

April 7, 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. **REPORTS, PRESENTATIONS AND ANNOUNCEMENTS**
 - A. MCSO Check Presentation - Sheriff Rick Ramsay
 - B. Swearing In of New Firefighters
 - C. Proclamation Recognizing April 19–25 as Florida Mosquito Control Awareness Week
 - D. FCAA Transmission Main Replacement Project Update — Aaron Cutler
 - E. Presentation and Discussion on Potential FFY 2025 Grant Application for Small Cities CDBG Program and FCAA Project **TAB 1**
- V. **MAYOR / COUNCIL COMMUNICATIONS**
- VI. **VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**
 - A. Founders Park Boat Ramp Update
 - B. Opening of Application Period for Committee Terms Expiring in May
- VII. **PUBLIC COMMENT**

This is general public comment. It provides an opportunity for the public to speak about matters that are pertinent to the Village but not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)
- VIII. **CONSENT AGENDA**
 - A. Approval of March 10 Regular and March 12 Land Use Council Meeting Minutes **TAB 2**
 - B. Resolution Approving Work Authorization No. 3 with CBT Construction Development for Repair of Windows within the Russell Cottage **TAB 3** Peter Frezza, Environmental Resources Manager

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 3 WITH CBT CONSTRUCTION DEVELOPMENT INC., FOR RUSSELL COTTAGE WINDOW REPAIR SERVICES; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 3; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO. 3; AND PROVIDING FOR AN EFFECTIVE DATE

- C. Resolution Approving the Final Rankings and Recommendations of the RFP 26-02 Evaluation Committee for Selection of a Contractor for the Installation of a Ultraviolet (UV) Light Disinfection System for the Ron Levy Aquatic Center Splash Pad Project **TAB 4** Maria Bagiotti, Founders Park Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE FINAL RANKINGS AND RECOMMENDATIONS OF THE RFP 26-02 EVALUATION COMMITTEE FOR SELECTION OF A CONTRACTOR FOR DESIGN, SUPPLY, AND INSTALL AN ULTRAVIOLET (UV) LIGHT DISENFECTION SYSTEM FOR THE RON LEVY AQUATIC CENTER SPLASH PAD PROJECT; AUTHORIZING THE VILLAGE MANAGER AND VILLAGE ATTORNEY TO NEGOTIATE AN AGREEMENT FOR THE REQUESTED SERVICES; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING AN EFFECTIVE DATE

- D. Amendment to Resolution 08-07-46 Regarding Hourly Rate for Fire Watch Detail **TAB 5** Terry Abel, Fire Chief

A resolution of the Village Council of Islamorada, Village of Islands, Florida, amending resolution 08-07-46 regarding the hourly rate for fire rescue personnel serving on fire watch detail; and providing an effective date.,

IX. **END OF CONSENT AGENDA**

X. RESOLUTIONS

- A. Ratification of Final Payment to Global Relay for Email Archive Data Retrieval Services **TAB 6** Vince Tarves, IT Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, RATIFYING THE FINAL PAYMENT TO GLOBAL RELAY FOR EMAIL ARCHIVE DATA RETRIEVAL SERVICES IN THE AMOUNT OF \$91,653.57; AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE DIFFERENCE BETWEEN THE PREVIOUSLY APPROVED ESTIMATED AMOUNT AND THE FINAL INVOICE; AND PROVIDING FOR AN EFFECTIVE DATE

- B. Resolution Approving Network Switching Equipment Purchase and Installation Services for FY 2025-2026 **TAB 7** Vince Tarves, IT Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE PURCHASE OF NETWORK SWITCHING EQUIPMENT AND RELATED INSTALLATION SERVICES FROM UNITED DATA TECHNOLOGIES (UDT) IN AN AMOUNT NOT TO EXCEED \$100,000; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE NECESSARY DOCUMENTS; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

- C. Resolution Approving Work Authorization No. 8 with Avalon Gardens Inc. for Completion of a Planting Project at Founders Park **TAB 8** Peter Frezza, Environmental Resources Manager
- A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 8 WITH AVALON GARDENS, INC., FOR COMPLETION OF A PLANTING PROJECT AT FOUNDERS PARK; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 8; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO 8; AND PROVIDING FOR AN EFFECTIVE DATE**

XI. QUASI-JUDICIAL

- A. Administrative Appeal of Denial of Vacation Rental License at 200 Wrenn Street #209 **TAB 9** Jennifer DeBoisbriand , Planning Director
- A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE ADMINISTRATIVE APPEAL NO. PLVR20260006 FILED BY SHAWN AND JENNIFER AFFOLDER, AGENT FOR JEANETTE KINSORA (APPELLANT) RELATING TO AN ADMINISTRATIVE DECISION AND INTERPRETATION BY THE DIRECTOR OF PLANNING (DENIAL OF A VACATION RENTAL LICENSE) FOR PROPERTY LOCATED AT 200 WRENN STREET UNIT 209, HAVING REAL ESTATE NUMBER 00092240-000309, ON PLANTATION KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.**

- B. Administrative Relief for 215 Jasmine Street **TAB 10** (Jennifer DeBoisbriand , Planning Director)
- A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY CRAIG LINDBACK FOR ADMINISTRATIVE RELIEF FROM**

THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 215 JASMINE STREET, 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 167 N. Airport Road **TAB 11** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY MAKULU LLC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 167 N. AIRPORT ROAD, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT “A”;
PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

- D. Ordinance to Amend Future Land Use Map from Conservation to Mixed Use and Establish a New Subarea Policy at a Property on Overseas Hwy with RE # 00096850-000200 - **SECOND READING TAB 12** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR HORSE PENS LLC TO AMEND THE VILLAGE’S FUTURE LAND USE MAP FROM CONSERVATION (C) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, ON OVERSEAS HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00096850-000200 AND TO ESTABLISH A NEW SUB-AREA POLICY UNDER OBJECTIVE 1-2.11, AS LEGALLY DESCRIBED HEREIN, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

- E. Ordinance to Amend the Official Zoning Map from Conservation to Neighborhood Commercial for a Property on Overseas Hwy with RE# 00096850-000200 - **SECOND READING TAB 13** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR HORSE PENS LLC, TO AMEND THE OFFICIAL ZONING MAP FROM CONSERVATION (C) TO NEIGHBORHOOD COMMERCIAL (NC) FOR THE SUBJECT PROPERTY ON OVERSEAS HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00096850-000200, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

XII. ADJOURNMENT

XIII. STATUS UPDATE/AFTER ACTION REPORT

A. Council Direction Status Report - April 2026

Options for Viewing the Village Council Meeting:

The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from their personal computer, tablet or phone via the following link:

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

Public Participation through Public Comment:

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

Option 1: Email your comments.

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

Option 2: Call in During the Meeting.

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

ADA Assistance:

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



Council Communication

To: Mayor and Village Council
From:
Date: April 7, 2026
SUBJECT: MCSO Check Presentation - Sheriff Rick Ramsay

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None



Council Communication

To: Mayor and Village Council
From:
Date: April 7, 2026
SUBJECT: Swearing In of New Firefighters

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None

PROCLAMATION
Florida Mosquito Control Awareness Week
April 19–25, 2026

WHEREAS, mosquitoes have historically posed significant threats to public health, quality of life, and economic vitality of the state of Florida by transmitting diseases such as dengue, Zika, chikungunya, as well as West Nile virus; and

WHEREAS, effective mosquito control is ESSENTIAL for protecting residents and visitors, by fostering tourism, safeguarding outdoor recreation, and ensuring the continued vitality of Florida’s communities; and

WHEREAS Florida Mosquito Control Awareness Week, observed April 19–25, 2026, serves to inform and educate the public about the importance of mosquito control, personal protection measures, and the role of professional mosquito control programs in disease prevention; and

WHEREAS, the Florida Keys Mosquito Control District has demonstrated a longstanding, steadfast commitment to protecting public health through science-based mosquito surveillance, control operations, public education, and innovative research initiatives; and

WHEREAS, the dedicated professionals of the Florida Keys Mosquito Control District work tirelessly to reduce mosquito populations, respond to emerging threats, and enhance the quality of life for residents and visitors throughout the Florida Keys; and

WHEREAS, community participation, including eliminating standing water and taking preventive measures, is a critical component of successful mosquito control efforts.

NOW, THEREFORE, BE IT PROCLAIMED that the Village Council of Islamorada, Village of Islands, Florida, hereby recognizes April 19–25, 2026, as

Florida Mosquito Control Awareness Week

and encourages all residents to learn about mosquito prevention, support local mosquito control efforts, and join in recognizing the important contributions of the Florida Keys Mosquito Control District.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of Islamorada, Village of Islands, Florida, to be affixed this 7th day of April, 2026.

Don Horton, Mayor





Council Communication

To: Mayor and Village Council
From:
Date: April 7, 2026
SUBJECT: FCAA Transmission Main Replacement Project Update — Aaron Cutler

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None



Council Communication

To: Mayor and Village Council
From: Alyssa Panzer, Grants and Environmental Coordinator
Date: April 7, 2026
SUBJECT: **Presentation and Discussion on Potential FFY 2025 Grant Application for Small Cities CDBG Program and FKAA Project TAB 1**

Background:

A presentation on the Small Cities CDBG Program, requirements and potential for submission under the current FFY 2025 CDBG Grant cycle. Included in this discussion, will be a proposed partnership between FKAA and the Village to apply for grant funding for FKAA's Lower Matecumbe Key Transmission Main – Channel #2 Subaqueous Crossing project.

The Channel #2 Subaqueous Crossing would replace the bridge-mounted section of the potable water main with a hardened, redundant line beneath the Channel #2 span. The crossing is a critical "single point of failure" on the primary transmission backbone; the project will greatly reduce the risk of outages, potential boil water notices, and increase resiliency of the drinking water infrastructure for the Village of Islamorada and all communities from approximately MM 72.9 down to Key West.

Analysis:

This presentation will serve as a decision point for the Village to decide whether or not to move forward with pursuing a CDBG application, including a partnership with FKAA, the formation of a required Citizen Action Task Force (CATF) and scheduling two special meetings to meet the program's public hearing requirements.

Budget Impact:

TBD

Staff Impact:

TBD

Recommendation:

Approval of moving forward with the development of a FFY2025 CDBG Grant Application, including all steps to meet the CATF and public hearing requirements.

Attachments: 1. Channel #2 Crossing Project Proposal

CDBG-Small Cities Project Proposal

Channel #2 Subaqueous Crossing Water Transmission Main – Islamorada, FL

Project Overview

Project Title: Channel #2 Subaqueous Crossing Water Transmission Main

Location: Village of Islamorada, Monroe County, Florida

Applicant: Village of Islamorada (eligible Small Cities CDBG jurisdiction)



Project Description: Install a subaqueous crossing at Channel #2 (MM 72.9 – 72.5 approx.) for critical potable water transmission main serving the Village of Islamorada and all downstream Florida Keys communities. The project will address vulnerability of the existing 44-year old, bridge-mounted crossing to storm damage, saltwater intrusion, catastrophic failure, and the threat of terrorism due to pipe exposure that would result in loss of potable water service throughout the region. By introducing a redundant line at this critical juncture, the project allows vital institutions and populations to function without interruption—even in the face of tropical storms, recurring surge events, or routine service needs. The community served by this crossing includes more than 38,700 metered connections—representing 32,708 residential accounts, 3,618 non-residential accounts, 1,205 irrigation meters, 478 fire meters, 19 hydrants, and 754 U.S. Navy meters—and supports a permanent population of approximately 59,149 residents along with millions of annual visitors. Critical facilities such as hospitals, emergency services, schools, wastewater treatment plants and key military facilities like Naval Air Station Key West depend on this transmission line for continuous drinking water.

Without redundancy at Channel #2, a single pipe failure could trigger widespread outages, boil-water notices, costly evacuations, and public health emergencies across the Middle and Lower Keys. The subaqueous main at Channel #2 thus fortifies the region’s ability to withstand, adapt to, and recover from a wide spectrum of hazards, ensuring that water security becomes a foundation for community sustainability and prosperity through the coming decades.

Water service in the Florida Keys is provided exclusively by the Florida Keys Aqueduct Authority (FKAA), an independent state agency with the primary purpose and function to obtain, supply and distribute an adequate water supply to the Florida Keys. FKAA provides potable water across Monroe County along with reclaimed water and wastewater services in select areas. In total, FKAA delivers approximately 16.5 million gallons of drinking water per day. FKAA manages the infrastructure to supply water, including the transmission pipeline that originates in Florida City (Miami-Dade County) bringing water from the Biscayne Aquifer. FKAA is required to meet or

CDBG-Small Cities Project Proposal

Channel #2 Subaqueous Crossing Water Transmission Main – Islamorada, FL

exceed the latest edition of the Florida Building Code when building or renovating its facilities; it also complies with the minimum design standards for flood protection of water and wastewater infrastructure set by the Florida Department of Environmental Protection.

Estimated Project Cost: \$4.6 million

Anticipated Funding Stack:

- CDBG – Small Cities Neighborhood Revitalization: \$ 3 million
- FCAA Local Match: \$1.6 million

Project Timeline: 30% design completed; Key Permits: FDOT utility permit for construction within the ROW, FDOT Maintenance of Traffic Permit for temporary traffic control, FDEP Water Utility Permit, and applicable Florida Keys Marine Sanctuary and United States Army Corps of Engineers permits.

CDBG Program Fit

Eligible Category: CDBG – Small Cities Neighborhood Revitalization: Public Facilities (Water and Sewer Improvements)

CDBG Purpose: This project advances a suitable living environment and provides safe, reliable potable water infrastructure to vulnerable, geographically isolated communities, including a significant portion of low- and moderate-income residents. The proposed improvements directly address health and safety risks associated with the existing transmission main's vulnerability to hurricane damage, flooding, and system failure. As a concentrated, high-impact public facilities improvement in a defined corridor with substantial LMI population, the project aligns with the Neighborhood Revitalization category by correcting serious deficiencies in basic infrastructure that support multiple neighborhoods.

Jurisdiction Eligibility: The Village of Islamorada is a non-entitlement community eligible for Florida Small Cities CDBG funding under Florida Administrative Code Chapter 73C-23.

Village Approval Process:

- The Village Council regular meetings are held the second Thursday of every month and the immediate preceding Tuesday, commencing at 5:30 p.m. (April 7th and May 12th)
- Signatory Authority – Resolution for Signature Delegation and Application Submission
- Application Submission Approval – Village staff and Council members will review and approve a draft of the application at a Second Public Hearing (to be determined).

National Objectives and LMI Beneficiaries

Primary National Objective: Urgent Need – Alleviates a condition that poses a serious and immediate threat to those living in the area (event within 18 months).

Urgent Need Justification: The proposed Channel #2 subaqueous crossing qualifies under the Urgent Need national objective because existing conditions pose a serious and immediate threat to the health and welfare of residents served by FCAA. The Channel #2 crossing is part of the primary potable water transmission backbone that supplies the Village of Islamorada and all downstream Keys communities. Failure at this location would jeopardize continuous access to safe drinking water for tens of thousands of residents, critical facilities, and businesses.

CDBG-Small Cities Project Proposal

Channel #2 Subaqueous Crossing Water Transmission Main – Islamorada, FL

On December 25, 2025, a transmission main break at the Tavernier Creek crossing caused a significant disruption in system operations with little to no water pressure available, and triggered a three-day precautionary boil water notice extending from Tavernier Creek (MM 87) to Boca Chica (MM 8), impacting a substantial portion of the Florida Keys. This event demonstrated how a single failure on the transmission backbone can immediately threaten potable water quality and availability for downstream communities. The Tavernier Creek crossing, which is similar in function to the Channel #2 crossing, is already being mitigated; the Channel #2 crossing is the next critical single point of failure that FCAA must address to prevent a repeat of these systemwide impacts.

The Channel #2 crossing itself has experienced two recent breaks within the last 18 months, confirming that the threat at this location is active and ongoing. On August 25, 2024, a break at Channel #2 (MM 77) required an approximately 20-hour shutdown and resulted in an estimated loss of 2,500,000 gallons of potable water. On July 15, 2025, a second break at Channel #2 (MM 72.9) led to a shutdown of about 7 hours, affecting multiple local residents and businesses. These repeated failures show that the existing bridge-mounted main at Channel #2 is deteriorated, vulnerable to further breaks, and lacks redundancy, creating a serious and immediate threat that will continue to produce outages, significant water loss, and potential water-quality risks if not corrected.

The Channel #2 crossing is an aging, bridge-mounted asset exposed to harsh marine conditions, corrosion, storm impacts, and the threat of terrorism due to exposure, with no redundant crossing currently in place. Without prompt corrective action, a failure at Channel #2 could result in extended loss of potable water service, repeated boil water notices, and potential public-health emergencies across the Middle and Lower Keys. These risks are compounded for vulnerable populations, including low- and moderate-income households, elderly residents, and those without the means to secure alternative water supplies during outages.

FCAA maintains the Stock Island Reverse Osmosis Plant, which can provide approximately 4 MGD of backup capacity, but this is far below the average demand of about 9.36 MGD for this portion of the system. As a result, a Channel #2 failure would still produce widespread shortages, mandatory conservation, and service limitations until upstream transmission supply is restored. The crossing is located at roughly mile marker 72.9, and all potable water for the Keys from that point south depends on this single transmission path. If the main fails there, every community from Channel #2 down to Key West at mile marker 0 would experience impacts, including pressure loss, outages, boil water notices, and associated public health and safety ramifications until the break is isolated and repaired. Along this corridor are thousands of homes, major resorts, small businesses, critical facilities such as hospitals, emergency services, schools, wastewater treatment plants, public safety assets including fire hydrants and Naval Air Station Key West that cannot function normally without reliable potable water.

Neither FCAA nor the Village of Islamorada has sufficient resources to fully fund this project on the timeline required to remove the threat. FCAA has committed approximately \$1.6 million in local match toward the estimated \$4.6 million project cost, but cannot advance the project at the necessary pace without CDBG assistance. Other state and federal funding sources are limited, highly competitive, or cannot provide funds quickly enough to address the immediate risk. For these reasons, CDBG–Small Cities funding is necessary to eliminate a serious and

CDBG-Small Cities Project Proposal

Channel #2 Subaqueous Crossing Water Transmission Main – Islamorada, FL

immediate threat to public health and welfare by providing redundancy at the Channel #2 crossing and securing the primary potable water backbone for the Village of Islamorada and downstream Keys communities.

Current Conditions – Very Poor, environmental conditions are harsh, causing substantial corrosion with repairs made difficult due to the absence of a secondary line to bypass the area.



Secondary LMI Context: The project serves a large number of low- and moderate-income residents, but the overall service-area percentage is below 51%.

Service Area Definition Challenge: The proposed project segment is located within Village of Islamorada boundaries but serves as a regional transmission backbone. A failure at this location would disrupt potable water service not only within the Village but also to all downstream Florida Keys communities connected to this main.

LMI Scenarios:

- **Immediate Impact Area – Combined LMI of 50.46%**
 - Census Tract 9710.02, Block Group 3: 68.30% LMI
 - Census Tract 9709, Block Group: 39.60%
- **Immediate Impact & Linear Downstream Impact – Combined LMI of 48.92%**
 - Includes 50 Census Tracts throughout the Florida Keys representing 59,149 permanent residents

Because the combined LMI percentages for both the immediate impact area (50.46%) and the broader functional service area (48.92%) fall below the 51% threshold, the project cannot rely on the LMI area-benefit test and is instead being advanced under the Urgent Need national objective, with LMI data provided as supporting context.

Data Source: We anticipate using HUD Low- and Moderate-Income Summary Data (LMISD) overlaid with the service area.

Technical Service Area Description

The proposed Channel #2 subaqueous crossing is part of FCAA’s primary potable water transmission backbone that conveys treated water from the mainland to the Florida Keys, including the Village of Islamorada and all communities located downstream of the project location. For project purposes, the functional service area is defined as all customer connections that would experience loss of potable water service or precautionary boil water notices if the Channel #2 crossing fails, regardless of jurisdictional boundaries.

CDBG-Small Cities Project Proposal

Channel #2 Subaqueous Crossing Water Transmission Main – Islamorada, FL

Within this functional service area, FCAA serves approximately 54,600 residents through more than 38,700 metered connections, including residential, commercial, institutional, and military customers, as well as critical facilities such as hospitals, emergency services, schools, and wastewater treatment plants. Approximately 35,579 residents are located south of MM 72 (Service Areas 1-3), while Service Area 4 – from Long Key (MM 67.5) to Islamorada (MM 91) – serves about 19,117 residents. The transmission main at Channel #2 thus functions as a single point of failure for the Village of Islamorada and downstream Keys communities: a break at this location would disrupt safe drinking water for a large portion of the Middle and Lower Keys.

For LMI analysis, the immediate project corridor traverses two census tracts with LMI shares of approximately 68.30% and 39.60% for a combined LMI percentage of about 50.46% in the immediate vicinity of the crossing. Across the broader functional downstream service area, the overall LMI percentage is approximately 48.92%. Because these values fall below the 51% threshold for the LMI area-benefit test, the project is being advanced under the Urgent Need national objective, with LMI data presented to document that a substantial number of LMI households are among those protected by the proposed improvements.

Project Sponsorship and Delivery Structure

- The **applicant** for Florida Small Cities CDBG funding will be the Village of Islamorada, as the eligible unit of general local government under Florida Administrative Code Chapter 73C-23.
- The Florida Keys Aqueduct Authority (FCAA) currently owns and operates the regional potable water transmission system serving Islamorada and will continue to own, operate, and maintain the proposed subaqueous crossing as a public facility.
- The Village intends to enter into a formal agreement with FCAA to implement the project, with FCAA responsible for design, permitting, construction management, and long-term operation of the CDBG-assisted improvements in compliance with applicable HUD and FloridaCommerce requirements.
- FCAA will provide the required non-CDBG match and serve as the implementing entity responsible for technical work, procurement, construction, and preparation of environmental review and project documentation on behalf of the Village, while the Village, as the CDBG grantee, will serve primarily as a pass-through entity and retain formal responsibility for executing grant agreements, holding required public hearings, and submitting all official records to FloridaCommerce.

Alignment with Local Plans:

- The project is included in FCAA's current Capital Improvements Plan and Long-Term Resiliency Plans, which prioritize hardening and redundancy of the regional potable water backbone.
- It aligns with the Village of Islamorada's March 2026 Comprehensive Plan – Blueprint for Balance: Policy 1-4.6.6; Policy 4-3.6.1; Policy 4-3.9.3; Goal 5-1, Objective 5-1.1; Goal 6-3, Objective 6-3.1; Goal 7-1, Objective 7-1.1; Goal 7-5, Objective 7-5.1; and the Capital Improvements Elements for Potable Water Facility Needs; Additionally the project aligns with the Islamorada's Strategic Plan, including Goal 20 to seek state and federal funding

CDBG-Small Cities Project Proposal

Channel #2 Subaqueous Crossing Water Transmission Main – Islamorada, FL

for water quality projects and objectives to minimize vulnerability to natural disasters and sea level rise.

- It is consistent with the Monroe County Local Mitigation Strategy (LMS), including actions to address negative impacts of sea level rise on critical drinking water infrastructure, deploy protective measures for community-wide critical facilities, and protect life, health, safety, property, and essential utilities through retrofit and redundancy of infrastructure systems.

Contact Information

Village of Islamorada Contact:

Alyssa Panzer, Grants and Environmental Coordinator
305.664.6447, alyssa.panzer@islamorada.fl.us

FCAA Contacts:

Kelcee Degraffenreid, Budget and Special Project Administrator
305.295.2271, kehernandez@fcaa.com

Hillary Castillo, Grant Specialist
305.296.2454, hcastillo@fcaa.com

Grant Consultant (OVID Solutions):

Taryn Parazo-Morrow
Taryn@ovidsolutions.net



Council Communication

To: Mayor and Village Council
From:
Date: April 7, 2026
SUBJECT: Founders Park Boat Ramp Update

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None



Council Communication

To: Mayor and Village Council
From: Marne McGrath, Village Clerk
Date: April 7, 2026
SUBJECT: **Opening of Application Period for Committee Terms Expiring in May**

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None



Islamorada, Village of Islands

REGULAR VILLAGE COUNCIL MEETING

March 10, 2026 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

MINUTES

I. CALL TO ORDER / ROLL CALL

PRESENT: Mayor Don Horton, Vice Mayor Sharon Mahoney, Council Member Deb Gillis, Council Member Anna Richards

ABSENT: Council Member Steve Friedman

II. PLEDGE OF ALLEGIANCE

Natalie Goodwin led the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

Council Member Deb Gillis requested that Tab 8 be removed until the next meeting.

IV. REPORTS, PRESENTATIONS AND ANNOUNCEMENTS

- A. Sea Oats Beach Restoration Project Update — RES Florida Consulting Environmental Resources Manager Pete Frezza introduced Nadia Locke and Patrick Shearer from RES Consulting, who provided an update on the Sea Oats Beach Restoration Project.
- B. FCAA Transmission Main Replacement Project Update — Aaron Cutler FCAA Construction Management Consultant Aaron Cutler provided an update on the transmission main replacement project. He noted that MCSO deputies have been deployed to assist with traffic control at intersections, and indicated that the traffic congestion would continue through spring break.

V. CITIZENS' ADVISORY COMMITTEE REPORTS & APPOINTMENTS

- A. Islamorada Youth Council Report — IYC Chair, Natalie Goodwin Founders Park Assistant Director Anne Osgard introduced Chair Natalie Goodwin, who reported on activities and initiatives of the Islamorada Youth Council. Chair Goodwin shared a recommendation to provide free park access to Monroe County students with a student ID.

VI. MAYOR / COUNCIL COMMUNICATIONS

Mayor Don Horton reported on a visit to an Everglades reservoir restoration project.

Council Member Anna Richards, on behalf of the Rotary Club, thanked the Founders Park staff for their work during the Gigantic Nautical Market.

VII. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

- A.** FDOT SFY27 Rideshare Funding Opportunity
Village Manager Ron Saunders introduced the discussion on the rideshare grant funding opportunity. The Council consensus was to apply for the grant.
- B.** Village Manager 60-Day Performance Review Discussion **TAB 1**
Village Attorney John Quick introduced the Village Manager's current performance review. It was noted that all five Council Members completed the evaluation, and there were no issues to be addressed.
- C.** Discussion Regarding Baseball License Agreement and Design Plan

Village Manager Ron Saunders initiated the discussion, noting that the School Board was also meeting tonight and would be discussing the proposed license agreement and design plan.

Mayor Don Horton opened public comment.

Speakers included:

Sue Miller
Sandi Bisceglia
Capt. Ed Davidson
Elizabeth Jolin
Joe Wischmeier
Cheryl Culberson
Alina Davis
Jamie Engel

There being no one else wishing to speak, Mayor Horton closed public comment.

Village Attorney John Quick indicated he would reiterate the request for a joint public meeting with the School Board and express that the Council was interested in negotiating the base agreement it had approved on January 8, 2026.

VIII. 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.)

Mayor Don Horton opened public comment.

Speakers included:

Founders Park Assistant Director Anne Osgard
Professor Ken Thomas
Joe Wischmeier
Sue Miller, representing Islamorada Community Alliance
Alina Davis
Fire Chief Terry Abel

There being no one else wishing to speak, Mayor Horton closed public comment.

IX. CONSENT AGENDA

Village Attorney John Quick introduced items on the Consent Agenda.

Mayor Don Horton opened public comment.

Speakers included:

Joe Wischmeier

Sue Miller

There being no one else wishing to speak, Mayor Horton closed public comment.

ACTION: Motion to Approve item IX. by Deb Gillis second by Anna Richards;
Motion Passed with a 4:0 vote

AYES: Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards

NAYS: None

ABSTAIN: None

- A. February 10, 2026 Village Council Meeting Minutes **TAB 2**

- B. Resolution Approving DEP Agreement No. KG012 between the Florida Department of Environmental Protection and the Village Relating to Funding through the Florida Keys Stewardship Act **TAB 3** Peter Frezza, Environmental Resources Manager
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING DEP AGREEMENT KG012 BETWEEN THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE VILLAGE RELATED TO FLORIDA KEYS STEWARDSHIP ACT FUNDING; AUTHORIZING VILLAGE OFFICIALS TO TAKE ALL STEPS NECESSARY TO FINALIZE AND IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

- C. Resolution Approving Purchase and Installation of Green Turtle Hammock Nature Preserve Wi-Fi System **TAB 4** Peter Frezza, Environmental Resources Manager
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE PURCHASE AND INSTALLATION OF A WI-FI SYSTEM AT THE GREEN TURTLE HAMMOCK NATURE PRESERVE FROM MONIFI TECHNOLOGY GROUP; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE NECESSARY DOCUMENTS; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; APPROVING THE WAIVER OF

COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE

- D. Resolution Approving First Budget Amendment for FY 2025-2026 **TAB 5** (Hatti Jenkins, Finance Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING THE VILLAGE'S ADOPTED BUDGET FOR FISCAL YEAR 2025-2026; AND PROVIDING AN EFFECTIVE DATE

- E. Resolution Approving and Adopting a Procurement Policy for Purchases, Contracts and Projects Made Pursuant to a FDOT Program or Grant **TAB 6** Alyssa Panzer, Grants and Environmental Coordinator

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AND ADOPTING A PROCUREMENT POLICY FOR PURCHASES, CONTRACTS AND PROJECTS MADE PURSUANT TO A FLORIDA DEPARTMENT OF TRANSPORTATION PROGRAM OR GRANT; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- F. Authorization for Mayor Don Horton to Attend the Florida League of Cities Leadership Class in Orlando **TAB 7** Marne McGrath, Village Clerk

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING MAYOR DON HORTON TO ATTEND THE 2025 FLORIDA LEAGUE OF CITIES LEADERSHIP CLASS IN ORLANDO, FLORIDA; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

X. ****END OF CONSENT AGENDA****

XI. **RESOLUTIONS**

- A. Resolution Approving Work Authorization No. 8 with Avalon Gardens Inc. for Completion of a Planting Project at Founders Park **TAB 8** Peter Frezza, Environmental Resources Manager

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 8 WITH AVALON GARDENS, INC., FOR COMPLETION OF A PLANTING PROJECT AT FOUNDERS PARK; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 8; AUTHORIZING THE VILLAGE MANAGER TO EXPEND

**BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO 8; AND PROVIDING FOR AN EFFECTIVE DATE
REMOVED FROM THE AGENDA UNTIL THE APRIL MEETING**

- B.** Resolution Approving Federal Lobbyist Agreement with Thorn Run Partners **TAB 9** (John Quick, Interim Village Attorney)
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE AGREEMENT FOR PROFESSIONAL FEDERAL LOBBYING SERVICES BETWEEN THORN RUN PARTNERS AND ISLAMORADA, VILLAGE OF ISLANDS; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE PROFESSIONAL SERVICES AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Don Horton opened public comment.

There being no one wishing to speak, Mayor Horton closed public comment.

ACTION: Motion to Approve item XI.B. by Deb Gillis second by Sharon Mahoney;
Motion Passed with a 4:0 vote

AYES: Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards

NAYS: None

ABSTAIN: None

- C.** Resolution Approving Work Authorization No. 2 with WSP USA, Inc. for Canals Monitoring, Consulting & CEI **TAB 10** Peter Frezza, Environmental Resources Manager
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 2 WITH WSP USA, INC. FOR WATER QUALITY MONITORING AND CANAL CONSULTING SERVICES; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 2; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO 2; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Don Horton opened public comment.

There being no one wishing to speak, Mayor Horton closed public comment.

ACTION: Motion to Approve item XI.C. by Anna Richards second by Deb Gillis;
Motion Passed with a 4:0 vote

AYES: Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: None

XII. ORDINANCES

- A.** Ordinance Amending Chapter 66 "Operation of Vessels In Restricted Areas" of the Village Code to Modify the Starcks Wheel Ditch Slow Speed / Minimum Wake Zone - **Second Reading TAB 11** Peter Frezza, Environmental Resources Manager
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 66 "WATERWAYS", ARTICLE I "IN GENERAL", SECTION 66-2 "OPERATION OF VESSELS IN RESTRICTED AREAS" OF THE VILLAGE CODE TO MODIFY THE STARCKS WHEEL DITCH SLOW SPEED / MINIMUM WAKE ZONE, AS FURTHER DESCRIBED ON EXHIBIT "B"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE
Mayor Don Horton opened public comment.
There being no one wishing to speak, Mayor Horton closed public comment.

ACTION: Motion to Approve item XII.A. by Sharon Mahoney second by Anna Richards;
Motion Passed with a 4:0 vote
AYES: Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: None

XIII. MOTIONS

XIV. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:32 p.m.

XV. STATUS UPDATE (FORMERLY AFTER ACTION REPORT)

- A.** March Status Update



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

MINUTES

I. CALL TO ORDER / ROLL CALL

Mayor Don Horton called the meeting to order at 5:30 p.m.

PRESENT: Mayor Don Horton, Vice Mayor Sharon Mahoney, Council Member Deb Gillis (*arrived at 5:43 p.m.*), Council Member Anna Richards

ABSENT: Council Member Steve Friedman

PLEDGE OF ALLEGIANCE

Capt. Richard Black led the Pledge of Allegiance.

AGENDA: Requests for Deletion / Emergency Additions

Vice Mayor Sharon Mahoney added a discussion after public comment and an item to waive Founders Park fees for students with a Monroe County student ID.

MAYOR / COUNCIL COMMUNICATIONS

There were none.

VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

A. Comp Plan Update

Planning Director Jennifer DeBoisbriand updated the Council on the status of the Comp Plan and presented steps to link to the plan on the Village website. She announced a tentative date of April 29 at 5:30 p.m. for a public input workshop.

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

Planning Director Jennifer DeBoisbriand summarized the plan created by the Workforce Affordable Housing Advisory Committee for the early evacuation workforce unit allocations and asked for Council guidance. The consensus was to move forward.

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.)

Mayor Don Horton opened public comment.

Speakers included:
Michael Hurley
Terry Abel

There being no one else wishing to speak, Mayor Horton closed public comment.

VII. DISCUSSION ITEMS ADDED DURING THE MEETING

- A.** Request free entry to Founders Park for Monroe County students with student ID

Vice Mayor Sharon Mahoney noted that during the Youth Council report on March 10, Chair Goodwin had recommended waiving the entrance fee for Monroe County students with a student ID.

There was no one wishing to speak for public comment.

ACTION: Motion to Approve waiving the entrance fee to Founder Parks for Monroe County students who show student ID item VII.A. by Sharon Mahoney second by Anna Richards;
Motion Passed with a 4:0 vote

AYES: Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards

NAYS: None

ABSTAIN: None

- B.** Discussion of Additional Ramp at Plantation Yacht Harbor

Vice Mayor Sharon Mahoney introduced a discussion to renovate the existing ramp and parking at Plantation Yacht Harbor to accommodate a second bay for use by local fishing guides. Vice Mayor Mahoney asked Capt. Richard Black to summarize the proposed concept, which would be to widen the existing ramp and add a second bay. He noted that parking should be addressed concurrently with the ramp renovation.

Environmental Resources Manager Peter Frezza opined that permitting agencies may be more amenable to the plan than to the previous request. After discussion, the consensus of the Council was to add a cost analysis for the project to the April agenda.

VIII. 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.

Council was asked to disclose any ex parte communications:

- Council Member Deb Gillis - no
- Council Member Anna Richards - no
- Vice Mayor Sharon Mahoney - no
- Mayor Don Horton - no

It was determined that the subdivision was misidentified in the documentation. Village Attorney John Quick recommended deferring the item to correct the warranty deed and subdivision identified in the paperwork.

- ACTION:** Motion to defer to date and time certain to the May 12 meeting item VIII.A. by Anna Richards second by Deb Gillis;
Motion Passed with a 4:0 vote
- AYES:** Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards
- NAYS:** None
- ABSTAIN:** None

- 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.

Council was asked to disclose any ex parte communications:

- Council Member Deb Gillis - no
- Council Member Anna Richards - no
- Vice Mayor Sharon Mahoney - no
- Mayor Don Horton - no

Planning Director Jennifer DeBoisbriand introduced the administrative relief request from Jocelyn and Brian Tiedemann, noting that staff recommended awarding the request.

Jocelyn Tiedemann testified that they had purchased the property four years ago and were requesting approval.

Mayor Horton called for testimony first from speakers in favor of the requests and then from those opposed:

In favor: none

Opposed: none

There being no one else wishing to provide testimony, Mayor Horton closed public testimony.

ACTION: Motion to Approve item VIII.B. by Deb Gillis second by Anna Richards;
Motion Passed with a 4:0 vote
AYES: Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: None

- 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.

Council was asked to disclose any ex parte communications:
Council Member Deb Gillis - no
Council Member Anna Richards - no
Vice Mayor Sharon Mahoney - no
Mayor Don Horton - no

Planning Director Jennifer DeBoisbriand introduced the administrative relief request from Diana Montecudo, noting staff recommended approval.

Mayor Horton called for testimony first from speakers in favor of the requests and then from those opposed:

In favor: none

Opposed: none

There being no one else wishing to provide testimony, Mayor Horton closed public testimony.

ACTION: Motion to Approve item VIII.C. by Anna Richards second by Sharon Mahoney;
Motion Passed with a 4:0 vote
AYES: Don Horton, Sharon Mahoney, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: None

IX. ADJOURNMENT

There being no further business, Mayor Don Horton adjourned the meeting at 6:32 p.m.



Council Communication

To: Mayor and Village Council
From: Peter Frezza, Environmental Resources Manager
Date: April 7, 2026
SUBJECT: **Resolution Approving Work Authorization No. 3 with CBT Construction Development for Repair of Windows within the Russell Cottage TAB 3**

Background:

Constructed in the mid-1930s, the Russell Cottage on the Green Turtle Hammock Preserve Property is an approximately 1,200 square foot wood frame structure with shingle roof, wood siding and a surrounding 8-foot covered porch. The building is in relatively good condition given its age and has been adapted for public use as an interpretive and educational center. The cottage will be closing for maintenance starting in mid-April 2026. Following this, the Village will be operating an Environmental Resource Center in which the Village and local not-for-profit environmental organizations will be sharing their mission with the public. Cottage occupancy and use is expected to significantly increase because of this.

There are 17 windows on the cottage that have not received any maintenance in recent memory. The windows do not function properly and do not open securely or with any certainty. They have remained permanently shut for at least the last five years due to uncertainty of closing again. Given the planned use of the Cottage, it is extremely desirable to have windows that can open to take advantage of the airy nature of this vernacular structure. The Village are suggesting a repair rather than a replacement of the windows to maintain historical integrity. To that extent, the Village requested a proposal from CBT Construction and Development Inc. ("CBT") for repair of the windows.

Analysis:

Effective August 11, 2025, the Village and CBT entered into a Non-Exclusive Continuing Services Agreement ("CSA") for general contractor services resulting from a competitive bid process (RFQ# 25-03) to create a library of companies to provide general contracting services to the Village. Exhibit "A" to the attached Resolution is proposed Work Authorization No. 3 between the Village and CBT for repair of the windows within the Russell Cottage at a cost not to exceed \$24,600.00. Work Authorization No. 3 would become effective upon full execution by both parties through December 31, 2026. Under Work Authorization No. 3, as outlined in the scope of services within Exhibit "B", CBT will evaluate and attempt to repair each window. If the window cannot be repaired, they will consider sealing them in place at the direction of the Village.

Budget Impact:

This Work Authorization would be for a not-to-exceed amount of \$24,600.00, as outlined in Exhibit "A". This project was anticipated heading into FY 2025-2026 and funds were included

within 'Green Turtle Hammock Improvements' within the Capital Project Fund for this work. \$122,221.56 remains in this account as of April 7, 2026.

Staff Impact:

The Village's Environmental Resources Manager and Public Works Director would oversee the project and coordinate as necessary. The Village's Finance department will track the expenditure. Village staff time on this project is expected to be one hour per week.

Recommendation:

It is recommended that the Village Council adopt the attached Resolution, thereby approving Work Authorization No. 3 with CBT.

- Attachments:**
1. Resolution_CBT WA#3_Russell Cottage Windows Repair_040726 (JJQ redline)
 2. Ex. A_WA#3 CBT_Russell Cottage Window Repair
 3. Exhibit B_Russell Cottage Window Repair proposal

RESOLUTION NO. 26-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 3 WITH CBT CONSTRUCTION DEVELOPMENT INC., FOR RUSSELL COTTAGE WINDOW REPAIR SERVICES; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 3; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO. 3; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Islamorada, Village of Islands (the "Village"), plans to open and maintain an Environmental Resource Center within the Russell Cottage at the Green Turtle Hammock Nature Preserve starting in the summer of 2026; and

WHEREAS, currently the windows within the Russell Cottage are not functioning properly and do not open securely or with any certainty; and

WHEREAS, given the significant increase in occupancy and usage expected within the Russell Cottage, it would be extremely beneficial to have functioning windows for the benefit of the occupants and for the preservation of the Russell Cottage in general; and

WHEREAS, the Village requested a proposal from CBT Construction and Development Inc. ("CBT") for window repair services, as detailed in Exhibit "B" attached hereto (the "Project"); and

WHEREAS, pursuant to RFQ# 25-03, the Village entered into a current Continuing Services Agreement with CBT for general contractor services; and

WHEREAS, CBT is willing to perform these services as outlined in the Scope of Services attached as Exhibit "B" in an amount not to exceed Twenty-Four Thousand Six-Hundred Dollars (\$24,600.00); and

WHEREAS, the Village Council of Islamorada, Village of Islands, (the "Village Council") has determined that approval of the Work Authorization No. 3 with CBT is in the best interest of the Village and its residents.

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

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

Section 2. Approval of Work Authorization. The Village Council hereby approves Work Authorization No. 3 with CBT, attached as Exhibit "A", for completion of the Project.

Section 3. Authorization of Village Officials. The Village Manager or designee and the Village Attorney are authorized to take all actions necessary to implement the terms and conditions of Work Authorization No. 3.

Section 4. Authorization of Fund Expenditure. Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Purchasing Procedures Ordinance, the Village Manager is authorized to expend budgeted funds to implement the terms and conditions of Work Authorization No. 3.

Section 5. Authorization of Village Manager to Execute. The Village Manager is authorized to execute Work Authorization No. 3 with CBT, in the form attached hereto as Exhibit "A" on behalf of the Village and to execute any extension and amendments to the Agreement, subject to approval as to form and legality by the Village Attorney.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

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

PASSED AND ADOPTED THIS ___ DAY OF _____, 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 J. QUICK, VILLAGE ATTORNEY

PROJECT AGREEMENT

Between

ISLAMORADA, VILLAGE OF ISLANDS

And

CBT CONSTRUCTION DEVELOPMENT INC.

For

Work Authorization No. 3

General Contracting Services

This Project Agreement between ISLAMORADA, VILLAGE OF ISLANDS (hereinafter referred to as "VILLAGE") and CBT CONSTRUCTION DEVELOPMENT INC. (hereinafter referred to as "CONSULTANT"), hereby authorizes the CONSULTANT to provide the services as set forth below:

WHEREAS, the VILLAGE and CONSULTANT have entered into a continuing services agreement dated August 11, 2025, pursuant to RFQ #25-03, (the "Continuing Contract") and CONSULTANT has been approved to provide the services contemplated herein; and

WHEREAS, the VILLAGE and CONSULTANT desire to enter into this Work Authorization for the CONSULTANT to provide window repair services at the Russell Cottage within the Green Turtle Hammock Preserve, as further described in Exhibit "B" attached hereto (the "Project"), in accordance with the terms and conditions of this Work Authorization.

The VILLAGE and CONSULTANT agree as follows:

SECTION 1. SCOPE OF SERVICES

1.1 The CONSULTANT shall provide General Contracting services to the VILLAGE for the Project as described in the "Project Description" attached as Exhibit "B" to complete the window repair services at the Russell Cottage within the Village's Green Turtle Hammock Nature Preserve.

1.2 The "Scope of Services" and tasks to be provided by the CONSULTANT for this Project are those services and tasks as listed in Exhibit "B."

1.3 The VILLAGE may request changes that would increase, decrease, or otherwise modify the Scope of Services. Such changes must be contained in a written change order executed by the parties in accordance with the provisions of the Continuing Contract, prior to any deviation from the terms of the Project Agreement, including the initiation of any extra work.

SECTION 2. DELIVERABLES

As part of the Scope of Services the CONSULTANT shall provide to the VILLAGE the following Deliverables:

- *Permit application as necessary;*
- *Labor and materials to review each window located within the structure to determine if the unit can be repaired;*
- *Coverage for all labor and materials required to repair each window, or to seal them in place.*

Unless otherwise stated, the CONSULTANT will provide draft and site plans, and other materials prepared for the Project in both paper and electronic formats as appropriate, excluding material that is available only as photocopy to the VILLAGE. The VILLAGE shall be provided copies of all correspondence from CONSULTANT to any public or private entity or individual and all correspondence received by the CONSULTANT for the Project.

SECTION 3. TERM/TIME OF PERFORMANCE/DAMAGES

3.1 Term. This Project Agreement shall commence on the date this Project Agreement is fully executed by all parties and shall continue in full force and effect through, **December 31, 2026**, unless otherwise terminated pursuant to Section 6 or other applicable provisions of this Project Agreement. The Village Manager may extend the term of this Project Agreement through written notification to the CONSULTANT. Such extension shall not exceed (30) days. No further extensions of this Project Agreement shall be effective unless authorized by the Village Manager.

3.2 Commencement. The CONSULTANT'S services under this Project Agreement and the time frames applicable to this Project Agreement shall commence upon the date provided in a written Notice to Proceed ("Commencement Date") provided to the CONSULTANT from the Village Manager through the issuance of a Purchase Order. The CONSULTANT shall not incur any expenses or obligations for payment to third parties prior to the issuance of the Notice to Proceed of Commencement.

3.3 Contract Time. Upon receipt of the Notice to Proceed, the CONSULTANT shall commence services to the VILLAGE on the Commencement Date, and shall continuously perform services to the VILLAGE, without interruption.

3.4 All limitations of time set forth in this Project Agreement are of the essence.

SECTION 4. AMOUNT, BASIS AND METHOD OF COMPENSATION

4.1 Lump Sum Compensation. VILLAGE agrees to pay CONSULTANT an amount not to exceed Twenty-Four Thousand Six-Hundred Dollars (**\$24,600.00**) as compensation for performance of all services related to the Project. It is understood that the method of compensation is that of lump sum which means that CONSULTANT shall perform all services set forth for total compensation in the amount stated above. Said lump sum includes but is not limited to, compensation for all fees, expenses, and out-of-pocket costs of the CONSULTANT.

4.2 Reimbursables. It is acknowledged and agreed to by CONSULTANT that the amount set forth in Section 4.1 includes Direct Expenses and describes the maximum extent of VILLAGE'S obligation to reimburse CONSULTANT for direct, non-salary expenses, but does not constitute a limitation, of any sort, upon CONSULTANT'S obligation to incur such expenses in the performance of services hereunder.

SECTION 5. BILLING AND PAYMENTS TO THE CONSULTANT

5.1 Invoices.

5.1.1 Lump Sum Compensation. CONSULTANT shall submit invoices which are identified by the specific Work Authorization Number on a monthly basis and in a timely manner. These invoices shall identify the nature of the work performed, the phase of work, and the estimated percent of work accomplished. Invoices for each phase shall not exceed the amounts allocated to said phase. The statement shall show a summary of fees with accrual of the total and credits for portions paid previously.

5.1.2 Disputed Invoices. In the event all or a portion of an invoice submitted to the VILLAGE for payment to the CONSULTANT is disputed, or additional backup documentation is required, the Village Manager shall notify the CONSULTANT within fifteen (15) working days of receipt of the invoice of such objection, modification or additional documentation request. The CONSULTANT shall provide the VILLAGE with a written response and any additional information requested by the VILLAGE within five (5) working days of the date of the VILLAGE'S notice. The VILLAGE may request additional information, including but not limited to, all invoices, time records, expense records, accounting records, and payment records of the CONSULTANT. The VILLAGE, at its sole discretion, may pay to the CONSULTANT the undisputed portion of the invoice.

5.2 Suspension of Payment. In the event that the VILLAGE becomes credibly informed that any representations of the CONSULTANT, provided pursuant to Subparagraph 5.1, are wholly or partially inaccurate, or in the event that the CONSULTANT is not in compliance with any term or condition of this Project Agreement, the VILLAGE may withhold payment of sums then or in the future otherwise due to the CONSULTANT until the inaccuracy, or other breach of Project Agreement, and the cause thereof, is corrected to the VILLAGE'S reasonable satisfaction.

5.3 Final Payment. Submission of the CONSULTANT'S invoice for final payment and reimbursement shall constitute the CONSULTANT'S representation to the VILLAGE that, upon

receipt from the VILLAGE of the amount invoiced, all obligations of the CONSULTANT to others, including its Subconsultants, incurred in connection with the Project, shall be paid in full. The CONSULTANT shall deliver to the VILLAGE all documents and computer files requested by the VILLAGE evidencing payment to any and all subcontractors, and all final specifications, plans or other documents as dictated in the Scope of Services and Deliverables. Acceptance of final payment shall constitute a waiver of all claims against the VILLAGE by the CONSULTANT.

SECTION 6. TERMINATION/SUSPENSION

6.1 For Cause. This Project Agreement may be terminated by either party upon three (3) calendar days written notice to the other for breach of any material term or condition of this Project Agreement. In the event that CONSULTANT abandons this Project Agreement or causes it to be terminated by the VILLAGE, the CONSULTANT shall indemnify the VILLAGE against any loss pertaining to this termination. In the event that the CONSULTANT is terminated by the VILLAGE for cause and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a termination for convenience under Section 6.2 and the provisions of Section 6.2 shall apply.

6.2 For Convenience. This Project Agreement may be terminated by the VILLAGE for convenience upon five (5) calendar days written notice to the CONSULTANT. In the event of such a termination, the CONSULTANT shall incur no further obligations in connection with the Project and shall, to the extent possible terminate any outstanding subconsultant obligations. The CONSULTANT shall be compensated for all services performed to the satisfaction of the VILLAGE and reimbursable expenses incurred prior to the date of termination. In such event, the CONSULTANT shall promptly submit to the VILLAGE its invoice for final payment and reimbursement which invoice shall comply with the provisions of Paragraph 5.1. Under no circumstances shall the VILLAGE make payment of profit to the CONSULTANT for services which have not been performed.

6.3 Assignment Upon Termination. Upon termination of this Project Agreement, the work product of the CONSULTANT shall become the property of the VILLAGE and the CONSULTANT shall, within ten (10) working days of receipt of written direction from the VILLAGE, transfer to either the VILLAGE or its authorized designee, all work product in its possession, including but not limited to, designs, specifications, drawings, studies, reports and all other documents and digital data in the possession of the CONSULTANT pertaining to this Project Agreement. Upon the VILLAGE'S request, the CONSULTANT shall additionally assign its rights, title and interest under any subcontractor's agreements to the VILLAGE.

6.4 Suspension for Convenience. The VILLAGE shall have the right at any time to direct the CONSULTANT to suspend its performance, or any designated part thereof, for any reason whatsoever, or without reason, for a cumulative period of up to five (5) calendar days. If any such suspension is directed by the VILLAGE, the CONSULTANT shall immediately comply with same. In the event the VILLAGE directs a suspension of performance as provided herein, through no fault of the CONSULTANT, the VILLAGE shall pay the CONSULTANT as full compensation for such

suspension the CONSULTANT'S reasonable costs, actually incurred and paid, of demobilization and remobilization.

SECTION 7. PERSONNEL ASSIGNED TO PROJECT

7.1 The CONSULTANT shall assign only qualified personnel to perform any services concerning this Project. At the time of execution of this Project Agreement, the parties anticipate that the following named individuals will perform those supervisory or primary functions indicated:

<u>NAME</u>	<u>FUNCTION</u>
_____	_____
_____	_____
_____	_____

So long as the individuals named above remain actively employed or retained by the CONSULTANT, they shall perform the functions indicated next to their names. Furthermore, the VILLAGE reserves the right to reject any proposed substitution for any of the above-named individuals, and the VILLAGE shall have the further right to require that any individual assigned to the Project by the CONSULTANT be removed from the Project and reassigned for good cause.

SECTION 8. INCORPORATION OF CONTINUING CONTRACT

All terms and conditions of the Continuing Contract not specifically modified by this Project Agreement shall remain in full force and effect and are incorporated into and made a part of this Project Agreement by this reference as though set forth in full.

SECTION 9. SEVERABILITY

If any provision of this Project Agreement or its application to any person or situation shall to any extent, be invalid or unenforceable, the remainder of this Project Agreement, and the application of such provisions to persons or situations other than those to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

SECTION 10. MISCELLANEOUS

10.1 Public Records. VILLAGE is a public agency subject to Chapter 119, Florida Statutes. To the extent that CONTRACTOR is acting on behalf of VILLAGE pursuant to Section 119.0701, Florida Statutes, CONTRACTOR shall:

- a. Keep and maintain public records that ordinarily and necessarily would be required to be kept and maintained by VILLAGE were VILLAGE performing the services under this Project Agreement;
- b. Provide the public with access to such public records on the same terms and conditions that the County would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- c. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law; and
- d. Meet all requirements for retaining public records and transfer to VILLAGE, at no cost, all public records in possession of the CONTRACTOR upon termination of this Project Agreement and destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the VILLAGE.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS PROJECT AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 305-664-6412, Clerk@islamorada.fl.us, or by mail: Village Clerk, 868800 Overseas Highway, Islamorada, FL 33036.

10.2 No Contingent Fees. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Project Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Project Agreement. For the breach or violation of this provision, the VILLAGE shall have the right to terminate the Project Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

10.3 E-Verify. CONTRACTOR shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including the registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of this Contract. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this Project Agreement is terminated for a violation of the statute by CONTRACTOR, CONTRACTOR may not be awarded a public contract for a period of 1 year after the date of termination.

10.4 Scrutinized Companies. CONTRACTOR certifies that it and its subconsultants are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the VILLAGE may immediately terminate this Project Agreement at its sole option if the CONTRACTOR or its subconsultants are found to have submitted a false certification; or if CONTRACTOR, or its subconsultants are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Project Agreement.

10.5 Noncoercive Conduct for Labor or Services. In accordance with Section 787.06, Florida Statutes, the CONTRACTOR has attested to the affidavit incorporated herein that CONTRACTOR does not use coercion for labor or services.

[Remainder of this page intentionally left blank]

Affidavit Attesting to Noncoercive Conduct for Labor or Services

Nongovernment Entity name: _____ (“Vendor”)

Vendor FEIN: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Email Address: _____

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By: _____
Authorized Signature

Print Name and Title: _____

Date: _____

IN WITNESS WHEREOF, the parties have executed this Project Agreement on the respective dates under each signature: The VILLAGE, signing by and through its Village Manager, attested to by its Village Clerk, duly authorized to execute same, and by CONSULTANT, by and through its President, duly authorized officer to execute same.

VILLAGE

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

By: _____
Ron Saunders, Village Manager

The ____ day of _____, 20__.

AUTHENTICATION:

Marne McGrath, Village Clerk

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

John J. Quick, Village Attorney

CONSULTANT

CBT CONSTRUCTION DEVELOPMENT INC.

By: _____

Print Name: _____

Title: _____

The ___ day of _____, 20__.

WITNESS:

Print Name: _____



CBT CONSTRUCTION & DEVELOPMENT
 87889 Overseas Hwy, Islamorada, FL 33036
 305-852-3002 | CGC 1513423

SCHEDULE OF VALUES

Russell Building Window Repair/Seal
 March 12, 2026

SQUARE FOOTAGE OF PROJECT **0 SF**

	BID AMOUNT	COST/SF	% OF TOTAL
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DIV 01 – GENERAL CONDITIONS & REQUIREMENTS

Permitting and Fees	\$ -		0.00%
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Note: All permits and fees will be applied for and acquired by the Contractor. Village of Islamorada will reimburse the contractor for the cost of permits and associated fees at the completion of the project.

SCOPE OF SERVICES

DIV 08 – OPENINGS, DOORS & WINDOWS

Window Repair or Seal Allowance	\$ 20,500.00		83.3
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Note: Allowance for all labor and materials to review each window located within the structure to determine if the unit can be repaired. Allowance also includes coverage for all labor and materials required to repair each window, as required, or to seal them in place, as directed by the Village of Islamroada.

	BID AMOUNT	COST/SF	% OF TOTAL
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	Sub-Total	\$ 20,500.00	\$ -	83.33%
	Overhead & Fee	\$ 4,100.00		16.67%
TOTAL BID		\$ 24,600.00	\$ -	100.00%



Council Communication

To: Mayor and Village Council
From: Maria Bagiotti, Founders Park Director
Date: April 7, 2026
SUBJECT: **Resolution Approving the Final Rankings and Recommendations of the RFP 26-02 Evaluation Committee for Selection of a Contractor for the Installation of a Ultraviolet (UV) Light Disinfection System for the Ron Levy Aquatic Center Splash Pad Project TAB 4**

Background:

The Ron Levy Aquatic Center, located within Founders Park at 87000 Overseas Highway in Islamorada, Florida is operated by the Village. The facility includes an Olympic-size competitive swimming pool, springboard diving well, splash pad and locker room amenities.

The Splash Pad was installed in 2004. The facility is used by families, school groups, and private parties. It is a very popular amenity for families with small children and non-swimmers. The splash pad has six (6) spray features and a non-slip safety surface. The existing surface and water features have been enhanced in the past several years. The filtration system needs an upgrade to ensure compliance with the Florida Building and Monroe County Health Department Codes and Regulations to improve water quality and enhance user safety.

Analysis:

The Village issued Request for Proposals ("RFP") 26-02 on January 29, 2026 to solicit proposals from qualified contractors to design, engineer, supply, and install a new Ultraviolet (UV) Disinfection System for the existing splash pad recirculation system for the Ron Levy Aquatic Center Splash Pad (the "Project").

RFP 26-02 was issued in accordance with Sec. 2-327(b) and (c)(4) of the Village's Purchasing Guidelines in the Village Code of Ordinances. RFP 24-17 was published on DemandStar.com and on the Village's website from January 29, 2026 to the bid submittal deadline. The RFP was also advertised on the Village website, posted on Facebook, distributed via Constant Contact email, and published in the Keys Weekly for first week of the advertising period.

The Village received a total of two (2) proposals in response to RFP 26-02. To evaluate the proposals, an Evaluation Committee (the "Committee") was established. Members included Building Official Sheila Denoncourt, Founders Park Director Maria Bagiotti and Public Work Director Andrew Engelmeyer.

Cost is not the only factor considered during the evaluation. Consideration was also given to each firm's organization, experience with similar projects, qualifications, proposed timeline for completion, and references.

The proposals were reviewed and scored by the Evaluation Committee in a publicly noticed meeting on March 10, 2026. A maximum of 100 points was available in the scoring system, for a total maximum score of 300 points from the three-member Committee. There was one (1) local firm eligible for the possible ten (10) additional points. The Committee ranked the proposals as follows according to the criteria and point system provided in the RFP.

Rank	Proposer/Firm Name	Points	Cost Proposal
1	StandGuard Aquatic	254	\$29,980.00
2	Commercial Energy Specialists	217	\$59,863.66

Adoption of the proposed Resolution would approve the ranking of the RFP 26-02 Evaluation Committee, the recommended selection of StandGuard Aquatics for Design, Supply and Install of the Ultraviolet (UV) Light Disinfection System for the Ron Levy Aquatic Center Splash Pad Project and authorize the Village Manager to enter into an Agreement with StandGuard Aquatics provided as Exhibit “1” attachment 2.

The proposal from Standguard Aquatics is provided as Exhibit “A” attachment 3. StandGuard Aquatics brings extensive experience in pool construction, installation of filtration systems and projects of this scope. The proposal was detailed and offered two options that included all the necessary components to deliver a complete, turnkey operational UV system.

Furthermore, StandGuard is the Pool Contractor for the Ron Levy Aquatic Center Resurfacing and Facility Improvement Project and is currently mobilized, enabling completion of the work within the same project timelines.

Budget Impact:

The proposed cost for the Project shall not exceed \$29,980. The contractor has provided two options, with costs ranging from \$19,980 to \$29,980. Based on the engineer’s review and final plans, the most suitable and economical option will be selected. The revenue source for the project would be Local Government Discretionary Sales Surtax accounted for in the Capital Project Fund. The approved Fiscal Year 2025-2026 Capital Project Fund Budget includes \$60,000.00 for the project.

Staff Impact:

The Founders Park Director would oversee scheduling, implementation and completion of the Project.

Recommendation:

It is recommended that the Village Council adopt the proposed resolution thereby approving the recommended selection of StandGuard Aquatics for the Project and authorizing the Village Manager to enter into an Agreement with StandGuard Aquatics in substantially the form provided as Exhibit “1” to the proposed resolution.

- Attachments:**
1. Reso RFP 26-02 Award & Agreement for Splash Pad UV System
 2. Agreement StandGuard Aquatics Exhibit 1
 3. BID RFP 26-02 StandGuard Aquatics

RESOLUTION NO.

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE FINAL RANKINGS AND RECOMMENDATIONS OF THE RFP 26-02 EVALUATION COMMITTEE FOR SELECTION OF A CONTRACTOR FOR DESIGN, SUPPLY, AND INSTALL AN ULTRAVIOLET (UV) LIGHT DISENFECTION SYSTEM FOR THE RON LEVY AQUATIC CENTER SPLASH PAD PROJECT; AUTHORIZING THE VILLAGE MANAGER AND VILLAGE ATTORNEY TO NEGOTIATE AN AGREEMENT FOR THE REQUESTED SERVICES; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Ron Levy Aquatic Center, located within Founders Park at 87000 Overseas Highway in Islamorada, Florida is operated by the Village. The facility includes an Olympic-size competitive swimming pool, springboard diving well, splash pad and locker room amenities; and

WHEREAS, the Splash Pad was installed in 2004. The facility is used by families, school groups, and private parties. It is a very popular amenity for families with small children and non-swimmers. The splash pad has six (6) spray features and a non-slip safety surface; and

WHEREAS, the existing surface and water features have been enhanced in the past several years. The filtration system needs an upgrade to ensure compliance with the Florida Building and Monroe County Health Department Codes and Regulations to

improve water quality and enhance user safety.

WHEREAS, the Village issued Request for Proposals (“RFP”) 26-02 on January 29, 2026 to solicit proposals from qualified contractors to design, engineer, supply, and install a new Ultraviolet (UV) Disinfection System for the existing splash pad recirculation system for the Ron Levy Aquatic Center Splash Pad (the “Project”); and

WHEREAS, an Evaluation Committee (the “Committee”) was established to review responsive proposals to the RFP and make a recommendation to the Village Council for selection of a contractor to complete the Project; and

WHEREAS, the Committee reviewed the two (2) proposals received using the selection criteria detailed in RFP 26-02 and recommends selection of the highest ranked proposal from StandGuard Aquatics for the Project for an amount not to exceed Twenty-Nine Thousand Nine Hundred and Eighty and 00/100 Dollars (\$29,980) to complete the Project; and

WHEREAS, the Village Council finds that approval and selection of StandGuard Aquatics and entering into an agreement for the Project is in the best interest of the Village and its residents.

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

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

Section 2. Approval of Selection. The Village Council hereby approves the selection of StandGuard Aquatics to complete the Project.

Rank	Proposer/Firm Name	Points	Cost Proposal
1	StandGuard Aquatic	254	\$29,980.00
2	Commercial Energy Specialists	217	\$59,863.66

Section 3. Authorization of Village Officials. The Village Manager and/or his designee and the Village Attorney are authorized to negotiate an agreement with StandGuard Aquatics substantially in the form attached hereto as Exhibit "1", for completion of the Project in an amount not to exceed Twenty-Nine Thousand Nine Hundred and Eighty and 00/100 Dollars.

Section 4. Execution of Agreement. The Village Manager is authorized to execute the Agreement with StandGuard Aquatics on behalf of the Village, to execute any required documents to implement the terms and conditions of the Agreement, and to execute any extension and/or amendments to the Agreement, subject to approval as to form and legality by the Village Attorney.

Section 5. Authorization of Funds Expenditure. Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Purchasing Procedures Ordinance, the Village Manager is authorized to expend budgeted funds for the Project.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

Motion to adopt by _____, second by _____.

**FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:**

Mayor Don Horton _____

Vice Mayor Sharon Mahoney _____

Councilwoman Anna Richards _____

Councilman Steve Friedman _____

Councilwoman Deb Gillis _____

PASSED AND ADOPTED this ____ day of _____, 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 J. QUICK, VILLAGE ATTORNEY

AGREEMENT

THIS IS AN AGREEMENT, dated the day of , 2026, between:

ISLAMORADA, VILLAGE OF ISLANDS

a Florida municipal corporation, hereinafter "**VILLAGE**,"

and

StandGuard Aquatics

a Corporation, authorized to do business in the State of Florida, hereinafter "**CONTRACTOR**."

WITNESSETH:

In consideration of the mutual terms and condition, promises, covenants, and payments hereinafter set forth, VILLAGE and CONTRACTOR agree as follows:

Article I. PREAMBLE

In order to establish the background, context and form of reference for this Agreement and to generally express the objectives, and intentions, of the respective parties herein, the following statements, representations and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions which follow and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

Section 1.01 The VILLAGE is in need of an independent experienced contractor to Design, Supply and Install Ultraviolet (UV) Light Disinfection System for the Ron Levy Aquatic Center Splash Pad in a timely and responsive timeframe (the "Project").

Section 1.02 On January 29, 2026, the VILLAGE issued Request for Proposals No. 26-02 for the Project, including all Exhibits and Addenda (the "RFP").

Section 1.03 On March 2, 2026, the VILLAGE received a proposal from CONTRACTOR, for completion of the Project as expressed in the RFP.

Section 1.04 The evaluation committee evaluated and ranked the proposal in accordance with the RFP and determined that CONTRACTOR was the highest ranked, responsive and responsible proposer for the Project.

Section 1.05 On April 7, 2026 the Village Council of Islamorada, Village of Islands (the "Village Council") adopted Resolution No. 26-##-##, awarding the RFP to CONTRACTOR and authorizing the Village to negotiate and execute this Agreement with CONTRACTOR for the Project.

Section 1.06 VILLAGE and CONTRACTOR desire to enter into this Agreement for the completion of the Project in accordance with the RFP and on the schedule set forth in ARTICLE 3 entitled "TIME FOR COMPLETION".

Article II. SCOPE OF WORK

Section 2.01 CONTRACTOR shall furnish all necessary expertise, personnel, tools, materials, equipment and supervision, to perform all of the work for the Project described in the RFP, and the Proposal, a copy of which is attached hereto and specifically made a part of this Agreement as Exhibit "A".

Section 2.02 CONTRACTOR hereby represents to VILLAGE, with full knowledge that VILLAGE is relying upon these representations when entering into this Agreement with CONTRACTOR, that CONTRACTOR has the professional expertise, experience and personnel to perform the services to be provided by CONTRACTOR for the Project pursuant to the terms of this Agreement.

Section 2.03 CONTRACTOR assumes professional and technical responsibility for performance of its services to be provided hereunder in accordance with applicable recognized professional standards.

Section 2.04 None of the work or services under this Agreement for the Project shall be subcontracted by CONTRACTOR, unless CONTRACTOR obtains prior written consent from the VILLAGE. Approved subcontractors shall be subject to each provision of this Agreement and CONTRACTOR shall be responsible and indemnify the VILLAGE for its subcontractors' negligent acts, errors or omissions.

Article III. TIME FOR COMPLETION

Section 3.01 The CONTRACTOR shall commence work as directed by the VILLAGE and in accordance with a Project Timeline. The Project Timeline shall be based upon the timeline as stated in Exhibit "A" to this Agreement as may be modified and agreed upon during negotiation of this Agreement and provided as Exhibit "1". CONTRACTOR shall complete all work in a timely manner in accordance with the Project Timeline or be subject to liquidated damages pursuant to Section 3.03.

Section 3.02 Anything to the contrary notwithstanding, minor adjustment to the Project timeline for completion approved by VILLAGE in advance, in writing, will not constitute a delay by CONTRACTOR. Furthermore, a delay due to an Act of God, fire, lockout, strike or labor dispute, riot or civil commotion, act of public enemy or other cause beyond the control of CONTRACTOR shall extend this Agreement for a period equal to such delay and during this period such delay shall not constitute a delay by CONTRACTOR.

Section 3.03 VILLAGE and CONTRACTOR recognize that time is of the essence with respect to the completion of the Project and VILLAGE would suffer financial loss if the Project is not completed within the time specified in the timeline for completion set forth in Exhibit "A" as mention above, subject to adjustments of such timeline as approved by the Village as provided in the RFP and Proposal. VILLAGE and CONTRACTOR also recognize the expense and difficulties involved in proving with reasonable certainty the actual loss or damage suffered by VILLAGE if the Project is not completed on time. Accordingly, in lieu of requiring any such proof, VILLAGE and CONTRACTOR agree that, as liquidated damages for delays, or early termination of the Agreement, CONTRACTOR shall pay VILLAGE, in addition to any other damages and/or remedies

to which VILLAGE may be entitled, the dollar amount equal to six one hundredths of a percent (0.06%) per day of total Contract Price (as defined below) for each calendar day within the first fifteen (15) days after the final completion date set forth in the timeline where the CONTRACTOR fails to reach final completion in accordance with the RFP and Proposal attached hereto as Exhibit "A" or in the event of early termination of the Agreement, for each calendar day within the first fifteen (15) days from termination to the stated completion date. For each calendar day after the first fifteen days following the final completion date provided in the timeline where the CONTRACTOR fails to reach final completion in accordance with the RFP and Proposal the VILLAGE shall be entitled to the dollar amount equal to one tenth of one percent (0.1%) per day of total Contract Price until the CONTRACTOR achieves final completion with respect to a delay or in the event of earlier termination of the Agreement, for each calendar day after the first fifteen days from termination to the stated final completion date, the Village shall be entitled to the dollar amount equal to one tenth of one percent (0.1%) per day of total Contract Price. CONTRACTOR further agrees that the amount of liquidated damages assessed pursuant to this paragraph is reasonable and does not constitute a penalty. Although the parties recognize the difficulty of proving the loss or damage suffered by the VILLAGE due to delay or early termination, the CONTRACTOR acknowledges and agrees that the amount of liquidated damages approximate the loss anticipated at the time of execution of this Agreement.

Article IV. CONTRACT PRICE, GUARANTEES AND WARRANTIES

Section 4.01 The VILLAGE hereby agrees to pay CONTRACTOR for the faithful performance of this Agreement, for work completed in accordance with the Proposal attached hereto as Exhibit "A", and as directed by VILLAGE. Prices for work completed by the CONTRACTOR shall be as reflected in Exhibit "A". A total contract price hereto is referred to as Contract Price and shall not exceed Twenty-Nine Thousand Nine Hundred Eighty and 00/100 Dollars (\$29,980.00).

Section 4.02 The VILLAGE will make payments to CONTRACTOR for completed and proper work and in the amounts stated in Exhibit "A" in accordance with the Local Government Prompt Payment Act in Chapter 218, Florida Statutes.

Section 4.03 The CONTRACTOR shall guarantee all portions of the Project against poor workmanship and faulty materials for a period of twelve (12) months after final payment and shall immediately correct any defects which may appear during this period upon notification by VILLAGE.

Section 4.04 The CONTRACTOR shall specify warranty duration and guidelines, inclusions and exclusions for all products.

Section 4.05 The making and acceptance of the final payment shall constitute a waiver of all claims by the CONTRACTOR other than those arising from requirements of the specifications.

Section 4.06 CONTRACTOR is prohibited from placing a lien on the Village's property. This prohibition applies to; inter alia, all sub-contractors and suppliers and labors.

Article V. CONTRACTOR'S LIABILITY INSURANCE

Section 5.01 The CONTRACTOR shall not commence work under this Agreement until CONTRACTOR has obtained all insurance required under this Article and such insurance has been approved by the VILLAGE nor shall the CONTRACTOR allow any Subcontractor to commence work on his sub-contract until all similar such insurance required of the subcontractor has been obtained and approved.

Section 5.02 Certificates of insurance, reflecting evidence of the required insurance, shall be filed with the VILLAGE prior to the commencement of the work. These Certificates shall contain a provision that coverage afforded under these policies will not be canceled until at least thirty (30) days prior written notice has been given to the VILLAGE. Policies shall be issued by companies authorized to do business under the laws of the State of Florida.

Section 5.03 Financial Ratings of the insurers must be no less than "A" in the latest edition of "Bests Key Rating Guide", published by A.M. Best Guide.

Section 5.04 Insurance shall be in force during the term of this Agreement. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then in that event, the CONTRACTOR shall furnish, at least thirty (30) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the Agreement and extension thereunder is in effect. The CONTRACTOR shall not continue to work pursuant to this contract unless all required insurance remains in full force and effect.

Section 5.05 Comprehensive General Liability insurance to cover liability bodily injury and property damage. Exposures to be covered are as follows: premises, operations, products/completed operations, and certain contracts. Coverage must be written on an occurrence basis, with the following limits of liability:

- (a) Workers' Compensation Insurance – as required by law;
- (b) Comprehensive General Liability Insurance, including Premises Operation, Products and Completed Operations, Blanket Contractual Liability, Personal Injury Liability, Expanded Definition of Property Damage - \$1,000,000 combined single limit;
- (c) Automobile Liability Insurance - \$300,000 per occurrence, \$300,000 per Accident for bodily injury and \$1,000,000 per accident for property damage; and

Contractor shall obtain all necessary endorsements to support these requirements.

The insurance provided by the contractor shall apply on a primary basis. Any insurance, or self-insurance, maintained by the Village shall be excess of, and shall not contribute to, the insurance provided by proposer.

The insurance maintained by the contractor shall apply on a first dollar basis without application of a deductible or self-insured retention. The contractor shall pay on behalf of the Village or the Village's council members, officials, officers, agents and employees any deductible or self-insured

retention applicable to a claim against the Village or the Village's council, officials, officers, agents and employees.

Section 5.06 The CONTRACTOR shall hold the VILLAGE, its agents, and employees, harmless on account of claims for damages to persons, property or premises arising out of CONTRACTOR's negligent operations in completing the Project and name the VILLAGE as an additional insured under their policy.

Section 5.07 The VILLAGE reserves the right to require any other insurance coverage it deems necessary depending upon the exposures.

Article VI. PROTECTION OF PROPERTY

Section 6.01 At all times during the performance of this Agreement, the CONTRACTOR shall protect the VILLAGE's property and properties adjoining the Project site from all damage whatsoever on account of the work being carried on pursuant to this Agreement.

Article VII. CONTRACTOR'S INDEMNIFICATION

Section 7.01 The CONTRACTOR agrees to release the VILLAGE from and against any and all liability and responsibility in connection with this Agreement and the matters contained herein. The CONTRACTOR further agrees not to sue or seek any money or damages from VILLAGE in connection with this Agreement except with respect to payment for services rendered with respect to this Agreement.

Section 7.02 The CONTRACTOR shall indemnify and hold harmless the VILLAGE and its officers and employees from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONTRACTOR and other persons employed or utilized by the CONTRACTOR, in the performance of the Agreement. .

Section 7.03 If a court of competent jurisdiction holds the VILLAGE liable for certain tortuous acts of its agents, officers, or employees, such liability shall be limited to the extent and limit provided in 768.28, Florida Statutes. This provision shall not be construed as a waiver of any right or defense that the VILLAGE may possess. The VILLAGE specifically reserves all rights as against any and all claims that may be brought.

Section 7.04 Nothing in this Agreement shall be deemed or treated as a waiver by the VILLAGE of any immunity to which it is entitled by law, including but not limited to the VILLAGE's sovereign immunity as set forth in Section 768.28, Florida Statutes.

Article VIII. INDEPENDENT CONTRACTOR

Section 8.01 This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the CONTRACTOR is an independent contractor under this Agreement and not the VILLAGE's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal

Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers Compensation Act, and the State unemployment insurance law. The CONTRACTOR shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the CONTRACTOR's activities and responsibilities hereunder provided. This Agreement shall not be construed as creating any joint employment relationship between the CONTRACTOR and the VILLAGE and the VILLAGE will not be liable for any obligation incurred by CONTRACTOR, including but not limited to unpaid minimum wages and/or overtime premiums.

Article IX. CHANGES TO SCOPE OF WORK AND ADDITIONAL WORK

Section 9.01 The VILLAGE may request changes that would increase, decrease or otherwise modify the Scope of Work to be provided under this Agreement as described in Article II of this Agreement. Such changes or additions to the Project must be in accordance with the provisions of the Code of Ordinances of the VILLAGE and must be contained in a written amendment, executed by the parties hereto, with the same formality and with equality and dignity prior to any deviation from the terms of this Agreement, including the initiation of any additional or extra work to the Project. Each amendment shall at a minimum include the following information on the Project:

PROJECT NAME
PROJECT DESCRIPTION
ESTIMATED PROJECT COST
ESTIMATED COST FOR ADDITION OR CHANGE TO PROJECT
ESTIMATED PROJECT COMPLETION DATE

Section 9.02 In no event will the CONTRACTOR be compensated for any work which has not been described in a separate written agreement or amendment executed by the parties hereto.

Article X. TERM AND TERMINATION

Section 10.01 This Agreement may be terminated by either party for cause, or the VILLAGE for convenience, upon ten (10) days written notice by the VILLAGE to CONTRACTOR in which event the CONTRACTOR shall be paid its compensation for services performed to termination date. In the event that the CONTRACTOR abandons this Agreement or causes it to be terminated, for reasons other than the Villages breach of this Agreement, the CONTRACTOR shall indemnify the VILLAGE against any loss pertaining to this termination up to a maximum of the full Contract Price. All finished or unfinished documents, data, studies, plans, surveys, and reports prepared by CONTRACTOR shall become the property of VILLAGE and shall be delivered by CONTRACTOR to VILLAGE.

Section 10.02 This Agreement shall take effect as of the date of execution as shown herein below and continue for such time as is contemplated by the VILLAGE.

Article XI. CONTRACT DOCUMENTS

Section 11.01 CONTRACTOR and VILLAGE hereby agree that the following Exhibits, which are attached hereto and made a part thereof, are fully incorporated herein and made a part of this Agreement, as if written herein word for word: this Agreement; including CONTRACTOR'S Proposal in response to the RFP as set forth and incorporated into this Agreement as Exhibit "A"; any the RFP as incorporated into this Agreement and all other addendums and exhibits thereto. In the event there is a conflict between the terms of the RFP, CONTRACTOR'S Proposal, and this Agreement, the terms of this Agreement shall prevail.

Article XII. MISCELLANEOUS

Section 12.01 Legal Representation. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply due to the joint contribution of both parties.

Section 12.02 Assignments. This Agreement, or any interest herein, shall not be assigned, transferred, or otherwise encumbered, under any circumstances, by CONTRACTOR without the prior written consent of VILLAGE. For purposes of this Agreement, any change of ownership of CONTRACTOR shall constitute an assignment which requires VILLAGE approval. However, this Agreement shall run to the VILLAGE and its successors and assigns.

Section 12.03 Records. CONTRACTOR shall keep books and records and require any and all subcontractors to keep books and records as may be necessary in order to record complete and correct entries as to personnel hours charged to this engagement, and any expenses for which CONTRACTOR expects to be reimbursed, if applicable. Such books and records will be available at all reasonable times for examination and audit by VILLAGE and shall be kept for a period of three (3) years after the completion of all work to be performed pursuant to this Agreement. Incomplete or incorrect entries in such books and records will be grounds for disallowance by VILLAGE of any fees or expenses based upon such entries.

Section 12.04 Public Records. VILLAGE is a public agency subject to Chapter 119, Florida Statutes. To the extent that CONTRACTOR is acting on behalf of VILLAGE pursuant to Section 119.0701, Florida Statutes, CONTRACTOR shall:

- (a) Keep and maintain public records that ordinarily and necessarily would be required to be kept and maintained by VILLAGE were VILLAGE performing the services under this Agreement;
- (b) Provide the public with access to such public records on the same terms and conditions that the Village would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- (c) Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law; and

- (d) Meet all requirements for retaining public records and transfer to VILLAGE, at no cost, all public records in possession of the CONTRACTOR upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the VILLAGE.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 305-664-6412, Clerk@islamorada.fl.us, or by mail: Village Clerk, 868800 Overseas Highway, Islamorada, FL 33036.

Section 12.05 Ownership of Documents. Reports, surveys, plans, studies and other data provided in connection with this Agreement are and shall remain the property of VILLAGE, upon payment to CONTRACTOR pursuant to the payment terms of this Agreement.

Section 12.06 No Contingent Fees. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the VILLAGE shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

Section 12.07 E-Verify. CONTRACTOR shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including the registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of this Contract. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this Agreement is terminated for a violation of the statute by CONTRACTOR, CONTRACTOR may not be awarded a public contract for a period of 1 year after the date of termination.

Section 12.08 Scrutinized Companies.

- (a) CONTRACTOR certifies that it and its subconsultants are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the CONTRACTOR or its subconsultants are found to have submitted a false certification; or if CONTRACTOR, or its subconsultants are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

- (b) If this Agreement is for more than one million dollars, CONTRACTOR certifies that it and its subconsultants are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if CONTRACTOR, its affiliates, or its subconsultants are found to have submitted a false certification; or if CONTRACTOR, its affiliates, or its subconsultants are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.
- (c) CONTRACTOR agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.
- (d) As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

Section 12.09 Noncoercive Conduct for Labor or Services. In accordance with Section 787.06, Florida Statutes, the CONTRACTOR has attested to the affidavit incorporated herein that CONTRACTOR does not use coercion for labor or services.

Section 12.10 Notice. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, the CONTRACTOR and the VILLAGE designate the following as the respective places for giving of notice:

VILLAGE: Ron Saunders
Village Manager
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036

Copy To: John Quick
Interim Village Attorney
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036

CONTRACTOR: Matt Satterly, President
StandGuard Aquatics
320 Laguna Avenue
Key Largo, Fl. 33037
matt@standguardaquatics.com

Section 12.11 Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

Section 12.12 Exhibits. Each Exhibit referred to in this Agreement forms an essential part of this Agreement. The exhibits if not physically attached should be treated as part of this Agreement and are incorporated herein by reference.

Section 12.13 Headings. Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.

Section 12.14 Severability. If any provision of this Agreement or application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 12.15 Governing Law. This Agreement shall be governed by the laws of the State of Florida with venue lying in Monroe County, Florida.

Section 12.16 Disputes. Any claim, objection, or dispute arising out of the terms of this Agreement shall be litigated in the Sixteenth Judicial Circuit Court in and for Monroe County.

Section 12.17 Extent of Agreement. This Agreement together with Contract Documents and Exhibits, attached hereto, as amended herein above represents the entire and integrated agreement between the VILLAGE and the CONTRACTOR and supersedes all prior negotiations, representations or agreements, either written or oral.

Section 12.18 Waiver. Failure of the VILLAGE to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

**[ANY CONTRACT DOCUMENTS FROM THE RFP SHALL BE INSERTED IN AGREEMENT
BEGINNING ON THE FOLLOWING PAGE]**

Affidavit Attesting to Noncoercive Conduct for Labor or Services

Nongovernment Entity name: _____ (“Vendor”)

Vendor FEIN: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Email Address: _____

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By: _____
Authorized Signature

Print Name and Title: _____

Date: _____

[SIGNATURE PAGE TO AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Agreement: The VILLAGE, signing by and through its Village Manager, attested to by its Village Clerk, duly authorized to execute same, and by CONTRACTOR, by and through its duly authorized officer to execute same.

VILLAGE

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

By: _____

Ron Saunders, Village Manager

AUTHENTICATION:

Marne McGrath, Village Clerk

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

John J. Quick, Interim Village Attorney

WITNESS:

Print Name: _____

CONTRACTOR

By: Matt Satterly

Print Name: _____

Title: President

Date: _____

Exhibit "A"
FORM OF CONTRACTOR'S PROPOSAL

Form of Agreement

Exhibit "B"

PROJECT TIMELINE

Form of Agreement

Original Copy

RFP Response



For:

Islamorada, Village of Islands

Design, Supply and Install Ultraviolet (UV) Light
Disinfection System for the Ron Levy Aquatic Center
Splash Pad

RFP 26-02

Submitted by:
Matt Satterly, President
StandGuard Aquatics
Phone: 844-651-1990
Fax: 855-693-8244
Email: matt@standguardaquatics.com
www.standguardaquatics.com

March 1, 2026



March 1, 2026

Islamorada, Village of the Islands
ATTN: Village Clerk
86800 Overseas Highway
Islamorada, FL 33036

RE: Cover Letter for RFP 25-06 – Pool Resurfacing and Facility Improvements Project

To Whom It May Concern:

On behalf of StandGuard Aquatics, I would like to thank you for allowing us the opportunity to provide this information and compete for your business. StandGuard Aquatics was founded in 2011. We are incorporated in Georgia, are registered to do business in Florida, California, and Pennsylvania. Our Senior Management staff has 40 years of experience working with local government agencies to provide aquatic management construction and renovations.

We are excited to demonstrate to the decision making team that StandGuard Aquatics is an experienced, professional organization that achieves full compliance with each and every aspect of the requirements for this request. After reviewing your RFP and plans extensively, we are confident that StandGuard Aquatics has the staff and experience to meet the objectives of this RFP.

Matt Satterly will serve as the point person for this project. He will work directly with Islamorada staff to ensure we are meeting all requirements of the RFP. Matt has 28 years of experience working on and with commercial aquatic facilities, including installation of UV Systems. Bryan Dalton will be our lead team member on this project. Bryan is an electrician with 25 years of experience working in the commercial aquatics industry.

Matt Satterly is the authorized agent for StandGuard Aquatics and serves as President of StandGuard Aquatics. We look forward to having the opportunity to meet with you and the decision making team to further discuss our program and how it is the best choice to fulfill the requirements of this operation. Our office is located at 320 Laguna Avenue, Key Largo FL 33037.

Sincerely,

Matt Satterly
StandGuard Aquatics

LIST OF SIMILAR PROJECTS COMPLETED

Over the past 27 years, the full-time staff members of StandGuard Aquatics who will be assigned to this project have worked with many municipalities for construction and renovation services. To meet the requirements of the RFP, we are providing a list of recent projects that match the types of work and scope of this RFP. As you will see, our team has significant experience with these types of repairs. All of these projects were managed by Matt Satterly and assisted by Bryan Dalton and Luis Osorio. Below are a list of jobs completed in the past 12 months that mirror the work being requested in the RPP:

- **City of Atlanta** – MLK Indoor Natatorium. StandGuard provides all services for the UV system are this 275,000 pool's UV System. Work included installation and annual servicing that is required on all UV Systems.
 - Arthur Culbreath
Projects Manager
City of Atlanta
404-859-1560
abculbreath@atlantaga.gov
- **City of Atlanta** – Perkerson Park Splash Pad – Project is almost identical to this RFP project. StandGuard provides all services for the UV System at this 1200 gallon splash pad. Work included installation and annual servicing that is required on all UV Systems.
 - Arthur Culbreath
Projects Manager
City of Atlanta
404-859-1560
abculbreath@atlantaga.gov
- **Florida School for the Deaf and Blind** – Project included installation and annual maintenance of a new UV System for their indoor, 100,000 gallon pool.
 - Jessica Vorhees
Construction Projects Consultant II
Florida School for the Deaf and Blind
904-827-2363
voorheesj@fsdbk12.org

PROJECT APPROACH

Our team has significant experience in performing a project that requires the trades for this project. We have assembled a team that is ready to serve the Village staff in completing this project in a timely manner. We have broken up the project into phases. This is how we will approach each phase:

Design/Permitting – We expect this part of the project to take about 3-4 weeks. We will employ a local engineer we use for projects in Florida to provide necessary plans for this project. Once plans are complete, all permits applications will be submitted to both Islamorada and Florid DOH for the modification of this system.

Installation – Once notice to proceed is provided, we will place the order for the new UV System. Lead time on ChlorKing unit (one specified in the RFP) is approximately 2-4 weeks. Lead time for the unit we believe is a better fit for this size system is in stock and can ship immediately. Once all permits are received and unit is onsite, installation will take 2 days to complete and provide all necessary training.

Cost Proposal

As part of our response, we are provided pricing on two options.

Option 1 – Install of the ChlorKing Sentry Sag 480A Validated Amalgam 315 Ultraviolet Light System. This is the unit that was specified in the RFP. This unit will work but is oversized for this particular project. The 480A unit is designed to operate up to 350 GPM and has 4 inch pipe connections.

Price for Option 1 - \$29,980.00 Price is good for 90 days.

Option 2 - Install the Barrier TI-1200-4 Ultraviolet Treatment System by Evoqua Water Technologies (Submittal information is attached to our proposal). This unit is a much better fit for this small splash pad. This unit is designed to work on body of water with a required flowrate of 132 GPM. In addition, the connections to the existing return line are two (2) inch which matches the size of the splash pad's existing return line.

Price for Option 2 - \$19,980.00 Price is good for 90 days.

In comparing the two options, we believe that Option 1 is a good unit but is oversized for this project. The current splash pad is only 450 gallons and has a required flowrate of 23 GPM. The larger size unit in option 1 will require additional modifications to the system to increase the return line connections to 4 inch piping. Additionally, ALL UV systems require annual maintenance, which includes replacement

of bulbs and wiper blades to the UV system to ensure it operates properly. Those costs are less with the unit proposed in Option 2.

In addition to the work required to complete this RFP, our pricing above include the first annual maintenance on the UV system selected. Our team will visit the site approximately one year after start up to perform all annual maintenance requirements including replacement of bulbs and wiper blades.

All pricing above includes design, permits, equipment, and installation.

Timeline

We expect the entire project to take 3-4 weeks from receiving a Notice to Proceed. A majority of that time frame will be required for plans and permitting process. Once the permits are in place and unit onsite, the installation and training will take 2-3 days.

Warranty

There are two warranties involved on this project. Manufacturer's warranty for both options is 5 years. StandGuard will provide a warranty on all work and materials provided for two (2) years.

Attachments

The following items are attached as part of our proposal response:

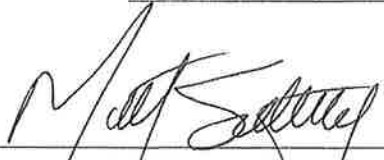
- Appendix A
- Exhibit "A" Certification as a Local Business
- StandGuard Aquatics CPC Contractor's License
- StandGuard Aquatics Insurance Acord Sheet
- Submittal Sheets on Barrier TI UV System
- Sunbiz Certificate of Good Standing
- Monroe County Tax Certificate

APPENDIX A

ACKNOWLEDGMENT OF ADDENDA AND DOCUMENTS

The Proposer hereby acknowledges the receipt of the following addenda issued by the Village and incorporated into and made part of this RFP. In the event the Proposer fails to include any addenda in the table below, submission of this form shall constitute acknowledgment of receipt of all addenda, whether or not received by him/her.

ADDENDUM NUMBER	DATE RECEIVED
# 1	2/18/26


Signature
Matt Satterly
Print name

President
Title
3/1/26
Date



ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

ADDENDUM NO. 1

RFP 26-02 DESIGN, SUPPLY AND INSTALL UV LIGHT DISINFECTION SYSTEM FOR THE RON LEVY AQUATIC CENTER SPLASH PAD

ISSUE DATE: February 18, 2026

This Addendum forms a part of the Request for Proposal (RFP) and clarifies the original RFP.

Question 1: The system you specified, "*Equipment Supply: Provide ChlorKing Sentry Sag 480A Validated Amalgam 316 Ultraviolet Light System, or "Equal"*", is not to be used in an outdoor application. Our question is why did you choose that model UV?

Answer: This model is acceptable for outdoor use but is required to be protected from the elements. A small shed or some type of storage unit will be required to shield the unit from the weather.

The proposer may submit recommendations on equal or alternative products.

Affidavit
For Certification as a Local Business

State of Florida
County of Monroe

BEFORE ME, the undersigned authority, personally appeared Matt Satterly
(Affiant's Name), as President (Title) of StandGuard Aquatics INC
(Name of Company), a C Corporation (Type of Entity), who after
having been sworn, deposes and states:

1. My name is Matt Satterly
2. I am the President (Title) of StandGuard Aquatics INC
(Name of Firm), and I have personal knowledge of the facts stated herein.
3. StandGuard Aquatics INC (Name of Company) seeks certification as a
local business pursuant to Ordinance 2-327(e), Islamorada, Village of Islands, and RFP
19-08; and
4. StandGuard Aquatics INC (Name of Company) has a current Monroe
County occupational license or business tax receipt, with a principal office located at
320 Laguna AVE Key Largo FL 33037
(Physical Address), which is between MM 72.658 and the Miami-Dade County
boundary line; and
5. The principal office has been established a minimum of 18 consecutive months prior
to the date of solicitation of ITB 23-20 and operates or performs business on a
day-to-day basis that is a substantial component of the goods or services being offered
to the Village; and
6. A minimum of 51 percent of the labor or personnel used to perform the purchase
contract reside in the Upper Keys (MM72.658 to the Miami-Dade County boundary
line) at the time of submittal; and
7. A minimum of 51 percent of the business' owners reside in the Upper Keys (MM 72.658
to the Miami-Dade County boundary line) at the time of submittal.

Matt Satterly
Affiant

Sworn to and subscribed before me, this 2nd day of March, 2020

Personally known
 Produced identification

_____ Type of identification produced

(seal)

Victoria Welch
Notary Public



VICTORIA WELCH
Notary Public
State of Florida
Comm# HH744459
Expires 11/30/2029



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE COMMERCIAL POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SATTERLY, MATTHEW E

STANDGUARD AQUATICS INC
5665 ATLANTA HIGHWAY SUITE 103 168
APLPHERETTA GA 30004

LICENSE NUMBER: CPC1460906

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 02/12/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Donald Morgan	
Morgan & Associates Insurance Group - GA PO Box 5813		PHONE (A/C, No, Ext): 7709178477	FAX (A/C, No): 8667136171
Douglasville GA 30154		E-MAIL ADDRESS: dmorgan@maginsurance.com	
INSURED		INSURER(S) AFFORDING COVERAGE	
Standguard Aquatics Inc 5665 Atlanta Hwy Ste 103-168 Alpharetta GA 30004		INSURER A: KINSALE INSURANCE COMPANY	NAIC # 38920
		INSURER B: STARNET INSURANCE COMPANY	40045
		INSURER C: SCOTTSDALE INSURANCE COMPANY	15580
		INSURER D: CERTAIN UNDERWITERS AT LLOYDS	086485
		INSURER E: BEASLEY EXCESS AND SURPLUS INSURANCE	17520
		INSURER F: EVANSTON INSURANCE	35378

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pool maintenance <input checked="" type="checkbox"/> Life Guard Services GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Contractual Liability	Y Y	0100236475-2	06/20/2025	06/20/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000	
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y Y	998266241	06/02/2025	06/02/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y Y	CXS4049886	04/20/2025	04/20/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A Y	BNUWC0162883	05/25/2024	05/25/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D/E	Physical and Sexual Abuse Pollution Liability	Y	D3976C250101/ ECOC826065	04/20/2025	04/20/2026	Physical and Sexual \$1,000,000 Pollution Liability 000,000/\$2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Qualifiers state license number: CPC 1460906

CERTIFICATE HOLDER**CANCELLATION**

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Donald J Morgan

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eVOQUA
WATER TECHNOLOGIES

BARRIER™ TI
ULTRAVIOLET
TREATMENT SYSTEM

**CLEAN, HIGH QUALITY
WATER FOR POOLS, SPAS,
PONDS, AND WATER
FEATURES**





Introducing the newest member to our trusted ETS-UV™ product portfolio, the Barrier™ Ti UV System. Constructed from titanium for advanced corrosion resistance, this low pressure system offers dependable and user-friendly secondary disinfection for aquatic applications.

The Barrier Ti UV System complements chlorine disinfection by inactivating chlorine resistant microorganisms such as Cryptosporidium. This UV system also reduces chloramines and the demand for chemicals. Provide a satisfying guest experience with improved water and air quality.

WHY USE A BARRIER TI UV SYSTEM?

- Improve water and air quality for a superior bather experience
- Protect against chlorine resistant pathogens
- Reduce chloramines that can contribute to burning eyes and respiratory issues as well as facility odor
- Save on operational costs by decreasing the demand for chlorine
- Save time with easy and simple maintenance and operation
- Long term reliability and durability

MARKETS

- Hotels and resorts
- Swim schools
- Ponds and water features
- Small aquatic facilities

AVAILABLE MODELS



Models	TI-1200-4	TI-2200-8	TI-4200-8
Qty of Lamps/ UV Lamp Power	1×200w	2×200w	4×200w
Flow Capacity	Up to 132 gpm	Up to 330 gpm	Up to 506 gpm
Diameter of Chamber	4"	8"	8"
Total Height/ Length	43"	44"	44"
Inlet/Outlet Diameter	2"	4"	4"

PRODUCT LINE SPECIFICATIONS

Power Input	110vac-230vac
Housing	Titanium + Polypropylene
Ballast	Electronic
Lamp	LP High Output Amalgam
Limited Warranty	5 years
Plumbing Options	Flanged

Evoqua UV disinfection generator systems undergo third-party validation testing in accordance with the UVDGM (USEPA, 2006). Validated products are tested to confirm a minimum inactivation equivalent of 3 log (99.9%) for microorganisms in accordance with NSF/ANSI 50 and the UVDGM. Performance is not claimed nor implied for any product not yet validated. Unvalidated products use single point summation calculations to provide delivered dose recommendations. Performance limitations depend on feed conditions, overall installed system design, and operation and maintenance processes. Please refer to Operations Manuals. For more information, contact us at contactus@evoqua.com

Robust & Reliable

Durable, well engineered design for a long service life

Flexible Installation

- Configurable inlet/outlet
- Vertical or horizontal orientation

Corrosion Resistant

Titanium + UV stabilized polypropylene (PP) body

Simple Maintenance & Operation

- Common consumables across model range
- Specialized tools and training not required



Certified to NSF/ANSI/CAN 50

NSF-50 3-Log Crypto Certified

Inactivates 99.9% Cryptosporidium in a single pass

Barrier™ Ti UV System: A Closer Look



Delivering clean water & simplicity in operation

NSF-50 3 LOG CRYPTO CERTIFIED

- Validated and proven system for inactivation of 99.9% Cryptosporidium in a single pass
- For compliance peace of mind, certified to both the Supplemental Disinfection and the stricter Secondary Disinfection standard

ROBUST & RELIABLE

- Durable, well-engineered design for a long service life
- 5-year warranty (subject to terms and conditions)

CORROSION RESISTANT

- Body constructed of titanium and UV stabilized PP to offer unmatched corrosion protection in the industry

EASE OF SERVICE & MAINTENANCE

- Simple and flexible installation reduces start-up and maintenance time

SIMPLE SPECTRA CONTROL WITH ONLINE REMOTE MONITORING



- User-friendly operation with high level functionality and ease of service
- **Variable Power:** System automatically regulates lamp output to deliver the exact UV dose you need, when you need it
- **Low Power Mode:** Use an external switch or daily time scheduling to turn the system down to the lowest power setting during off peak or non-operating hours
- **Interlock with Spray Features:** Use available integration options to control flow only when the UV system is operating and providing the proper disinfection UV dose, optional remote alarm module available
- **Data Logging:** Internal or online. Log in to view system status, operating parameters and historical runtime data
- Full system control and monitoring also available through Modbus[®] or ETS-UV™ remote data site

**TRANSFORMING
WATER
- ENRICHING -
LIFE**



558 Clark Rd. Tewksbury, MA 01876

+1-877-885-4628 evoqua.com

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Photos do not necessarily depict a facility that incorporates an Evoqua product.

Disinfection performance will vary based on product, system design, facility operating conditions, water quality and maintenance protocols. Refer to product, system, installation, and validation documentation for details.

All information presented herein is believed reliable and in accordance with accepted engineering practices. Evoqua makes no warranties as to the completeness of this information. Users are responsible for evaluating individual product suitability for specific applications. Evoqua assumes no liability whatsoever for any special, indirect or consequential damages arising from the sale, resale or misuse of its products.

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Barrier™ Ti UV System

Certification/Approvals: UL 1081, NSF-50 Crypto, FCC, FDA, CE, UKCA

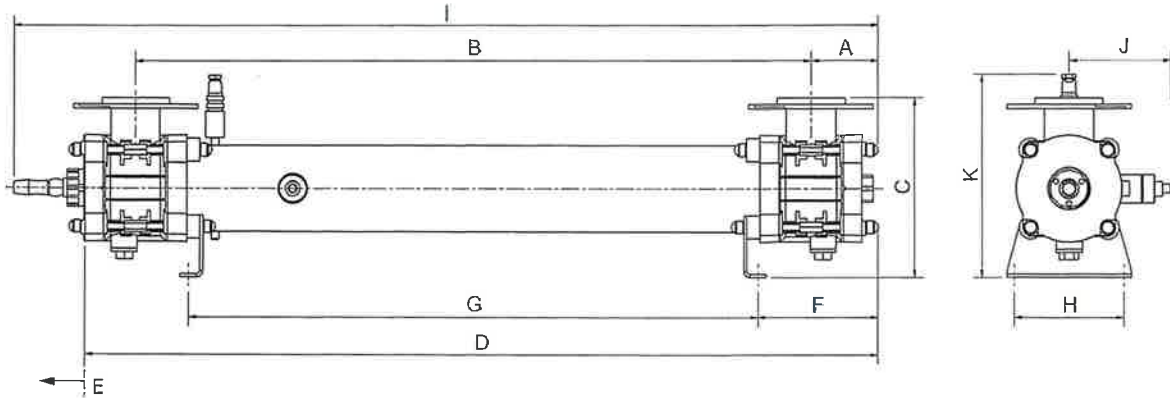


Features	Standard Chamber Specification
Lamp Life	16,000 hours
Lamp design	TWISTLOK™ Quick Release, Enhanced Safety, Low Pressure Amalgam Lamp
Lamp and Wiper Access	Single Ended Access
Operating Pressure	3.5 Bar / 50 PSI
Monitoring	Validated UV Sensor PT100 Temp Sensor
Variable Lamp Power	60-100%
Connection Type	EN1092 / ASME B16.5
Material of Construction	Titanium + PP
Quartz Type	High Purity Quartz Sleeves
Chamber Orientation	Horizontal & Vertical
Chamber Mounting	Fixing Brackets
Branch Orientation	Adjustable (U / Z Shape)
Cleaning	Clean in Place (CIP) ports Optional Manual Wiper System (TI-2200-8 & TI-4200-8 only)
Vent Port	Yes
Drain Port	Yes
Seal Material	EPDM

Features Standard Control Panel Specification

Material	Epoxy Coated Mild steel - RAL 7035
Control Type	Microprocessor
Power supply	Electronic Ballast
Ingress Protection	IP54 / NEMA 12
Ventilation	Forced Air Cooling (excl. TI-1200-4)
Interface	Spectra Membrane
Communication	MODBUS (RS-422 / RS-485)
Protection	GFCI Distribution Breaker (NOT SUPPLIED)
Operating Temperature	Max Working Ambient +45°C / 113°F
Digital Inputs	2 Selectable
Digital Outputs	2 Selectable
Analogue Inputs	1 Selectable
Supply Voltage	120-240V (50/60Hz)
Cable Length	Standard 6 m / 20 ft Optional 10 m / 30 ft & 15 m / 50 ft available

UV System	TI-1200-4	TI-2200-8	TI-4200-8
Number of Lamps	1	2	4
Connection Size (mm/inch)	DN 50 / 2"	DN 100 / 4"	DN 100 / 4"
Power Consumption (W)	130 - 220	265 - 440	530 - 880
Chamber Weight (Dry) (kg / lbs)	7.5 / 16.5	23 / 50.7	24 / 55.1
Chamber Weight (Wet) (kg / lbs)	16.0 / 35.3	57.4 / 126.5	57.1 / 125.9
Panel Weight (kg / lbs)	12.5 / 27.6	15.5 / 34.2	19 / 41.9
Max Flows per NSF (m ³ /h / GPM)	30 / 132	75 / 330	115 / 506



UV System	TI-1200-4	TI-2200-8	TI-4200-8
Chamber Dimensions			
A (mm / inches)	89 / 3.5	128 / 5.0	128 / 5.0
B (mm / inches)	900 / 35.4	845 / 33.3	845 / 33.3
C (mm / inches)	235 / 9.3	360 / 14.2	360 / 14.2
D (mm / inches)	1057 / 41.6	1073 / 42.2	1073 / 42.2
E (mm / inches)	1160 / 45.7	1160 / 45.7	1160 / 45.7
F (mm / inches)	159 / 6.3	236 / 9.3	236 / 9.3
G (mm / inches)	760 / 29.9	630 / 24.8	630 / 24.8
H (mm / inches)	145 / 5.7	210 / 8.3	210 / 8.3
I (mm / inches)	1151 / 45.3	1163 / 45.8	1163 / 45.8
J (mm / inches)	134 / 5.3	197 / 7.8	197 / 7.8
K (mm / inches)	266 / 10.5	374 / 14.7	374 / 14.7
Panel Dimensions			
H (mm / inches)	400 / 15.7	400 / 15.7	400 / 15.7
W (mm / inches)	400 / 15.7	400 / 15.7	400 / 15.7
D (mm / inches)	200 / 7.9	200 / 7.9	200 / 7.9



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 +44 300 124 0500 www.evoqua.com

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DS-BARRIER_TI-EN-DS-0524

State of Florida

Department of State

I certify from the records of this office that STANDGUARD AQUATICS INC is a Georgia corporation authorized to transact business in the State of Florida, qualified on December 11, 2018.


The document number of this corporation is F18000005763.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 26, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-ninth day of January,
2026*




Secretary of State

Tracking Number: 3442568895CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

**2025 / 2026
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2026**

Business Name: STANDARD AQUATICS INC

RECEIPT# 30140-142356

Owner Name: MATT SATTERLY
Mailing Address: 5665 ATLANTA HWY STE 103-168
ALPHARETTA, GA 30004

Business Location: 320 LAGUNA AVE
KEY LARGO, FL 33037
Business Phone: 770-354-4240
Business Type: CONTRACTOR (CERTIFIED POOL/SPA)

Employees 35

STATE LICENSE: CPC1460906

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
125.00	0.00	125.00	0.00	0.00	0.00	125.00

Paid WRB-25-00025221 12/04/2025 125.00

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Sam C. Steele, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY
PLANNING, ZONING AND
LICENSING
REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT
P.O. Box 1129, Key West, FL 33041-1129
EXPIRES SEPTEMBER 30, 2026

Business Name: STANDARD AQUATICS INC

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125.00	0.00	125.00	0.00	0.00	0.00	125.00

Paid WRB-25-00025221 12/04/2025 125.00



Council Communication

To: Mayor and Village Council
From: Terry Abel, Fire Chief
Date: April 7, 2026
SUBJECT: **Amendment to Resolution 08-07-46 Regarding Hourly Rate for Fire Watch Detail TAB 5**

Background:

The Fire and Emergency Watch fee for each Emergency Fire Watch Personnel provided by the Village that was modified in 2008 is currently \$37.00 per hour. This Resolution increases the hourly fee to \$57; \$7 per hour would be distributed for cost recovery and administrative fees while the Fire Watch personnel hourly rate would increase to \$50.

The fire or emergency watch is intended for any public assembly event or occupancy at which the threat of fire and/or life safety to persons or property has increased above the normal level of daily operations by virtue of the size of the event or unusual circumstances it has created. If a life safety feature of an occupied building is out of service for more than four (4) hours a fire watch must be stood up to monitor the building.

The Fire and Emergency Watch Ordinance also provides a fire and emergency watch for emergency situations including tropical cyclone response and recovery, exhibitions, performances, displays, or other required activities working in concert with temporary uses ordinance.

Analysis:

The Ordinance allows the Fire Department to require fire and emergency watches at events, assemblies or occupancies to prevent the impact to the daily services of Fire Rescue.

The watch is intended to guard or patrol potentially threatening or imminent fire and/or life safety problems. Examples are managing occupancy load limits or extensions; maintaining exits and exit access; on site mitigation of fire or explosive hazards; potential medical emergencies; on site hazardous material mitigation; immediate transmittal of fire alarms and emergency notifications; on site fire suppression; fire scene evidence security; on site enforcement of fire and life safety codes; and disaster response when additional personnel resources are necessary.

Budget Impact:

The responsible party is required to fund the Fire and/or Emergency Watch in accordance with rates established by this Resolution or as may be adjusted in the future by Resolution. The Village invoices those entities which hold events requiring Fire Watch personnel based on actual hours worked. If the Village uses emergency watch personnel for disaster response

and/or recovery their cost would be an eligible reimbursable amount if the event was a declared Presidential Disaster.

Staff Impact:

Modification to the fore watch forms and Village website.

Recommendation:

It is recommended that the Village Council approve the proposed Resolution amending the Village Fire and Emergency Watch fee from \$37.00 to \$57.00 per hour.

Attachments: 1. Resolution

RESOLUTION NO. 26-

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION 08-
07-46 REGARDING THE HOURLY RATE FOR FIRE RESCUE
PERSONNEL SERVING ON FIRE WATCH DETAIL; AND PROVIDING
AN EFFECTIVE DATE**

WHEREAS, Ordinance No. 99-13 (the "Ordinance") creates regulations pertaining to standby fire and emergency watches; and

WHEREAS, the Ordinance provides for the revision of hourly rates of pay for Fire Watch Personnel provided by the Village for fire watch detail through the adoption of a Resolution; and

WHEREAS, on March 9, 2006, the Village Council adopted Resolution 06-03-21 which amended the hourly rates; and

WHEREAS, on July 24, 2008, the Village Council adopted Resolution 08-07-46 which amended the hourly rates; and

WHEREAS, the Village Fire Chief desires to amend Resolution 08-07-46 to increase the hourly rate charged for fire and emergency watch personnel provided by the Village for fire watch and emergency detail (the "Amendment"); and

WHEREAS, the Village Council finds that this amendment is in the best interest of the Village.

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

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

Section 2. Amendment to Resolution. The hourly rate charged by the Village shall be Fifty Dollars (\$50.00) per hour for each Fire Watch Personnel and Seven Dollars (\$7.00) per hour for administrative cost recovery for a total of Fifty seven Dollars (\$57.00) per hour for any given standby fire and emergency watch detail, which shall also include hurricane response and recovery, provided by the Village.

Section 3. Effective Date. This resolution shall be effective immediately upon its adoption.

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Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

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

PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY, 2026

DON HORTON, MAYOR

ATTEST:

MARNIE MCGRATH, VILLAGE CLERK

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

JOHN QUICK, VILLAGE ATTORNEY



Council Communication

To: Mayor and Village Council
From: Vince Tarves, IT Director
Date: April 7, 2026
SUBJECT: **Ratification of Final Payment to Global Relay for Email Archive Data Retrieval Services TAB 6**

Background:

On November 10, 2025, the Village Council adopted Resolution No. 25-11-115 authorizing the Village to discontinue its existing email archiving vendor and transition to a new email archiving and security platform. As part of that resolution, Council authorized approximately \$90,000 for the one-time cost to retrieve the Village's historical email archive from the existing provider.

The Village is required to retain archived email records in compliance with Florida public records laws and applicable records retention schedules. The Village Attorney and Village Clerk advised that the Village must retrieve and preserve all archived email records to ensure compliance with public records retention requirements and to maintain full custody of the Village's historical communications.

The IT Director, Village Manager, and Village Attorney attempted to negotiate a reduced data retrieval rate with the vendor. The vendor's fee structure charges approximately \$50 per gigabyte (GiB) for data extraction, which is significantly higher than typical industry rates that are generally well below \$5.00 per GiB. Despite multiple attempts to negotiate a more reasonable rate, the vendor declined to adjust the pricing.

The Village also evaluated the possibility of pursuing legal remedies to challenge the fee structure. However, the governing contract specifies that any legal dispute must be brought in Canada, which would significantly increase litigation costs and complexity. After review, the Village Attorney advised that pursuing legal action would likely be costly and uncertain, and that legal expenses could quickly exceed the potential savings.

With the completion of this migration, all Village email archive data is now stored within the United States, and the Village's new archiving service does not charge any fees for data retrieval or export of archived records, eliminating similar costs in the future and improving the Village's ability to respond to public records requests. The IT Department is also maintaining a local copy of the archived email data to ensure redundancy and long-term preservation of the Village's records.

Analysis:

The retrieval of the Village's archived email data was necessary to complete the transition to the new email archiving and security platform approved by the Village Council. The data export process was completed successfully, and the Village's historical email archive has been preserved and migrated to the new system.

The final invoice received from Global Relay totaled \$91,653.57, which exceeded the previously estimated amount of \$90,000.00 by \$1,653.57.

Budget Impact:

Resolution No. 25-11-115 authorized approximately \$90,000 for the one-time cost to retrieve the Village's archived email data. The final invoice from Global Relay totaled \$91,653.57, resulting in an overage of \$1,653.57.

Sufficient funds exist within the current fiscal year IT budget to cover this additional amount; however, the funds are currently available under a separate IT general ledger account. A budget amendment will therefore be necessary to transfer funds to the appropriate account to fully cover the final cost of the data retrieval.

Staff Impact:

The IT Department coordinated the retrieval of the Village's historical email archive and the migration of the data to the new email archiving platform. The migration process has been completed successfully.

IT staff will continue to maintain oversight of the Village's email archiving system and preserve a local copy of the archived email data to ensure redundancy, disaster recovery capability, and long-term preservation of the Village's public records. No additional staffing resources are required.

Recommendation:

Staff recommends that the Village Council ratify the final payment of \$91,653.57 to Global Relay for the retrieval of the Village's archived email data, which exceeded the previously approved estimated amount by \$1,653.57.

Attachments: 1. Email_Archiving_Ratification_Resolution_JQ

RESOLUTION NO. 26-4-xxx

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, RATIFYING THE FINAL PAYMENT TO GLOBAL RELAY FOR EMAIL ARCHIVE DATA RETRIEVAL SERVICES IN THE AMOUNT OF \$91,653.57; AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE DIFFERENCE BETWEEN THE PREVIOUSLY APPROVED ESTIMATED AMOUNT AND THE FINAL INVOICE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Village of Islamorada, Village of Islands (the "Village") is required by law to archive all Village-owned email accounts in accordance with Florida public records retention requirements; and

WHEREAS, on November 10, 2025, the Village Council adopted Resolution No. 25-11-115, authorizing the Village to discontinue its previous email archiving vendor and transition to a new email archiving and security platform; and

WHEREAS, Resolution No. 25-11-115 authorized approximately \$90,000 for the one-time cost to retrieve the Village's historical email archive data from the previous vendor, Global Relay Communications Inc. ("Global Relay"); and

WHEREAS, the IT Director, Village Manager, and Village Attorney attempted to negotiate a reduced data retrieval rate with Global Relay, whose fee structure charges approximately \$50 per gigabyte (GiB) for data extraction, which is significantly higher than typical industry rates; and

WHEREAS, Global Relay declined to reduce the data extraction rate, and after evaluating potential legal remedies, the Village Attorney advised that pursuing legal action would likely be costly and uncertain because the governing contract requires that any dispute be brought in Canada; and

WHEREAS, the Village determined that retrieving the archived email data under the vendor's existing terms was necessary to preserve the Village's historical email records and complete the migration to the Village's new email archiving platform; and

WHEREAS, the final invoice received from Global Relay for the retrieval of the Village's archived email data totaled \$91,653.57, which exceeded the previously estimated amount of \$90,000.00 by \$1,653.57; and

WHEREAS, the retrieval and migration of the Village's historical email archive has been successfully completed, and the archived data is now stored within the United States and preserved within the Village's new email archiving system.

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

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

Section 2. Ratification of Payment. The Village Council hereby ratifies the payment to Global Relay Communications Inc. in the amount of \$91,653.57 for the retrieval of the Village's archived email data.

Section 3. Authorization of Additional Expenditure. The Village Council hereby authorizes the expenditure of \$1,653.57 in excess of the previously approved estimated amount authorized under Resolution No. 25-11-115.

Section 4. Confirmation of Records Preservation. The Village Council acknowledges that the retrieval of the Village's historical email archive was necessary to maintain compliance with public records retention requirements and confirms that the archived email data

has been successfully preserved within the Village's new archiving system.

Section 5. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Motion to adopt by _____, second by _____.

Remainder of this page intentionally left blank.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:

Mayor Don Horton

Vice Mayor Sharon Mahoney

Councilwoman Deb Gillis

Councilwoman Anna Richards

Councilman Steve Friedman

PASSED AND ADOPTED THIS ____ DAY OF NVEMBER, 2025

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 ONLY

JOHN QUICK, VILLAGE ATTORNEY



Council Communication

To: Mayor and Village Council
From: Vince Tarves, IT Director
Date: April 7, 2026
SUBJECT: **Resolution Approving Network Switching Equipment Purchase and Installation Services for FY 2025-2026 TAB 7**

Background:

The Village's core network switches are approximately ten (10) years old and are approaching the end of their expected operational lifecycle. These switches provide the underlying network connectivity for all Village departments, including administrative systems, public safety operations, and other municipal services.

As network equipment ages, the likelihood of hardware failure increases and manufacturer support becomes limited, which can affect the Village's ability to quickly resolve outages or apply critical security updates.

Modernizing the Village's network infrastructure is also necessary to support compliance with cybersecurity standards established under the Florida Local Government Cybersecurity Act.

Analysis:

The Information Technology Department obtained three (3) proposals for the replacement of the Village's network switching infrastructure. Following a technical and cost evaluation, the proposal submitted by United Data Technologies (UDT) was determined to be the only solution that fully meets the Village's standards for core network equipment.

United Data Technologies (UDT): \$68,355.18

The UDT proposal utilizes Cisco enterprise-grade networking equipment and is priced through a competitively solicited government cooperative purchasing contract: NCPA Contract # 01-151 (Technology Solutions and Products)

Of the three proposals received, two included generally comparable solutions; however, only UDT's proposal fully aligns with the Village's technical standards and long-term operational requirements. The third proposal included equipment that does not meet the Village's standards for core network infrastructure.

Core network switches serve as the backbone of all Village systems and services. As such, they must provide high availability, redundancy, advanced security features, centralized management, and reliable long-term manufacturer support. Equipment that does not meet these standards increases the risk of service outages, cybersecurity vulnerabilities, and operational disruptions.

Additionally, the Village currently utilizes UDT for network consulting services, and the firm is familiar with the Village's existing infrastructure. This familiarity reduces implementation risk and supports a more efficient and seamless deployment.

Budget Impact:

Network switch equipment: \$68,355.18

Estimated installation and configuration services: \$31,350.00

Total Project Cost: \$99,705.18

Funding for this project is available in the Information Technology Capital Outlay budget in the adopted Fiscal Year 2025–2026 Capital Projects Fund.

Staff Impact:

The Information Technology Department will coordinate the installation and migration process with UDT to minimize disruption to Village operations.

Recommendation:

Staff recommends approval of the attached resolution authorizing the purchase of network switching equipment and related installation services from United Data Technologies (UDT) in an amount not to exceed \$100,000.

Attachments: 1. Reso_CoreSwitchRefresh (JJQ redline)

RESOLUTION NO. 26-04-xxx

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE PURCHASE OF NETWORK SWITCHING EQUIPMENT AND RELATED INSTALLATION SERVICES FROM UNITED DATA TECHNOLOGIES (UDT) IN AN AMOUNT NOT TO EXCEED \$100,000; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE NECESSARY DOCUMENTS; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Islamorada, Village of Islands ("the Village") relies on its network infrastructure to support administrative systems, public safety operations, and other municipal services; and

WHEREAS, the Village's existing network switches are approximately ten (10) years old and are approaching the end of their expected operational lifecycle and manufacturer support period; and

WHEREAS, aging network infrastructure increases the risk of hardware failure, limits the ability to apply security updates, and may negatively impact the reliability and security of Village operations; and

WHEREAS, pursuant to the Village's Purchasing Policy, the Village sought proposals from three (3) qualified firms; and

WHEREAS, United Data Technologies ("UDT") submitted a proposal in the amount of \$68,355.18 for the purchase of Cisco network switching equipment through NCPA Contract # 01-151 (UDT) Technology Solutions and Products; and

WHEREAS, the NCPA contract is a competitively solicited cooperative purchasing agreement available for use by governmental entities and satisfies the requirements for waiver of

competitive bidding pursuant to Section 2-238(a) of the Village Code; and

WHEREAS, UDT also submitted a Statement of Work for installation, configuration, and deployment services estimated at \$31,350.00; and

WHEREAS, the Village currently utilizes UDT for network consulting services, and the firm is familiar with the Village's existing infrastructure, which will help ensure a smooth and efficient implementation; and

WHEREAS, the Village's core network switches serve as mission-critical infrastructure, and the use of non-enterprise or lower-cost equipment is not appropriate due to increased risk of failure, limited cybersecurity capabilities, reduced reliability, and lack of long-term manufacturer support; and

WHEREAS, funding for this project is available in the Information Technology Capital Outlay budget in the adopted Fiscal Year 2025–2026 Capital Projects Fund; and

WHEREAS, the Village Council finds that acceptance of the UDT proposal and Statement of Work as being in the best operational interest of the Village and its residents.

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

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

Section 2. Approval of Purchase. The Village Council hereby approves the purchase of network switching equipment and related installation services from UDT in an amount not to exceed \$100,000.

Section 3. Authorization of Village Officials. The Village Manager and/or his designee and the Village Attorney are authorized to take all actions necessary to implement the terms and conditions of the purchase.

Section 4. Execution of Documents. The Village Manager and the Village Attorney are hereby authorized to execute any required documents on behalf of the Village and are authorized to implement the terms and conditions of any documents necessary to effectuate the purchase.

Section 5. Authorization of Fund Expenditure. Notwithstanding the limitations set forth in the Village's Purchasing Procedures Ordinance, the Village Manager is authorized to expend budgeted funds to UDT for the purchase of network switching equipment and related installation and configuration services associated with the Village's network infrastructure replacement project.

Section 6. Approval of Waiver of Competitive Bidding. In accordance with Section 2-238(a) of the Village Code, the Village Council hereby waives competitive bidding requirements and authorizes the use of the NCPA Contract #01-151 (Technology Solutions and Products) as a competitively solicited cooperative purchasing agreement.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption.
Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:

Mayor Don Horton

Vice Mayor Sharon Mahoney

Councilwoman Deb Gillis
Councilwoman Anna Richards
Councilman Steve Friedman

PASSED AND ADOPTED THIS 7th DAY OF APRIL 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 ONLY

JOHN QUICK, ACTING VILLAGE ATTORNEY



Council Communication

To: Mayor and Village Council
From: Peter Frezza, Environmental Resources Manager
Date: April 7, 2026
SUBJECT: **Resolution Approving Work Authorization No. 8 with Avalon Gardens Inc. for Completion of a Planting Project at Founders Park TAB 8**

Background:

In accordance with its Comprehensive Plan, Islamorada, Village of Islands (the "Village"), continues to enhance general community appearance as well as to preserve and enhance open space and natural landscapes. This project would further the Village's natural landscapes planting objective within open space, parks, and right-of-way areas. In February 2026 the Village requested a proposal from Avalon Gardens, Inc. ("Avalon") for an exotic plant removal and tree and shrub planting project within Founders Park. The project is intended to replace unsightly and non-native plants, establish native habitat, fill open space with native foliage in between the frontage access road and US1. This will also create a better buffer between US1 and the Park. Effective May 2, 2023, the Village and Avalon entered into a Non-Exclusive Continuing Services Agreement ("CSA") for professional landscaping services resulting from a competitive bid process (RFQ# 23-03) to create a library of firms for landscaping, tree trimming and mangrove trimming.

Analysis:

Exhibit "A" to the attached Resolution is proposed Work Authorization No. 8 between the Village and Avalon for professional landscaping services for the project at Founders Park at a cost not to exceed \$45,165.00. Work Authorization No. 8 would become effective upon full execution and the project would commence as directed by the Village. Under Work Authorization No. 8, as outlined in the scope within Exhibit "B", Avalon will complete a project involving removal of approximately 220 Bougainvillea plants and the planting of approximately 500 shrubs and trees of potentially 16 different species, all native to the Florida Keys. The contractor is to complete the work in a timely manner as indicated in the Agreement.

Budget Impact:

This Agreement would be for a not-to-exceed amount of \$45,165.00, as outlined in Exhibit "A" to the Resolution. Costs for this landscaping project, which would ultimately be recorded as an asset of the Village, would be accounted for in the FY 2025-2026 Capital Project Fund budget and would be funded by a transfer of In Lieu of Landscape Mitigation funds from the General Fund. The Finance Department estimates that the amount in Committed Fund Balance in the General Fund for Landscape Mitigation as of April 7, 2026, will be \$898,000.

Staff Impact:

The Village's Environmental Resources Manager and Founders Park Director would oversee the project and coordinate as necessary. The Village's Finance department would track the expenditure.

Recommendation:

It is recommended that the Village Council adopt the attached Resolution, thereby approving Work Authorization No. 8 with Avalon Gardens, Inc.

- Attachments:**
1. Resolution_Founders Park frontage project_Avalon_040726 RVCM
 2. Ex. A_Project Agreement for WA#8 Avalon Gardens Inc
 3. Ex. B_Avalon Proposal - Founders Park Frontage

RESOLUTION NO. 26-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 8 WITH AVALON GARDENS, INC., FOR COMPLETION OF A PLANTING PROJECT AT FOUNDERS PARK; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 8; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO 8; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Islamorada, Village of Islands (the "Village"), continues to enhance general community appearance and promote natural landscapes and habitat through native tree plantings within open spaces within the Village; and

WHEREAS, the Village has proposed a native plant planting project at Founders Park in between the frontage access road and the Overseas Highway; and

WHEREAS, the Village requested a proposal from Avalon Gardens, Inc. ("Avalon") for the planting project services, as detailed in Exhibit "B" attached hereto (the "Project"); and

WHEREAS, pursuant to RFQ 23-03, the Village entered into a current Continuing Services Agreement with Avalon for landscaping, tree trimming and mangrove trimming services; and

WHEREAS, Avalon is willing to perform these services as outlined in the Scope of Services attached as Exhibit "B" in an amount not to exceed Forty-five Thousand One-hundred Sixty-five Dollars (\$45,165.00); and

WHEREAS, the Village Council of Islamorada, Village of Islands, (the "Village Council") has determined that approval of the Work Authorization No. 8 with Avalon is in the best interest of the Village and its residents.

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

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

Section 2. Approval of Work Authorization. The Village Council hereby approves Work Authorization No. 8 with Avalon, attached as Exhibit "A", for completion of the Project.

Section 3. Authorization of Village Officials. The Village Manager and/or designee and the Village Attorney are authorized to take all actions necessary to implement the terms and conditions of Work Authorization No. 8, attached hereto as Exhibit "A".

Section 4. Authorization of Fund Expenditure. Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Purchasing Procedures Ordinance, the Village Manager is authorized to expend budgeted funds to implement the terms and conditions of Work Authorization No. 8.

Section 5. Authorization of Village Manager to Execute. The Village Manager is hereby authorized to execute Work Authorization No. 8 with Avalon on behalf of the Village and to execute any extension and amendments to the Agreement, subject to approval as to form and legality by the Village Attorney.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

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

PASSED AND ADOPTED THIS ___ DAY OF _____, 2026.

DON HORTON, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

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

JOHN J. QUICK, VILLAGE ATTORNEY

PROJECT AGREEMENT

Between

ISLAMORADA, VILLAGE OF ISLANDS

And

AVALON GARDENS, INC.

For

Work Authorization No. 8

Professional Landscaping Services

This Project Agreement between ISLAMORADA, VILLAGE OF ISLANDS (hereinafter referred to as "VILLAGE") and AVALON GARDENS, INC. (hereinafter referred to as "CONSULTANT"), hereby authorizes the CONSULTANT to provide the services as set forth below:

WHEREAS, the VILLAGE and CONSULTANT have entered into a continuing services agreement dated May 2, 2023, pursuant to RFQ #23-03, (the "Continuing Contract") and CONSULTANT has been approved to provide the services contemplated herein; and

WHEREAS, the VILLAGE and CONSULTANT desire to enter into this Work Authorization No. 8 for the CONSULTANT to provide landscaping services to remove exotic plants and plant native trees and shrubs along the frontage of Founders Park as more further described in Exhibit "A" attached hereto (the "Project"), in accordance with the terms and conditions of this Work Authorization No. 8.

The VILLAGE and CONSULTANT agree as follows:

SECTION 1. SCOPE OF SERVICES

1.1 The CONSULTANT shall provide Professional Landscaping services to the VILLAGE for the Project as described in the "Project Description" attached as Exhibit "A" hereto, to complete the Founders Park Frontage Project.

1.2 The "Scope of Services" and tasks to be provided by the CONSULTANT for this Project are those services and tasks as listed in attached Exhibit "A."

1.3 The VILLAGE may request changes that would increase, decrease, or otherwise modify the Scope of Services. Such changes must be contained in a written change order

executed by the parties in accordance with the provisions of the Continuing Contract, prior to any deviation from the terms of the Project Agreement, including the initiation of any extra work.

SECTION 2. DELIVERABLES

As part of the Scope of Services the CONSULTANT shall provide to the VILLAGE the following Deliverables:

- *Removal of approximately two hundred forty (220) bougainvillea plants*
- *Planting of approximately five hundred (500) native shrubs*
- *Spreading of approximately 100 yd.³ of mulch*
- *Delivery of plants and mulch/Equipment*
- *Soil*
- *Hand Watering*

Unless otherwise stated, the CONSULTANT will provide draft and site plans, and other materials prepared for the Project in both paper and electronic formats as appropriate, excluding material that is available only as photocopy to the VILLAGE. The VILLAGE shall be provided copies of all correspondence from CONSULTANT to any public or private entity or individual and all correspondence received by the CONSULTANT for the Project.

SECTION 3. TERM/TIME OF PERFORMANCE/DAMAGES

3.1 Term. This Project Agreement shall be effective on the date this Project Agreement is fully executed by all parties and shall continue in full force and effect through **December 31, 2026**, unless otherwise terminated pursuant to Section 6 or other applicable provisions of this Project Agreement. The Village Manager may extend the term of this Project Agreement through written notification to the CONSULTANT. Such extension shall not exceed (30) days. No further extensions of this Project Agreement shall be effective unless authorized by the Village Manager in writing.

3.2 Commencement. The CONSULTANT'S services under this Project Agreement and the time frames applicable to this Project Agreement shall commence upon the date provided in a written Notice to Proceed ("Commencement Date") provided to the CONSULTANT from the Village Manager through the issuance of a Purchase Order. The CONSULTANT shall not incur any expenses or obligations for payment to third parties prior to the issuance of the Notice to Proceed through a Purchase Order.

3.3 Contract Time. Upon receipt of the Notice to Proceed, the CONSULTANT shall commence services to the VILLAGE on the Commencement Date, and shall continuously perform services to the VILLAGE, without interruption.

3.4 All limitations of time set forth in this Project Agreement are of the essence.

SECTION 4. AMOUNT, BASIS AND METHOD OF COMPENSATION

4.1 Lump Sum Compensation. VILLAGE agrees to pay CONSULTANT an amount not to exceed Forty-five Thousand One-hundred Sixty-five Dollars **(\$45,165.00)** as compensation for performance of all services and deliverables related to the Project. It is understood that the method of compensation is that of lump sum which means that CONSULTANT shall perform all services set forth for total compensation in the amount stated above. Said lump sum includes but is not limited to, compensation for all fees, expenses, and out-of-pocket costs of the CONSULTANT.

4.2 Reimbursables. It is acknowledged and agreed to by CONSULTANT that the amount set forth in Section 4.1 includes Direct Expenses and describes the maximum extent of VILLAGE'S obligation to reimburse CONSULTANT for direct, non-salary expenses, but does not constitute a limitation, of any sort, upon CONSULTANT'S obligation to incur such expenses in the performance of services hereunder.

SECTION 5. BILLING AND PAYMENTS TO THE CONSULTANT

5.1 Invoices.

5.1.1 Lump Sum Compensation. CONSULTANT shall submit invoices which are identified by the specific Work Authorization Number on a monthly basis and in a timely manner. These invoices shall identify the nature of the work performed, the phase of work, and the estimated percentage of work accomplished. Invoices for each phase shall not exceed the amounts allocated to said phase. The statement shall show a summary of fees with accrual of the total and credits for portions paid previously.

5.1.2 Disputed Invoices. In the event all or a portion of an invoice submitted to the VILLAGE for payment to the CONSULTANT is disputed, or additional backup documentation is required, the Village Manager shall notify the CONSULTANT within fifteen (15) working days of receipt of the invoice of such objection, modification or additional documentation request. The CONSULTANT shall provide the VILLAGE with a written response and any additional information requested by the VILLAGE within five (5) working days of the date of the VILLAGE'S notice. The VILLAGE may request additional information, including but not limited to, all invoices, time records, expense records, accounting records, and payment records of the CONSULTANT. The VILLAGE, at its sole discretion, may pay the CONSULTANT the undisputed portion of the invoice.

5.2 Suspension of Payment. In the event that the VILLAGE becomes credibly informed that any representations of the CONSULTANT, provided pursuant to Subparagraph 5.1, are wholly or partially inaccurate, or in the event that the CONSULTANT is not in compliance with any term or condition of this Project Agreement, the VILLAGE may withhold payment of sums then or in the future otherwise due to the CONSULTANT until the inaccuracy, or other breach of this Project Agreement, and the cause thereof, is corrected to the VILLAGE'S reasonable satisfaction.

5.3 Final Payment. Submission of the CONSULTANT'S invoice for final payment and reimbursement shall constitute the CONSULTANT'S representation to the VILLAGE that, upon

receipt from the VILLAGE of the amount invoiced, all obligations of the CONSULTANT to others, including its Subconsultants, incurred in connection with the Project, shall be paid in full. The CONSULTANT shall deliver to the VILLAGE all documents and computer files requested by the VILLAGE evidencing payment to any and all subcontractors, and all final specifications, plans or other documents as dictated in the Scope of Services and Deliverables. Acceptance of final payment shall constitute a waiver of all claims against the VILLAGE by the CONSULTANT.

SECTION 6. TERMINATION/SUSPENSION

6.1 For Cause. This Project Agreement may be terminated by either party upon three (3) calendar days written notice to the other for breach of any material term or condition of this Project Agreement. In the event that CONSULTANT abandons this Project Agreement or causes it to be terminated by the VILLAGE, the CONSULTANT shall indemnify the VILLAGE against any loss pertaining to this termination. In the event that the CONSULTANT is terminated by the VILLAGE for cause, and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a termination for convenience under Section 6.2 and the provisions of Section 6.2 shall apply.

6.2 For Convenience. This Project Agreement may be terminated by the VILLAGE for convenience upon five (5) calendar days written notice to the CONSULTANT. In the event of such a termination, the CONSULTANT shall incur no further obligations in connection with the Project and shall, to the extent possible, terminate any outstanding subconsultant obligations. The CONSULTANT shall be compensated for all services performed to the satisfaction of the VILLAGE and reimbursable expenses incurred prior to the date of termination. In such event, the CONSULTANT shall promptly submit to the VILLAGE its invoice for final payment and reimbursement which invoice shall comply with the provisions of Paragraph 5.1. Under no circumstances shall the VILLAGE make payment of profit to the CONSULTANT for services which have not been performed.

6.3 Assignment Upon Termination. Upon termination of this Project Agreement, the work product of the CONSULTANT shall become the property of the VILLAGE and the CONSULTANT shall, within ten (10) working days of receipt of written direction from the VILLAGE, transfer to either the VILLAGE or its authorized designee, all work product in its possession, including but not limited to, designs, specifications, drawings, studies, reports and all other documents and digital data in the possession of the CONSULTANT pertaining to this Project Agreement. Upon the VILLAGE'S request, the CONSULTANT shall additionally assign its rights, title, and interest under any subcontractor's agreements to the VILLAGE.

6.4 Suspension for Convenience. The VILLAGE shall have the right at any time to direct the CONSULTANT to suspend its performance, or any designated part thereof, for any reason whatsoever, or without reason, for a cumulative period of up to five (5) calendar days. If any such suspension is directed by the VILLAGE, the CONSULTANT shall immediately comply with same. In the event the VILLAGE directs a suspension of performance as provided herein, through no fault of the CONSULTANT, the VILLAGE shall pay the CONSULTANT as full compensation for such

- a. Keep and maintain public records that ordinarily and necessarily would be required to be kept and maintained by VILLAGE were VILLAGE performing the services under this Project Agreement;
- b. Provide the public with access to such public records on the same terms and conditions that the County would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- c. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law; and
- d. Meet all requirements for retaining public records and transfer to VILLAGE, at no cost, all public records in possession of the CONTRACTOR upon termination of this Project Agreement and destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the VILLAGE.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS PROJECT AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 305-664-6412, Clerk@islamorada.fl.us, or by mail: Village Clerk, 868800 Overseas Highway, Islamorada, FL 33036.

10.2 No Contingent Fees. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Project Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Project Agreement. For the breach or violation of this provision, the VILLAGE shall have the right to terminate the Project Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

10.3 E-Verify. CONTRACTOR shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including the registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of this Contract. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this Project Agreement is terminated for a violation of the statute by CONTRACTOR, CONTRACTOR may not be awarded a public contract for a period of 1 year after the date of termination.

10.4 Scrutinized Companies. CONTRACTOR certifies that it and its subconsultants are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the VILLAGE may immediately terminate this Project Agreement at its sole option if the CONTRACTOR or its subconsultants are found to have submitted a false certification; or if CONTRACTOR, or its subconsultants are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Project Agreement.

IN WITNESS WHEREOF, the parties have executed this Project Agreement on the respective dates under each signature: The VILLAGE, signing by and through its Village Manager, attested to by its Village Clerk, duly authorized to execute same, and by CONSULTANT, by and through its Owner, duly authorized officer to execute same.

Affidavit Attesting to Noncoercive Conduct for Labor or Services Nongovernment

Entity name: Avalon Gardens Inc ("**Vendor**")

Vendor FEIN: 65-0724354

Address: 122 Mockingbird Rd

City: Tavernier State: FL Zip: 33070

Phone number: 786-252-3901 Email Address: brian@avalon-gardens.net

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By: *Brian Rogers*

Authorized Signature

Print Name and Title: Brian Rogers, President

Date: 1/6/25

Affidavit Attesting to Noncoercive Conduct for Labor or Services Nongovernment

Entity name: Avalon Gardens Inc ("**Vendor**")

Vendor FEIN: 65-0724354

Address: 122 Mockingbird Rd

City: Tavernier State: FL Zip: 33070

Phone number: 786-252-3901 Email Address: brian@avalon-gardens.net

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By: Brian Rogers

Authorized Signature

Print Name and Title: Brian Rogers, President

Date: 1/6/25

VILLAGE

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

By: _____
Ron Saunders, Village Manager

The ____ day of _____, 20__.

AUTHENTICATION:

Marne McGrath, Village Clerk

(SEAL)

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

John J. Quick, Village Attorney

CONSULTANT

AVALON GARDENS INC.

By: Brian Rogers
Print Name: Brian Rogers
Title: President

The 19th day of February, 2026.

WITNESSES:

Peter Frezza
Print Name: Peter Frezza

Avalon Gardens



122 Mockingbird Road, Islamorada, Florida 33070
786.252.3901
avalon-gardens.net

PROPOSAL

March 17, 2026

Client: Village of Islamorada, 86800 Overseas Highway, Islamorada, FL 33036

Project: Front of Founder's Park

Scope of Work:

Avalon Gardens will install the following new landscaping:

Quantity	Description	Unit	Total
<u>Remove Bougainvillea across the front of Founder's Park:</u>			
	Remove approximately 220 Bougainvillea 4'x4', Pick up rocks, Grade areas where Bougainvillea were removed for grass to grow in (<i>does not include in front of Chamber</i>)		
	Labor: 3 men x 22 hours		4,950
	Trash Disposal		1,365
<u>Install new plants:</u>			
400	Native shrubs 3g (from list below)	35	14,000
100	Native shrubs 7g (from list below)	85	8,500
	Locustberry, Pearlberrry, Cocoplum, Bay Cedar, Sea Lavender, Lignum vitae, Wild Lantana, Native Ruellia, Jamaican Caper, Blackbead, Firebush, Wild Lantana, Blacktorch, Marlberry, Seven Year Apple, Snowberry, Native Ruellia		
<u>Mulch across front of Founder's Park:</u>			
100	cy Maleleuca Mulch (<i>Allowance</i>)	35	3,500
	Labor to spread mulch: 4 men x 3 days		7,200
<u>Supplemental:</u>			
	Delivery		750
	Equipment: Mini Excavator, 2 Skidsteer Loaders		1,000
16	Visits Hand watering twice weekly x 2 months	150	2,400

20	cy Planting Soil (<i>Allowance</i>)	75	1,500
		Estimated Cost:	\$45,165.00

** Does not include permits and related fees.*

** Avalon Gardens is not responsible for damage to any underground utilities, wires or pipes that have not been marked unless a detailed plan with their locations is provided.*

Client Signature:

*Terms of Payment: 50% due prior to beginning of project. Balance due upon completion.
Proposal valid for 30 days.*



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: April 7, 2026
SUBJECT: **Administrative Appeal of Denial of Vacation Rental License at 200 Wrenn Street #209 TAB 9**

Background:

The subject property, located at 200 Wrenn Street, Unit 209, and identified by Real Estate Number 00092240-000309 (the "Property"), is situated within the Multi-Family (MF) Zoning District and the Residential High (RH) Future Land Use Map designation.

Shawn and Jennifer Affolder (the "Agent") have filed this appeal of the vacation rental license denial on behalf of Jeanette Kinsora (the "Property Owner"). The Property and the Property Owner have participated in the Village's Vacation Rental Program since its inception in 2008–2009, having been registered at that time as an existing vacation rental. The Property remained in good standing within the program through December 31, 2023.

The Property Owner timely submitted payments for the 2024 and 2025 vacation rental license applications. However, the application for renewal remained incomplete, resulting in the lapse of the license. Consequently, the Property has been without an active vacation rental license for a period exceeding one calendar year.

Sec 30-1296 Vacation Rental License Regulations (e) states that a vacation rental unit that does not have its license renewed within a year of its term will be ineligible for renewal and must re-register.

Sec 30 1295 Annual Registration of Vacation Rental Uses (b) (2) Effective January 1, 2023, no new vacation rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the current median adjusted gross annual income for households within Monroe County. Notwithstanding the foregoing, for properties that have an approved vacation rental license as of December 31, 2022, the year 2007 HUD income guidelines and 2007 Monroe County Property Appraiser assessed values shall be used. Properties that have transferred through an arm's length of sale or did not have a vacation rental license effective as of December 31, 2022 shall not be eligible to utilize the 2007 Monroe County Property Appraiser assessed values.

The Property is not assessed at 600% of the current median adjusted gross annual income and, is not able to use the 2007 assessment issued by the Monroe County Property Appraiser, as the Property has not maintained continuous license renewal.

The Agent has appealed the most recent denial and has submitted supporting documentation outlining the basis for the appeal.

Analysis:

The Property Owner applied for a 2024 vacation rental license on December 18, 2023. The Property Owner submitted her documents at this time. On December 19, 2023, the Property Owner was notified of her missing documents required to complete her application (Monroe County Tourist Development Account Tax Receipt and Property Record Card). There was no response received as of March 21, 2024, and the file was considered abandoned. On May 1, 2024, the file was then closed.

The Property Owner apparently unaware that her vacation rental application had been closed, applied for a 2025 vacation rental license on December 1, 2024. Subsequently it was reviewed and later discovered the 2024 license year had been closed due to no response. On December 9, 2024, the application was denied due to the fact that the application went into abandoned status in 2024 and that the Property did not meet the minimum valuation requirement for 2025 making the property ineligible for a 2025 license.

The applicant has provided a detail description of the reasons why the denial should be overturned. I have attached that to this Council Communication.

Budget Impact:

Budget impact is dependent on any Council decision.

Staff Impact:

Staff impact is dependent on any Council decision.

Recommendation:

Staff recommends the denial of the appeal.

- Attachments:**
1. Resolution PLVR20260006 Kinsora
 2. PLVR20260006 Appeal Backup

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE ADMINISTRATIVE APPEAL NO. PLVR20260006 FILED BY SHAWN AND JENNIFER AFFOLDER, AGENT FOR JEANETTE KINSORA (APPELLANT) RELATING TO AN ADMINISTRATIVE DECISION AND INTERPRETATION BY THE DIRECTOR OF PLANNING (DENIAL OF A VACATION RENTAL LICENSE) FOR PROPERTY LOCATED AT 200 WRENN STREET UNIT 209, HAVING REA LESTATE NUMBER 00092240-000309, ON PLANTATION KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.

WHEREAS, Shawn and/or Jennifer Affolder, (the "Agent") filed Administrative Appeal No. PLVR20260006 (the "Appeal") pursuant to Section 30-281 of the Code of Ordinances of Islamorada, Village of Islands (the "Village") on behalf of Jeanette Kinsora (the "Appellant"); and

WHEREAS, the purpose of the Appeal is to seek the Village Council's review of a determination made by the Director of Planning (the "Director") regarding the application for a Vacation Rental License at the Appellant's property located at 200 Wrenn Street Unit 209, as legally described in Exhibit "A" attached hereto; and

WHEREAS, on January 14, 2026, the Director issued a notice of denial for vacation rental license citing that the property cannot register unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the current median household income and that a vacation rental license that does not renew its license within a year of its term will be ineligible of renewal and must re-register; and

WHEREAS, on February 10, 2026, the Agent filed the Appeal of the Director's decision; and

WHEREAS, on April 7, 2026, a public hearing was held before the Village Council pursuant to Section 30-281 of the Village Code of Ordinances (the "Code").

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

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

Section 2. Findings of Fact.

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

- (1) The Council heard the Appeal on April 7, 2026.
- (2) The hearing was duly noticed pursuant to Section 30-213(j) of the Code and all interested parties concerned in the matter were given an opportunity to be heard.
- (3) The Director presented the written recommendation of the Village Staff dated April 7, 2026, to the Village Council.
- (4) The Director's interpretation of the Code (**is / is not**) supported by the facts presented.
- (5) The granting of the appeal (**is / is not**) supported by the facts and documents presented.

Section 3. Conclusions of Law.

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

- (1) The Appeal has been processed in accordance with the Village's Comprehensive Plan and Land Development Regulations, including Section 30-281 of the Village Code; and
- (2) In rendering its decision, as reflected in this Resolution, the Village Council has:
 - (a) Accorded procedural due process; and
 - (b) Observed the essential requirements of the law; and
 - (c) Supported its decision by competent substantial evidence of record; and
- (3) In accordance with Sections 30-281(d), (e) and (f) of the Village Code, the Administrative Appeal submitted by the Appellant is hereby **[DENIED/GRANTED]**.

Section 4. Effective Date.

This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by _____, second by _____.

**FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

Mayor Don Horton _____

Vice Mayor Sharon Mahoney _____

Councilwoman Anna Richards _____

Councilwoman Deb Gillis _____

Councilman Steve Friedman _____

PASSED AND ADOPTED THIS 9th DAY OF APRIL 2026.

DON HORTON, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

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

JOHN J. QUICK, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2026.



**Islamorada, Village of Islands
Planning & Development Services**

86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE APPEAL

Pursuant to Code Chapter 30, Article IV, Division 4

Application Type:	Fee:	*Deposit:	Total Fee:
Residential	\$1,800.00	\$2,000.00	\$3,800.00
Nonresidential	\$3,900.00	\$2,000.00	\$5,900.00

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

Any person aggrieved by an administrative decision or interpretation of the Director of Planning and Development Services, the Building Official or other Village administrative official regarding the provisions of Chapter 30, Land Development Regulations, of the Code of Ordinances of Islamorada, Village of Islands, may appeal such decision or interpretation. The appeal shall be initiated within 30 days of the date of the administrative decision or interpretation by filing this application with the Director.

APPELLANT:

Name: Jeanette Kinsora
 Mailing Address: 25 Ridgeview Ln
 Primary Phone: 706-955-5275 (cell) or 706-937-5134 Fax: _____
 Email: jkinsora@comcast.net

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: Shawn and/or Jennifer Affolder
 Mailing Address: 25 Ridgeview Ln
 Primary Phone: 706-455-8861 (cell) or 248-245-2958 (cell) Fax: _____
 Email: shawnjennya@catt.com or jenaffolder@catt.com

PROPERTY OWNER:

Name: Jeanette Kinsora
 Mailing Address: 25 Ridgeview Ln
 Primary Phone: 706-955-5275 (cell) or 706-937-5134 Fax: _____
 Email: jkinsora@comcast.net

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

Physical Address: 200 Wrenn Street, #209, Tavernier, FL 33070 Mile Marker: 90MM

Lot: _____ Block: _____ Subdivision: _____

Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key

Real Estate (RE) Number: 0009 2240 000 309 Alternate Key: 1106437

Zoning District: _____ Future Land Use Category: _____

Application for Administrative Appeal

Are there any pending codes violations on the property? Yes (Case # _____) No

A COPY OF THE BASIS FOR THE APPEAL IN THE NATURE OF AN INITIAL BRIEF AND ANY EVIDENCE INCLUDING TESTIMONY, AFFIDAVITS AND THE CURRICULUM VITAE OF ANY EXPERT WITNESS THAT WILL BE CALLED MUST BE ATTACHED TO THIS APPLICATION. The brief must at a minimum state all grounds for the appeal, including but not limited to, the law being appealed and any facts necessary for the interpretation of those laws. (Attach additional sheets of paper.)

All of the following must be submitted in order to have a complete application:

- Correct fee – Total Fee (check or money order to “Islamorada, Village of Islands”, or payment online through the portal)
- Proof of ownership (i.e. warranty deed)
- Current property record card(s) from the Monroe County Property Appraiser
- A copy of the document(s), which comprise the administrative decision being appealed
- Any evidence and record which forms the basis for the appeal must be submitted with this application
- Names and addresses of all expert witnesses that you propose to call at the hearing
- Photograph(s) of site from adjacent roadway(s)
- Notarized agent authorization letter from all owners of the subject property (if applicable)
- Signed and sealed boundary survey (if applicable)

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information. If new evidence, or the basis for appeal, is submitted at the hearing, Staff shall request that the hearing be continued to the next meeting so that Staff has the opportunity to prepare a response to the new evidence. If the applicant does not submit the basis for the appeal with the application, Staff will recommend denial of the appeal.

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

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

Jeanette Kinsora
Signature of Applicant

2-6-2026
Date

Print Name: Jeanette Kinsora

STATE OF Ga
COUNTY OF Catoosa

Sworn to and subscribed before me by means of physical appearance or online notarization, this 6 day of Feb, 20 26, by Jeanette Kinsora (name of person signing the application) as Self (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:

Personally Known Produced Identification
Ga Drivers License

Type of ID Ga Drivers License





AGENT AUTHORIZATION LETTER

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

Date: 1/26/2026

Company Name: Paradise in the Keys, LLC

Company License Number(s): CND5403212

Please allow Shawn and/or Jennifer Affolder

Name of Agent(s) (Individuals Only - Not Company Names)

for the purpose(s) of:
CHECK ALL THAT APPLY

APPLYING FOR PERMITS

PICKING UP/DROPPING OFF CORRECTIONS

PICKING UP PERMITS

****OR****

TO ACT AS AN AGENT FOR THIS PERMIT ONLY

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect for one (1) calendar year. The Village must be notified of an Agent termination or addition in writing and without delay.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Islamorada, Village of Islands harmless) for any and all of the actions of the agent(s) named related to the acquisition of permits for the aforementioned company.

ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained herein is true and correct.
*Electronic signatures are not required to be notarized but only valid for electronic submittal, when permit is applied for by web-portal.

Jeanette Kinsora

(Print Name of Qualifier)

Jeanette Kinsora

(Signature of Qualifier)

Notary Public:

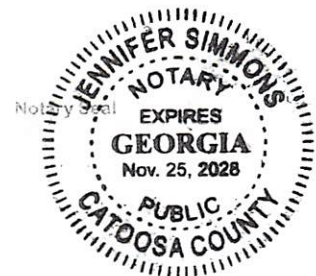
State of Ga, County of Catoosa

Sworn to and subscribed before me this 6 day of Feb, 2026.

by Jeanette Kinsora
(name of person making statement)

Jeanette Kinsora
(Signature of Notary Public - State of Ft.)

Personally Known / Produced ID Type of ID Produced: Ga Drivers License



Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00092240-000309
Account# 1106437
Property ID 1106437
Millage Group 50VI
Location Address 200 WRENN St 209, PLANTATION KEY
Legal Description UNIT 209 SEA GULLS A CONDOMINIUM & 1.75% COMMON ELEMENTS OR801-1895 OR1072-2392 OR1343-1084 OR1414-1845
(Note: Not to be used on legal documents.)
Neighborhood 8502
Property Class CONDOMINIUM (0400)
Subdivision
Sec/Twp/Rng 04/63/38
Affordable Housing No

Owner

KINSORA ROBERT F KINSORA JEANETTE
 5063 Ridgeway Dr 5063 Ridgeway Dr
 Waterford MI 48327 Waterford MI 48327

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$382,848	\$432,272	\$421,460	\$353,131
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$382,848	\$432,272	\$421,460	\$353,131
= Total Assessed Value	\$382,848	\$391,412	\$355,829	\$323,481
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$382,848	\$432,272	\$421,460	\$353,131

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$0	\$432,272	\$0	\$432,272	\$391,412	\$0	\$432,272	\$0
2023	\$0	\$421,460	\$0	\$421,460	\$355,829	\$0	\$421,460	\$0
2022	\$0	\$353,131	\$0	\$353,131	\$323,481	\$0	\$353,131	\$0
2021	\$0	\$294,074	\$0	\$294,074	\$294,074	\$0	\$294,074	\$0
2020	\$0	\$284,471	\$0	\$284,471	\$284,471	\$0	\$284,471	\$0
2019	\$0	\$292,937	\$0	\$292,937	\$292,937	\$0	\$292,937	\$0
2018	\$0	\$292,937	\$0	\$292,937	\$278,106	\$0	\$292,937	\$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.

Buildings

Building ID	57349	Exterior Walls	
Style		Year Built	1975
Building Type	CN_3 / CN_3	EffectiveYearBuilt	1975
Building Name		Foundation	
Gross Sq Ft	1179	Roof Type	
Finished Sq Ft	1179	Roof Coverage	
Stories		Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	0	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	0	Grade	
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,179	1,179	0
TOTAL		1,179	1,179	0

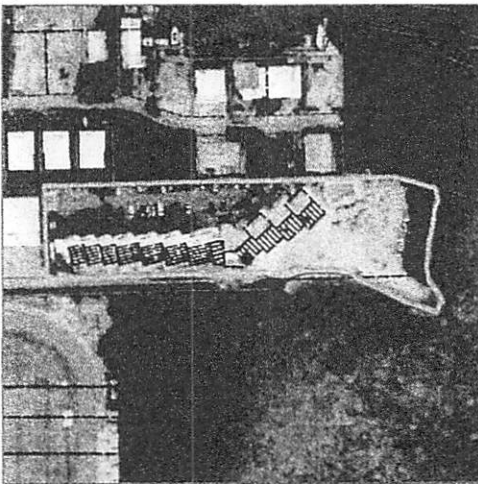
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/1/1996	\$120,000	Warranty Deed		1414	1845	Q - Qualified	Improved		
10/1/1979	\$67,900	Conversion Code		801	1895	Q - Qualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

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

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

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 Last Data Upload: 10/28/2025, 1:23:16 AM

[Contact Us](#)

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Basis for Appeal

In addition to the email chain attached that has information about the situation involving the short term rental license for 200 Wrenn Street, #209, Tavernier, FL 30370, is the fact that for two years (2023 & 2024) my mother attempted to apply for a license (for 2024 & 2025) and paid the application fee each time. She was denied a license and was still considered for a license the next year, as the fees were never returned and she was never told that she forfeited her “grandfather” status and was no longer eligible for a license. When we inquired about the situation and informed them we would correct the issues in order to apply for and obtain the license, was when we were told that she had forfeited her status and could not get a license – she would have to apply for a new license and did not meet the threshold for the minimum property value. She has owned her condo (and rented it as a vacation rental) for nearly 30 years. Due to her decline in mental and physical health more recently, she made some mistakes when applying for the license. My husband and I will be managing this condo for her going forward, so we will make sure that this situation does not happen again. We ask for reconsideration in allowing us to apply for the transient license to be able to offer short term vacation rentals for 2026 and years to follow (upon application).

From: [Shawn Affolder](#)
To: [Affolder, Jennifer Lynn](#)
Subject: Fwd: Jeanette Kinsora 200 Wrenn st. Unit 209 weekly rental license
Date: Thursday, December 11, 2025 1:40:25 PM

This is an **EXTERNAL EMAIL** from outside TVA. **THINK BEFORE** you **CLICK** links or **OPEN** attachments. If suspicious, please click the **“Report Phishing”** button located on the Outlook Toolbar at the top of your screen.

Sent from my iPad

Begin forwarded message:

From: Jennifer DeBoisbriand <jennifer.deboisbriand@islamorada.fl.us>
Date: December 11, 2025 at 10:58:20 AM EST
To: Shawn Affolder <shawnjennya@catt.com>
Subject: RE: Jeanette Kinsora 200 Wrenn st. Unit 209 weekly rental license

Again, I understand you issue but it is not a policy it is our Code which is the law.
It is very specific and I can not change it.

Jennifer DeBoisbriand

Planning Director
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Office: (305) 664-6440
Cell: (305) 304-7396
Jennifer.DeBoisbriand@islamorada.fl.us

From: Shawn Affolder <shawnjennya@catt.com>
Sent: Wednesday, December 10, 2025 9:39 AM
To: Jennifer DeBoisbriand <jennifer.deboisbriand@islamorada.fl.us>
Subject: Re: Jeanette Kinsora 200 Wrenn st. Unit 209 weekly rental license

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jennifer,

I just wanted to touch base with you again regarding the weekly rental

license. I do respect the policy that the village of Islamorada has. Our case is a little different here. We have a lady that wasn't in good health and was slipping mentally. Like I stated in the previous email, I/we now have POWER OF ATTORNEY over ALL of my mothers affairs. I can provide that power of attorney for you review. I also can provide medical and financial records to show you what has taken place over the last 2 1/2 years for your review. My mom had been grandfathered in to rent the condo weekly. She's has done everything right up to the last 2 years and paid the \$1400.00 fee. Now that I have control of everything now. I can assure you this won't happen again. I'm willing to submit to a credit check, personal references and work history with you guys to be able to obtain the weekly rental license. I will come down and meet with you personally to show you the documents or email. Which ever works best for you. If you have any questions. Please contact me anytime. My contact number is 706-937-5134 land line cell 248-245-2958 (Jennifer) or 706-455-8861 (Shawn). We want to be part of the Islamorada community and look forward to it. All we are asking for is a chance to prove this WON'T happen again now that we will be handling everything. Thank you for your time and consideration.

Respectfully,

Shawn and Jennifer Affolder

Sent from my iPad

On Dec 3, 2025, at 1:50 PM, Jennifer DeBoisbriand
<jennifer.deboisbriand@islamorada.fl.us> wrote:

Good afternoon,

Thank you for your email. While I sympathize with your circumstances, our code is very specific regarding vacation rental renewal and the process. I am unable to grant exceptions.

Jennifer DeBoisbriand
Planning Director
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Office: (305) 664-6440

Cell: (305) 304-7396
Jennifer.DeBoisbriand@islamorada.fl.us

From: Shawn Affolder <shawnjennya@catt.com>
Sent: Sunday, November 30, 2025 7:44 AM
To: Jennifer DeBoisbriand <jennifer.deboisbriand@islamorada.fl.us>
Subject: Jeanette Kinsora 200 Wrenn st. Unit 209 weekly rental license

Jennifer,

After my husband (Shawn) and I (Jennifer) spoke with Anita about the situation with my mother and the fact that she was denied a license to rent her vacation condo last year.

We felt it warranted an email explaining the situation in detail in the hopes that we can possibly reapply for the short-term rental license.

After making the trip to the Keys earlier this month to check on the condo and inquire about the situation with the license, we found out a lot more information than we knew previously. My mother is not well, her health has been failing significantly in the last few years along with her mental state. My father (who was a co-owner of the condo) passed away in late October of 2022. That also had an impact on her health and mental status (she was suffering from depression as a result of her loss). She resided in Michigan and managed her condo rentals from there. I live in Georgia and did as much as I could to keep up with what was going on with her. After my father passed, I made multiple trips to Michigan to start getting her prepared to move in with my family in Georgia. During these trips many things came to light about the people she surrounded herself with and how she was managing day-to-day life. It was not a good situation. She was prescribed medication to help with her depression which did help her somewhat.

In September of 2023, she made the move to Georgia to live with Shawn and myself and our family. We packed up her home (again not a good situation – she had let so much go, it was a little surprising about how she was living) and moved her to Georgia. We managed to sell her house quickly aside from the fact that it needed some repair and had a mouse/rat infestation problem. After addressing those things – we managed to sell and get her set up with us. Once she was

with us, all seemed pretty good. She handled her rentals for the condo and the application for the license on her own. We believed she was able to manage it, little did we know what was actually beginning to happen.

Shortly after moving in, we discovered that she was texting back and forth with some scam artists that she somehow connected with on Facebook. Before we knew it, she was sending them thousands of dollars through cash apps. This has been an ongoing problem and we are constantly trying to intervene. We get everything secured and then she connects with them again, sends them money another way or at least tries to. It is now to the point that I am in the process of securing a durable power of attorney to manage her assets, I will be signing it on December 4th and can provide you with a copy, if needed. She cannot be trusted with anything important as her judgement and awareness is just not there. She will believe anything and has gotten caught up in numerous scams. She still believes these people are going to send her cars and money for her "investment" with them. It's quite sad and we are currently removing her access to devices so she can no longer communicate with these criminals in an effort to eliminate any further financial damage.

In addition, she fell and broke her arm in February of 2024 requiring a reverse shoulder replacement. This was a long healing process as she also has osteoporosis which made the surgery difficult, and healing took longer. She was in physical therapy for almost a year. Then almost a year later to the day, she fell again and broke her elbow in the other arm. Again, due to her health conditions, the healing process was slow and she even ended up with an infection at the surgical site requiring another surgery to address it. She has since recovered and is doing better. We can provide any documentation in this regard to support this – just let us know if you need a letter from her doctor or anything else.

It wasn't until recently that she asked for help with scanning some documents for the application process that I saw the letters posted on the portal. After realizing all that had happened, I felt it was only right to speak with Anita directly to try to correct this. My mother had no idea that her license had lapsed. My husband and I are trying to make this right so we can keep the condo and continue to rent it. If we cannot get the license, we may be forced to sell and take

the loss. My mother also has a rather large mortgage on the condo as of this date – again due to her poor judgement in choices to refinance and not work towards minimizing her debts. So, here we are, trying to explain all that has happened in the last few years that has landed us in this predicament. We only ask that you reconsider allowing us to apply for the short-term rental license – my husband and I will make sure that everything is submitted on time or early and ensure that it does not lapse again. We appreciate your time and consideration. Please do not hesitate to contact us with any questions or if you want clarification of anything. Thank you.

Respectfully,

Shawn and Jennifer Affolder

Sent from my iPad



Islamorada, Village of Islands

Planning and Development Services Department

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

January 14, 2026

Jeanette D Kinsora
25 Ridgeview Ln
Ringgold, GA 30736

RE: Notice of Application Denial - PLVR20260006

Location: 200 WRENN ST, UNIT: 209

Parcel ID: 00092240-000309

Dear Applicant,

This notice is to inform you of the denial of your planning application for Vacation Rental License, PLVR20260006.

The reason(s) for this denial are as follows:

Sec 30-1295 Annual Registration of Vacation Rental Uses

(b) For each annual registration period after the initial registration period, the following conditions shall additionally apply

(2) Effective January 1, 2023, no new vacation rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the current median adjusted gross annual income for households within Monroe County. Notwithstanding the foregoing, for properties that have an approved vacation rental license as of December 31, 2022, the year 2007 HUD income guidelines and 2007 Monroe County Property Appraiser assessed values shall be used. Properties that have transferred through an arm's length of sale or did not have a vacation rental license effective as of December 31, 2022 shall not be eligible to utilize the 2007 Monroe County Property Appraiser assessed values. The property currently assesses with the Monroe County Property Appraiser at a value of \$382,848.00. The minimum assessment required for this license year is \$708,000.00

Sec 30-1296 Vacation Rental License Regulations

(e) *Delinquent license.* Those licenses not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the first month of delinquency, plus a five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the license fee for the unit. The renewal of any license shall require a new license fee. During the period of delinquency, the vacation rental license is deemed inactive and no rental activity may occur. A vacation rental unit that does not have its license renewed within a year of its term will be ineligible for renewal and must re-register. The property last had an active license as of December 31, 2023.

Should you have any questions regarding this denial, please feel free to contact me.



Anita Muxo
Planning & Zoning Technician
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6498
E-mail: anita.muxo@islamorada.fl.us

(e) *Delinquent license.* Those licenses not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the first month of delinquency, plus a five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the license fee for the unit. The renewal of any license shall require a new license fee. During the period of delinquency, the vacation rental license is deemed inactive and no rental activity may occur. A vacation rental unit that does not have its license renewed within a year of its term will be ineligible for renewal and must re-register. The property last had an active license as of December 31, 2023.

Should you have any questions regarding this denial, please feel free to contact me.



Anita Muxo
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86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6498
E-mail: anita.muxo@islamorada.fl.us

Anita Muxo

From: Anita Muxo
Sent: Monday, November 10, 2025 12:20 PM
To: 'jenaffolder@catt.com'
Subject: Vacation rental license unit 209

Categories: CityView Planning Attachment

Dear Jennifer,

I hope you are well. I reviewed your request with my supervisor. Unfortunately, due to the lapse in license we will not be able to reinstate the license for 2026. There was not an active license for 2024 or 2025. Licenses that are not renewed within a year of its term have forfeited their grandfathered status.

In addition, the total assessed value must exceed \$708,000 in order to apply as a new license.
<https://www.islamorada.fl.us/315/Vacation-Rental-License-Annual-Registrat>

The total assessed value of the unit is \$382,848 according to the Monroe County Property Appraiser.

I know this is not the news you wanted to hear but unfortunately, I can not help you this time.

Sincerely,

Anita Muxo

Planning and Zoning Technician
Islamorada, Village of Islands
86800 Overseas Highway, 2nd Floor
Islamorada, FL 33036
T: 305-664-6498
www.islamorada.fl.us



Islamorada, Village of Islands

Planning and Development Services Department

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

December 12, 2024

Jeanette D Kinsora
5063 Ridgetop Dr
Waterford, MI 48327

RE: Notice of Application Denial - PLVR20240273

Location: 200 WRENN ST, UNIT: 209

Parcel ID: 00092240-000309

Dear Jeanette,

This notice is to inform you of the denial of your planning application for Vacation Rental License, PLVR20240273.

The reasons for this denial are as follows:

Your application for 2024 went into abandoned status waiting for requested submittals that never came. A vacation rental license was never issued for your property in 2024.

According to Code Section 30-1296 (d) Term of license "Each vacation rental license shall have a term of one year, and must be renewed by the owner or the owner's authorized agent prior to expiration in order to avoid interruption of permitted vacation rental activity. All new and renewal applications shall be accompanied by an inspection report by the village fire chief that the vacation rental unit meets the applicable provisions of Rule 69A-43, Florida Administrative Code and the Florida Fire Prevention Code (as may be amended)."

Based upon the assessed value minimum requirement:

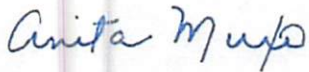
For each annual registration period after the initial registration period, the following conditions shall additionally apply:

"Section 30-1295 (b) (2) Effective January 1, 2023, no new vacation rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the current median adjusted gross annual income for households within Monroe

County. Notwithstanding the foregoing, for properties that have an approved vacation rental license as of December 31, 2022, the year 2007 HUD income guidelines and 2007 Monroe County Property Appraiser assessed values shall be used. Properties that have transferred through an arm's length of sale or did not have a vacation rental license effective as of December 31, 2022 shall not be eligible to utilize the 2007 Monroe County Property Appraiser assessed values."

The minimum value requirement for a new vacation rental must exceed \$585,000.00 for the 2025 application year. Your 2024 certified value of your home according to the Monroe County Property Appraiser is \$391,412.00. Therefore, you are not eligible for a new 2025 vacation rental license.

Should you have any questions regarding this denial, please feel free to contact me.



Anita Muxo
Planning & Zoning Technician
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6498
E-mail: anita.muxo@islamorada.fl.us

Notice of Incomplete Application

RE: PLVR20240273

200 WRENN ST, UNIT: 209

Dear Applicant,

A planning application has been received by this office. The following required items are outstanding:

DBPR License -

Monroe County Local Business Tax Receipt -

Monroe County Tourist Development Tax Receipt -

Property Record Card -

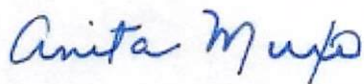
Posted License Photo (once new license is issued) -

Other / Miscellaneous - Require contact information for property manager and secondary contact in CityView Portal.

The above information must be received by our office to deem the application complete. If the required information is not received within 90 days, your application will be considered abandoned.

Should you require further information, please do not hesitate to contact me.

Thank You,



Anita Muxo
Planning & Zoning Technician
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6498
E-mail: anita.muxo@islamorada.fl.us

Planning Application			
project number	master project	type (required)	status
PLVR20200262	VR-025	Vacation Rental License	File Closed
primary contact		primary location	
jeanette D Kinsora , Address:25 Ridgeview Ln		200 WRENN ST, UNIT: 209	
Fees Paid	12/18/2023	Web Registered	PLVR20200262
Waiting for Submittals	12/19/2023	Jamie Terry	PLVR20200262
Inactive License	01/01/2024	SysAdmin	Vacation Rental License
Inactive License	01/01/2024	SysAdmin	PLVR20200262
Expired	01/01/2024	Susan McLaughlin	Vacation Rental License
Abandoned	03/21/2024	Jamie Terry	PLVR20200262
Abandoned	03/21/2024	Jamie Terry	Vacation Rental License
File Closed	05/01/2024	SysAdmin	Vacation Rental License
File Closed	05/01/2024	SysAdmin	PLVR20200262

VACATION RENTAL LICENSE OWNERS' AFFIDAVIT

PROPERTY OWNER/ APPLICANT:

Name:

JEANETTE D. KINSORA

Physical Address of Vacation Rental Property:

200 WREAN ST TAVERNIER FL 33070

Real Estate (Parcel I.D.) #:

2240 000 309

Account (Alternate Key) #:

1106437

I/we, the Applicant(s), agree to abide by the following list of terms, conditions, and requirements in applying for, and operating, the requested vacation rental. Operation of any vacation rental unit without a license or in violation of these regulations shall be punishable to the Owner, occupant, or Property Manager in accordance with the Village Code enforcement procedures, or as authorized by State law.

VACATION RENTAL USE AND OCCUPANCY RESTRICTIONS

1. No vacation rental use shall be for less than seven (7) days, unless otherwise permitted in a tourist commercial (TC) zoning district.
2. Motor vehicles and vessel trailers shall only be parked in driveways or other areas designed and designated for parking on the vacation rental unit property, and not on the street or extending over the right-of-way or sidewalk. The number of motor vehicles and vessel trailers parked on a vacation rental unit property shall not exceed the maximum number of permitted parking spaces identified in the application. Only motor vehicles of registered occupants may be parked overnight. No recreational vehicle, sport utility vehicle or any other motor vehicle or vessel parked or moored at the vacation rental unit property shall be used for sleeping, liveaboard use or other overnight accommodations.
3. For vacation rental units that contain dock areas, the total length of moored vessels shall not exceed the length of the shoreline and no vessel shall be moored against another vessel or create a navigational obstruction or hazard.
4. All trash and debris shall be kept in covered trash containers. Each vacation rental unit shall be equipped with adequate covered trash containers for such purposes. Occupants shall comply with all trash provisions and recycling provisions that are applicable to the vacation rental unit. Schedules of garbage pick-up and recycling pickup shall be posted with the rental agreement.
5. The maximum occupancy load of any vacation rental unit shall not exceed two adults per bedroom (children over six shall be considered adults for purposes of this section), or the lesser of such other maximum occupancy load level as may be set by either the Florida Fire Prevention Code for the particular residential dwelling unit pursuant to its administration rule making authority or the Village building official.
6. All vacation rental units shall comply with all building and fire safety codes for Public Lodging Establishments as required by State law or the Code.
7. Prior to occupancy of a vacation rental unit, the occupants of each unit shall be provided with a written copy of the use and occupancy restrictions in the form of a copy of these regulations and a written rental agreement. Each Owner or Property Manager shall have a written agreement requiring an occupant who agrees to be responsible for all occupants during the rental term to comply with such restrictions as a condition of the agreement, signed by such occupant prior to occupancy. A copy of these use and occupancy restrictions shall also be prominently displayed in each vacation rental unit in no less than 16-point type, along with a warning in **bold type**, that any violation thereof shall constitute grounds for immediate termination of the rental agreement, eviction from the vacation rental unit by the Owner or Property Manager and appropriate fines levied.
8. All lease and rental agreements shall contain in bold type the following:
 - a. Each occupant's (by family) home address and phone number;
 - b. Property Manager's address and 24-hour phone number(s); and
 - c. The phone number at the vacation rental unit.

9. A copy of the rental agreement must be maintained on the property at all times and made available for review at the request of any Village code compliance officer, fire safety inspector, law enforcement officer or other designated Village representative. Failure to maintain a copy of the rental agreement and to make it available upon request shall constitute a violation of these regulations.
10. A sign no smaller than twelve inches by twelve inches and measuring between two and four feet in height shall be prominently displayed, as determined by the Planning and Development Services director, on each property indicating an effective annual permit and permit number.
11. Rental agreements shall disclose Village regulatory requirements regarding vacation rental use, noise ordinances and parking regulations. Rental agreements shall also include a provision that authorizes access by code enforcement personnel for purposes of determining compliance with the Village Code.
12. In addition to complying with these regulations, the Owner and Property Manager of a vacation rental unit shall comply with the provisions of all applicable statutes, administrative rules and the Village Code, including but not limited to Chapter 509 and Chapter 212, Florida Statutes. A violation of any such statute, rule, or the Code shall also constitute a violation of these regulations. To the extent that a conflict exists between the provisions of these regulations and any statute, rule, or the Code, the more restrictive regulations shall prevail.
13. All vacation rental units shall be immediately evacuated upon the posting of a hurricane warning by the National Weather Service or the National Hurricane Center for any portion of the Florida Keys or upon posting of a non-resident evacuation order issued by the Village, County or State.
14. All advertising of vacation rental units shall require identification of State and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

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. Digital signatures are only acceptable on applications submitted through the CityView portal.

Jeanette D. Kussora
Signature of Property Owner/Applicant

11-4-2024
Date

Signature of Property Owner/ Applicant

Date

State of Georgia

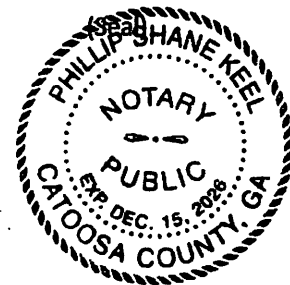
County of Catoosa

Sworn to and subscribed before me by means of physical appearance or online notarization, this 4th day of November, 20 24, by Jeanette D. Kussora (name of person signing the application) as Property Manager (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Jeanette D. Kussora (name of entity or party on behalf of whom application was executed).

- Personally Known
- Produced ID (Type) Driver's License

Phillip Shane Keel
Signature of Notary Public

Phillip Shane Keel
Print Name of Notary Public



Notice of Incomplete Application

RE: PLVR20200262

200 WRENN ST, UNIT: 209

Sent 12/19/23

Dear Applicant,

A planning application has been received by this office. The following required items are outstanding:

Monroe County Tourist Development Tax Receipt - Please upload verification of an active Tourist Development Tax account.

Property Record Card – Please upload the Property Record Card from the Monroe County Property Appraiser's website:

<https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=9946&PageTypeID=4&PageID=7635&Q=1459233859&KeyValue=00092240-000309>

The above information must be received by our office to deem the application complete. If the required information is not received prior to December 31, 2023 the current license will expire.

Should you require further information, please do not hesitate to contact me.

Thank You,



Jamie Terry
Planning & Zoning Technician
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6426
E-mail: jamie.terry@islamorada.fl.us



ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway, Islamorada, Florida 33036
www.islamorada.fl.us

January 02, 2024

Vacation Rental License Renewal Delinquency Letter

Vacation Rental License No: 24-0262

Property Address: 200 WRENN ST, UNIT: 209

Dear Applicant/Agent/Property Manager:

The Vacation Rental renewal period has ended as of December 31st. As of the date of this letter, the referenced Vacation Rental License has not been renewed and is therefore considered inactive.

Pursuant to Village Code Section 30-1296(e) Delinquent license:

Those licenses not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the first month of delinquency, plus a five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the license fee for the unit. The renewal of any license shall require a new license fee. During the period of delinquency, the vacation rental license is deemed inactive, and no rental activity may occur. A vacation rental unit that does not have its license renewed within a year of its term will be ineligible for renewal and must re-register.

If you have questions or need assistance, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jamie Terry".

Jamie Terry
Planning & Zoning Technician
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6426
E-mail: jamie.terry@islamorada.fl.us



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: April 7, 2026
SUBJECT: **Administrative Relief for 215 Jasmine Street TAB 10**

Background:

CBT Construction and Development (the Applicant) has applied for Administrative Relief (the "Application") on behalf of Craig Lindback. (Property Owner) 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 215 Jasmine Street 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 3rd 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 28, 2026.

The proposed development is one single-family, two-bedroom, one and one half-bathroom home, approximately 1,615 square feet.

The site is approximately 5250 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 3rd 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 split from 221 Jasmine Street on June 15, 2021 by the Monroe County Property Appraiser. The Property is minimally developed. The Property is 5,250 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 182 and was originally filed on February 5, 1957. The Property is minimally developed with a fence and utility building. Infrastructure is available to serve the Property; both electricity and potable

water are available.

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

Between 1963 and 1986, the Property was zoned RU-1 M (Single-Family Residential Masonry Construction). 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 split the lot in 2021.

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

Presently, the Property is minimally developed and meets the minimum lot size and density for the Residential Single Family Masonry Construction (R1M) 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 Acquisition)
2020 (Before split)	\$550,140
2021 (After split)	\$132,485
2021 (Entered BPAS)	\$132,485
2022 (In BPAS)	\$129,023
2023 (In BPAS)	\$141,925

2024 (In BPAS)	\$142,416
2025 (in BPAS)	\$142,800

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 unchanged since its split by the Property Owner, there is nothing to indicate the owner had any investment-backed expectations when the Property was split 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 2021 was \$132,485 when the current property owner split 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 lot itself was part of 221 Jasmine Street and did not exist on its own in 1997 and 2002. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office is \$142,800.

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 eleven (11) 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 215 Jasmine St (2)
 2. 215 Jasmine St File

RESOLUTION NO. 26-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY BRIAN LINDBACK FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 215 JASMINE STREET, 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"), CBT Construction and Development, Inc (Chris Trentine) (the Applicant) on behalf of Brian Lindback (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 215 Jasmine Street, having parcel ID number 00426140-000200 located in the Plantation Key Colony subdivision on Plantation Key, as legally described in Exhibit "A", and

WHEREAS, on April 7, 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 7th DAY OF APRIL 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: 00426140-000200

BK 3 LOT 43 PLANTATION KEY COLONY 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: CBT Construction and Development
Mailing Address: P.O. Box 1057, Tavernier, FL 33070
Primary Phone: 305-852-3002 Fax: _____
Email: admin@cbtconstruction.com

PROPERTY OWNER:

Name: Craig Lindback
Mailing Address: 221 Jasmine Street, Tavernier, FL 33070
Primary Phone: 305-522-0712 Fax: _____
Email: seair@bellsouth.net

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

Physical Address: 215 Jasmine St, Tavernier Mile Marker: 90
Lot: 43 Block: 3 Subdivision: Plantation Key Colony
 Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key
Real Estate (RE) Number: 00426140-000200 Alternate Key: _____

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: 6/23/21 Permit Number: PRSFC202100850

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 lot is residential

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. _____
Yes, the property is zoned R1M and can't be used for it's intended purpose (SFR) without an allocation.

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: The lots on both sides of the house are SFR. The lot in back is a SFR. The street is on the front side of the lot. (Jasmine St)

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

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

i. Was it the intent of the landowner to use the lots for a single use? Yes

ii. What is the suitability of the lots for a single or separate use versus a combined use? _____
Single

- 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? R1
- vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? About 5250 SF, SFR surrounding the lot
- vii. What is the actual current use of the lots? Vacant Lot
- viii. What is the possibility of the lots being used together in the next ten years? N/A

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

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

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

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?): Purchased 1/2/2014, Located in Plantation Key. approx 5250 sf was purchased. The lot was and still is vacant.

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 land is vacant, not sure of the infrastructure in place.

Quit Claim deed attached.

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?): The land is zoned R1
4. How development changed when title was passed: The property is vacant
5. What is the present nature and extent of the use of the parcel: The land is vacant
6. What were the reasonable expectations of the landowner under Florida common law: Build an SFR
7. What were the reasonable expectations of the neighboring landowners under Florida common law: Build an SFR
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: 2021 the land value was \$89,224, in 2022 it was \$127,076

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.

[Handwritten Signature]
Signature of Applicant

3/7/21
Date

Print Name: Christopher Trentine

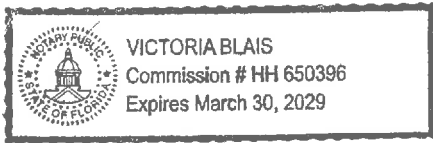
STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of physical appearance or online notarization, this 9 day of March 20 21, by Christopher Trentine (name of person signing the application) as Pres (type of authority e.g. officer, manager / member, trustee, attorney in fact) for CBT Construction (name of entity or party on behalf of whom application was executed).

Victoria Blais
Signature of Notary Public

SEAL:
Type of ID _____

Personally Known Produced Identification



Phillip Nguyen

From: Phillip Nguyen
Sent: Tuesday, June 15, 2021 1:46 PM
To: 'seaair@bellsouth.net'
Subject: Split-out Processed

Good Afternoon Craig,

Per your request, LOT 40 & 43 has been split from the parent parcel.
Parent Property ID: 1524123/Parcel ID: 00426140-000000
New Property ID: 9104653/Parcel ID: 00426140-000100 (LOT40)
New Property ID: 9104654/Parcel ID: 00426140-000200 (LOT43)

Our website will reflect the change overnight and the map will update within the next 2 weeks.

If you need any additional assistance, please let me know.

Phillip Nguyen
GIS Specialist
Monroe County Property Appraisers Office
Ph: 305-295-3969
Fax: 305-292-3501





**Monroe County Property Appraiser
Combination Review/Request
Appraisal Department**

June 9, 2021

Split Request

Request	x	Review	
---------	---	--------	--

Parent Parcel			
RE:	00426140-000000		
Account:	1524123		
Physical Location:	221 Jasmine St		

On June 9, 2021 the above parcels, located on Plantation Key, were reviewed via aerial map and by GIS. The owner requests the split of the parcels. The parcels are contiguous, are in common ownership and taxes have been paid. Lots are dry.

Lots 41 and 42 to remain combined but with two landlines. There is a pool on Lot 42 which could be split out at a future date, the pool demolished and lot developed under highest and best use.

Based upon the GIS and aerial map review, approval of this combination request with the following land record configuration is requested:

LL#	Land Line	Site Size (SF/AC)	NBHD Median	Phys. Adj.
1	010D (PARENT) (41)	5,250 S.F.	6,250 S.F.	3
2	01DM (PARENT) (42)	5,250 S.F.	6,250 S.F.	3
3	01DM (CHILD) (40)	5,250 S.F.	6,250 S.F.	3
4	01DM (CHILD) (43)	5,250 S.F.	6,250 S.F.	3

PC Code:	0100 & 0000	NBHD:	1641
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BILL WHITE, JD, CFE
Deputy Property Appraiser

ww

Attachments: Aerial Map

Request to Split or Combine Real Estate Parcels

MCPA-203
Rev 12/19

Split

Combine

CURRENT PARCEL IDENTIFICATION NUMBER

CURRENT ACCOUNT NUMBER (PROPERTY ID)

PARCEL ID: 00426140-000000

ACCOUNT #: 1524123

PARCEL ID: _____

ACCOUNT #: _____

PARCEL ID: _____

ACCOUNT #: _____

PARCEL ID: _____

ACCOUNT #: _____

Desired Configuration: Split lot 40 into individual lot

Split lot 43 into individual lot

Special Requests/Notes/Comments: Lots 41 & 42 remain as a joined lot with original lot lines

Please use CBT Construction & Development, Inc as an agent for this request.

Point of contact: Chris Trentine/Angie Irwin - 305-852-3002 admin@cbtconstruct.com.

FOR OFFICE USE ONLY:

NEIGHBORHOOD: _____

Date Received: _____ Received by: _____

Request Approved (Please complete worksheet).

Request Denied Reason: _____

This split/combination will be processed for the 20__ tax roll year.
Notes:

Owner Notified (Date): _____ (Attach copy of letter)

Appraiser Date

IMPORTANT NOTICE

Pursuant to Florida Statute 197.192 the property appraiser's office will not split or combine parcels until all taxes due or delinquent have been paid to the Tax Collector. It should also be noted that a parcel split / combination by the Property Appraiser is for taxation purposes only and does not imply legality of the land division being requested, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. No rights are being granted by this action that is reserved to any regulatory agency. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development.

PLEASE NOTE: The Splitting of Parcels May Increase Your Property Assessment, Possibly Resulting in Higher Taxes.

HOMESTEAD PROPERTIES CURRENTLY AFFECTED BY AMENDMENT 10, SAVE OUR HOMES:

The land division (split) of a homestead property will result in the removal of the Save Our Homes 3% assessment limitation (cap) from the newly created (split-out) parcel. The new (split-out) parcel will be assessed at market value generally resulting in an increase in taxable value. If at a future date the property owner desires to re-combine the property, the new (split-out) parcel will be combined back with the homestead parcel at its current market value. The Save Our Homes cap will not be restored to its former level. When combining any parcel with a homesteaded parcel, the full market value of the non-homesteaded parcel will be added to the assessed value of the homesteaded parcel for the current tax roll. In subsequent tax years, that value shall be protected by the Save Our Homes assessment cap.

NON-HOMESTEAD PROPERTIES AFFECTED BY AMENDMENT 1, ASSESSMENT LIMITATION:

Per Florida Statute 193.1554(7) and 193.1555(7) the land division (split) or combination of non-homestead property will result in the removal of the 10% assessment limitation (cap) and the assessment of the parcel(s) at full market value in the following tax year.

Property Owner(s) Initials acknowledging that you have read and understand the above statement.

Owner Initials Additional owner Initials Additional owner Initials

Property Appraiser to Be Held Harmless:

It is the responsibility of the owner to ensure that any and all prior or currently due tax amounts on any parcels being split or aggregated with any other parcels are paid in full to the Tax Collector. This agency is not responsible for any delinquent taxes, penalties, or interest that could occur and accrue due to negligence on the part of the property owner, the owner's representatives, or other parties when requesting parcel splits or combinations. This action does not nullify or alleviate any existing liens or encumbrances on the property. Furthermore, if the property is encumbered by a mortgage, it is the owner's responsibility to seek prior approval from the mortgage company for any changes to the property involving a split or combination. You agree by submitting this application that the Monroe County Property Appraiser is neither responsible nor liable for any problems or complications resulting from this request.

By signing below, whether by the owner or the owner's representative, the owner acknowledges they have read and understand the aforementioned and availed themselves of the opportunity to ask any questions, seek clarification, or obtain additional information prior to this action being requested.

Name of Owner of Record (print clearly): Craig Lindback

Name of Owner of Record (print clearly):

Address: 221 Jasmine St., Tavernier, FL 33070

Telephone: 305-522-0712 E-Mail: seaair@bellsouth.net

Signature: Date: 6/8/2021

Signature: Date:

If ownership is in a trust or corporation, please print name of authorized representative or trustee:

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 00426140-000200
 Account# 9104654
 Property ID 9104654
 Millage Group 50V1
 Location 215 JASMINE St, PLANTATION KEY
 Address
 Legal BK 3 LOT 43 PLANTATION KEY COLONY PLANTATION KEY PB3-182
 Description OR151-204 OR429-196 OR539-498D/C OR646-756 OR647-715
 OR696-490D/C OR1256-1188/90AFF OR1256-1448 OR1341-1786
 OR1446-2451/52 OR1446-2454D/C OR1634-919/20R/S OR1634-941/42
 OR1671-303Q/C/R/S OR1758-1765D/C OR1820-574/575 OR2232-182
 OR2417-245/46C/T OR2442-2061/63R/S OR2667-1122
 (Note: Not to be used on legal documents.)
 Neighborhood 1641
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision PLANTATION KEY COLONY
 Sec/Twp/Rng 05/63/38
 Affordable No
 Housing



Owner

LINDBACK CRAIG
 221 Jasmine St
 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	\$2,205	\$1,821	\$1,884	\$1,947
+ Market Land Value	\$140,595	\$140,595	\$140,595	\$127,076
= Just Market Value	\$142,800	\$142,416	\$142,479	\$129,023
= Total Assessed Value	\$142,800	\$142,416	\$141,925	\$129,023
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$142,800	\$142,416	\$142,479	\$129,023

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$140,595	\$0	\$1,821	\$142,416	\$142,416	\$0	\$142,416	\$0
2023	\$140,595	\$0	\$1,884	\$142,479	\$141,925	\$0	\$142,479	\$0
2022	\$127,076	\$0	\$1,947	\$129,023	\$129,023	\$0	\$129,023	\$0
2021	\$89,224	\$0	\$43,261	\$132,485	\$132,485	\$0	\$132,485	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	5,250.00	Square Foot	50	105

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1994	1995	10 x 16	1	160 SF	2
FENCES	1997	1998	4 x 80	1	320 SF	2

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
9703655	12/03/1997	Completed	\$1,500	Residential	FENCE & PRIVACY WALL

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/10/2026, 2:07:54 AM

[Contact Us](#)

Developed by
 SCHNEIDER
 GEOSPATIAL

THIS INSTRUMENT PREPARED BY:
HERSHOFF, LUPINO & YAGEL, LLP
90130 Old Highway
Tavernier, Florida 33070

Doc# 1965368 01/15/2014 9:07AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

01/15/2014 9:07AM
DEED DOC STAMP CL: Krya \$741.30

1/2 11:57 AM 105900

Doc# 1965368
Bk# 2667 Pg# 1122

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 2 day of ~~November, 2013~~ ^{JANUARY 2014}, by Craig Lindback, a single man, whose address is 221 Jasmine Street, Tavernier, FL 33070, and Marlene Lindback, a married woman, whose address is ~~8201 Overseas Hwy, Islamorada, FL 33036~~, Grantors, to Craig Lindback, a single man, whose address is 221 Jasmine Street, Tavernier, FL 33070, Grantee:

Grantor, in consideration of TEN & NO/100THS DOLLARS and other good and valuable consideration paid by the Grantee(s) to the Grantor(s) do hereby remise, release, and forever quitclaim to grantee that real property located in the County of Monroe, State of Florida, and more particularly described as follows:

Lots 40, 41, 42 and 43, Block 3, Plantation Key Colony, according to the plat thereof, as recorded in Plat Book 3, Page 182, of the Public Records of Monroe County, Florida.

Assessment 00426140-000000 Alternate Key #1524123

Grantor, Marlene Lindback, hereby affirms that she permanently resides at 90201 Overseas Hwy, Islamorada and that the aforescribed property is not her homestead property under the laws of the State of FL 33036 Florida, nor contiguous thereto.

Subject to taxes for the current and subsequent years. Conditions, restrictions and reservations of record, zoning ordinances, easements for the public utilities, if any, and existing mortgages.

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAM OR ISSUANCE OF A TITLE INSURANCE POLICY.

TOGETHER WITH all the estate and rights of grantor(s) in such property.

IN WITNESS WHEREOF, grantor(s) has/have executed this deed on the date first above written.

Signed, sealed and delivered
in the presence of:

Maureen C. Weis
Print Name: Maureen C. Weis

Witness as to both
Beth Miller
Print Name: BETH MILLER
Witness as to both

Craig Lindback
Craig Lindback

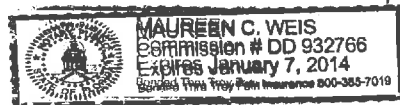
Marlene Lindback
Marlene Lindback

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 2 day of ~~November, 2013~~ ^{JANUARY 2014}, by Craig Lindback and Marlene Lindback, who are personally known to me or have produced _____ as identification and who did not take an oath..

My Commission Expires:

Maureen J. Weis
Notary Public
Print Name: _____



MONROE COUNTY
OFFICIAL RECORDS



AGENT AUTHORIZATION LETTER

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

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

Date: 3/18/26

I hereby authorize Vivian Sadar, Vicky Blais - P.O. Box 1057, Tavernier, FL 33070
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of Craig Lindback
(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:

215 Jasmine St., BPAS and Application for Administrative Relief
(Project Name / Application Type)

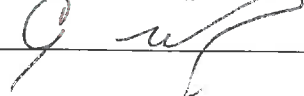
Property Address: 215 Jasmine St. Tavernier, FL

Real Estate Number(s): 00426140-000200

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

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

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

Property Owner Signature: 

Printed Name: Craig Lindback

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of physical appearance or online notarization, this 18th day of March, 2026, by Craig Lindback (name of person signing the application) as owner (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Craig Lindback (name of entity or party on behalf of whom application was executed).

Victoria Blais
Signature of Notary Public - State of Florida

SEAL: 

Personally Known Produced Identification Type of ID _____



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: April 7, 2026
SUBJECT: **Administrative Relief for 167 N. Airport Road TAB 11**

Background:

CBT Construction and Development Inc. (Chris Trentine) (the Applicant) has applied for Administrative Relief (the "Application") on behalf of Makulu LLC (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 167 N. Airport Road and legally described in Exhibit "A" of the proposed Resolution. The Application was entered into the Building Permit Allocation System (the "BPAS") on October 29, 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 4th 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 March 4, 2026.

The proposed development is one single-family, three-bedroom, two-bathroom home, with a hangar and is approximately 3,500 square feet.

The site is approximately 8608 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 1-2.7Airstrip (A) that:

"Policy 1-2.7.1: Airstrip Land Use Designation. The Future Land Use Map designates the Tavernaero Airstrip and adjoining residential lots the Airstrip (A) category. The A land use designation is intended to accommodate the existing airstrip facilities and the residential uses adjoining the airstrip.

Code Section 30-700 "Tavernaero Airstrip (TA) Zoning District" dictates that the Land Development Regulations (LDRs) affecting the property, the purpose of the Tavernaero Airstrip (TA) zoning district is to allow for the accommodation of aircraft parking as a permitted primary land use on single-family residential properties adjacent to Tavernaero Airstrip.

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 4 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 \$325,000 via Warranty Deed on May 2, 2018 and is currently minimally developed. The Property is 8,608 square feet and is disturbed.

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

The Property is in a legally platted subdivision recorded in Plat Book 6 Page 80 and was originally filed on June 10, 1971. The Property is minimally developed with a fence, and infrastructure is available to serve the Property; both electricity and potable water are available.

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

Between 1963 and 1986, the Property was zoned RU-1 M (Single-Family Residential Masonry Construction). 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 Tavernaero Airstrip (TA), which permits the development of one (1) single-family dwelling unit and hangar.

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 minimally developed with a fence and meets the minimum lot size and density for the Tavernaero Airstrip (TA) 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)
2017 (Before purchase)	\$86,326
2018 (After Purchase)	\$94,958
2019	\$189,629
2020	\$208,592
2021 (Entered BPAS)	\$229,451
2022 (In BPAS)	\$252,396
2023 (In BPAS)	\$277,396
2024 (In BPAS)	\$305,400
2025 (in BPAS)	\$335,940

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 2018 was \$94,958 when the current property owner purchased the property and has increased to its current total assessed value of \$335,940.

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?

This parcel was split from 171 N. Airport Road (Parent Parcel) in 2011. The total assessed value of the Property in 1997 was \$237,829. In 2002, the total assessed value was \$255,833. In 2025, the just market value of the Property (167 N. Airport Road), according to the Monroe County Property Appraiser's Office is \$528,765.

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. 167 N Airport RD Reso (2)
 2. 167 N Airport Rd File

RESOLUTION NO. 26-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY MAKULU LLC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 167 N. AIRPORT 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"), CBT Construction and Development Inc (Chris Trentine) (the Applicant) on behalf of Makulu LLC (the "Property Owner") has applied to the Village Council of Islamorada, Village of Islands, Florida (the "Village Council") for administrative relief from the Village Building Permit Allocation System (the "BPAS") for property located at 167 N. Airport Road, having parcel ID number 00437493-002001 located in the Tavernaero subdivision on Plantation Key, as legally described in Exhibit "A", and

WHEREAS, on April 7, 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 7th DAY OF APRIL 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: 00437490-002001

BK 1 LOT 19 TAVERNAERO INC PB6-80 PLANTATION KEY of the Public Records of Monroe County,
Florida.

05/09/2018 1:23PM
DEED DOC STAMP CL: Ange \$2,275.00

Doc# 2168296
Bk# 2905 Pg# 2208

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Coral Reef Title Company
100360 Overseas Highway
Key Largo, FL 33037
Property Appraisers Parcel Identification (Folio) Numbers: **00437493.002001**
10-7235

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 7th day of May, 2018 by **Robinson Air Crane, LLC, a Florida Limited Liability Company**, existing under the laws of Florida, and having its principal place of business at 3087 Hammond Rd., Ft. Pierce, FL 34946, herein called the grantor, to **Makulu, LLC, a Florida Limited Liability Company**, whose post office address is 3200 St. Lucie Blvd, Ft. Pierce, FL 34946, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of 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 19, Block 1, TAVERNAERO, according to the Plat thereof, as recorded in Plat Book 6, at Page 80, of the Public Records of Monroe County, Florida.

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

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


AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and 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 of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

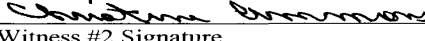
Robinson Air Crane, LLC, a Florida Limited Liability Company


James T. Robinson, Sr, AMBR

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Natoya Clair
Witness #1 Printed Name

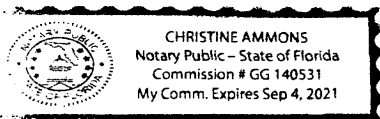

Witness #2 Signature

Christine Ammons
Witness #2 Printed Name

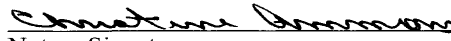
STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me this 2 day of May, 2018 by James T. Robinson, Sr, AMBR of Robinson Air Crane, LLC, a Florida Limited Liability Company. He has produced FL Driver License as identification.

SEAL



My Commission Expires:


Notary Signature

Christine Ammons
Printed Notary Name



AGENT AUTHORIZATION LETTER

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

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

Date: _____

I hereby authorize Vivian Sadar, Vicky Blais - P.O. Box 1057, Tavernier, FL 33070
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of Makulu LLC
(Name of Owner or Person Having Contractual Interest)

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

167 N Airport Rd., BPAS and Application for Administrative Relied
(Project Name / Application Type)

Property Address: 167 N Airport Rd, Islamorada

Real Estate Number(s): 00437493-002001

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

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

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

Property Owner Signature: _____


Printed Name: Christopher Trentine

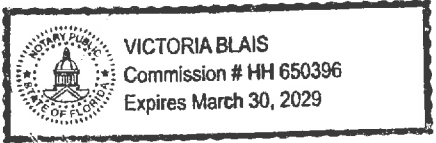
STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of physical appearance or online notarization, this 18 day of March, 2026, by Christopher Trentine (name of person signing the application) as Title Manager (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Makulu, LLC (name of entity or party on behalf of whom application was executed).

Victoria Blais
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

*THRU 2026 0015 131
PLAB 20260537*

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: CBT Construction and Development, Inc (Chris Trentine)
Mailing Address: P.O. Box 1057, Tavernier, FL 33070
Primary Phone: 305-852-3002 Fax: _____
Email: admin@cbtconstruction.com

PROPERTY OWNER:

Name: Makulu LLC
Mailing Address: 3200 Saint Lucie Blvd, Fort Pierce, FL 34946
Primary Phone: 305-852-3002 Fax: _____
Email: permits@cbtconstruction.com

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

Physical Address: 167 N Airport Rd, Islamorada Mile Marker: 90
Lot: 19 Block: 1 Subdivision: Tavernaero
 Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key
Real Estate (RE) Number: 00437493-002001 Alternate Key: 9098288

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: 4/23/21 Permit Number: PRSFC202100850

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 lot is Residential.

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. yes, the property is zoned R1M + Can't be used for it's purpose (SFR) without an allocation

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 - on 1 side
owner with ID# 00437493-002000 has a SFR - ID# 00437493-0001800 is vacant lot on the other side - on back side ID# 00434130-000000 = SFR, back side also ID# 00434120-000000 is vacant lot
2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question): N/A yes

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

- i. Was it the intent of the landowner to use the lots for a single use? YES
- ii. What is the suitability of the lots for a single or separate use versus a combined use? Single

- 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? R1
- vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? ABOUT 8608 SF, vacant lot on one side, residence on the other, front also residence
- vii. What is the actual current use of the lots? VACANT LOT
- viii. What is the possibility of the lots being used together in the next ten years? N/A

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?): Purchase 5/2/2018, the entire lot was purchased, located at 167 N Airport Rd, Islam
 - 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 land is vacant, not sure of the infrastructure in place

-
-
3. The history of zoning and regulation (i.e., How and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?): The land is zoned R1M

 4. How development changed when title was passed: The property is vacant

 5. What is the present nature and extent of the use of the parcel: The land is vacant

 6. What were the reasonable expectations of the landowner under Florida common law: Build an SFR

 7. What were the reasonable expectations of the neighboring landowners under Florida common law: Build an SFR

 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: 2021 the value was \$89,224.00 and in 2022 it was \$127,076

Please submit the following with all applications:

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

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

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

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

Signature of Applicant

3/2/26

Date

Print Name: Christopher Trentino

STATE OF Florida

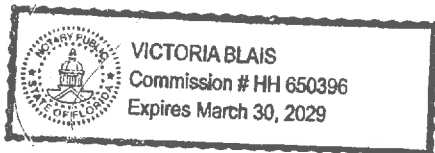
COUNTY OF Monroe

Sworn to and subscribed before me by means of physical appearance or online notarization, this 2 day of March 2026, by Christopher Trentino (name of person signing the application) as Pres (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Makulu LLC (name of entity or party on behalf of whom application was executed).

Victoria Blais

Signature of Notary Public

SEAL:



Personally Known Produced Identification

Type of ID

PROPERTY RECORD CARD

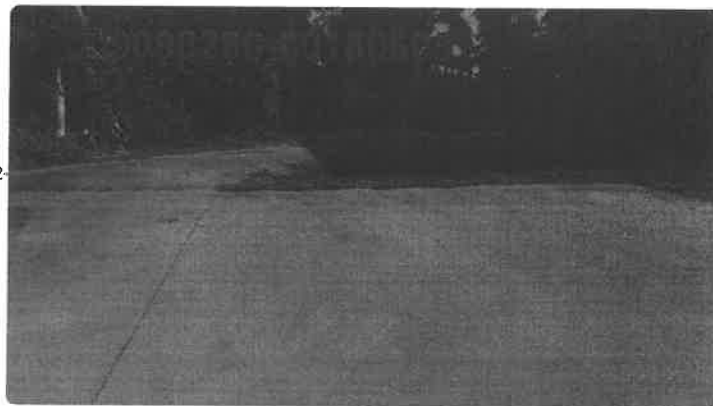
Disclaimer

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 00437493-002001
 Account# 9098288
 Property ID 9098288
 Millage Group 50VI
 Location 167 N AIRPORT Rd, PLANTATION KEY
 Address
 Legal BK 1 LOT 19 TAVERNAERO INC PB6-80 PLANTATION KEY
 Description OR605-72 OR620-455/56 OR977-1896 OR977-1897 OR1002-899 OR1002-900/01 OR1140-502/03 OR1859-725 OR1975-1936-37 OR2166-614 OR2271-980 OR2905-2208
 (Note: Not to be used on legal documents.)
 Neighborhood 1669
 Property Class VACANT RES (0000)
 Subdivision TAVERNAERO
 Sec/Twp/Rng 33/62/38
 Affordable No
 Housing



Owner

MAKULU LLC
 3200 Saint Lucie Blvd
 Fort Pierce FL 34946

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$12,285	\$8,614	\$8,664	\$8,713
+ Market Land Value	\$516,480	\$516,480	\$527,240	\$350,776
= Just Market Value	\$528,765	\$525,094	\$535,904	\$359,489
= Total Assessed Value	\$335,940	\$305,400	\$277,636	\$252,396
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$528,765	\$525,094	\$535,904	\$359,489

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$516,480	\$0	\$8,614	\$525,094	\$305,400	\$0	\$525,094	\$0
2023	\$527,240	\$0	\$8,664	\$535,904	\$277,636	\$0	\$535,904	\$0
2022	\$350,776	\$0	\$8,713	\$359,489	\$252,396	\$0	\$359,489	\$0
2021	\$249,632	\$0	\$8,762	\$258,394	\$229,451	\$0	\$258,394	\$0
2020	\$251,784	\$0	\$8,812	\$260,596	\$208,592	\$0	\$260,596	\$0
2019	\$180,768	\$0	\$8,861	\$189,629	\$189,629	\$0	\$189,629	\$0
2018	\$180,768	\$0	\$8,911	\$189,679	\$94,958	\$0	\$189,679	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	8,608.00	Square Foot	142.67	60

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1987	1988	0x0	1	1860 SF	2
CH LINK FENCE	2016	2017	4x113	0	452 SF	3
CH LINK FENCE	2016	2017	3x30	0	90 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/2/2018	\$325,000	Warranty Deed	2168296	2905	2208	01 - Qualified	Vacant		

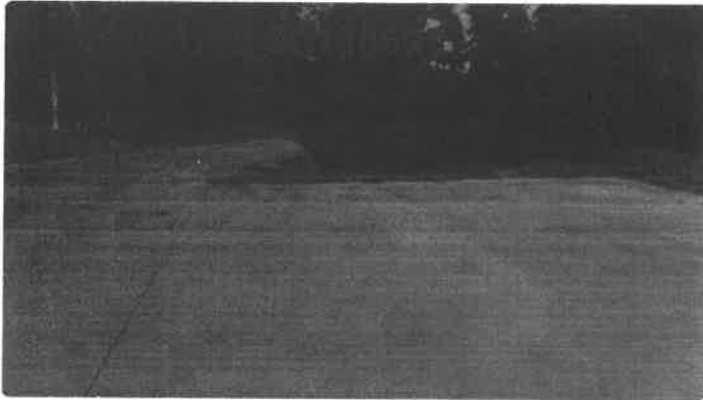
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD201602263	09/08/2016	Completed	\$2,395	Residential	INSTALL 143' CHAIN LINK FENCE 30' X 3' 113' X 4' VINYL COATED

View Tax Info

[View Taxes for this Parcel](#)

Photos



[Skip to main content](#)

Map

M



TRIM Notice

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

No data available for the following modules: Buildings, 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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Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: April 7, 2026
SUBJECT: **Ordinance to Amend Future Land Use Map from Conservation to Mixed Use and Establish a New Subarea Policy at a Property on Overseas Hwy with RE # 00096850-000200 - SECOND READING TAB 12**

Background:

The applicant, Ty Harris, PA on behalf of the property owner Horse Pens LLC, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Conservation (C) to Mixed-Use (MU) designation and to establish a new sub-area policy under objective 1-2.11 on the subject property, located on Overseas Highway (RE #00096850-000200), comprising of approximately 6.4 acres (3.16 of which is mangroves). The current use of the property is riding stables. The proposed sub-area would limit the uses to the existing riding stables and the development of workforce/affordable housing. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from Conservation (C) District to Neighborhood Commercial (NC) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant's agent has submitted a needs analysis detailing the map amendment request.

The subject property currently has an existing Conservation (C) Future Land Use designation. The property to the North is designated Residential High (RH). Properties to the South are designated Conservation (C). The properties to the East across Overseas Highway are designated Mixed Use (MU). The character of the surrounding area is mixed use with residential uses and tourist uses.

The property contains a mix of habitats including mangroves and high quality hammock. The applicant has provided a vegetation survey, and I have included that in your packet. The property is recognized as habitat to several protected animal species. Pursuant to the Village's GIS data and records the parcel is defined as hammock, disturbed with hammock and mangroves.

Analysis:

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

The proposed FLUM amendment would alter the development potential of the subject property. The following table is a comparison of the maximum residential density and non-residential intensity [or floor area ratio (FAR)] between the existing RM FLUM and the proposed MU FLUM.

Existing FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Conservation (C)	-	-
Proposed FLUM Category	Maximum Residential Density Allowance	Maximum Non-Residential Intensity (FAR)
Mixed Use (MU) Residential	6 units per acre	-
With TDRs	12 units per acre	-
Affordable Housing	15 units per acre	-
Mixed Use (MU) Nonresidential		
Outside Village Activity Centers	-	.25
Outside Village Activity Centers with TDRs	-	.35
Inside Village Activity Centers	-	.35
Working Waterfronts	-	.35

Maximum Residential Density: The proposed MU FLUM designation would allow market-rate residential density based on acreage (6 units per acre); and therefore, the minimal lot size to support one (1) market-rate residential unit would be 7,260 square feet or 0.16 acre. The MU FLUM category allows affordable housing at an allocated density of 15 units per acre that requires a minimum of 2,904 square feet to support one unit. If approved, the proposed FLUM amendment would result in an increase in market-rate residential dwelling units of up to nineteen (19) units and in an increase of up to forty-nine (49) deed-restricted affordable residential dwelling units on the property.

Maximum Non-Residential Intensity (FAR): The proposed MU FLUM category would allow nonresidential intensity of 0.25 FAR for areas outside of the Village Activity Centers, and up to 0.35 FAR for areas inside the Village Activity Centers, Working Waterfronts and through utilizing the transfer of development rights (TDRs).

Impact on Public Facilities:

The request for a FLUM change is to allow the existing use to continue to operate legally and to permit the development of workforce/affordable housing. Additional impact on public facilities is dependent on future development of the property.

Wastewater: The Village has adopted level of service (LOS) standards for wastewater management systems as required by Federal and State regulations. Currently, any permitted or replacement on-site wastewater treatment facility with a design flow less than or equal to 100,000 gallons per day (GPD) within the Village must comply with the 10/10/10/1 Best Available Technology (BAT) standard, as well as require approval from the Monroe County Health Department and/or the Florida Department of Environmental Protection.

Potable Water: The Village has adopted LOS standards for potable water. The LOS standard for the Village are 371.7 gallons per equivalent residential unit (ERU) per day. Based on water use data provided by FKAA, the current amount of water consumed by an ERU in Monroe County is 219.42 gallons per day (GPD). Therefore, the actual demand is lower than the Village's LOS standard for ERUs of 371.7 GPD.

Solid Waste: The Village has adopted LOS standards for solid waste management. Pursuant to Comprehensive Plan Policies 4-1.1.4 and 9-1.2.3, minimum disposal quantity is 12.2 pounds per day per equivalent residential unit (ERU). The Village's solid waste LOS also requires that sufficient capacity shall be available at a solid waste disposal site to accommodate all existing and approved development for a period of three years from the projected date of completion of the proposed development or use. Islamorada has no facilities within its jurisdiction for the disposal of solid waste. All solid waste generated from the Village is currently managed through a contract with Island Disposal and disposed of through existing authorized Monroe County and Miami-Dade County solid waste facilities.

Stormwater: The Village has adopted LOS standards for stormwater management as currently mandated by State agencies, as defined in the Village's adopted Stormwater Management Master Plan, and as implemented in the Village's LDRs and Stormwater Design Criteria Technical Manual. Any additional development associated with the proposed FLUM amendment would be subject to these standards and is required to meet or exceed them as a condition of development approval.

Recreation and Open Space: The Village has adopted a minimum LOS standard for recreation and open space of 3.79 acres per 1,000 population, pursuant to Comprehensive Plan Policy 9-1.2.3. According to the Village's most recent Public Facilities Capacity Assessment, there is an estimated functional population of 11,280 persons in 2012. Therefore, 42.75 acres of recreation and open space are required to meet the adopted LOS. The existing supply of recreation and open space area in the Village is 132.3 acres, which exceeds the adopted LOS standard and provides for 11.73 acres per 1,000 persons. Therefore, the proposed FLUM amendment is not projected to decrease the existing recreation and open space LOS below the adopted standards, as provided in Comprehensive Plan Policy 9-1.2.3.

Roadways: The Village has adopted minimum LOS standards for roadways, pursuant to Comprehensive Plan Policy 9-1.2.3. The Property is located adjacent to Overseas Highway which shall have sufficient available capacity to operate at or above LOS as measured by peak hours volumes at all intersections including but not limited to all intersections of U.S.1.
Schools: The Comprehensive Plan does not establish a LOS standard for schools, but Monroe County and state law require that school classroom capacity be available to accommodate all school-age children generated by proposed development or use. According to the 2012 Monroe County Public Facilities Capacity Assessment Report, all schools have adequate capacity to serve the growth anticipated in 2012 at the County's adopted LOS standard.

Compatibility with Comprehensive Plan Policies:

Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations

Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments

Policy 1-2.4, Recognize Mixed Use Development Patterns

Policy 1-2.4.1, Guide The Location of Commercial uses and Revitalize Commercial Areas

Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation

Policy 1-2.4.6: Establish Zoning District Criteria for MU

Comprehensive Plan Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

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

It is the staff's opinion that is request is compatible with the two policies as it does not result in an adverse community change at this time. The property has been operating as riding stables since prior to the adoption of the Comprehensive Plan and the Applicant intends to continue to do so. If the applicant decides to create workforce/affordable housing on the property a site plan will be required, and the review will consider impacts to the surrounding community. At this time, no change to the property is proposed. The change has been requested to bring the property into compliance with the current use.

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

The proposed map amendment would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial and residential uses.

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

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

neighborhoods;

7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and

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

The proposed amendment would not be consistent with this policy in that the property has environmentally sensitive lands and critical habitat.

Comprehensive Plan Policy 1-2.4.5, Standards Applicable to Non-Residential Uses in the MU Designation, states, "The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas."

The proposed amendment is consistent with Policy 1-2.4.5 as the Property meets the FAR requirements for nonresidential intensity.

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

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

The proposed amendment is not consistent with Policy 1-2.4.6 (2) as it establishes Commercial Zoning between Conservation Zoning and Multi-Family Zoning.

Objective 1-2.6: Manage Conservation Resources; The Future Land Use Map designates lands as Conservation (C) to provide for the long-term preservation of environmentally sensitive natural resource systems. Conservation resources generally include wetlands, transitional wetlands, mangroves, salt marsh, tidal waters, beaches, beach berms and dunes, natural shoreline or upland hammocks.

The proposed amendment is not consistent with Objective 1-2.6 as it removes environmentally sensitive lands from Conservation Zoning.

Compatibility with the Principles for Guiding Development:

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

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

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

Village Staff Response:

The proposed FLUM is consistent with Principle (a) of the Principles for Guiding Development the lot is already developed and in use as riding stables.

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

Village Staff Response:

The proposed FLUM is not consistent with Principle (b) of the Principles for Guiding Development as there would be could be negative impact on shoreline or marine resources.

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

Village Staff Response:

The proposed FLUM is not consistent with Principle (c) of the Principles for Guiding Development. The property does have upland resources that could be impacted.

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

Village Staff Response:

The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Bringing the subject property's zoning into conformance with its current use would support the maximum well-being of the Florida Keys citizens and the economic health of the area.

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

Village Staff Response:

The proposed FLUM is consistent with Principle (e) of the Principles for Guiding Development as there is no impact to the quality of water throughout the Florida Keys.

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

Village Staff Response:

The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development.

No additional development is proposed.

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

Village Staff Response:

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

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

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

Village Staff Response:

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

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

Village Staff Response:

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

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

Village Staff Response:

The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. No new development is proposed.

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

Village Staff Response:

The proposed FLUM amendment could have adverse impacts on the environmental resources

of the Florida Keys.

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

Village Staff Response:

The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development. If approved the applicant would be able to construct up to forty-nine (49) workforce/affordable housing units.

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

Village Staff Response:

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

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

Village Staff Response:

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

At its meeting on October 13, 2025 the LPA voted unanimously to recommend approval of this ordinance.

At its meeting on December 9, 2025, the Village Council voted unanimously to approve this ordinance. After first reading we rendered the ordinance to the Department of Commerce. The Department of Commerce provided a Letter of Objection, Recommendation and Correction. I have attached the letter for your review. The Applicant has asked to proceed with second reading at this time and has uploaded additional data and analysis to be provided to the Department of Commerce. This includes the Workforce Housing Study and the Monroe County Evacuation Study.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff has no recommendation at this time.

- Attachments:**
1. Horse pens FLUM ORD with 1st vote
 2. Horse Pens Backup
 3. Islamorada 25-06ACSC (P)

ORDINANCE NO. 25-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR HORSE PENS LLC TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM CONSERVATION (C) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, ON OVERSEAS HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00096850-000200 AND TO ESTABLISH A NEW SUB-AREA POLICY UNDER OBJECTIVE 1-2.11, AS LEGALLY DESCRIBED HEREIN, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

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

WHEREAS, the applicant, Horse Pens LLC, has requested an official Future Land Use Map amendment from Conservation (C) to Mixed Use (MU) for a parcel consisting of approximately 6.4 acres of land, with Real Estate number 0009850-000200, as legally described below; and

WHEREAS, the applicant, Horse Pens LLC, has also requested the establishment of a new subarea policy 1-2.11.8: Upper Matecumbe Key Mixed Use Area 1 (UMKMUA1) The Future Land Use Map designation on the subject property shall be UMMUA1 and shall be limited to the following uses: Riding Stables and workforce/affordable housing only. All other uses allowed in the Mixed Use FLUM will be specifically excluded; and; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Code"), the Village Local Planning Agency publicly considered

the Future Land Use Map Amendment during a duly noticed public hearing held on October 13, 2025; and

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

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

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

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

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

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

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

6 64 37 PT GOVT LOTS 1-2-3 PT TRACTS 3-5-7 ISLAND OF UPPER MATECUMBE G10-513

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

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

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

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

PASSED on the first reading this 9th day of December, 2025.

[Remainder of this page intentionally left blank]

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

Mayor Don Horton

Vice Mayor Sharon Mahoney

Councilman Steve Friedman

Councilwoman Deb Gillis

Councilwoman Anna Richards

PASSED AND ADOPTED on the second reading this ____ day of _____, 2026.

Don Horton, Mayor

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

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

JOHN J. QUICK, VILLAGE ATTORNEY



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

APPLICATION FOR MAP AMENDMENT

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

<input type="checkbox"/>	Application Type	Application Fee	Deposit	Total Fee Due
<input checked="" type="checkbox"/>	Future Land Use and Zoning	\$5,120.00	\$1,000.00	\$6,120.00
<input type="checkbox"/>	Zoning Only	\$2,500.00	\$1,000.00	\$3,500.00

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

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

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

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

PROPERTY OWNER:

Name: Horse Pens LLC
 Mailing Address: 80241 Overseas Highway Islamorada FL 33036
 Primary Phone: See agent. Fax: N/A
 Email: See agent.

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

Physical Address: 80241 Overseas Hwy. Islamorada, FL 33036 Mile Marker: 80.2
 Lot: 1-2-3 tract 3-5-7 Block: _____ Subdivision: Island of Upper Matecumbe
 Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key
 Real Estate (RE) Number: 00096850-000200 Alternate Key: 1113387

PROPERTY DESCRIPTION:

Total Land Area: 126,755 sq.ft. Square Feet 3.2+/- Acres
 Existing Use of Property: Horse Pens (riding stables)
 Has an Application for Map Amendment been submitted for this site within the past two (2) years? Yes No
 If yes, provide name and date of application: _____

PROPOSED MAP AMENDMENT:

Current Future Land Use Map Category: C Current Zoning District: C
 Proposed Future Land Use Map Category: MU or Sub-area Proposed Zoning District: NC or Sub-area

SUBMITTAL REQUIREMENTS:

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

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

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

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

[Signature]
Signature of Applicant

June 24 / 2025
Date

Print Name: Ty Harris

STATE OF Florida
COUNTY OF monroe

Sworn to and subscribed before me by means of physical appearance or online notarization on this 24th day of June, 2025, by Ty Harris (name of person signing the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Monroe Pens IK (name of entity or party on behalf of whom application was executed).

[Signature]
Signature of Notary Public

SEAL: _____
Type of ID _____



Personally Known Produced Identification



Islamorada, Village of Islands,
Planning and Development Services Department

ATTACHMENT A

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

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

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

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

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

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

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

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

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

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

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

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

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





Monroe County BOCC, Maxar



Vegetation Survey, and Arborist Assessment

Legal description of the parcel, including the real estate number					
Block	Lot	Subdivision	Island (Key)	Plate Book-Page	Re #
N/A	1-2-3	N/A	Upper Matecumbe Key	N/A	00096850-000200
Property Address			80241 Overseas Hwy. Islamorada, FL 33036		
Property Owner (Last Name, First Name)				Mailing Address	
Horse Pens LLC				80241 Overseas Hwy. Islamorada, FL 33036	
Report Date			Date of Site Visit		
June 15, 2025			June 13, 2025		

This biological assessment includes the identification, measurement, and mapping of all regulated vegetation, as outlined in the Village of Islamorada Land Development Regulations (Chapter 30).

Sincerely,

Jason D. Richards



Digitally signed by Jason D. Richards
 Date: 2025.06.15 13:30:25 -04'00'

Jason D. Richards, ISA Certified Arborist, Utility, TRAQ, and
 PPQ Specialist FL-1289 AU Rich Roots Arbor Services, LLC.
 (305)-586-6424 - richrootsarbor@gmail.com

1. Introduction

This 6.64-acre parcel is located at 80241 Overseas Hwy. on Upper Matecumbe Key. The parcel is located between 80450 Overseas Hwy to the east and vacant lands with a parcel ID 0096480-000100 to the west. The parcel boundary adjoins US 1 to the south and Florida Bay to the north.



As depicted in Figure 1, the subject parcel is Lots 1-2-3 of Tracks 3-5-7 on the Island of Upper Matecumbe, located between US 1 and Florida Bay.

Figure 1- MCPA Map

2. Habitat and Plant Species: This parcel measures approximately 3.3 Acres of cleared areas and patches of hardwood hammock species as well as invasive exotics mixed throughout. Approximately 3.16 Acres of mangroves.



Table 1 lists all plant species observed on the property, identified as plots 1 through 7. Listed species are considered Threatened, Endangered, Regionally Important, and Native. Attachment A provides a map showing the locations of listed species, as **noted in the Village of Islamorada Land Development Regulations (Chapter 30)**.

Figure 2 – Habitat Layer Islamorada ARCGIS

3. Methodology:

All regulated native trees on site with a two-inch stem diameter or greater were measured at diameter of breast height (DBH) using a diameter tape and rounded to the nearest inch (i.e., trees 2.5 to 2.9 inches were rounded to 4 inches). The vegetation map for this report categorizes the trees as Endangered (E), Threatened (T), Regionally Important (RI), Native (N), and Invasive Exotic (IEX). All E, T, or RI that did not measure two-inch (dbh) were calculated for the height of the plant in feet.

4. Wildlife:

The parcel is listed within the federally protected Species Focus Areas or 500-foot Species buffer areas.

- Eastern indigo snake
- Key Largo cotton mouse
- Key Largo woodrat Schaus Swallowtail butterfly
- Keys tree cactus
- Keys tree snail.

The parcel is not listed as being in any federally protected 500-foot Species Buffer Areas.

Wildlife could utilize the habitat; however, no wildlife species or signs of their presence were observed during the field assessment. Due to the development of the surrounding community, it is unlikely that the property will be used for the protection of wildlife species.

5. Conservation Status and Recommendations

- **Endangered, Threatened, and Regionally Important Species:** Florida boxwood(E), White ironwood (E), Inkwood (RI), Black ironwood (RI), Spanish Stopper (RI), Poisonwood (RI), and Limber Caper (RI)
- **Habitat Condition Assessment:** The overall condition of the vegetation appeared healthy. However, one gumbo limbo on the east side boundary is in poor health.
- **Invasive Species:** The presence of invasive exotics and non-native species, such as the Florida Holly and Bowstring Hemp.

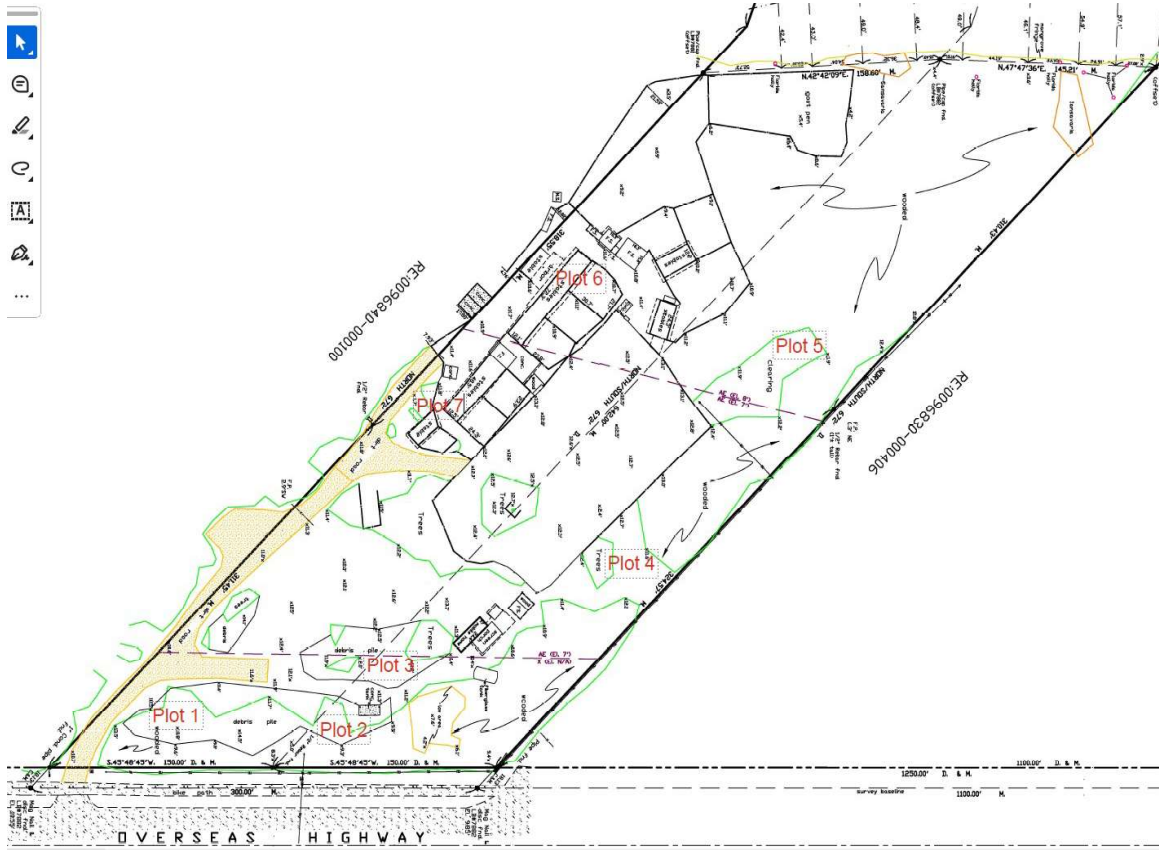
6. Conclusion

The vegetation map (Attachment A) lists all species identified on the property. The scope of this project was to determine the native species present, which are consistent with those found in a hardwood hammock on the property.

Appendices

- **Species List:** Comprehensive list of all recorded species included in the tree table.
- **Maps and Photographs:** Visual documentation of survey locations with assigned tree numbers.

Attachment A – Vegetation Map



Quality Determination – The quality of a tropical hardwood hammock shall be determined based on the cumulative point scores derived under this section using the following criteria. Parcels within the Residential Medium (RM) and Airport (A) future land use categories that score as high or moderate quality and are one-half acre or less in size shall receive an automatic low-quality classification, provided the applicant submits a conservation easement on required open space. (Village of Islamorada Code Sec 30-1613 (i))

Quality	Scoring
Patch Size – 23.5 Acres	75 Points
Position of Hammock in the Landscape	15 Points
Estimated Invasive Exotic Plant Coverage < 25%	10 Points
	Total Points Awarded – 100 Points

Table 1 – Species List

Plot 1					
Tree #	Common Name	Scientific Name	Status	DBH	Height
1	Black ironwood	Krugiodendron ferreum	RI	3 "	
2	Blolly	Guapira discolor	N	6 "	
3	Gumbo limbo	Bursera simaruba	N	10 "	
4	Stopper, Spanish	<i>Eugenia foetida</i>	N	< 2 "	4 '
5	Limber caper	Capparis flexuosa	N	< 2 "	12 '
6	Jamaican dogwood	Piscidia piscipula	N	16"	
7	Inkwood	Exothea paniculata	RI	< 2 "	10 '
8	Blolly	Guapira discolor	N	8 "	
9	Stopper, Spanish	Eugenia foetida	N	< 2 "	4 '
10	Stopper, Spanish	Eugenia foetida	N	< 2 "	4 '
11	Black ironwood	Krugiodendron ferreum	RI	< 2 "	20 '
12	Florida boxwood	<i>Schaefferia frutescens</i>	E	< 2 "	15 '
Plot 2					
Tree #	Common Name	Scientific Name	Status	DBH	Height
1	Strangler fig	<i>Ficus aurea</i>	N	> 30 "	
2	Inkwood	<i>Exothea paniculata</i>	RI	< 2 "	4 '
3	Stopper, Spanish	<i>Eugenia foetida</i>	N	< 2 "	7 '
4	Black ironwood	<i>Krugiodendron ferreum</i>	RI	4 "	
5	Jamaican dogwood	<i>Piscidia piscipula</i>	N	10 "	
6	Pigeon plum	<i>Coccoloba diversifolia</i>	N	2 "	
7	Stopper, Spanish	<i>Eugenia foetida</i>	N	< 2 "	8 '
8	Jamaica caper	<i>Capparis cynophallophora</i>	N	< 2 "	5 '
9	Black ironwood	<i>Krugiodendron ferreum</i>	RI	4 "	
10	Black ironwood	<i>Krugiodendron ferreum</i>	RI	< 2 "	10 '
11	Black ironwood	<i>Krugiodendron ferreum</i>	RI	6 "	
12	Jamaican dogwood	<i>Piscidia piscipula</i>	N	19 "	

Table 1 – Species List Continued

Plot 3					
Tree #	Common Name	Scientific Name	Status	DBH	Height
1	Wild lime	<i>Zanthoxylum fagara</i>	N	2 "	
2	Pigeon plum	<i>Coccoloba diversifolia</i>	N	7 "	
3	Wild lime	<i>Zanthoxylum fagara</i>	N	< 2 "	15 '
4	Gumbo limbo	<i>Bursera simaruba</i>	N	15 "	
5	Limber caper	<i>Capparis flexuosa</i>	N	2 "	
6	Rougeplant	<i>Rivina humilis</i>	N	< 2 "	2 '
7	Cockspur	<i>Pisonia aculeata</i>	N	< 2 "	10 '
8	Wild coffee	<i>Psychotria nervosa</i>	N	< 2 "	2 '
9	Black ironwood	<i>Krugiodendron ferreum</i>	RI	5 "	
10	Blolly	<i>Guapira discolor</i>	N	8 "	
11	Poisonwood	<i>Metopium toxiferum</i>	RI	< 2 "	5 '
12	Pigeon plum	<i>Coccoloba diversifolia</i>	N	3 "	
Plot 4					
Tree #	Common Name	Scientific Name	Status	DBH	Height
1	Blolly	<i>Guapira discolor</i>	N	10 "	
2	Rougeplant	<i>Rivina humilis</i>	N		2 '
3	Black ironwood	<i>Krugiodendron ferreum</i>	RI	3 "	
4	Stopper, Spanish	<i>Eugenia foetida</i>	N	< 2 "	5 '
5	Black ironwood	<i>Krugiodendron ferreum</i>	RI	4 "	
6	Florida boxwood	<i>Schaefferia frutescens</i>	E	4 "	
7	Wild coffee	<i>Psychotria nervosa</i>	N		3 '
8	Jamaican dogwood	<i>Piscidia piscipula</i>	N	> 30 "	
9	Pigeon plum	<i>Coccoloba diversifolia</i>	N	4 "	
10	Cockspur	<i>Pisonia aculeata</i>	N		12 '
11	White ironwood	<i>Hypelate trifoliata</i>	E	3 "	
12	Pigeon plum	<i>Coccoloba diversifolia</i>	N	4 "	

Table 1 – Species List Continued

Plot 5					
Tree #	Common Name	Scientific Name	Status	DBH	Height
1	Crabwood	<i>Gymnanthes lucida</i>	N	< 2 "	10 '
2	Gumbo limbo	<i>Bursera simaruba</i>	N	9 "	
3	Pigeon plum	<i>Coccoloba diversifolia</i>	N	4 "	
4	Black ironwood	<i>Krugiodendron ferreum</i>	RI	3 "	
5	Cockspur	<i>Pisonia aculeata</i>	N		10 '
6	Blolly	<i>Guapira discolor</i>	N	6 "	
7	Crabwood	<i>Gymnanthes lucida</i>	N	< 2 "	3 '
8	Stopper, Spanish	<i>Eugenia foetida</i>	N	< 2 "	8 '
9	Black ironwood	<i>Krugiodendron ferreum</i>	RI	6 "	
10	Rougeplant	<i>Rivina humilis</i>	N		2 '
11	Stopper, White	<i>Eugenia axillaris</i>	N	< 2 "	4'
12	Poisonwood	<i>Metopium toxiferum</i>	RI	10 "	
Plot 6					
Tree #	Common Name	Scientific Name	Status	DBH	Height
1	Geiger tree	<i>Cordia sebestena</i>	RI	5 "	
2	Everglades velvetseed	<i>Guettarda elliptica</i>	N	2 "	
3	White indigoberry	<i>Randia aculeata</i>	N		4 '
4	Jamaican dogwood	<i>Piscidia piscipula</i>	N	13 "	
5	Stopper, Spanish	<i>Eugenia foetida</i>	N	< 2 "	8 '
6	Gumbo limbo	<i>Bursera simaruba</i>	N	16 "	
7	Buccaneer palm	<i>Pseudophoenix sargentii</i>	E	1 ' CT	
8	Black ironwood	<i>Krugiodendron ferreum</i>	RI	7 "	
9	Gumbo limbo	<i>Bursera simaruba</i>	N	16"	
10	Jamaican dogwood	<i>Piscidia piscipula</i>	N	13 "	
11	Black ironwood	<i>Krugiodendron ferreum</i>	RI	7 "	
12	Stopper, White	<i>Eugenia axillaris</i>	N	< 2 "	10 '

Table 1 – Species List Continued

Plot 7					
Tree #	Common Name	Scientific Name	Status	DBH	Height
1	Barbed wire cactus	<i>Cereus pentagonus</i>	E		3 "
2	Wild lime	<i>Zanthoxylum fagara</i>	N	3 "	
3	White indigoberry	<i>Randia aculeata</i>	N		3 '
4	Stopper, Spanish	<i>Eugenia foetida</i>	N	< 2 "	15 '
5	Wild coffee	<i>Psychotria nervosa</i>	N		2 '
6	Gumbo limbo	<i>Bursera simaruba</i>	N	9 "	
7	Everglades velvetseed	<i>Guettarda elliptica</i>	N	< 2 "	7 '
8	Stopper, White	<i>Eugenia foetida</i>	N	< 2 "	15 '
9	Limber caper	<i>Capparis flexuosa</i>	N	2 "	
10	Black ironwood	<i>Krugiodendron ferreum</i>	N	3 "	
11	Gumbo limbo	<i>Bursera simaruba</i>	N	16 "	
12	Snowberry	<i>Chiococca alba</i>	N		6 '

Attachment B – Photo Log



Figure 1- Plot 1 Southwest corner.

Figure 2 - Plot 2 Southeast Corner

Attachment B – Photo Log



Figure 3- Plot 3 Middle of Parcel

Figure 4 - Plot 4 East middle side of Parcel.

Attachment B – Photo Log



Figure 5- Plot 5 North east boundary.

Figure 6 - Plot 6, Northwest side by the horse pens.

Attachment B – Photo Log



Figure 1 - Plot 7, Northwest side at the start of the horse pens



Monroe County 2010-2030

Population Projections

March 15, 2011



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Appendix 1 – Monroe County Planning Department Population Study

Appendix 2 - FKAA Seasonal Methodology

Appendix 3 - County Population with Seasonal Replacement Calculations

Appendix 4 – Response to DCA Review Notes/Request for Additional Information



1.0 Background - Forecast Approach

The population forecast was prepared¹ for unincorporated Monroe County through year 2030 for the update of the County's Comprehensive Plan. Population is identified according to upper/middle/lower (UML) keys. It is based on the countywide functional population control total forecast through 2030; functional population is the sum of permanent plus seasonal population.

The Keith and Schnars (K&S) team begins with a permanent population forecast and a seasonal population forecast at the county level. The seasonal population series is based on the Florida Keys Aqueduct Authority (FKAA) data series. This series includes estimates of seasonal residences, RV's, hotel/motel, camps, boat liveaboards, mobile home, and other. The Department of Community Affairs (DCA) has recommended using the FKAA series for the purposes of estimating the seasonal population component, with appropriate updates to the methodology.

The permanent population series is the latest published by the University of Florida, Bureau of Economic and Business Research (BEBR). In as much as ROGO has been in place since 1993, BEBR population projections reflect a ROGO constrained growth trend. This means permanent population growth projections implicitly assume the continuation of the ROGO constraint and the effects of the ROGO constraint are implicitly embedded in the history.

2.0 ROGO Based Permanent Population Series

The ROGO based permanent population series will be used in the Comp Plan update as one component of the functional population. At the county level, for control totals, DCA has recommended using the latest BEBR annual estimates and the BEBR Medium series population projections from PS 156, published March 2010 for permanent population estimates.

3.0 Analysis of Permanent Population Data

University of Florida annual population estimates for municipalities and unincorporated areas indicates permanent population fell in the Keys from 2006-2008, with some a return to growth evidenced in 2009. The effect of the short term decline is to drive the long term population projections down. Thus, both recent history and future projections from BEBR suggest a downward trend in permanent population. This is reflected in the resulting Functional Population series shown in **Figure 1**. This series represents the sum of the most recent BEBR permanent projection and the FKAA seasonal projection.

¹ The population forecast was prepared by Fishkind and Associates with support from Keith and Schnars, P.A.

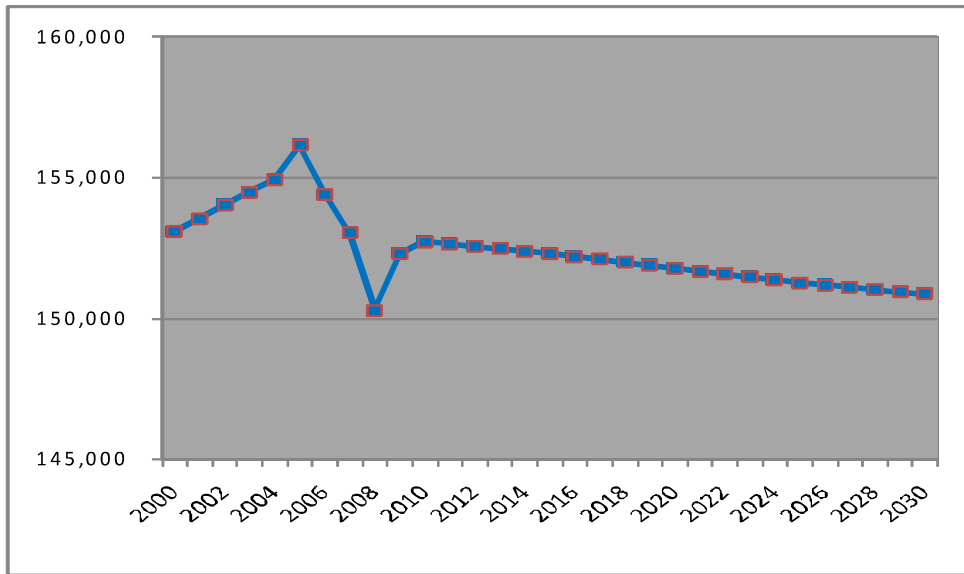


Figure 1 – Preliminary Functional Population Projection

4.0 Analysis of Seasonal Population Data

There is ongoing ROGO based residential growth and there is a substantial inventory of non-conforming, substandard, live-aboard and RV camp housing. Substandard, non-conforming units are being gradually removed from inventory, however, not at a rate fast enough to net out all residential growth. It is our view a portion of the permanent population losses have occurred as a result of the recession, a rise in foreclosures, depletion of affordable housing and increased unemployment. Nearly 3,500 units have been foreclosed throughout the Keys since 2005. The rise in home prices and threat of hurricanes has also contributed in our view to some permanent population loss. Losses associated with some of these conditions may be temporary, resulting in renewed growth after the recession. The BEBR annual permanent population estimate for 2009 indicated, net positive permanent population growth in 2009 and small losses in 2010.

On the other hand, of all the new single family housing growth in Monroe County since 1999, nearly 70% has been in non-homesteaded units. It is likely this is a function of both growth in seasonal population as well as permanent population loss, which may cause once permanently occupied existing units to become non-homesteaded. This latter aspect represents a shift from existing permanent population to seasonal population and is why the non-homesteaded mix is so high.



5.0 Seasonality

Seasonal population is one component of Functional population. K&S has researched three functional population series. The three functional series in this analysis include permanent populations based on Census, BEBR and FKAA. In each of these scenarios the same Seasonal series, from FKAA, is used. The FKAA seasonal series is the seasonal series developed by Monroe County Planning Department (MCPD). The detailed methodology for the Seasonal series is found in the MCPD report included as Appendix 1. The FKAA seasonal series methodology generated from the MCPD report is found in **Appendix 2**.

As permanent population has fallen we must examine whether and the degree to which it is replaced by seasonal population. The American Communities Survey from 2005, 2008 and the Census 2000 data indicate a substantial increase in housing units held for seasonal use. These data indicate the number of seasonal units has risen from 12,628 in 2000 to 15,262 in 2005 to 19,195 in 2008 (**Table 2**). This is an increase of 6,567 seasonal units. This would represent a shift into seasonal population by as much as 16,418 persons. During the same period permanently occupied units have fallen from 35,086 to 29,084, some 6,002 units or a decline of 15,005 persons (**Table 1**). Based on the ACS and Census data, the loss in permanent population is approximately equivalent to the gain in seasonal population since year 2000.



MONROE COUNTY COMPREHENSIVE PLAN UPDATE

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Table 1- H1 – Vacant and Occupied Unit Counts

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2000 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	13,866	3,496	17,362	6,850	24,212	28.29%
1, attached	1,045	1,503	2,548	1,655	4,203	39.38%
2	480	1,598	2,078	453	2,531	17.90%
3 or 4	306	1,875	2,181	589	2,770	21.26%
5 to 9	215	1,042	1,257	897	2,154	41.64%
10 to 19	403	425	828	899	1,727	52.06%
20 to 49	375	180	555	1,039	1,594	65.18%
50 or more	346	1,043	1,389	444	1,833	24.22%
Mobile home	1,468	1,946	6,113	3,401	9,814	31.66%
Boat, RV, van, etc.	396	79	475	304	779	39.02%
Total	21,900	13,186	35,086	16,531	51,617	32.03%

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2005 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	16,618	2,024	18,642	7,448	26,090	28.55%
1, attached	1,427	2,106	3,533	2,978	6,511	45.74%
2	621	973	1,594	636	2,230	28.52%
3 or 4	52	1,521	1,573	638	2,211	28.86%
5 to 9	458	482	940	1,440	2,380	60.50%
10 to 19	597	46	643	505	1,148	43.99%
20 to 49	132	1,125	1,257	1,198	2,455	48.80%
50 or more	435	532	967	203	1,170	17.35%
Mobile home	2,876	1,485	4,361	3,904	8,265	47.24%
Boat, RV, van, etc.	405	46	451	0	451	0.00%
Total	23,621	10,340	33,961	18,950	52,911	35.81%

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2008 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	15,019	3,344	18,363	10,351	28,714	36.05%
1, attached	490	1,233	1,723	3,209	4,932	65.06%
2	371	803	1,174	764	1,938	39.42%
3 or 4	283	699	982	1,581	2,563	61.69%
5 to 9	272	845	1,117	2,158	3,275	65.89%
10 to 19	170	202	372	1,011	1,383	73.10%
20 to 49	161	56	217	828	1,045	79.23%
50 or more	463	504	967	816	1,783	45.77%
Mobile home	2,739	1,121	3,860	4,011	7,871	50.96%
Boat, RV, van, etc.	164	145	309	0	309	0.00%
Total	20,132	8,952	29,084	24,729	53,813	45.95%



Table 2-H3

Table H3. Number of Vacant Units by Vacancy Status, 2000 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	1,663	10.06%
For sale only	759	4.59%
Rented or sold, not occupied	304	1.84%
For seasonal, recreational, or occasional use	12,628	76.39%
For migrant workers	48	0.29%
Other vacant	1,129	6.83%
Total	16,531	100.00%

Table H3. Number of Vacant Units by Vacancy Status, 2005 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	943	4.98%
Rented, not occupied	458	2.42%
For sale only	448	2.36%
Sold, not occupied	123	0.65%
For seasonal, recreational, or occasional use	15,738	83.05%
For migrant workers	0	0.00%
Other vacant	1,240	6.54%
Total	18,950	100.00%

Table H3. Number of Vacant Units by Vacancy Status, 2008 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	1,581	6.43%
Rented, not occupied	53	0.22%
For sale only	1,545	6.28%
Sold, not occupied	441	1.79%
For seasonal, recreational, or occasional use	19,195	78.03%
For migrant workers	0	0.00%
Other vacant	1,914	7.78%
Total	24,729	100.53%

Source: US Census and American Communities Survey;
Prepared by the South Florida Regional Planning Council

Contributing to the support of the seasonal increase phenomenon is the rate of foreclosures and the Monroe County Property Appraiser data regarding homestead exemptions. It is generally believed non-homesteaded properties represent seasonal vacant, second homes, or for-rent units. Population in these should be distinguished from



short-term tourist visitors. However, in times of high foreclosure rates, a shift to non-homestead may represent a temporary loss in permanent population.

During the housing bubble from 2003-2008 in fact non-homesteaded units did rise. This coincided with a rise in foreclosures, as well as speculative investing and reported permanent population losses. There were 3,431 foreclosures in Monroe County from 2005-2009.

During the 2000-2009 period, total homesteaded units increased from 16,005 to 16,698 units, a net increase of 693 units. Non-homesteaded units moved from 20,784 to 22,197, a net increase of 1,413 units. This compares with the 3,431 foreclosures from 2005-2009, recognizing it is likely as much as half of the foreclosed units may have been resold since the initial foreclosures which began in 2005, and some tendency to for those units to return to a homesteaded status. By 2009, after speculative investing ceased, the share of non-homesteaded properties went back down, falling to 2003 levels. This is consistent with the expectation of resold foreclosures regaining homesteads (**Figure 2**). Also, as noted, permanent population increased during 2009 according to BEBR, supporting an increase in permanent population.

The non-homestead rate for all units is now 57.1%. This is essentially the same rate both pre and post bubble. Single family non-homestead rates began to move up more closely in concert with rising foreclosures (**Figure 2**). This supports our belief a considerable portion of permanent population losses may be attributable to foreclosures arising from the speculative housing bubble, and thus temporary. The expectation is some permanent population may return to these units over the course of the planning horizon – thus permanent population may increase over this period in substantially greater numbers than the growth in new housing units. To the degree this condition occurs, the BEBR medium series permanent population projection will be in error and will under-project permanent population growth. Planning for this contingency in the face of an unknown resolution to thousands of foreclosures is necessary. Thus, reflecting the population associated with portions of these foreclosed units as non-homestead and seasonal population will also correct and compensate for this potential longer term problem with the BEBR projection.

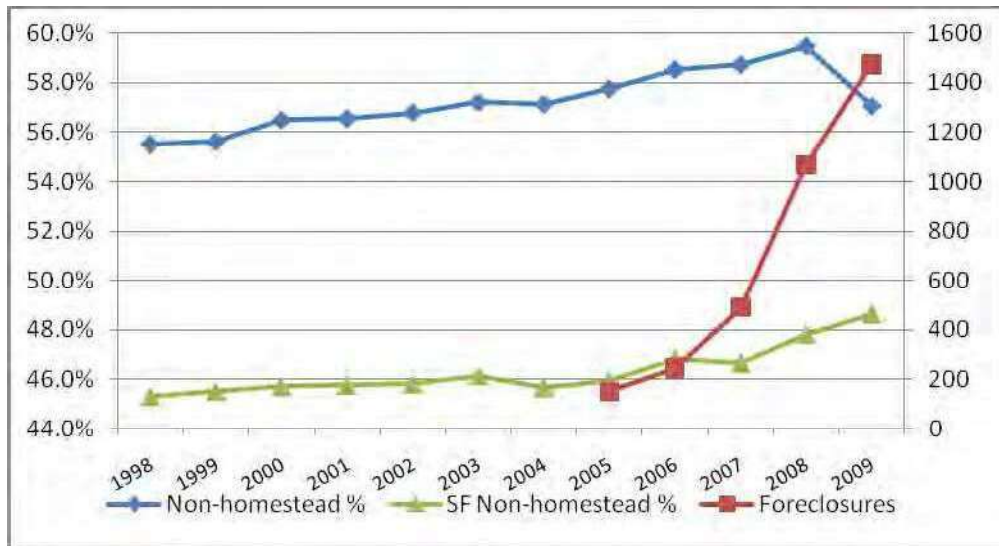


Figure 2- Monroe County – Foreclosures and The Percent of Non-Homestead Residential Units

There has been an increase in vacant units from 2005-2009. During this period both the Census and BEBR indicated permanent population loss. From 2005 to 2008 the ACS indicated an increase in seasonal vacancy of 3,457 units. During the 2005-2009 period, foreclosure data indicated there were 3,431 foreclosures, as noted earlier. Thus, the ACS data indicates, on net, the permanent population losses and associated housing vacancy is being shifted into seasonal units. Further, it is believed there is associated seasonal (non-permanent population) associated with these vacant units. With a reported permanent population growth in 2009 and increasing homestead exemptions in 2009 on one hand and coinciding numbers of foreclosures and seasonal increase through ACS, it is equally possible in our view, the permanent population loss is temporary and due as much to the end of the housing bubble, foreclosures and rising unemployment as it is due to a shift from permanent to seasonal residency. It is likely both conditions exist and are occurring.

6.0 Methodological Flaw in MCPD and FCAA Regarding Seasonal Shift

The MCPD seasonal population methodology and the FCAA seasonal population methodology did not contemplate or recognize the shift of the existing population base from permanent to seasonal. The MCPD methodology considered residential unit growth only and the depletion of available buildable lots, when contemplating the future level of either permanent or seasonal populations. This is partly due to the MCPD methodology not having the benefit of the data beyond year 2000 which shows a more pronounced shift among existing units from permanent/homesteaded units to non-homesteaded units, and the American Communities Survey data, which supports the seasonal shift.



The failure to consider or incorporate the shift in the existing population base is the reason for the change that has been made to the previously approved FCAA population methodology in this update. The methodological change employed here is to both shift some of the projected dwelling unit growth into seasonal residences *and* account for the loss of existing permanent residents through an offsetting shift to seasonal residents. Further, in the MCPD analysis, rather than showing seasonal population increasing as it has been, on pages 32 and 33 of the MCPD report it states an assumption was employed causing the seasonal population to decline in a similar fashion to anticipated permanent population decline.

The MCPD methodology employed an assumption called the “drag factor” of .1% per year to reduce the growth of seasonal populations over time. The “drag factor” is used to illustrate the assumption of seasonal population declines from the historic actual. However there is no analysis or data which is presented to support the use of the “drag factor”, nor the .1% level of the “drag factor” with respect to seasonal populations. Further there is no mention or discussion in the MCPD analysis which recognizes that the loss in the existing permanent population base may be offset by an increase in the seasonal population. The current population projections in this report correct this methodological flaw.

The discussion of the “drag factor” assumption is found in the MCPD permanent population methodology on page 30 and is excerpted below:

A “drag” factor was applied to each year’s percent increase figures by PAED. This drag factor increases by .1% each year over the ten year period, so that by 2015, the rate of increase in permanent resident population by PAED will have declined by 1.1%. This drag factor was employed as an assumption that the availability of building permits will decline as the carrying capacity of the Keys is reached. It is also likely that the availability of building sites will also decline in the early years of the twenty-first century. Analysis has shown that a 1.1% decline in mean percentage increases in population over a ten year period would not significantly affect the validity of the population forecasts. It is important to note this methodology reveals the beginnings of a decline in the total number of permanent residents in unincorporated Monroe County by 2014.

Source: Appendix 1; MCPD, Pg 30 re: discussion of permanent population

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The use of the “drag factor” assumption as applied to growth in seasonal population is found in the methodology on page 33 is excerpted below:

A similar methodology was employed to determine the seasonal resident and vacation rental visitor population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year’s population figures. The product of this equation was then added to the previous year’s population to estimate the following year’s total seasonal resident and vacation rental visitor population. A “drag” factor was applied to each year’s percent increase figures by PAED (similar to the one applied to the permanent resident population figures). This drag factor increases by .1% each year over the ten year period, so that by 2015, the percent increase in seasonal resident and vacation rental visitor population by PAED will have declined by 1.1%. It is important to note this methodology reveals the beginnings of a decline in the total number of seasonal residents and visitors in vacation rentals in unincorporated Monroe County by 2013, one year prior to similar declines expected for the permanent resident population forecasts.

Source: Appendix 1, MCPD; Pg 33 re: discussion of seasonal population

In this analysis the attempt has been made to analyze and determine whether and to what degree the existing permanent base has shifted to seasonal population, and to correct the population projections to reflect this phenomenon.

7.0 Seasonality in Retail Sales

In a further test of seasonal conditions K&S examined historic monthly retail sales from 1998-2009 to determine if seasonal trends were becoming more pronounced. In this investigation we conducted a regression analysis using inflation adjusted monthly gross retail sales for Monroe County as the dependent variable. The econometric model developed tests both the effects of cyclical economic conditions and seasonal variations as predictors of retail sales. We further tested this model to determine if, over time, the seasonal pattern became more pronounced.

The model’s initial results indicate seasonal patterns are the strongest and most significant predictor of monthly retail sales. Cyclical factors including Gross Domestic Product, gasoline prices, unemployment and housing starts are also all significant predictors of retail sales. It is these cyclical factors which led to the 2006-2009 overall decline in sales. Thus these declines are not permanent as would be the case with a loss in permanent and seasonal population. Despite population losses in Monroe County estimated by BEBR for year 2010, retail sales did not decline, further validating the cyclical nature of sales.

The second part of the test indicates that the seasonal pattern did not increase over time compared with the average seasonality. The econometric model results are shown below in Table 3. These results indicate the overall predictive ability of the model is very high ($R^2=.963$). Further, the seasonal dummy variable (SeasDum1), which tests seasonality over the historic test period, is highly significant ($t=11.2$) and finally, a second set of seasonal dummy variables to test for additional seasonality after 2005 and also for



additional peak season seasonality after 2005 (SeasDum2 and SeasDum3) both resulted in a lack of significance ($t=.27$ and $t=.16$ respectively). Thus, we conclude seasonal sales patterns are not changing nor were they becoming more pronounced from 2005-2009 compared with the 1998-2004 period. We believe this supports the theory that permanent population losses has been offset and replaced by a new type of seasonal population which spends, travels and behaves similarly to permanent population. This could be the case if a) homeowners lose a home to foreclosure and are forced to rent causing a shift to non-homesteaded (seasonal) units but still remain present in the market or b) newly built seasonal units are rented out for increasing periods and durations throughout the year, mimicking a “permanent” household. Anecdotal evidence supports both these conditions are presently occurring.

Other significant variables in the model include Gross Domestic Product, national gasoline prices, national housing starts and national unemployment rates. Interestingly, the change in Monroe County permanent population growth was not a significant predictor of retail sales, despite permanent population losses and a decline in of sales in 2007, 2008 and 2009. In such a case one would expect negative population growth would cause retail sales declines. Because this was not evident in the statistical analysis, our belief that the decline in retail sales was cyclical garners greater support. Thus we conclude economic recession and seasonal activity determine sales volumes but declining permanent population, which is not statistically significant, does not.

Again, the retail model analysis supports the view as permanent population is lost; it has been replaced by longer duration seasonal population or renters with no change in retail spending patterns. This would explain that while permanent population falls, there may be limited change in functional population due to seasonal replacement, as evidenced by retail sales.

Table 3 - Econometric Test Results for Increasing Seasonality

SUMMARY OUTPUT				
<i>Regression Statistics</i>				
Multiple R		0.981816		
R Square		0.9639626		
Adjusted R S		0.9447427		
Standard Err		9209659		
Observations		24		
<i>ANOVA</i>				
		<i>df</i>	<i>SS</i>	<i>MS</i>
Regression		8	3.40318E+16	4.25E+15
Residual		15	1.27227E+15	8.48E+13
Total		23	3.53041E+16	
<i>Coefficients</i>				
		<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>
	Intercept	14947330	70400081.75	0.21232
GDP00	X Variable 1	28577.724	8869.439916	3.222044
WGAS	X Variable 2	-136177.6	110696.9446	-1.23018
HUSTQ	X Variable 3	27846.359	6935.672302	4.014947
RUQ	X Variable 4	-8224690	2684043.539	-3.06429
SeasDum1	X Variable 5	60680019	5395979.787	11.24541
SeasDum2	X Variable 6	2884055.9	10598795.93	0.272112
SeasDum3	X Variable 7	1368525.4	8297684.899	0.164929
Pop Ch	X Variable 8	1473.2782	2520.714671	0.584468



Table 4 - Florida Keys Visitors

Florida Keys Visitor Person-Trip Estimates							
	2003	2004	2005	2006	2007	2008	2009
Key West Overnight Visitors	1,309,559	1,303,633	1,046,111	1,063,752	1,094,647	1,112,978	1,165,327
Key West Day Trippers	242,268	241,172	237,460	196,794	202,510	205,901	206,263
Cruise Ship Passengers	1,067,222	934,070	925,795	888,183	816,919	739,218	859,409
Total Key West Visitors	2,619,049	2,478,875	2,209,366	2,148,729	2,114,076	2,058,097	2,230,999
All Keys Overnight Visitors	2,425,110	2,414,135	1,937,244	2,030,062	2,089,021	2,169,565	2,092,732
All Keys Day Trippers	448,845	446,615	439,742	375,561	386,469	401,369	370,414
Cruise Ship Passengers (Key West Only)	1,067,222	934,070	925,795	888,183	816,919	739,218	859,409
Total All Keys Visitors	3,940,977	3,794,820	3,302,781	3,293,806	3,292,409	3,310,152	3,322,555
Monroe County Lodging Occupancy %:	72.2%	71.2%	70.0%	66.5%	68.1%	67.5%	70.3%

Sources: Monroe County Tourist Development Council; Smith Travel Research

Further, the seasonal stability and long term growth trend in retail sales is not attributed to additional retail spending by tourists or cruise ship passengers. Cruise ship and other tourists have declined over the past six years (**Table 4**) indicating the underlying retail sales growth pattern does not appear to be tourist related.

8.0 Long term Trends in Retail Sales and Traffic

Retail sales have been trending up on an inflation adjusted basis over time (**Figure 3**). Total trend based growth is about 4% from 1998-2009. The declines in sales in 2007, 2008 and 2009 are as a result of rising gasoline prices in 2008 which reduced trips and travel and the cyclical effects of recession. As the recession ended retail sales stabilized and sales through November 2010 indicated no further loss in year over year retail sales countywide, despite a decline in permanent population in 2010 as reported by BEBR annual population estimates.

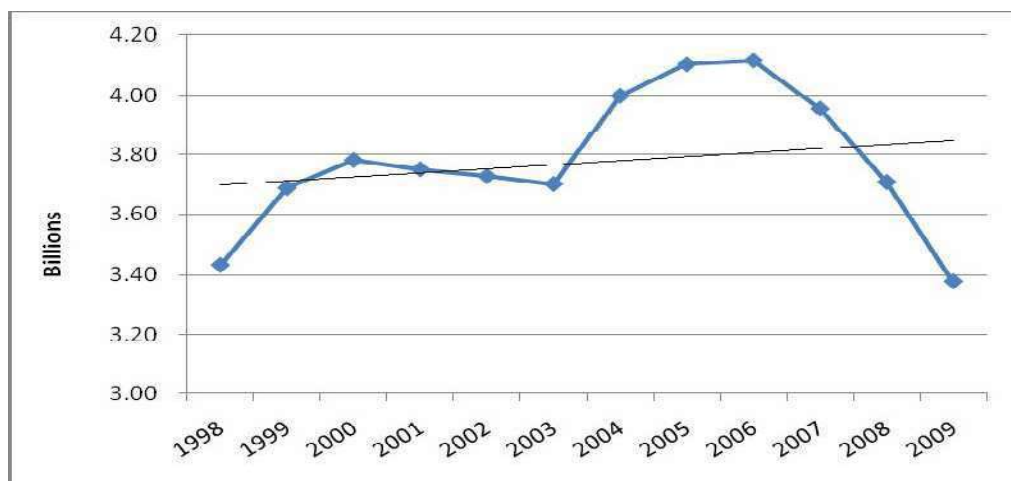
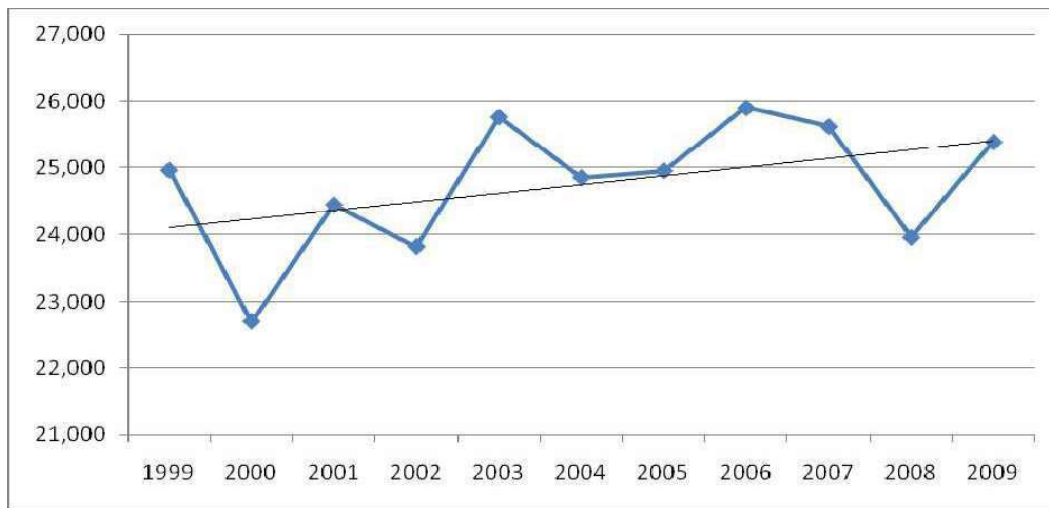


Figure 3 - Monroe County Annual Retail Sales (inflation adjusted)



Similarly, in average daily traffic flows, the long term trend has been gradually increasing. Total trend based growth is about 6% (see Figure 4). This is generally consistent with and of similar magnitude to the trend in retail sales data. Based on sales and traffic it appears that the permanent population losses are being replaced by seasonal residents and there is no permanent net decline in economic activity (sales and traffic), as would be suggested by sustained permanent population losses without replacement.



**Figure 4 - Annual Average Daily Traffic Counts
(Average of Selected Count Stations)**

The trend analysis of traffic data was examined in a variety of ways. These included selection of data stations to reflect only single locations per Key and data for which the entire history was available in a consistent fashion. This prevented overweighting by location or the effects of changing data collection methodologies. The trend analysis was conducted looking at 1999-2009, as well as 1999-2007 (eliminating the most recent highly volatile recession years and the period of highly volatile gasoline prices). A third approach was taken comparing the average of traffic counts from 1999-2002 with 2006-2009. The average of these three methods results in a 6% growth rate over time.

The overall statistical significance of the trend line from 1999-2007 improved substantially over the 1999-2009 trend line through removal of the volatile outlying data points, however the magnitude of the trend line increase did not substantially change. After careful review of the traffic data we conclude the increasing trend in traffic counts is both valid and significant. This means traffic activity is not declining despite a decline in permanent population. We conclude then the growth in traffic is supported by a shift from permanent to seasonal population.



9.0 Countywide Functional Population

The best available data in our view indicates a loss in permanent population with likely replacement through an increase in seasonal residents. Further, both sales and traffic are trending up by similar magnitude suggesting there is limited growth, and no sustained decline in economic activity. This volume of limited growth is consistent with growth which occurs under the ROGO cap.

American Communities Survey data and homestead exemption data support the growth of seasonal population. Total non-homesteaded units are 57% today compared with 55% in 1998. Among single family units only, the non-homestead share has risen from 45% in 1998 to 49% in 2009. For single family units, 70% of the growth since 1998 has been in non-homestead units, and the American Communities Survey indicates a substantial rise in seasonal households during the 2000-2008 time period. This supports an increase in non-permanent/seasonal occupancy, which offsets the permanent population losses.

As a decline in permanent population has occurred, there is a real increase in non-permanent/seasonal replacement as evidenced by an increase in the trend in auto-traffic volume, an increase in the trend in inflation adjusted retail sales, an increase in non-homesteaded residential properties, and an increase in seasonal population shown in the American Communities Survey.

A complicating aspect is the 2008 permanent population figures from both the annual Census population and American Communities Survey population data which indicate permanent population in the Keys is now between 70,000 and 72,000; this is well below the BEBR 2009 estimate of 78,000. There is some probability the April 2010 Census count may indicate a sharply reduced permanent population level. With the understanding that permanent losses do appear to be replaced by seasonal population, and some losses in permanent population may be temporary and cyclical due to recession and foreclosures, if all of the recent Census or ACS based permanent losses were shifted into the seasonal population, the resulting 2030 functional population would still likely demonstrate small levels of growth consistent with the ROGO allocations.

Based on this analysis, K&S prepared a county level functional population series to reflect these conditions. This series begins with the medium series population projection from the BEBR medium series projection, PS156, published in 2010. Next, the FKAA seasonal series through 2025 was used and to this was applied the 2000-2025 CAGR growth rate of the FKAA seasonal series to extend the series from 2025 to 2030. In addition, from 2006-2030 K&S has added 70% of the permanent population loss as forecast by BEBR to the seasonal population. Further, we have added the equivalent of 70% of the ROGO growth to seasonal population to the FKAA seasonal series, reflecting the seasonal shift component not evidenced in FKAA's original data. The resulting functional population is seen in **Figure 5** and **Table 7**.



K&S believes this data series is the most reflective of actual economic and market conditions and is most representative of the long term functional population outlook. Our findings are based on extensive analysis of multiple data series. K&S recommends the use of this functional population data series for use in the 2010 EAR comp plan update.

It is also noted, for units shifting to seasonal status and for seasonal population associated with ROGO growth, a persons-per-household figure of 2.7 was used. On pages 34 and 36 of the MCPD population report in **Appendix 1**, it is noted the measures of seasonal persons per household were greater than 2.7.

Further supporting the use of 2.7 persons per household for seasonal population, Property Appraiser data (**Table 5**) suggests a steady increase in persons per household through year 2008, as described by an increase in the number of bedrooms per unit. This increase in bedrooms also suggests an increase in overall unit size; however, the Monroe County Property Appraiser data for unit size is unavailable. K&S believes seasonally occupied homes and rentals have a greater number of bedrooms and higher person per household occupancy due to the increasing size of newly built units. Newly built units today are primarily non-homesteaded and likely to have a higher proportion of seasonal residents. For these reasons, as well as the data analysis presented in the original MCPD population study, 2.7 persons per household was used for seasonal household size.

Table 5 - Average Number of Bedrooms per Single Family Unit by Year Built

2.1	Pre-1970
2.4	1970-1989
2.5	1990-1999
2.8	2000-2008

Source: Monroe Co. Property Appraiser, Fishkind & Associates, Inc.

The preliminary population series shown in **Figure 5** represents the BEBR medium series projection plus the FKAAs seasonal series. The Final Revised series is recommended for use. This series represents this same data as the preliminary with the addition of the seasonal replacement population, which offsets the permanent population loss. The Final series is the recommended series and corrects the FKAAs methodological flaw. This flaw finds the original MCPD study looked only at growth and did not contemplate the shift of the existing population from permanent to seasonal.

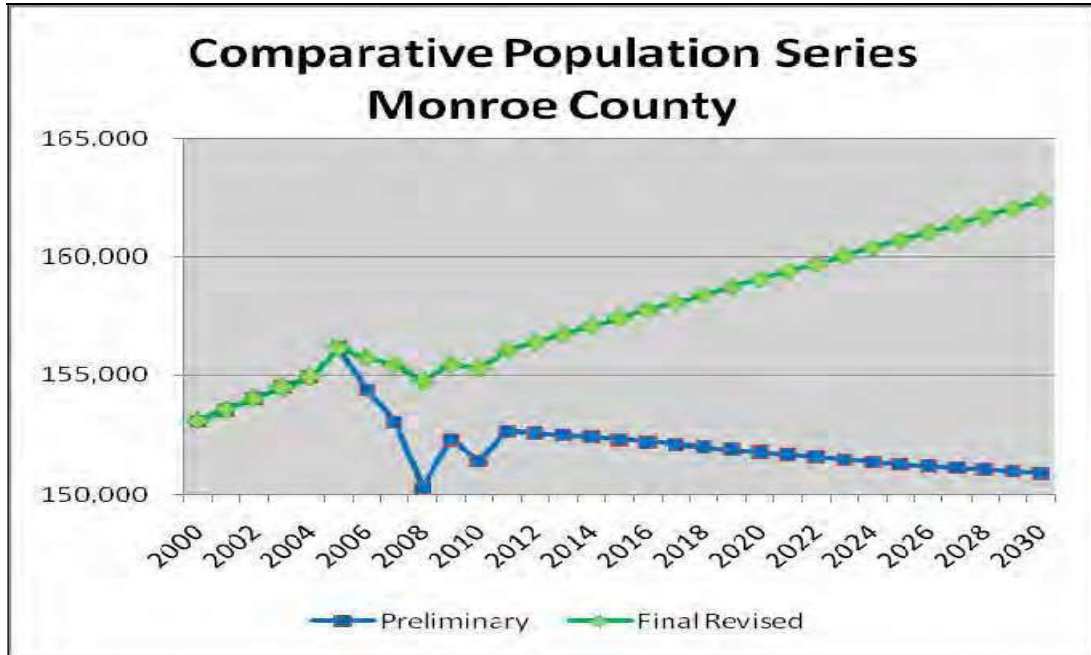


Figure 5 – Recommended Functional Population

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Table 7- Recommended Functional Population Series

Monroe County Population Projection Seasonal Replacement Series			
YEAR	Permanent	Seasonal	Functional
2000	79,589	73,491	153,080
2001	80,011	73,540	153,551
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,236	73,688	154,924
2005	82,413	73,737	156,150
2006	80,510	75,228	155,738
2007	78,987	76,453	155,440
2008	76,081	78,647	154,728
2009	77,925	77,516	155,441
2010	76,887	78,401	155,288
2011	78,080	77,974	156,054
2012	77,960	78,431	156,391
2013	77,840	78,887	156,727
2014	77,720	79,343	157,063
2015	77,600	79,800	157,400
2016	77,460	80,270	157,730
2017	77,320	80,740	158,060
2018	77,180	81,211	158,391
2019	77,040	81,681	158,721
2020	76,900	82,151	159,051
2021	76,760	82,622	159,382
2022	76,620	83,092	159,712
2023	76,480	83,562	160,042
2024	76,340	84,033	160,373
2025	76,200	84,503	160,703
2026	76,060	84,973	161,033
2027	75,920	85,444	161,364
2028	75,780	85,914	161,694
2029	75,640	86,384	162,024
2030	75,500	86,855	162,355

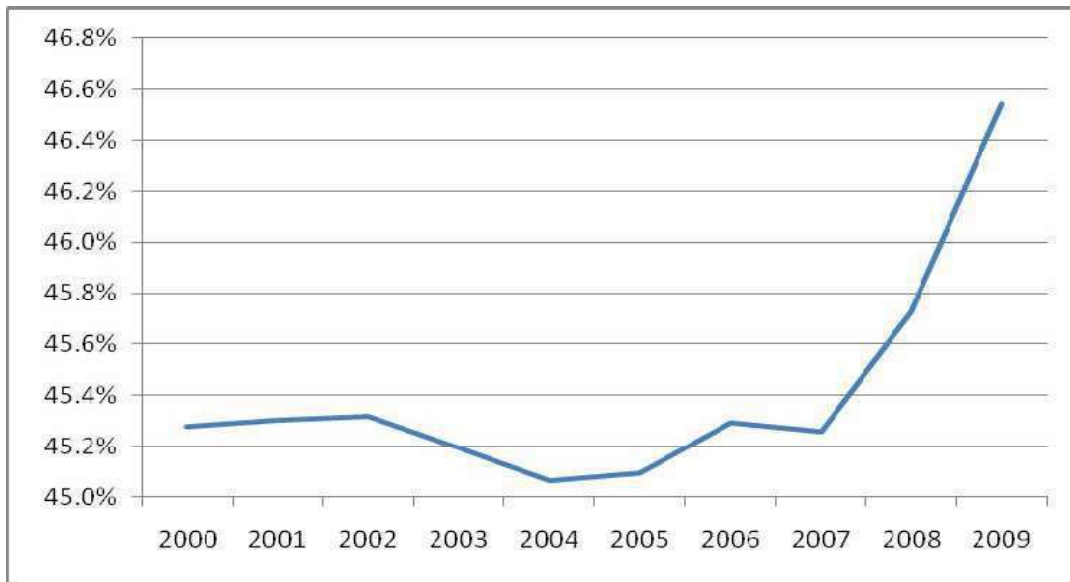
Source: Fishkind & Associates, Inc.; Fl Keys Aqueduct Authority; Univ. FL BEBR, PS 156 and annual estimates



10.0 Determination of Unincorporated Area Functional Population

Permanent Population

The unincorporated population as a share of countywide population has increased from 45.3 percent in 2002 to 46.5 percent in 2009. **Figure 6** shows the 10 year trend in the unincorporated share, based on the University of Florida annual population estimates.



Source: University of Florida, Annual Population Estimates

Figure 6 - Unincorporated Population Share of Countywide Population

The unincorporated permanent share has increased in the past three years likely due to foreclosures and conversions from permanent to seasonal in incorporated areas. As foreclosures abate, the change in unincorporated permanent population as a share of countywide totals will stabilize. Further, the permanent population share in the unincorporated area is likely to fall as unoccupied homes in municipal areas once again become occupied and come under ownership. Based on this discussion, for the future estimates of permanent population as a share of countywide totals we have used 46 percent as the stabilized figure representing the unincorporated share of permanent population over time.

Seasonal Population

The unincorporated areas contain 46 percent of all non-homesteaded residential units in Monroe County, based on 2009 Monroe County Property Appraiser Tax Roll data. This represents some 11,664 units. Using seasonal persons per household size of 2.7 the seasonal population in residential housing units is 29,160.



In addition, the unincorporated areas contain 27 percent of all hotel motel space in Monroe County. This converts to an estimated 2,197 hotel/motel rooms within the unincorporated area. With average annual hotel occupancy of 69.8% (based on Smith Travel Hotel Trends Reports 2003-2010) and average persons per room of 2.73, the hotel based seasonal population in the unincorporated areas is 5,558.

Further, the original MCPD/FKAA population methodology did not include the functional population associated with Keys Tourist Day Trips. This is a daily number which increases the functional population. Based on the average share of annual unincorporated day trips divided by 365, the number of unincorporated day trippers represents an addition of 325 persons to the functional population, as described in **Table 8**.

Table 8 – Day Trippers As A Component of Unincorporated Seasonal Population

	2003	2004	2005	2006	2007	2008	2009
All Keys Day Trippers	448,645	446,615	439,742	375,561	386,469	401,369	370,414
Key West Day Trippers	242,268	241,172	237,460	196,794	202,510	205,901	206,263
All Else Keys Day Trippers	206,377	205,443	202,282	178,767	183,959	195,468	164,151
Other Municipal Day Trip	69,659	69,344	68,277	60,340	62,093	65,977	55,407
Uninc Keys Day Trippers	136,718	136,099	134,005	118,427	121,866	129,491	108,744
Functional Day Trippers	375	373	367	324	334	355	298

Source: Monroe County Tourist Development Council, Fishkind & Associates, Inc.

Combining the household based seasonal populations, hotel based seasonal population, day trippers, and adjusting for non-standard dwelling units populations including those in camps, liveaboards and other, it is estimated there are 35,053 seasonal residents throughout unincorporated Monroe County, in 2009. This represents 45 percent of the 2009 countywide seasonal population as shown in Table 4. Applying this percentage to the countywide seasonal population projection yields a seasonal population in the unincorporated areas of 39,226 by year 2030. **Table 9** provides the permanent, seasonal and functional population for unincorporated Monroe County, through year 2030.

Total unincorporated functional population is expected to increase from 71,311 in year 2009 to 73,956 by year 2030. This represents an increase of 2,645 persons over the entire planning horizon. **Table 9** provides the determination of unincorporated permanent and seasonal population.



Table 9- Unincorporated Functional Population Series

	Unincorporated Population Projection		
	Seasonal Replacement Series		
	Permanent	Seasonal	Functional
2000	36,036	33,241	69,277
2001	36,250	33,263	69,512
2002	36,452	33,285	69,737
2003	36,543	33,307	69,850
2004	36,606	33,329	69,935
2005	37,164	33,351	70,515
2006	36,466	34,019	70,485
2007	35,749	34,568	70,317
2008	34,788	35,550	70,338
2009	36,268	35,043	71,311
2010	35,368	35,440	70,808
2011	35,917	35,249	71,166
2012	35,862	35,453	71,315
2013	35,806	35,658	71,464
2014	35,751	35,862	71,613
2015	35,696	36,067	71,763
2016	35,632	36,277	71,909
2017	35,567	36,488	72,055
2018	35,503	36,698	72,201
2019	35,438	36,909	72,348
2020	35,374	37,120	72,494
2021	35,310	37,330	72,640
2022	35,245	37,541	72,786
2023	35,181	37,752	72,933
2024	35,116	37,962	73,079
2025	35,052	38,173	73,225
2026	34,988	38,384	73,371
2027	34,923	38,594	73,518
2028	34,859	38,805	73,664
2029	34,794	39,016	73,810
2030	34,730	39,226	73,956

Source: Fishkind & Associates, Inc.

11.0 Unincorporated Population in Upper/Middle/Lower Keys

Permanent Population - Upper/Middle/Lower

With the functional unincorporated population determined, the distribution between upper, middle and lower regions is based on the permanent population, ratio of seasonal to permanent population plus the distribution of hotel/motels by sub-area.



Permanent population is based on the on-line service I-Site which provides updated block group information based on US Census data (**Table 10**). The distribution of permanent population based on these data is shown in **Table 11**.

Table 10 - Unincorporated Monroe County-Distribution of Permanent Population				
	Upper Keys	Middle Keys	Lower Keys	Total
Population (1990)	44%	3%	52%	100%
Population (2000)	42%	3%	55%	100%
Population (2009)	41%	3%	56%	100%
Population (2014)	40%	3%	57%	100%

Source: Fishkind & Associates, Inc.; I-Site online demographic database

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Table 11 – Permanent Population Distribution by Sub-Area

	Unincorporated Permanent Population Projection		
	Seasonal Replacement Series		
	Upper	Middle	Lower
2000	15,135	1,081	19,820
2001	15,185	1,087	19,978
2002	15,229	1,094	20,130
2003	15,226	1,096	20,221
2004	15,212	1,098	20,296
2005	15,402	1,115	20,647
2006	15,073	1,094	20,299
2007	14,737	1,072	19,940
2008	14,263	1,044	19,481
2009	14,797	1,088	20,383
2010	14,430	1,061	19,877
2011	14,654	1,078	20,185
2012	14,632	1,076	20,154
2013	14,609	1,074	20,123
2014	14,586	1,073	20,092
2015	14,564	1,071	20,061
2016	14,538	1,069	20,025
2017	14,511	1,067	19,989
2018	14,485	1,065	19,953
2019	14,459	1,063	19,916
2020	14,433	1,061	19,880
2021	14,406	1,059	19,844
2022	14,380	1,057	19,808
2023	14,354	1,055	19,772
2024	14,327	1,053	19,735
2025	14,301	1,052	19,699
2026	14,275	1,050	19,663
2027	14,249	1,048	19,627
2028	14,222	1,046	19,591
2029	14,196	1,044	19,554
2030	14,170	1,042	19,518

Source: Fishkind & Associates, Inc.



Seasonal Population - Upper/Middle/Lower

Seasonal population within the upper/middle/lower unincorporated areas is estimated based on the ratio of unincorporated seasonal population to unincorporated permanent population, multiplied by the permanent population distributions by sub-area (**Table 12**).

Table 12- Seasonal Population Distribution by Sub-Area

Unincorporated Seasonal Population Projection			
Seasonal Replacement Series			
	Upper	Middle	Lower
2000	14,048	1,056	18,137
2001	14,020	1,057	18,185
2002	13,993	1,058	18,234
2003	13,966	1,058	18,283
2004	13,938	1,059	18,332
2005	13,910	1,060	18,381
2006	14,150	1,080	18,789
2007	14,339	1,096	19,133
2008	14,665	1,126	19,759
2009	14,388	1,111	19,545
2010	14,550	1,122	19,768
2011	14,472	1,117	19,660
2012	14,555	1,123	19,775
2013	14,639	1,129	19,890
2014	14,722	1,135	20,005
2015	14,806	1,141	20,120
2016	14,891	1,148	20,238
2017	14,977	1,154	20,357
2018	15,063	1,160	20,475
2019	15,149	1,167	20,593
2020	15,235	1,173	20,712
2021	15,321	1,179	20,830
2022	15,407	1,185	20,948
2023	15,493	1,192	21,067
2024	15,579	1,198	21,185
2025	15,665	1,204	21,304
2026	15,751	1,211	21,422
2027	15,837	1,217	21,540
2028	15,923	1,223	21,659
2029	16,009	1,230	21,777
2030	16,095	1,236	21,896

Source: Fishkind & Associates, Inc.



Based on these data we are able to determine the functional population for unincorporated Keys according to the upper/middle/lower sub-areas of the unincorporated portion of Monroe County. **Table 13** presents the functional population for unincorporated Monroe and the sub-areas.

Table 13 – Unincorporated Functional Population Distribution by Sub-Area

Unincorporated Functional Population Projection				
Seasonal Replacement Series				
	Upper	Middle	Lower	TOTAL
2000	29,183	2,138	37,957	69,277
2001	29,205	2,145	38,163	69,512
2002	29,222	2,151	38,364	69,737
2003	29,192	2,155	38,504	69,850
2004	29,150	2,157	38,628	69,935
2005	29,313	2,175	39,027	70,515
2006	29,222	2,174	39,089	70,485
2007	29,075	2,169	39,073	70,317
2008	28,928	2,169	39,240	70,338
2009	29,185	2,199	39,927	71,311
2010	28,980	2,183	39,645	70,808
2011	29,126	2,194	39,846	71,166
2012	29,187	2,199	39,929	71,315
2013	29,248	2,203	40,013	71,464
2014	29,309	2,208	40,097	71,613
2015	29,370	2,212	40,181	71,763
2016	29,429	2,217	40,263	71,909
2017	29,489	2,221	40,345	72,055
2018	29,549	2,225	40,427	72,201
2019	29,608	2,230	40,510	72,348
2020	29,668	2,234	40,592	72,494
2021	29,728	2,238	40,674	72,640
2022	29,787	2,243	40,756	72,786
2023	29,847	2,247	40,838	72,933
2024	29,907	2,252	40,921	73,079
2025	29,966	2,256	41,003	73,225
2026	30,026	2,260	41,085	73,371
2027	30,086	2,265	41,167	73,518
2028	30,145	2,269	41,249	73,664
2029	30,205	2,274	41,332	73,810
2030	30,265	2,278	41,414	73,956

Source: Fishkind & Associates, Inc.



APPENDIX 1

MONROE COUNTY POPULATION

ESTIMATES & FORECASTS 1990 TO 2015



February, 2000



Monroe County Planning Department

MONROE COUNTY POPULATION ESTIMATES AND FORECASTS 1990 TO 2015 February, 2000

Board of County Commissioners

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Billy Gorsuch, Vice Chairman
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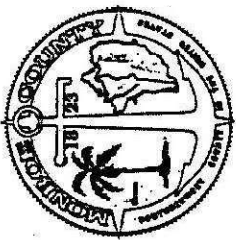
Planning Director

K. Marlene Conaway

Project Manager

Chad Meadows, AICP

Questions, comments or requests for additional copies may be
forwarded to the Monroe County Planning Department:
2798 Overseas Highway Suite 410 Marathon, FL 33050
(305) 289-2500 Fax: (305) 289-2536



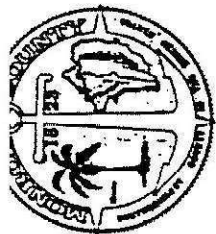
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EXECUTIVE SUMMARY

This report will present and discuss the population estimates and forecasts for Monroe County for the years 1990 to 2015. The report considers the functional, permanent resident, and peak seasonal populations. Information on the population in both incorporated and unincorporated areas of the county is presented. This report was developed to update the tables on population found in the Year 2010 Comprehensive Plan Technical Document. The report has five major sections: background, analysis, methodology, assumptions, and appendices. The report also contains twelve summary charts on population trends in the County.

The background section explains why this report was prepared, and how the information is organized. It also presents some preliminary information on how to interpret the information.

The analysis section indicates that the functional population is expected to grow by more than 16,000 people from 1990 to 2015, an increase of almost eleven percent (11%) over the twenty-five year period. In 1999, over sixty percent (60%) of the functional population is located within unincorporated portions of Monroe County, but by 2000, the incorporated portions of the county will contain fifty-three percent (53%) of total functional population. Throughout the years under study, the Upper Keys sub-district will have the largest portion of the functional population in unincorporated Monroe County, however, the Lower Keys is expected to have the highest growth rates over the twenty-five year period. In terms of the composition of the functional population, there are more permanent residents than the peak seasonal population on any given evening. However, permanent resident figures are annual while peak seasonal population figures are for any given evening. If seasonal population figures were annual, they would far exceed permanent resident population figures. The growth rates for permanent residents are expected to



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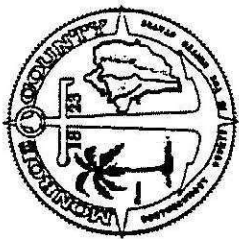
out pace the growth rates in the peak seasonal population as a percentage of the functional population. PAED 4a is expected to have the largest numerical increases in population as well as the highest rates of population increase for permanent residents. PAED 22 is expected to have the slowest growth rates. The drag factors applied to the permanent and seasonal resident data indicate that these population's growth rates will begin to level-off and decline after the year 2014 if current trends continue.

The methodology section explains the various steps taken to prepare and present the data contained in the report.

The assumptions section explains the assumptions made in the preparation of these estimates and forecasts, and why the assumptions had to be made.

The appendices contain the summary tables of all the data developed as a part of this report. There are eleven appendices, one containing original population data, one containing PAED maps, eight containing data developed for this report, and one containing footnotes on the data collected.

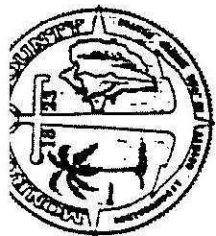
The information in this report is the best available, but as new data and/or dimensions of the population become apparent, the Planning Department may update it. Errata sheets may also be prepared from time to time. Any questions regarding this data or analysis can be directed to the Monroe County Planning Department.



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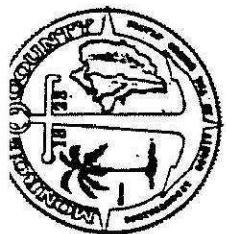
BACKGROUND

This report is an update of Monroe County's official population estimates currently contained within Tables 2.28, 2.29, and 2.30 of the Year 2010 Comprehensive Plan Technical Document. These tables are attached as Appendix 1. The information presented in the tables was compiled in 1991 as part of the data and analysis required for the preparation of the Monroe County Year 2010 Comprehensive Plan. The data was drawn from a variety of sources, including the 1990 Census of Population, previous Monroe County planning documents, the work of several consultants, and studies prepared by the State of Florida.

The information contained within the Tables 2.28, 2.29, and 2.30 is organized by Planning Area Enumeration District, or PAED. These PAEDs are the combination of the previously utilized Monroe County "Planning Areas" and the US Census Bureau's "Enumeration Districts". These two units of geographical analysis were combined by the Planning Department in 1987 for ease of use. A map of the PAEDs is included as Appendix 2.

The information in Tables 2.28, 2.29, and 2.30 deals with the time span from 1990 up to 2010, and is summarized by sub-district (Upper, Middle, and Lower Keys). It is important to note that the tables do not include population information for Key West, Key Colony Beach, and Layton.

Table 2.28 presents information on the number of permanent residents. These are people who live in unincorporated Monroe County throughout the year. Table 2.29 quantifies the seasonal population in unincorporated Monroe County. This is the *peak* number of people in unincorporated Monroe County who are seasonal residents and visitors on *any given night*. Table 2.30



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represents the functional population. The functional population is the sum of permanent residents and the peak number of seasonal residents and visitors.

During 1999, the Planning Department updated the population estimates and forecasts to ensure that the numbers are as accurate as possible. This report contains the results of that update.

The updated Monroe County population estimates and forecasts are contained within several appendices to this report. Appendix 3 is the summary table showing the permanent resident, peak seasonal resident/visitor, and functional population by PAED for Monroe County from 1990 to 2015. Appendix 3 is composed of information taken from the tables in Appendices 4 and 5. Appendix 4 is the permanent resident population table, and Appendix 5 is the summary table for the peak number of seasonal residents and visitors in Monroe County. The information in the table in Appendix 5 comes from five subsidiary tables:

- Appendix 6: Table of Peak Number of Seasonal Residents
- Appendix 7: Table of Peak Number of People in Hotels & Motels
- Appendix 8: Table of Peak Number of People in Campsites & Recreational Vehicles
- Appendix 9: Table of Peak Number of People Staying with Friends/Relatives
- Appendix 10: Table of Peak Number of People on Live Aboard Vessels

Appendix 11 is a series of footnotes relating to the tables found in Appendices 4-10. Each of these appendices will be discussed in greater detail in the Methodology Section of this report.

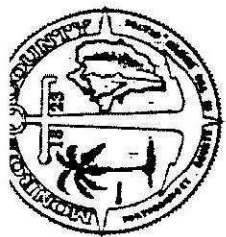


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Each table of data found in the appendices has some common features. Each column in a table is numbered at its top. Below this column number is the column's heading, which describes what the data in the column represents. Below the heading of some of the columns is an operation shown in parenthesis "()", which describes the calculations performed to derive the data in the column. The numbers in parenthesis correspond to the column numbers in the table. For example, the column heading for column # 6 may read "*Total Population (4 x 5)*". This means that the numbers found in column 6 were derived by multiplying the numbers in column 4 by the numbers in column 5.

The data found in a table is the result of an equation, not the verbatim typing of a particular number. As a result, the numbers found in the tables are carried out several decimal places, but have been rounded by the computer for display purposes. As a result, some of the numbers found in the tables may not add up. This is a function of the rounding performed by the computer, not an error in the equations.

One item to note in the tables is that four of the PAEDs (12a, 12b, 13, and 14) are removed from the unincorporated Monroe County population figures after 1997 to account for the incorporation of Islamorada, Village of Islands. Likewise, the data for three additional PAEDs (7, 8, and 9) are removed from the unincorporated Monroe County population figures after 1999 to account for the incorporation of Marathon. Another item of note is that the population found in the mainland portion of Monroe County and the Dry Tortugas is not included in these estimates and forecasts. Neither of these areas is included within a PAED, and both are under the jurisdiction of the National Park Service.



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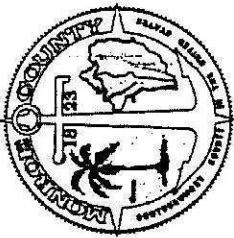
GENERAL ANALYSIS

This section of the report presents an analysis of the population estimates and forecasts. This section will provide the following:

- a discussion of the functional population trends in Monroe County
- a comparison of the permanent resident and peak seasonal populations
- an analysis of the fastest and slowest growing areas of Unincorporated Monroe County

Functional Population Trends in Monroe County

This section will examine the functional population trends for all of Monroe County, including the incorporated areas. This section will also explore the different trends in functional population between the incorporated and unincorporated areas, and compare regional trends in functional population inside the unincorporated areas. The functional population is the sum of the number of permanent residents plus the peak number of seasonal residents and visitors in Monroe County on any given evening.

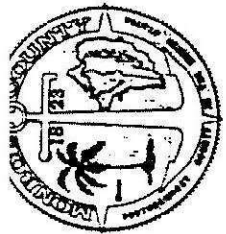


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Functional Population of Monroe County 1990-2015

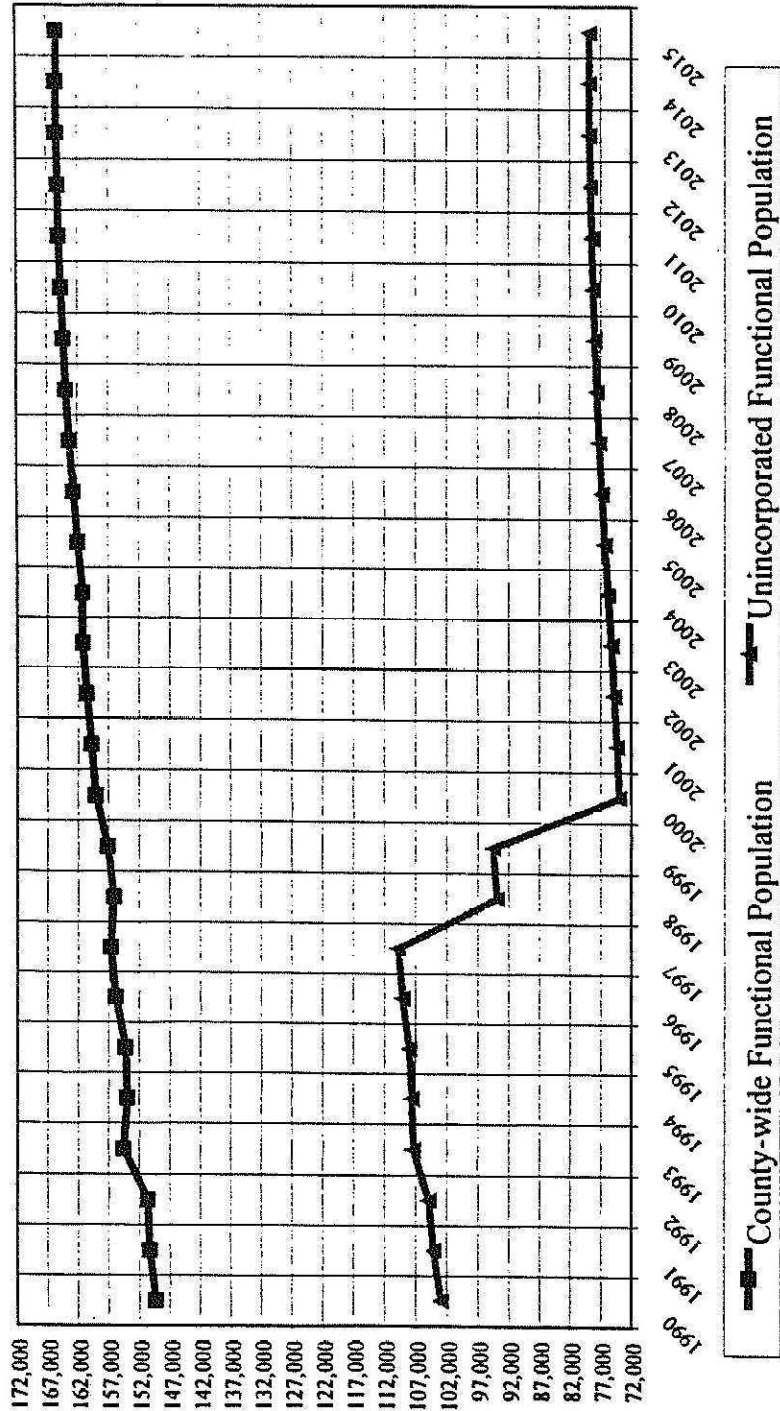
Year	Functional Population	Numerical Change	Percent Change
1990	149,348	*	*
1995	154,255	4,907	3.29%
2000	159,113	4,857	3.15%
2005	162,041	2,929	1.84%
2010	164,769	2,727	1.68%
2015	165,366	597	0.36%

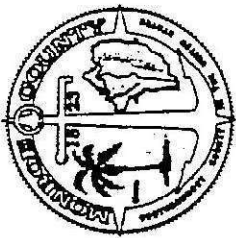
According to the table above, the functional population of Monroe County is expected to grow by more than 16,000 people from 1990 to 2015. This represents an increase of almost eleven percent (11%) over the twenty-five year period. However, the numerical and percent change columns show that the *rate* of increase is expected to slow dramatically over the same time period. In other words, the growth rate in the Monroe County functional population is beginning to level off by the year 2000. It is important to note that the Summary Table of Functional Population in Appendix 3 predicts a yearly decrease in functional population after the year 2014. The graph on the next page shows the trends in functional population over the period from 1990 to 2015. It also compares the functional population in unincorporated areas to that in the incorporated areas of Monroe County.



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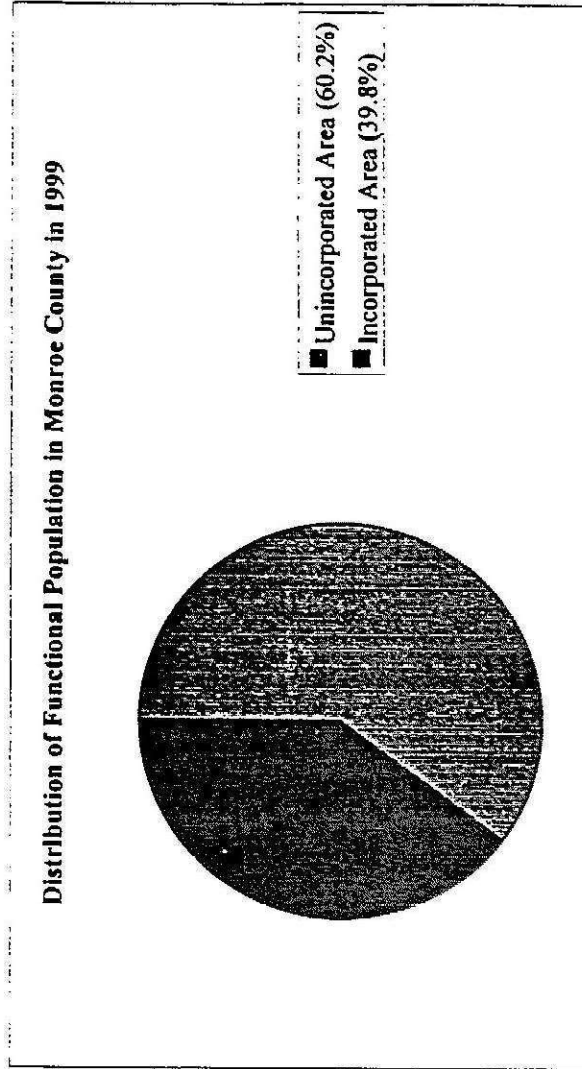
Graph of Functional Population in Monroe County 1990-2015





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In 1999, a larger portion of the functional population in Monroe County is located within the unincorporated areas of the county. The unincorporated portions of Monroe County had a functional population of 94,565 people, while the incorporated areas had a functional population of 62,607 people. The percentages of each are depicted in the chart below:



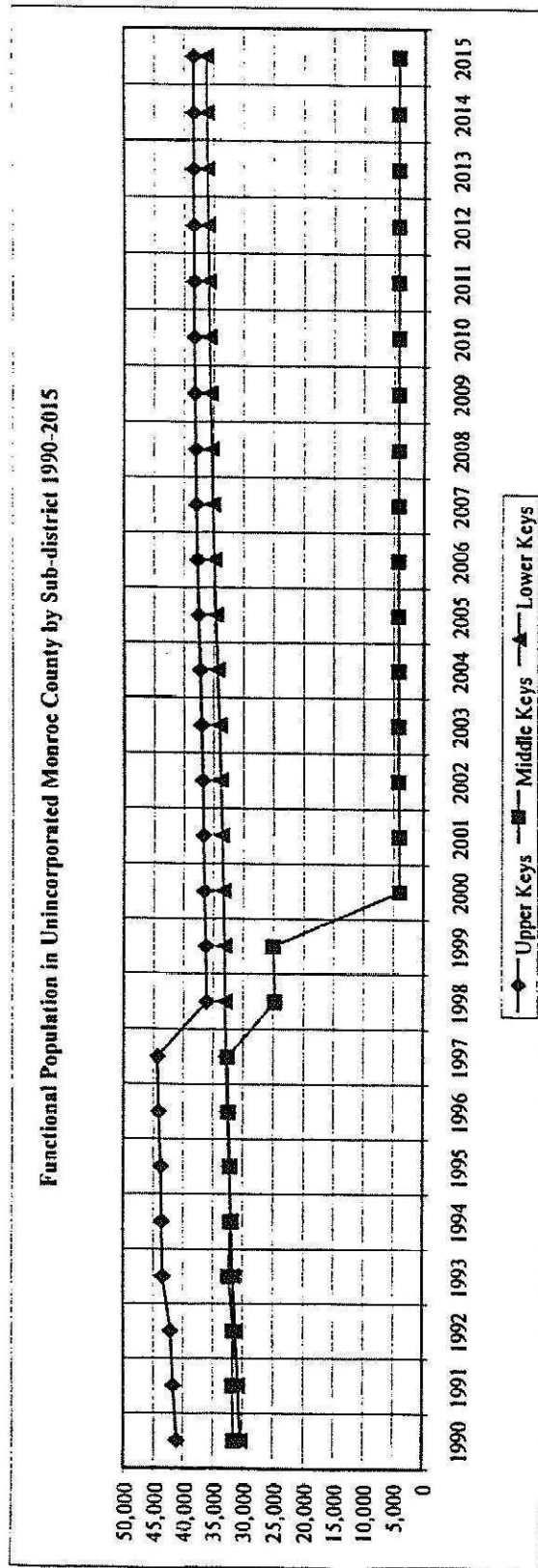
In 1999, the City of Key West accounted for around twenty-seven percent (27%) of the total functional population, while the Village of Islamorada accounts for around ten percent (10%). The cities of Key Colony Beach and Layton compose about two percent (2%) of the total functional population in Monroe County. The newly incorporated city of Marathon is expected to occupy about thirteen (13%) of the 2000 total functional population of Monroe County. As indicated in the chart above, the incorporated areas account for forty percent (40%) of the total functional population, while the unincorporated areas account for



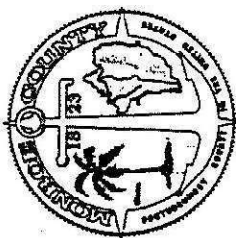
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about sixty percent (60%) in 1999. After the year 2000, the relative distribution of functional population between incorporated and unincorporated areas is expected to reverse. By 2000, the functional population in incorporated areas is expected to grow to over 85,000 people, or fifty-three percent (53%) of the total functional population of Monroe County.

The graph below compares the distribution of the functional population among the three sub-districts in the unincorporated portions of Monroe County.



The Upper Keys sub-district is composed of PAEDs 15 to 22, which run from Tavernier Creek to the Miami-Dade County line, including north Key Largo. The Middle Keys contain PAEDs 7 to 11, or the area from Knight's Key to the Channel 5 Bridge



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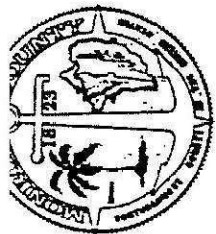
east of Fiesta Key. The Lower Keys sub-district includes PAEDs 1 to 6, from southern Stock Island to the eastern end of the Seven Mile Bridge. A map of the Keys PAEDs can be found in Appendix 2 of this report.

Regionally, the Upper Keys accounted for the largest portion of the 1990 unincorporated functional population (41,081 people, or 40% of the total). This is followed by the Middle Keys, which comprised 30.6% (31,533 people) of the total 1990 functional population; and finally, the Lower Keys, which contained 30,387 people, or 29.5% of the unincorporated functional population.

The incorporation of Islamorada in 1998 accounts for the drop in unincorporated functional population in the Upper and Middle Keys sub-districts. The functional population in the Middle Keys sub-district declined more than twenty percent (20%) with the incorporation of Islamorada, while the Upper Keys sub-district lost twelve percent (12%) of its functional population. The Lower Keys sub-district grew more than eight percent (8%) from 1990 to 1998. Further declines in the unincorporated functional population will appear in 2000 based upon the incorporation of Marathon in 1999.

By the year 2015, the Upper Keys, with a functional population of 38,657 people, is expected to contain 48.6% of the unincorporated functional population. The Lower Keys are projected to have a functional population of 36,263 people in 2015, or 46% of the unincorporated total, while the Middle Keys will be reduced to 4,206 people, or 5.3% of the unincorporated county total.

The table below illustrates the changes in functional population by unincorporated Keys sub-district:



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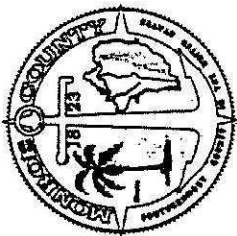
Percent Change in Unincorporated Monroe County by Sub-district 1990-2015

	1990 Functional Population	1998 Functional Population	Percent Change 1990-1998	2000 Functional Population	Percent Change 1998-2000	2015 Functional Population	Percent Change 2000-2015
Upper Keys	41,081	36,138	-12.0%	36,615	1.3%	38,362	4.8%
Middle Keys	31,533	24,765	-21.5%	3,944	-84.1%	4,206	6.6%
Lower Keys	30,387	33,036	8.7%	33,410	1.1%	36,263	8.5%
Unincorporated Total	103,000	93,939	-8.8%	73,969	-21.3%	78,831	6.6%

If current trends continue, the Lower Keys sub-district will be the fastest-growing area of unincorporated Monroe County by 2015. The Upper Keys sub-district will continue to grow, but by the slowest rate. The Middle Keys sub-district functional population is expected to rebound after the incorporation of Marathon, growing over six percent (6%) from 2000 to 2015. It is interesting to note that by 2015, the functional populations in the Upper and Middle Keys are expected to begin a decline, while the functional population in the Lower Keys is expected to increase.

Permanent Resident and Peak Seasonal Population

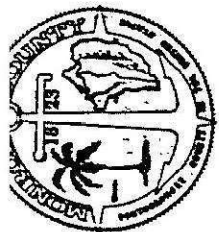
This section of the report will investigate the permanent resident population versus the peak seasonal population for all of Monroe County. The changes in permanent and seasonal population over time will also be explored for both the incorporated



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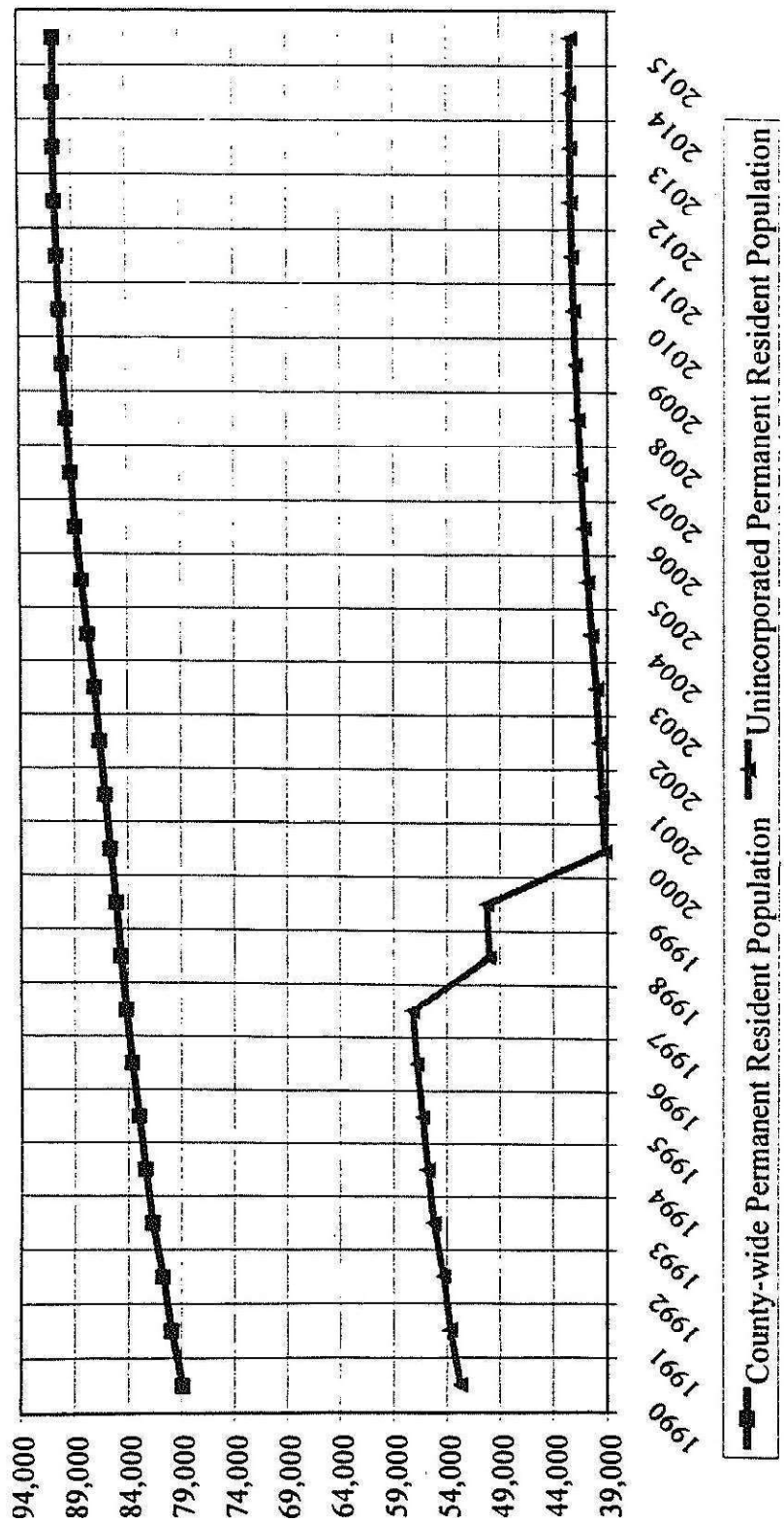
and unincorporated areas of the county. Trends in the permanent versus the peak seasonal population will also be considered at the sub-district level.

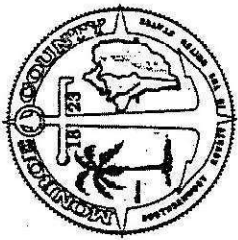
The graph on the next page shows the past and future trends in the permanent resident population for all of Monroe County as well as the unincorporated areas. The total permanent resident population in Monroe County has grown from 78,855 people in 1990 to 90,654 people by 2015, an increase of fifteen percent (15%) over the twenty-five year period. The permanent resident population as a percentage of the functional population fluctuates between 52.8% and 54.8% over the period. The years 1991 and 1993 were the only ones where the county-wide permanent resident growth rate exceeded one percent (1%) per year. Growth rates are expected to remain under 1% per year for the remainder of the years under study, and are expected to decline after the year 2003. The declines in the permanent resident population in unincorporated areas as illustrated in the graph can be attributed to the incorporation of Islamorada in 1998 and Marathon in 1999.



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Graph of Permanent Resident Population in Monroe County 1990-2015

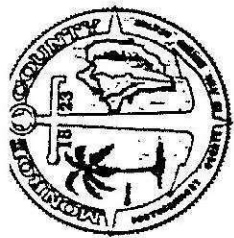




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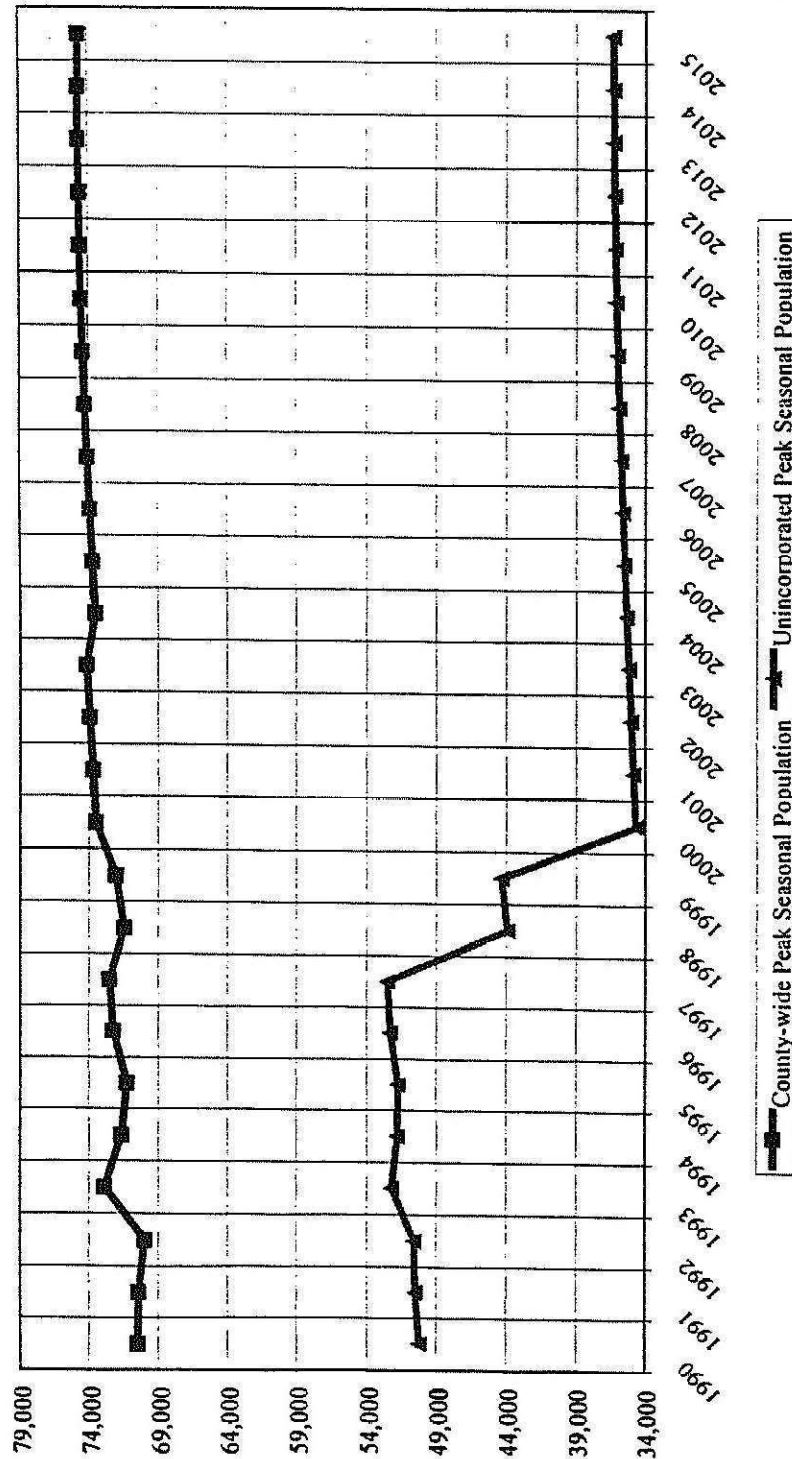
Permanent resident population figures show the total number of permanent residents at the end of a calendar year, while the peak seasonal population is the maximum or peak number of seasonal residents and visitors that can be accommodated on any given evening. Peak seasonal population figures are *not* the total number of seasonal residents or visitors in the county over the calendar year, but rather are the maximum number who could stay on any given night given the capacity for accommodating these people. The peak seasonal population figures are not the actual number of seasonal residents and visitors who *did* stay, the peak seasonal population figures show the total number of seasonal residents and visitors who *could* stay given the space available. The peak seasonal population figures include data on the number of seasonal residents, the number of people staying in hotels, motels, vacation rentals, campsites, recreational vehicles, live aboard vessels, and those staying with friends and relatives.

The graph on the next page shows the past and future trends in the peak seasonal population for all of Monroe County as well as the unincorporated areas. The peak seasonal population in Monroe County has grown from 70,493 people in 1990 to 74,712 people by 2015, an increase of six percent (6%) over the twenty-five year period. The peak seasonal population as a percentage of the functional population fluctuates between 45.2% and 47.2% over the period. The county-wide peak seasonal population growth rate exceeded four percent (4%) in 1993. Growth rates fluctuated between -1.7% and 1.9% for the remainder of the years under study, and are expected to steadily decline after the year 2003. The 1998 and 1999 declines in the peak seasonal population in unincorporated areas can be attributed to the incorporation of Islamorada and Marathon.



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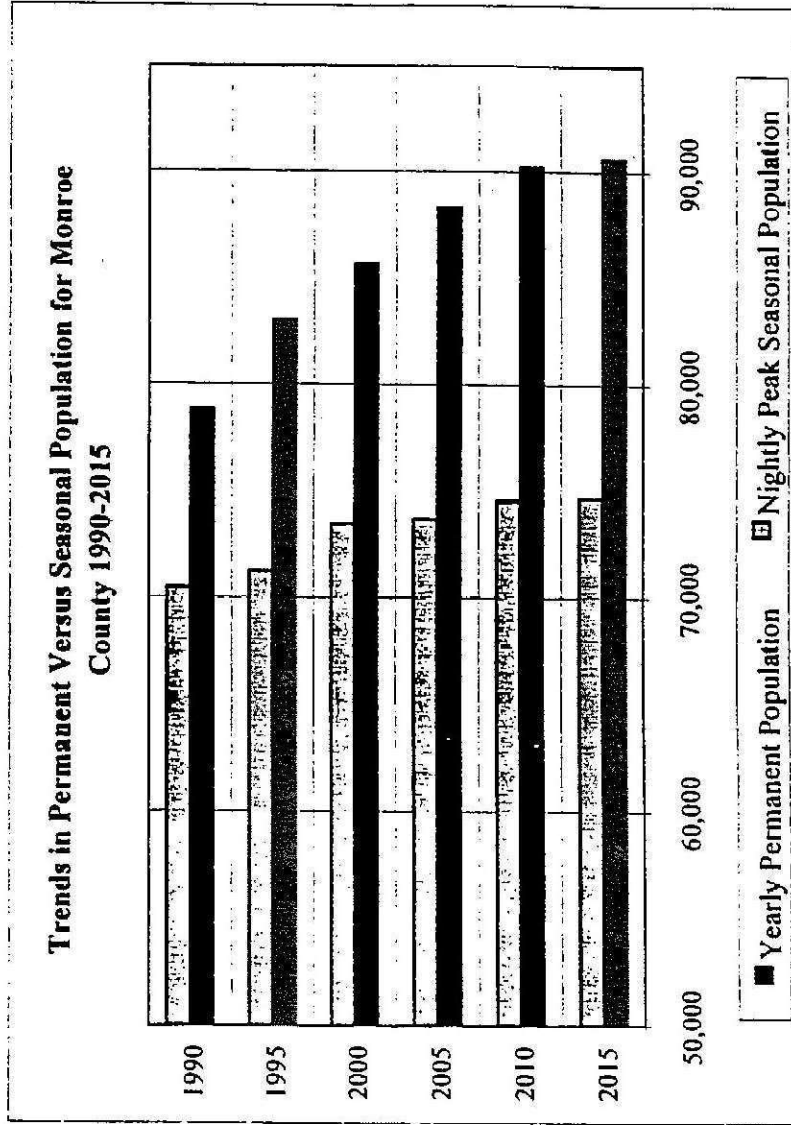
Graph of Peak Seasonal Population in Monroe County 1990-2015





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The graph below compares the trends in permanent resident and peak seasonal population for all of Monroe County on any given evening in the year shown.



The chart shows that while the absolute numbers of permanent residents and potential peak number of seasonal residents and visitors will increase from 1990 to 2015, the growth rates are expected to slow down. If current trends continue, the growth rate

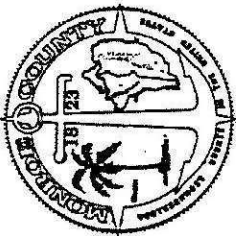


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in the number of permanent residents will continue to outpace the growth rate in the potential peak number of seasonal residents and visitors on any given evening.

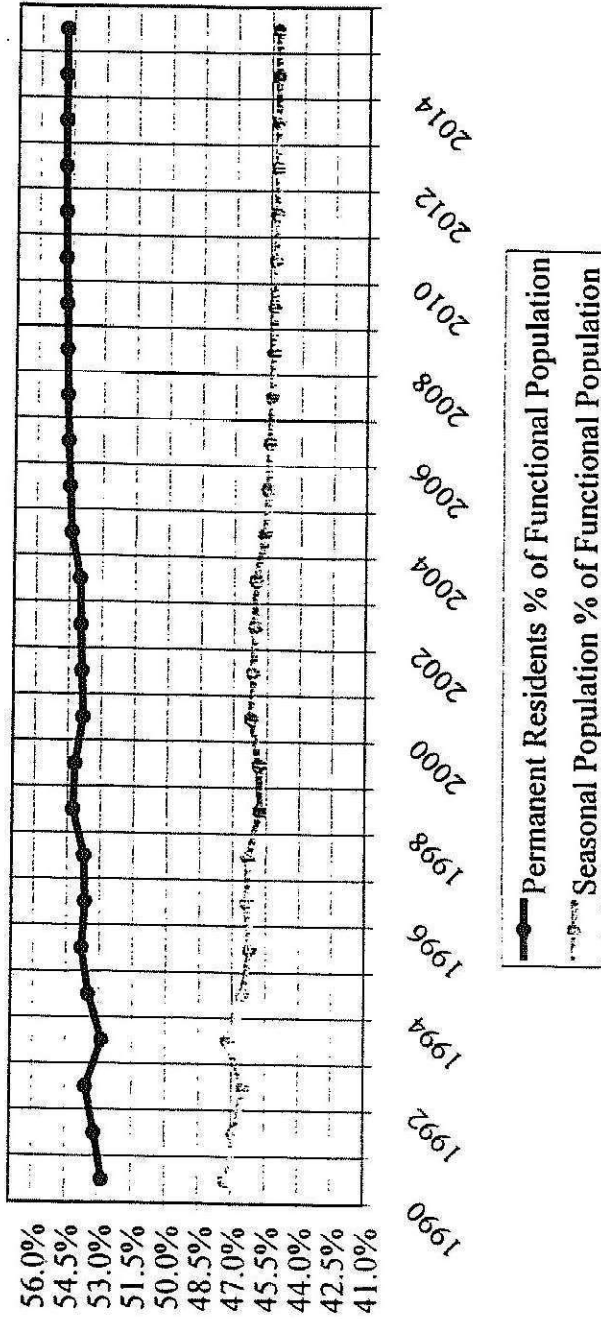
It is important to remember that the permanent resident figures are *annual* data, while the peak seasonal population data is based on the potential number of people on any given *evening*. The total number of seasonal residents and visitors who spent the night in the Keys over an entire year is not available based upon this data. However, it is a safe assumption that over the course of a year, there are many more seasonal residents and overnight visitors in Monroe County than permanent residents.

The trends in the distribution of peak seasonal population to the permanent population as a percentage of the total functional population are shown in the graph on the next page.

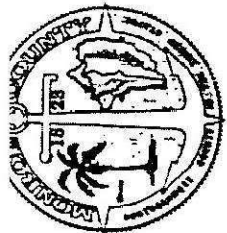


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Change in the Population Composition of Monroe County 1990-2015



This graph shows that the nightly peak seasonal population is expected to decline as a percentage of the total functional population relative to the permanent resident population over the period from 1990 to 2015. In other words, seasonal residents and visitors will occupy less of the total functional population over the next fifteen years as compared to permanent residents. It is interesting to note that the permanent resident population consistently occupies a higher proportion of the county-wide functional population.



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The table below shows the distribution of permanent residents to the peak seasonal population in the incorporated and unincorporated portions of Monroe County from 1990 to 2015.

Population Comparison Between Incorporated and Unincorporated Areas of Monroe County 1990-2015

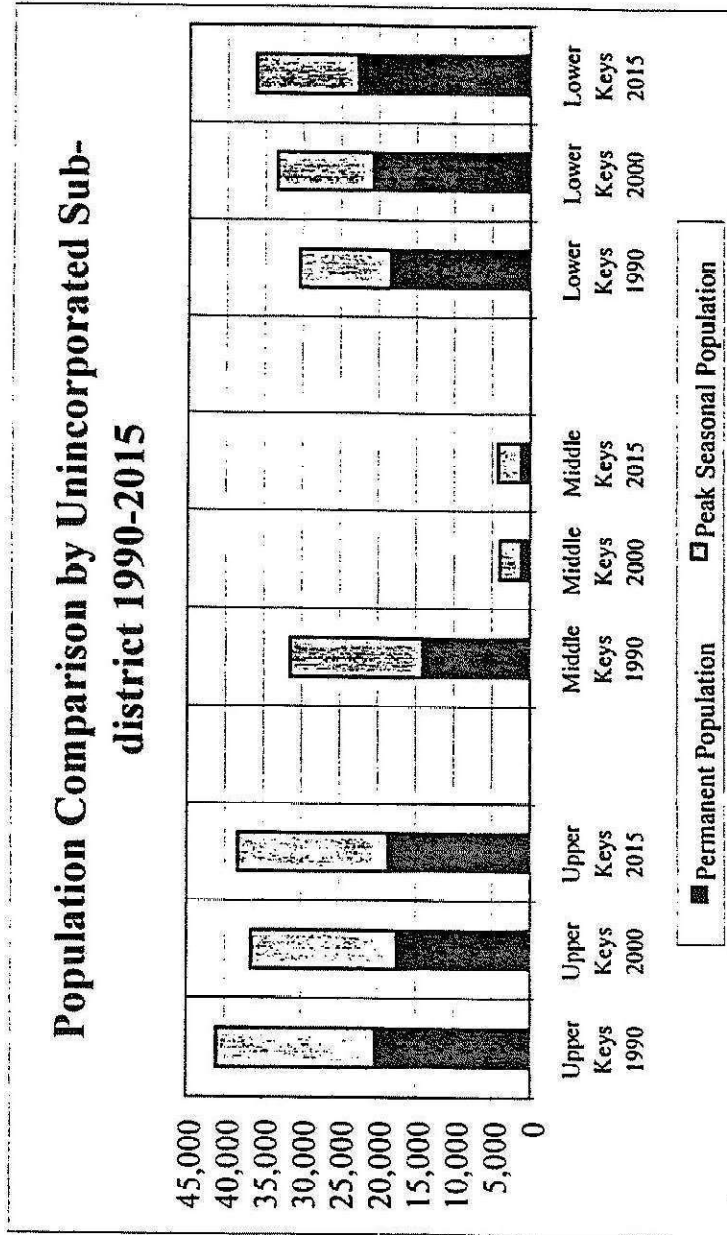
	1990			2000			2015		
	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal
Incorporated Areas	46,348	56.3%	43.7%	85,144	54.4%	45.6%	86,535	55.7%	44.3%
Unincorporated Areas	103,000	51.2%	48.8%	73,969	53.1%	46.9%	78,831	53.9%	46.1%
Monroe County Total	149,348	52.8%	47.2%	159,113	53.8%	46.2%	165,366	54.8%	45.2%

As the table indicates, a higher percentage of the functional population of Monroe County as a whole is composed of permanent residents, and this trend is expected to continue and grow more visible from 2000 to 2015. A similar trend can be expected in the unincorporated portions of the County. The incorporated areas are also dominated by the permanent population as a percentage of the functional population. The percentage of the functional population occupied by the seasonal population is expected to be higher in 2000 and 2015, but is expected to peak by 2002. It is important to remember that the permanent figures are annual figures, while the seasonal figures represent the peak potential population on any given evening. The seasonal population figures are not annual figures. If the nightly seasonal population amounts were summed, the total would far exceed the permanent population.

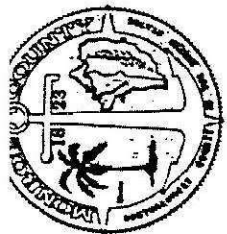


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The chart below compares the permanent and seasonal populations in the unincorporated portion of Monroe county by sub-district.



From 1990 to 2000, the Upper Keys declined by 2,770 permanent residents and 1,696 seasonal residents and visitors, due to the incorporation of Islamorada. The Middle Keys lost 12,994 permanent residents and 14,595 seasonal residents and visitors due to the incorporations of Islamorada and Marathon. The Lower Keys added 2,295 permanent residents and 729 additional seasonal residents and visitors.



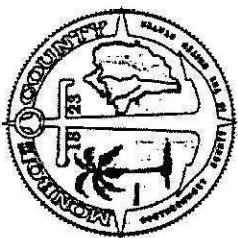
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From 2000 to 2015, the Upper Keys are expected to add 1,134 permanent residents for a permanent resident population of 18,569 people. The Middle Keys are expected to add only 74 permanent residents for an ultimate permanent resident population of 1,172 people by 2015. The Lower Keys are expected to add 1,992 permanent residents from 2000 to 2015, for a permanent resident population of 22,733 people.

In terms of the peak seasonal population from 2000 to 2015, the Upper Keys are expected to add an additional 613 seasonal residents and visitors, bringing its peak seasonal population to 19,793 people. The Middle Keys are expected to add 188 additional seasonal residents and/or visitors for an ultimate peak seasonal population of 3,034 people. The Lower Keys are expected to add an additional 861 seasonal residents and visitors for a seasonal population of 13,530 people by 2015. It is interesting to note that by 2015, the Lower Keys are expected to have the most permanent residents of all three sub-districts, while the Upper Keys are expected to retain the highest peak seasonal population.

Fastest and Slowest PAED Population Growth

The chart on the next page shows the projected changes in permanent resident, seasonal, and functional populations in each PAED in unincorporated Monroe County from 2000 to 2015. It also indicates the numerical and percent changes in the population figures over the fifteen years.

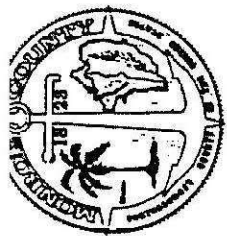


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PAED Population from 2000 to 2015 Ranked by Change in Functional Population

PAED	Permanent Population Numerical		Permanent Population Percent		Seasonal Population Numerical		Seasonal Population Percent		Functional Population Numerical		Functional Population Percent	
	Increase 2000	2015	Increase 2000	2015	Increase 2000	2015	Increase 2000	2015	Increase 2000	2015	Increase 2000	2015
4a	1,028		20.7%		530		16.7%		1,558		19.1%	
5	646		12.9%		208		6.3%		854		10.3%	
17	557		18.0%		236		8.8%		793		13.7%	
15	328		11.0%		162		9.2%		490		10.3%	
3	357		16.3%		66		3.8%		422		10.8%	
19-20	157		5.7%		83		3.5%		240		4.7%	
10	62		8.7%		157		18.8%		219		14.1%	
18	136		3.0%		76		1.7%		213		2.3%	
21	38		2.3%		63		2.0%		191		2.1%	
4b	39		66.8%		15		66.8%		54		66.8%	
2	39		1.2%		14		1.1%		53		1.1%	
11	12		3.1%		31		1.5%		42		1.8%	
22	0		-0.1%		2		1.5%		2		0.9%	
6	-28		-6.4%		17		0.9%		-11		-0.5%	
1	-88		-1.9%		11		0.8%		-77		-1.3%	
16	-82		-3.5%		-9		-0.2%		-90		-1.3%	
UNINC. TOTAL	3,200		8.1%		1,662		4.8%		4,862		6.6%	

As indicated in the table, PAED 4a (Cudjoe, Summerland, Ramrod, and the "Torch" Keys) is expected to experience the largest increases in permanent and seasonal population from 2000 to 2015. In addition to experiencing the largest absolute numerical



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increases, this PAED is also expected to experience some of the highest growth rates in the unincorporated portions of Monroe County. The percent increase figures shown for PAED 4b (No Name Key) are misleading since the Key has only forty-four homes, most of which were built over the 1990's. Given the Rate of Growth guidelines, it is not likely that there will be any additional homes on No Name Key, but the population model is based upon past trends in certificate of occupancy issuance, not future permitting probabilities.

According to the table, PAED 5 (Big Pine Key) can also expect a large increase in the permanent resident population. However, it is not likely for this growth to be realized due to current building limitations on Big Pine Key. This phenomenon is similar to the No Name Key scenario, where the population model predicts growth based upon historical trends in certificate of occupancy issuance. Building permits have been limited in PAED 5 since 1994, and therefore, historical rate of certificate of occupancy issuance can not be sustained as we move into the twenty-first century. The model incorrectly predicts Big Pine Key growth rates based upon historical trends not future probabilities. Despite these problems, it is a logical assumption that PAEDs 17 (Rock Harbor), 15 (Tavernier), and 3 (Sugarloaf Key) will likely experience increases in permanent resident and seasonal populations.

PAED 22 (Cross Key, or the 18-Mile-Stretch) will likely experience the slowest growth rate in Monroe County from 2000 to 2015, as no new permanent or transient housing is expected for this area. Three PAEDs are expected to experience declines in permanent resident population from 2000 to 2015: PAED 1 (Stock Island), PAED 6 (MM 35 to 47), and PAED 16 (MM 94 to 98). In addition to a decline in permanent residents, the model forecasts that PAED 16 will experience a slight decline in the seasonal population over the period as well. The reason for these declines can be attributed to the "drag" factor applied to the



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percent increase calculations of population after 2003. As the drag factor is applied consistently from 2004 to 2015, the net result is a slight decrease in population from 2000 to 2015. Regardless of whether or not these three PAEDs experience a loss in population, it is likely that they will be among the slowest growing areas of the unincorporated County.

Summary

This section presents a general analysis of the population data gathered for this report on Monroe County population estimates and forecasts for the years 1990 to 2015. The data and analysis indicates that the functional population is expected to grow by more than 16,000 people from 1990 to 2015, an increase of almost eleven percent (11%) over the twenty-five year period.

In 1999, over sixty percent (60%) of the functional population is located within unincorporated portions of Monroe County, but by 2000, the incorporated portions of the county will contain fifty-three percent (53%) of total functional population.

Throughout the years under study, the Upper Keys sub-district will have the largest portion of the functional population in unincorporated Monroe County, however, the Lower Keys is expected to have the highest growth rates over the twenty-five year period.

In terms of the composition of the functional population, there are more permanent residents than the peak seasonal population on any given evening. However, permanent resident figures are annual while peak seasonal population figures are for any given evening. If seasonal population figures were annual, they would far exceed permanent resident population figures. The growth



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rates for permanent residents are expected to out pace the growth rates in the peak seasonal population as a percentage of the functional population.

PAED 4a is expected to have the largest numerical increases in population as well as the highest rates of population increase for permanent residents. PAED 22 is expected to have the slowest growth rates.

The drag factors applied to the permanent and seasonal resident data indicate that these population's growth rates will begin to level-off and decline after the year 2014 if current trends continue.

METHODOLOGY

This section will discuss the methodology used to determine the functional population of Monroe County. The functional population is a measurement which considers both the number of people who live in an area throughout the year (permanent residents), and those persons who visit an area (seasonal population) on any particular evening or evenings. As has been stated previously, the seasonal population is not a measurement of all the people who stayed in an area throughout the year, it is a measurement of the number of people who are visiting an area on any given evening. Additionally, the seasonal population is considered to be a peak figure, or a figure which represents the maximum number of people who could reasonably be accommodated in existing transient or guest facilities in the Keys on any given evening. Therefore, the seasonal population figures presented in this report can be considered as the peak number of people who could be accommodated on any given evening given the capacity of existing facilities devoted to the temporary housing of guests and/or visitors.



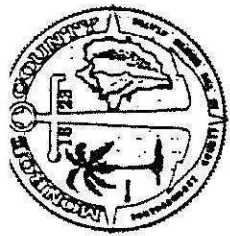
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The functional population is the sum of the permanent population and the peak seasonal population, and is used by the government in determining the potential impacts, expected usage amounts, and required capacity for a wide variety of public services and expenditures. The process for determining the functional population used in this report is explained below, beginning with the methodology for determining the permanent resident population.

Permanent Resident Population

The methodology discussed here relates to the table titled Summary Table of Permanent Resident Population 1990-2015 (Appendix 4). The population estimates and the forecasts up to the year 2004 are based upon changes in the number of housing units available. The population forecasts after 2003 rely on historical trends in the percent increase in the number of permanent residents. All estimates and forecasts are based on a calendar year, and indicate the population as of December 31st of any particular year.

The first step in determining the number of permanent residents was to compare the boundaries between the 1990 census tracts and block groups with the Monroe County Planning Area Enumeration Districts (PAEDs). A map of the PAEDs can be found in Appendix 2 of this report. In most cases, the boundaries between census tracts and PAEDs were coterminous. In some situations, the PAED boundary didn't match with the census tract. In these cases, block group boundaries were used. However, in some cases, even the block group boundaries didn't match up with the PAED boundaries. Footnotes A-H in Appendix 11 discuss how data was separated or agglomerated to account for any boundary discrepancies. The ultimate goal of this step was to determine



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how Census data would be broken down from census tracts or block groups into PAEDs. This information is summarized in Columns 1, 2, and 3 of the Summary Table of Permanent Resident Population 1990-2015 found in Appendix 4.

The next step was to use the 1990 Census of Population and Housing Summary Tape File 1A to obtain seven critical pieces of information by PAED: the total population in a PAED as of April 1, 1990, the total number of housing units in a PAED as of April 1, 1990, the total number of households (occupied housing units) in a PAED as of April 1, 1990, the total number of owner-occupied housing units in a PAED as of April 1, 1990, the total number of renter-occupied housing units in a PAED as of April 1, 1990, the number of vacant housing units in a PAED as of April 1, 1990, and finally, the number of housing units held for occasional or seasonal use. Again, all of this data was broken down from census tracts or block groups and agglomerated into PAEDs based upon the actions explained in Footnotes A-H. This information is found in Columns 4-11 of the Permanent Resident Table in Appendix 4.

The next step was to determine the number of persons per housing unit by PAED. This was accomplished by dividing the total population by the total number of housing units. The number yielded by this operation is not the number of persons per household, it is the number of persons per housing unit. The typical persons per household measurement equals the total population divided by the number of *occupied* housing units. The Monroe County model relies on a more generic persons per housing unit figure instead of a persons per household figure since vacancy rate information is required to determine occupancy status. Since information on intra-county vacancy rates over time is not generally available, the total persons per housing unit figure was used so as to limit the number of assumptions needed to forecast population. This information is found in Column 13 of the Permanent Resident Table.



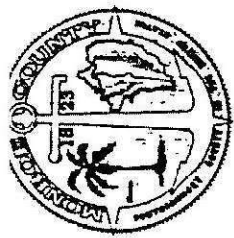
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At this point, the baseline population data for 1990 had been obtained from the Census, and re-aggregated into Monroe County PAEDs. However, this baseline data is as of April 1, 1990, but the Monroe County model is based upon a calendar year. In order to develop a population estimate for December 31, 1990, nine additional months of housing data had to be added to the baseline census information on the total number of housing units. The Building Departments of Monroe County and the other municipalities were used as a source for certificate of occupancy data. Certificates of occupancy (as opposed to building permits) were used as a surrogate for the number of housing units brought on-line during a year since a housing unit is more likely to be occupied shortly after a certificate of occupancy is issued.

Once the number of dwelling units which were completed from April 2, 1990 to December 31, 1990 were compiled and aggregated by PAED (based upon the number of certificates of occupancy issued), these numbers could then be added to the total number of dwelling units as of April 1, 1990 listed by the Census. This operation yielded the total number of dwelling units in existence on December 31, 1990 as shown in Column 15 of the Permanent Resident Table in Appendix 4.

Once the total number of housing units in existence on December 31, 1990 was known, the number of permanent residents living in those units could be derived by applying the number of persons per housing unit figure found in Column 13. This operation yields the total number of permanent residents by PAED as of December 31, 1990, as shown in Column 17 of the table in Appendix 4.

The next step is to determine the number of permanent residents by PAED in 1991. To accomplish this, the number of certificates of occupancy issued from 1/1/91 to 12/31/91 was obtained from the various Building Departments and divided up



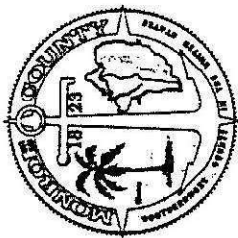
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into the appropriate PAEDs. The number of units built during 1991 was then added to the total number of dwelling units as of December 31, 1990. Once again, the resident population was derived by applying the persons per permanent resident dwelling unit found in Column 13.

This process was repeated to yield the permanent resident population estimates for 1992 through 1999. A slightly different process was used for making the population forecasts for 2000 and beyond.

The forecasts for the years 2000-2003 are based upon the potential number of building permits available, and historical trends in the number of permits issued. The majority of unincorporated Monroe County and the municipalities of Islamorada, Marathon, and Key West are all bound by the Rate of Growth Ordinance, which limits the number of building permits available over any given year. Layton, Key Colony Beach and the northernmost portion of Monroe County are not subject to the Rate of Growth Ordinance provisions, and as such, their population forecasts have been based upon historical trends in housing unit permitting.

The Rate of Growth guidelines found within the "Five Year Work Program" of the Monroe County Year 2010 Comprehensive Plan limits the number of building permits available to portions of Unincorporated Monroe County, Islamorada, and Marathon to a maximum of 204 per year until July of 2003. The City of Key West is limited to a maximum of 33 building permits per year based upon the Rate of Growth Guidelines, but a different allocation formula used by Key West makes it more problematic to apply this methodology to their expected population growth. As a result, population forecasts provided by Key West were used in this model. The northern portion of Unincorporated Monroe County, Key Colony Beach, and Layton are not subject to the rate of Growth guidelines, so historical trends in building permit issuance were used to calculate population forecasts for these areas.

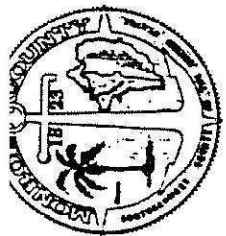


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The potential number of building permits available to portions of the County, Islamorada, and Marathon were used as the basis for predicting how many new housing units would come on-line each year from 2000 to 2003 in these areas. The potential 204 new dwellings available each year from 2000 to 2003 were aggregated by PAED based upon that PAED's percentage of the total number of dwelling units built from 1990 to 1999. The total number of units constructed in each PAED from 1990 to 1999 is shown in Column 54 of the Permanent Resident Table. Each PAED's total number of units constructed was divided by the sub-district total for the same period. This operation yields each PAED's share of the number of units constructed in a sub-district from 1990-1999 as shown in Column 55. This percentage was applied to the total number of building permits available to a sub-district each year from 2000 to 2003, and yields the forecasted number of dwelling units which will be built in a particular PAED during a particular year. Once the potential number of dwelling units constructed in a PAED was determined, the normal model process described in the paragraphs above was employed to determine the annual population by PAED for 2000 to 2003.

The Rate of Growth Ordinance is set to expire in 2003, and as such, there is little guidance as to how permits will be issued in Monroe County after the year 2003. As a result, the basis of the modeling process changes after 2003 from the number of housing units constructed to the historical percent change total permanent resident population.

The forecasting process begins with determining the average percent increase in total permanent resident population over the period from 1990 to 2003 by PAED as shown in Column 85 of the Permanent Resident Population Table in Appendix 4. This percentage is derived from obtaining the percent increase in resident population by PAED for each year, and then taking the average of these percent increase figures over the thirteen year period. This average percent increase figure is then applied to the

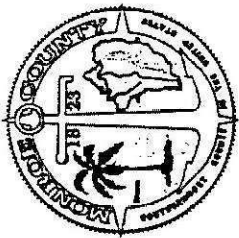


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total permanent resident population in 2003. The product of this equation was then added to the 2003 total population to yield the estimated total permanent resident population in 2004 by PAED.

A similar methodology was employed to determine the permanent resident population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's permanent resident population figures. The product of this equation was then added to the previous year's population to estimate the following year's total permanent resident population. A "drag" factor was applied to each year's percent increase figures by PAED. This drag factor increases by .1% each year over the ten year period, so that by 2015, the rate of increase in permanent resident population by PAED will have declined by 1.1%. This drag factor was employed as an assumption that the availability of building permits will decline as the carrying capacity of the Keys is reached. It is also likely that the availability of building sites will also decline in the early years of the twenty-first century. Analysis has shown that a 1.1% decline in mean percentage increases in population over a ten year period would not significantly affect the validity of the population forecasts. It is important to note this methodology reveals the beginnings of a decline in the total number of permanent residents in unincorporated Monroe County by 2014.

The methodology described above is not representative of the process used to develop the City of Key West figures. Key West developed population forecasts as a part of their Evaluation and Appraisal Report on their Comprehensive Plan. The methodology used by Key West differs from that used by the County. In the interest of being inclusive of the County-wide population, this report adopted the Key West figures, and manipulated them slightly so as to provide yearly data similar to that provided for the other areas of the County.



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Peak Seasonal Resident and Visitor Population

The methodology discussed here relates to the table titled Summary Table of Peak Number Seasonal Residents and Visitors by PAED 1990-2015 (Appendix 5). As mentioned earlier, the peak seasonal population figures are not the total number of seasonal residents and visitors who come to the Keys over the year, but only those who could be accommodated (based upon available facilities) on any given evening. The information contained in seasonal population summary table stems from five sub-models, which relate to: the number of seasonal residences, the number of hotel and motel rooms, the number of recreational vehicle and campsites, the number of people staying with friends and relatives, and the number of people staying on live aboard vessels. The methodology used in each of the five sub-models is discussed below.

I. Seasonal Residents and Vacation Rental Visitors

The first step is to obtain the number of dwelling units used for seasonal purposes from the permanent resident population table found in Appendix 4. The preliminary number of seasonal housing units comes from the 1990 Census of Population and Housing (Column 11 of the Summary Table of Permanent Resident Population found in Appendix 4). The number of seasonal housing units completed between April 1, 1990 and December 31, 1990 is derived by applying the percentage of seasonal housing units to the total number of housing units as of December 31, 1990 (Column 15 of the Permanent Resident Table found in Appendix 4). The addition of these two figures yields the total number of seasonal units by PAED as of December 31, 1990.

The next step is to determine the number of persons per group who stay in seasonal residences and/or vacation rentals. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida*

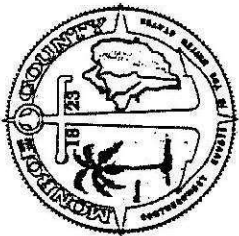


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Keys/Key West. This report was prepared by Vernon Leeworthy for the Nature Conservancy and NOAA in 1996. This report indicates that the largest group sizes occur in the winter season, and amount to 2.67 people per group on average. This figure was applied to the total number of seasonal residences (which includes vacation rentals) to determine the potential peak number of seasonal residents or visitors staying in vacation rentals by PAED. This methodology was used to determine the peak number of seasonal residents and visitors in vacation rentals by PAED for the years 1990 through 2003.

Because the peak seasonal resident sub-model also rests on the number of dwelling units (similar to the permanent resident population model), it is subject to the problem which occurs after 2003, when we are no longer sure how new dwelling units will be permitted. As a result, this model also makes the shift from a dwelling-unit based foundation to a population-based foundation after 2003 (just as the permanent resident population model does). The percentage increases in the number of seasonal residents and visitors in vacation rentals by year by PAED are determined in Columns 34 through 46 of the Peak Population in Seasonal Residences Table in Appendix 6.

Then, the average percent increase in the seasonal resident and vacation rental visitor population over the period from 1990 to 2003 by PAED was determined as shown in Column 47. This average percent increase figure was then applied to the seasonal resident and vacation rental visitor population in 2003. The product of this equation was then added to the 2003 peak number of persons staying in seasonal dwelling units to yield the estimated peak seasonal resident and vacation rental visitor population in 2004 by PAED.



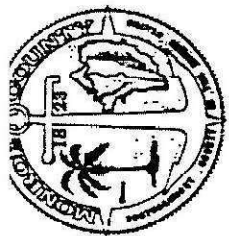
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A similar methodology was employed to determine the seasonal resident and vacation rental visitor population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's population figures. The product of this equation was then added to the previous year's population to estimate the following year's total seasonal resident and vacation rental visitor population. A "drag" factor was applied to each year's percent increase figures by PAED (similar to the one applied to the permanent resident population figures). This drag factor increases by .1% each year over the ten year period, so that by 2015, the percent increase in seasonal resident and vacation rental visitor population by PAED will have declined by 1.1%. It is important to note this methodology reveals the beginnings of a decline in the total number of seasonal residents and visitors in vacation rentals in unincorporated Monroe County by 2013, one year prior to similar declines expected for the permanent resident population forecasts.

2. Peak Number of People in Hotels and Motels

This is the second of the sub-models used to determine the peak seasonal population, and is titled Table of Peak Population in Hotels and Motels, and is found in Appendix 7 of this report.

The first step in the preparation of this model is to determine the number of hotel and motel rooms by PAED in 1990. The State of Florida's Department of Business and Professional Regulation Division of Hotels and Restaurants Master Listing of Accounts was used for this purpose. Information on the location and number of rooms of hotels, motels, resorts, and transient apartments was collected from the Master Listing and grouped according to PAED.



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The next step was to determine the peak number of persons per room on average for all of these accommodations. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida Keys/Key West*. This report indicates that the peak number of persons per room on average is 2.73 persons. This figure was used as the peak number of persons per room on average for the period from 1990 to 2015.

The next step was to determine the peak occupancy rate for transient accommodations. The occupancy rates were obtained through the TDC from the Smith Travel Research *Trend Report*. The *Trend Report* gives the occupancy rate figures by month from 1990 to 1999 for Key West and Monroe County. The peak monthly occupancy figure by year was extracted and used by this model.

With the information on the number of hotel and motel rooms collected and sorted by PAED, the information on the peak group size determined, and the yearly peak occupancy rates obtained, the peak population staying in hotels and motels by year by PAED was determined. For each year, the peak number of persons per room was applied to the number of hotel and motel rooms available. The peak occupancy figure was then applied to this figure to yield the peak number of people staying in hotel and motel rooms by year by PAED. This methodology was used to determine the peak number of visitors in hotels and motels from 1990 to 1999.

After 1999, the occupancy rate for hotels and motels in Monroe County are not known. To estimate the future occupancy rate, the average occupancy rate was determined for the years from 1990 to 1999 (as shown in Column 35 of the Peak Population in Hotels and Motels table in Appendix 7), and applied to the yearly number of hotel and motel rooms by PAED after 1999. Once



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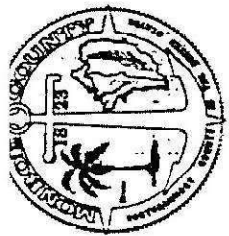
the projected occupancy rate was determined, the methodology described in the previous paragraph was used to determine the peak population staying in hotels and motels until 2006.

The number of hotel and motel rooms in Monroe County has remained relatively constant since 1996 when the Year 2010 Comprehensive Plan was adopted. The Comprehensive Plan prohibits the construction of new transient accommodations until 2006. As a result, there has been very little new hotel/motel room construction, but the model does include those hotel and motel rooms which have become vested from the Comprehensive Plan policy prohibiting new transient units.

It is expected that the prohibition in the Comprehensive Plan on new hotel and motel rooms will be lifted by 2007. As a result, the model was adapted to include a cumulative .1% increase in the number of visitors staying in hotels and motels per year from 2007 to 2015 based upon the increased prevalence of hotel and motel rooms.

3. Peak Number of People in Campsites and Recreational Vehicles

This is the third of the sub-models used to determine the peak seasonal population, and is found in Appendix 8 of this report. The first step in the preparation of this model was to determine the number of campsites and recreational vehicle spaces by PAED in 1990. These figures were derived from the Florida Department of Environmental Protection (DEP) records related to on-site sewage capacity for these types of land uses. The DEP figures showed how many campsites and/or recreational vehicle spaces were present (or permitted) in a particular establishment. The establishments were located and agglomerated by PAED.



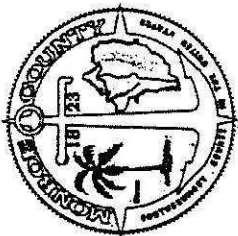
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The next step was to determine the peak number of persons per campsite and/or vehicle on average for all of these establishments. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida Keys/Key West*. This report indicates that the peak number of persons per campsite and/or vehicle on average is 2.93 persons. This figure was used as the peak number of persons per campsite and/or vehicle on average for the period from 1990 to 2015.

The next step was to determine the occupancy rate for these transient land uses. The occupancy rate figure was also obtained from the *Visitor Profiles: Florida Keys/Key West* report. The report shows the peak occupancy rate to be 94.31% in the peak months of the year for campsites and recreational vehicle parks. This figure was used as the occupancy rate per campsite and/or vehicle on average for the period from 1990 to 2015.

The peak population staying in campsites and recreational vehicles was determined by applying the peak number of persons per campsite or vehicle to the number of sites available. This number was then multiplied by the occupancy rate to determine the peak number of persons staying in campsites and recreational vehicle sites by year by PAED.

The total number of campsites and recreational vehicle spaces were held constant over the period from 1990 to 2006, based on the moratorium on transient housing uses stemming from the Year 2010 Comprehensive Plan. After 2006, the prohibition on these types of uses is expected to be lifted. As a result, the model was adapted to include a cumulative .1% increase in the number of visitors staying in campsites and recreational vehicles per year from 2007 to 2015 based upon the expected increase of these transient uses.



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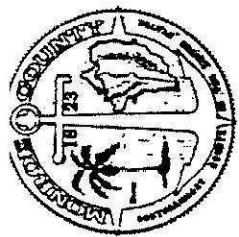
4. Peak Population Staying with Friends and Relatives

This is the fourth of the sub-models used to determine the peak seasonal resident and visitor population, and is found in Appendix 9 of this report. This is one of the most difficult numbers to predict since the number of people who visit an area, but who do not stay in transient accommodations, is very difficult to track.

The basic methodology used was to determine the percentage of total visitors who stay with friends and relatives, then apply this percentage figure to the total seasonal population by PAED in a particular year. The product was the number of people who stayed with friends and relatives.

The first step in the preparation of this sub-model is to determine the appropriate percentage of people who stay with friends and/or relatives when visiting Monroe County. This number was derived from the study prepared for the Tourism Development Council entitled *Visitor Profiles: Florida Keys/Key West*. This report indicates that 15.5% of all visitors to the Keys stay with friends and/or relatives. For ease in calculation, this percentage figure was used across all PAEDs for each of the years in the forecast.

The peak number of people staying with friends and relatives by PAED by year was derived by summing the total population staying in seasonal residences and vacation homes, the peak population staying hotel and motel rooms, and the peak population staying in campsites or recreational vehicle spaces, and then applying 15.5% to this sum. The product of this operation is the



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peak number of people staying with friends and relatives. This methodology was used by PAED and by year for all years in the model.

5. Peak Population on Live Aboard Vessels

This is the fifth and final sub-model used to determine the total peak seasonal population by PAED. Two separate sources were used to determine these figures. The first source of information was a study published in 1990 by Gus Antonini et. al. called *Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development*. This study determined that over the year from 1988 to 1989, there were 1,082 live-aboard vessels present in the Keys. It is unclear if this figure is the total for the year or the peak number of vessels at any given time. This report uses the figure as a peak number instead of a total for the year.

The next step in the modeling process was to dis-aggregate the peak number of vessels by PAED. This was accomplished by using the data on the number of live aboard vessels collected during the 1993 Marina Facilities Survey conducted by the Monroe County Marine Resources Department. This survey collected information on the number of live aboards found in waters around the Keys. Mile markers were used in the survey to describe areas where live aboard vessels were encountered. The vessel counts found in the survey were then agglomerated by PAED based upon the mile marker figures in the survey. The total number of live aboards found in a particular PAED was then divided by the total number of live aboard vessels found across Monroe County. This yielded a particular PAED's percentage of the number of live aboards in the county. It is interesting to note that 22% of the live aboards were located in incorporated areas in 1993.



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Once percentage figures on the number of live aboards by PAED were determined, these percentage figures were applied to the peak number of vessels determined by the Antonini study. This exercise allowed the Antonini figures to be broken down by PAED.

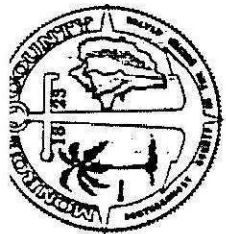
The next step was to determine occupancy rates on live aboard vessels. The Antonini research indicated that there was an average of 1.8 persons per vessel in 1988-89. This figure was used in this model, and applied over the entire period.

With the number of vessels by PAED in 1990 determined, and the number of persons per vessel determined, the two could be multiplied, yielding the peak population of people staying on live aboards by PAED in 1990.

To obtain this peak population on live aboard vessels figure by year over the period from 1990 to 2015, the peak number of vessels by PAED was increased by .1% per year over the period. This percentage increase was selected based on a lack of rigorous data on the peak number of vessels present. There is anecdotal evidence that the peak number of live aboard vessels is increasing over time, but no concrete evidence of this increase. Due to the data limitations, a percentage increase of .1% per year was applied.

In conclusion, the data from all five sub-models mentioned above was agglomerated to yield the total peak seasonal population as reflected in the Summary Table of Peak Number of Seasonal residents and Visitors by PAED 1990-2015 (Appendix 5).

As in the case of the permanent resident population model, the methodology described above is not representative of the process used to develop the City of Key West figures. Key West developed population forecasts as a part of their Evaluation and



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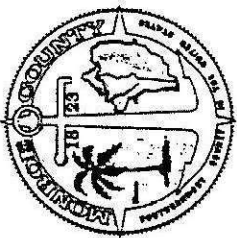
Appraisal Report on their Comprehensive Plan. The methodology used by Key West differs from that used by the County. In the interest of being inclusive of the County-wide population, this report adopted the Key West figures, and manipulated them slightly so as to provide yearly data similar to that provided for the other areas of the County. The Key West figures included the number of day visitors to Key West within their seasonal population. These day visitors have been subtracted from the Key West figures included within this report so as to be consistent with the data presented for the County and other incorporated areas.

ASSUMPTIONS

The final section of this report discusses the various assumptions that were made in order to produce the population estimates and forecasts.

The first assumption is that the population estimates and forecasts contained in this report only consider legally established dwellings or transient units. It is undeniable that there are more units in existence than those which were legally established. However, the exact number of these units is very difficult to determine or estimate. As a result, the potential number of unlawfully established units is not included within these models.

The second assumption is that current trends and conditions will continue into the future. Any number of events like major hurricanes or other natural disasters will undoubtedly affect the population of Monroe County. However, these events can not be predicted far in advance, and therefore, the models do not contemplate them. In addition to natural events, other factors like



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governmental policy will also affect the ultimate population. People's values and desires also exert impacts, but it is simply too difficult to model these effects. As a result, these models assume that current trends and conditions will continue.

The third assumption is that the 1990 baseline data on population is true and correct. This data comes from the Bureau of the Census, and may or may not be accurate. However, it is the only source available which has been accepted by the state and federal governments. There is the strong possibility that the population of Monroe County was undercounted during the 1990 Census. Hopefully, the 2000 Census will address this problem. Once the information from the 2000 Census becomes available, it will be incorporated into this model in an attempt to make these figures even more accurate.

The fourth assumption is that the persons per housing unit figure is a more appropriate figure than persons per household when estimating the permanent resident population. Persons per household figures require data on occupied units, which requires information on vacancy rates. Since this information is not generally available in the Keys (and may not be relevant given the highly transitory nature of Keys residents) the use of a persons per total housing unit figure may be more appropriate since it eliminates the need for assumptions on vacancy rates.

The fifth assumption is the possibility that the total persons per housing unit figure in a PAED will remain constant from 1990 to 2015. The likelihood of this being the case is rather slim, however, the exact direction and magnitude of any changes is unknown. To keep the model simple, persons per housing unit was kept constant. These population estimates and forecasts may be modified after the results of the 2000 Census of Population are released, but this will not occur until 2002 at the earliest.

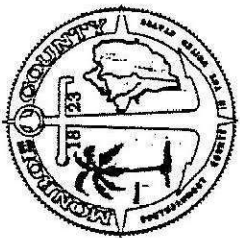


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The sixth assumption is that certificates of occupancy are a better predictor of changes in permanent resident population as opposed to building permit figures. Historically, it takes anywhere from two to seven years for an average home to be completed in the Keys. It is more likely that a home will be occupied shortly after a certificate of occupancy is issued as compared to a building permit. For this reason, certificates of occupancy were used in this model.

The seventh assumption is that the number of dwelling units issued certificates of occupancy from 4/2/90 to 12/31/90 does not double-count housing units in existence as of April 1, 1990. As mentioned in the methodology section, the permanent resident population model uses the 1990 Census data as a starting point, but this Census data only applies to the number of dwelling units present on April 1, 1990. For greater accuracy, this population model considered all the housing units available over the course of the year. The possibility exists that a new dwelling unit was issued a certificate of occupancy after April 1, 1990, but people who were living in the dwelling obtained a census form, and returned it prior to April 1, 1990. In these situations, it is possible for this model to double-count those units. However, this number is expected to be insignificant when considering the population over a twenty-five year span.

The eighth assumption is that the information from the Bureau of the Census on the number of housing units held for occasional or seasonal use is appropriate. This figure was used in the model to determine the number of seasonal homes in the County from 1990 to 2015. While there is much debate about the number of transient rentals in the Keys, there is no definitive source on the number of homes being used for this purpose. The number of homestead exemptions was explored as a possible source, however, this data is not maintained in a way which can be applied over time. As a result of the existing data limitations, the Census Bureau information was used. It may be possible that the number of seasonal homes is undercounted by this model, but



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until there is a mechanism for jurisdictions to track which homes are held for seasonal or transient purposes, and which ones are for permanent residents, we may never know the magnitude of seasonal and/or transient housing units.

The ninth assumption relates to governmental policy. The Five Year Work Program indicates that 204 building permits will be issued each year during 2000, 2001, 2002, and 2003 for portions of unincorporated Monroe County, Islamorada, and Marathon. For the sake of simplicity, this model assumes that 204 dwelling units will be completed and issued a certificate of occupancy each year for the same period. However, even if this assumption is incorrect, it should not affect the total number of dwelling units constructed.

The tenth assumption is that historical trends in the number of housing units constructed in northern Monroe County, Layton, and Key Colony Beach is a good predictor of the timing of additional housing unit development in the future. The growth in permanent resident housing units from 2000 to 2004 is based upon the Rate of Growth permit allocations, but these areas are not subject to the Rate of Growth provisions, as such, their historical trends are projected into the future. While this may not be the best approach, it is the only one available, and therefore has been used by this model.

The eleventh assumption relates to maximum party size of seasonal residents and visitors in a particular dwelling or transient unit. These party sizes are shown to remain constant in several of the models. There are yearly variations in party size, but research has shown that over time, party size does remain fairly constant. It is important to remember that seasonal population estimates and forecasts seek to show the potential peak population on any given night, so even if party sizes do shrink or expand on a monthly or yearly basis, the accuracy of seasonal population projections should not be greatly affected.



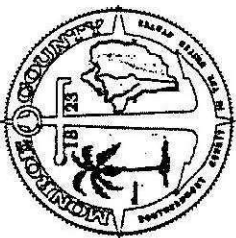
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The twelfth assumption is that the moratorium on new transient units (hotel & motel rooms, campsites, etc.) will be lifted in 2006. This policy decision is as yet unknown. The Comprehensive Plan dictates that some allowances for these uses should be made by 2007, so the models contained within this report reflect that policy direction. There is always the possibility that the policy will change, and if so, the population figures will also change. This model will be revisited upon significant policy changes.

The final assumption, and perhaps the largest, relates to the "drag" factors applied to the permanent and seasonal resident populations. The models used in this report apply a .1% decrease to the growth rates for these two populations from 2004 to 2015. This assumption is based on the possibility that by 2004, there will be fewer building sites available, that there will continue to be a decline in the total number of people per housing unit, that the carrying capacity of the Keys will begin to be exceeded, and that as these things begin to take place, the attractiveness of the Keys to new residents will begin to decline.

Despite the fact that there are many assumptions contained within the models of population within this report, the possibility to alter and modify the models always exists. Should conditions change in a substantive way, the population estimates and forecasts will no doubt be reconsidered.

This concludes this report on the Monroe County population estimates and forecasts. The appendices on the following pages will show the various tables and footnotes used to determine the functional population of Monroe County. Questions about this report, the models, or the population estimates or forecasts should be directed to the Planning Department, which can be reached at the address shown on the inside cover of this report.



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The following pages contain the appendices mentioned in previous sections of the report.



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Appendix 1

Tables 2.28, 2.29, & 2.30 from the Year 2010 Comprehensive Plan Technical Document

Table 2.29
Seasonal Population Projections
Unincorporated Monroe County 1990-2010
By Planning Area/Enumeration (PAED) Districts

PAED	1990	1995	2000	2005	2010
LOWER KEYS					
1	1,734	1,903	2,072	2,257	2,454
2	717	787	856	933	1,014
3	944	1,035	1,127	1,228	1,335
4	2,117	2,323	2,529	2,755	2,996
5	2,154	2,364	2,573	2,803	3,048
6	981	1,076	1,172	1,277	1,388
Sub-Total	8,647	9,488	10,329	11,253	12,235
MIDDLE KEYS					
7	5,099	5,593	6,092	6,633	7,215
8	371	407	443	482	524
9	455	500	544	593	644
10	1,917	2,104	2,291	2,495	2,713
11	1,401	1,537	1,673	1,823	1,982
12	1,650	1,811	1,971	2,148	2,335
13	2,049	2,249	2,448	2,667	2,900
Sub-Total	12,942	14,201	15,462	16,841	18,313
UPPER KEYS					
14	4,745	5,204	5,669	6,173	6,714
15	1,500	1,646	1,792	1,953	2,123
16	2,940	3,225	3,512	3,826	4,160
17	2,703	2,966	3,229	3,518	3,825
18	2,948	3,235	3,522	3,837	4,172
19	418	459	499	544	591
20	2,236	2,453	2,671	2,909	3,163
21	3,862	4,237	4,613	5,025	5,464
22	169	186	202	221	240
Sub-Total	21,521	23,611	25,709	28,006	30,452
PAED TOTAL	43,110	47,300	51,500	56,100	61,000

Note: The City of Key West, Key Colony beach, and layton are not included.
Cape Sable is included in PAED 21; Windley Key is included in PAED 12

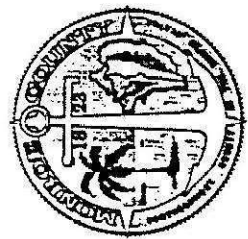
Source: U.S. Census 1990, Price Waterhouse.

Table 2.30
Functional Population Projections
Unincorporated Monroe County 1990-2010
By Planning Area/Enumeration (PAED) Districts

PAED	1990	1995	2000	2005	2010
LOWER KEYS					
1	6,275	6,480	6,667	6,894	7,132
2	3,823	3,946	4,057	4,181	4,323
3	2,730	2,915	3,079	3,262	3,475
4	6,100	6,895	7,561	8,302	9,212
5	6,362	7,265	8,015	8,852	9,884
6	1,422	1,517	1,614	1,718	1,829
Sub-Total	26,712	29,018	31,003	33,209	35,855
MIDDLE KEYS					
7	13,960	14,938	15,815	16,779	17,909
8	1,068	1,363	1,559	1,598	1,641
9	1,541	1,698	1,829	1,976	2,155
10	2,546	2,813	3,062	3,336	3,645
11	1,757	1,893	2,029	2,179	2,338
12	2,746	3,106	3,421	3,772	4,019
13	3,269	3,469	3,668	3,887	4,120
Sub-Total	26,887	29,280	31,383	33,527	35,827
UPPER KEYS					
14	9,150	10,155	11,048	12,031	13,192
15	3,933	4,303	4,623	4,980	5,404
16	5,227	5,912	6,510	6,894	7,228
17	5,168	5,679	6,135	6,641	7,230
18	7,075	8,167	9,081	9,966	10,300
19	1,326	1,462	1,576	1,704	1,859
20	3,785	4,002	4,220	4,458	4,712
21	5,649	6,447	7,154	7,936	8,580
22	230	270	303	342	387
Sub-Total	41,543	46,387	50,650	54,952	58,892
PAED TOTAL	95,142	104,695	113,036	121,688	130,574

Note: The City of Key West, Key Colony beach, and layton are not included.
Cape Sable is included in PAED 21; Windley Key is included in PAED 12

Source: U.S. Census 1990, Price Waterhouse.



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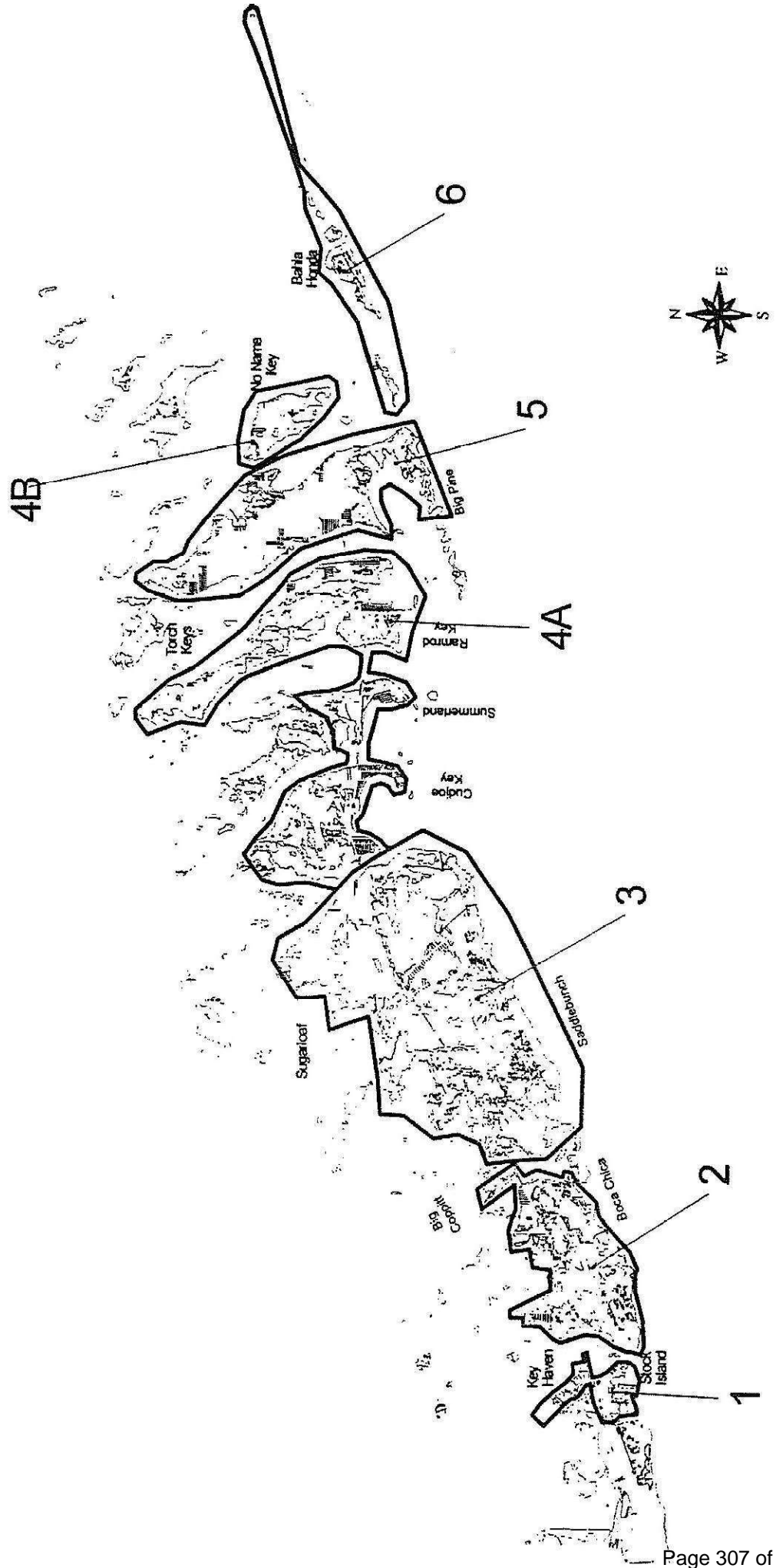
Appendix 2

Monroe County Planning Area Enumeration District (PAED) Maps



Monroe County Growth Management Division

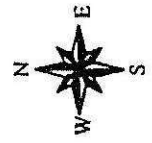
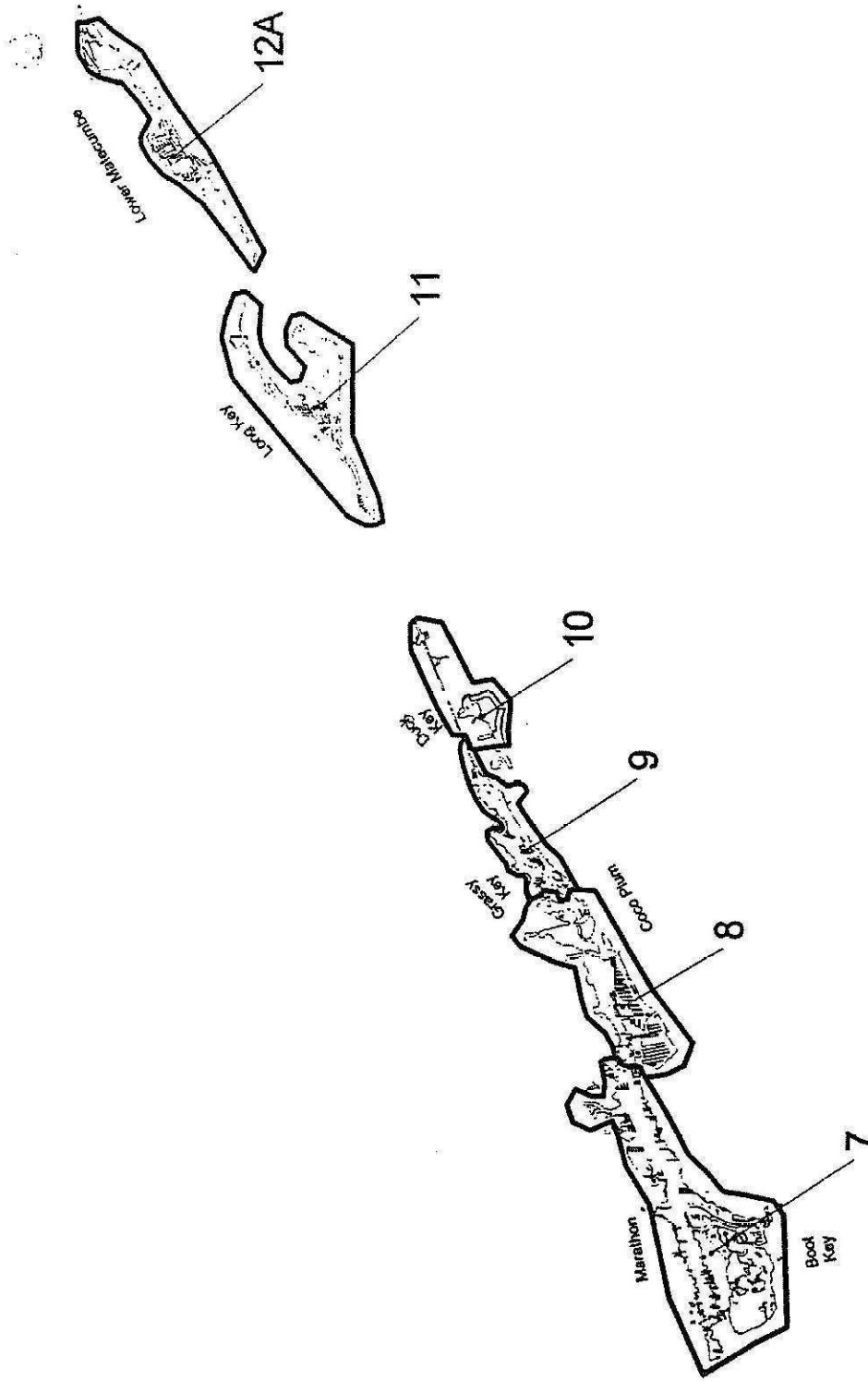
Planning Analysis Area/Enumeration Districts





Monroe County Growth Management Division

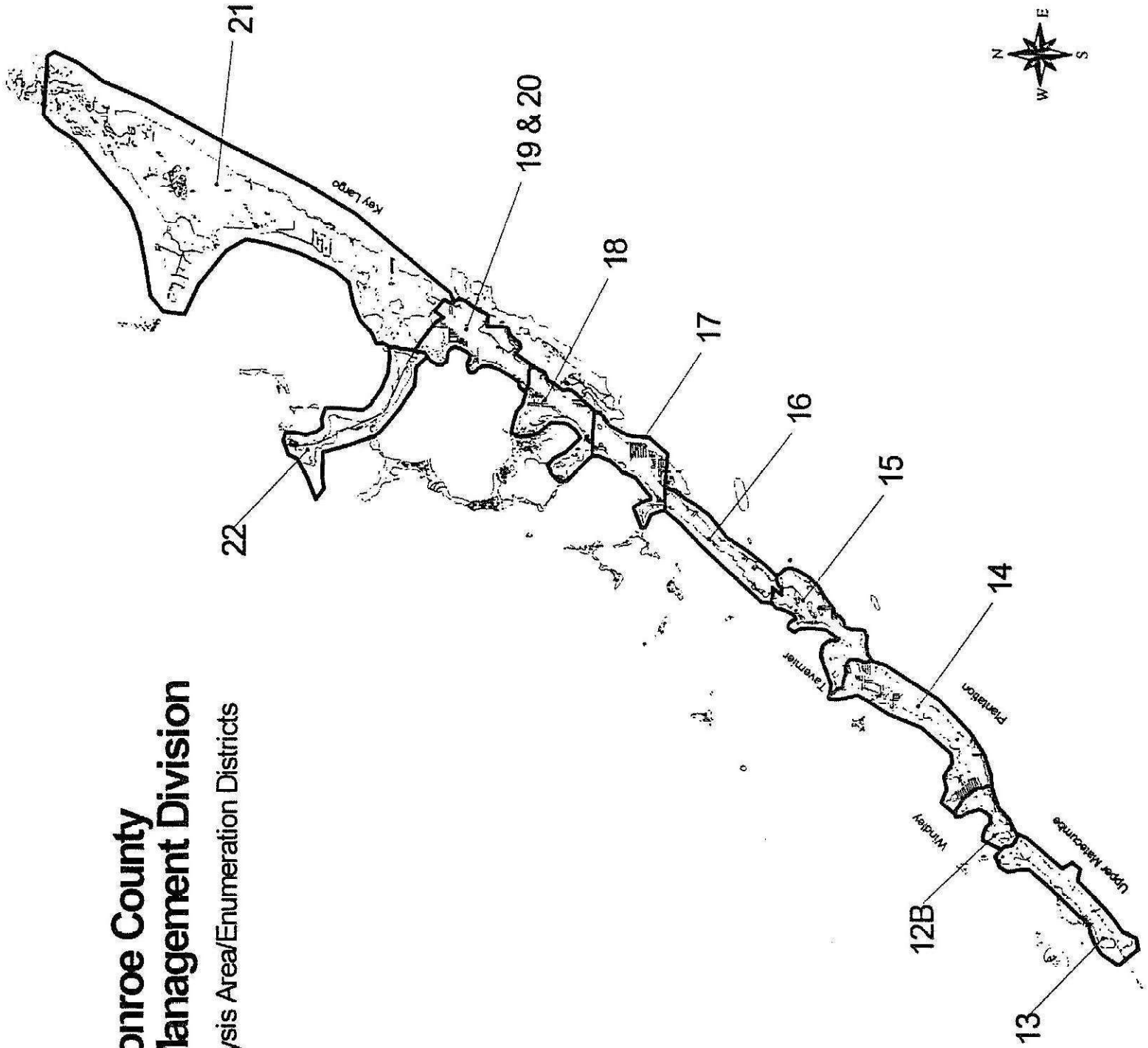
Planning Analysis Area/Enumeration Districts

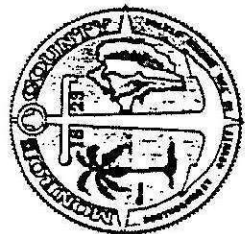




Monroe County Growth Management Division

Planning Analysis Area/Enumeration Districts





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Appendix 3

Summary Table of Permanent Resident, Peak Seasonal, and Functional Population Figures by PAED from 1990 to 2015

Functional Population

PAED	1990 Permanent Resident Population	1990 Seasonal Population	1990 Functional Population	1991 Permanent Resident Population	1991 Seasonal Population	1991 Functional Population	1992 Permanent Resident Population	1992 Seasonal Population	1992 Functional Population	1993 Permanent Resident Population	1993 Seasonal Population	1993 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population
Lower Keys														
1	4,560	1,273	5,833	4,581	1,274	5,855	4,597	1,275	5,873	4,604	1,276	5,880	4,621	1,277
2	3,140	1,257	4,398	3,179	1,261	4,440	3,195	1,260	4,455	3,207	1,269	4,476	3,241	1,269
3	1,844	1,688	3,530	1,876	1,688	3,564	1,915	1,688	3,603	1,965	1,708	3,673	2,006	1,705
4a	4,074	2,730	6,803	4,209	2,791	7,000	4,306	2,830	7,137	4,411	2,908	7,318	4,504	2,939
4b	37	15	51	41	16	56	44	17	61	47	19	66	48	18
5	4,352	3,096	7,448	4,482	3,131	7,613	4,568	3,151	7,719	4,695	3,201	7,886	4,785	3,213
6	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883
Subtotal	18,446	11,940	30,387	18,809	12,044	30,853	19,086	12,105	31,170	19,368	12,264	31,632	19,826	12,305
Middle Keys														
7	8,932	6,730	15,662	8,981	6,696	15,678	9,041	6,645	15,686	9,080	6,813	15,893	9,116	6,714
8	707	2,051	2,758	714	2,033	2,747	719	2,003	2,722	725	2,089	2,814	731	2,038
9	1,101	1,130	2,231	1,114	1,130	2,244	1,119	1,128	2,245	1,135	1,142	2,277	1,140	1,135
10	653	338	992	664	339	1,002	674	338	1,011	685	351	1,037	687	348
11	357	1,948	2,304	357	1,946	2,303	358	1,944	2,302	359	1,998	2,345	359	1,980
12a	976	1,211	2,187	1,005	1,231	2,236	1,041	1,255	2,298	1,054	1,281	2,345	1,068	1,287
12b	140	950	1,090	150	937	1,087	150	909	1,058	150	975	1,125	150	929
13	1,226	3,083	4,309	1,241	3,149	4,391	1,250	3,077	4,327	1,287	3,265	4,532	1,288	3,142
Subtotal	14,092	17,441	31,533	14,226	17,461	31,687	14,361	17,297	31,648	14,466	17,913	32,368	14,628	17,874
Upper Keys														
14	4,514	2,936	7,449	4,649	3,002	7,651	4,740	3,042	7,782	4,804	3,098	7,903	4,858	3,112
15	2,610	1,585	4,195	2,713	1,628	4,341	2,739	1,631	4,369	2,826	1,698	4,521	2,913	1,722
16	2,290	4,520	6,811	2,297	4,507	6,805	2,304	4,486	6,790	2,310	4,559	6,869	2,323	4,526
17	2,544	2,514	5,058	2,615	2,508	5,123	2,691	2,487	5,168	2,807	2,648	5,455	2,883	2,584
18	4,163	4,150	8,313	4,206	4,156	8,362	4,234	4,151	8,385	4,362	4,569	8,931	4,381	4,534
19-20	2,494	2,125	4,619	2,575	2,161	4,736	2,626	2,330	4,956	2,666	2,368	5,033	2,678	2,380
21	1,530	2,944	4,473	1,543	2,953	4,496	1,553	2,955	4,508	1,582	3,001	4,563	1,585	2,982
22	61	103	164	61	103	164	61	103	164	63	103	166	63	103
Subtotal	20,205	20,876	41,081	20,660	21,019	41,679	20,937	21,186	42,122	21,399	22,043	43,442	21,641	21,936
TOTAL	52,743	50,258	103,000	53,694	50,524	104,219	54,354	50,586	104,940	55,222	52,220	107,442	55,793	51,814
Village of Islamorada														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Laysan	166	155	341	189	155	345	191	154	344	192	160	352	194	157
City of Key Colony B.	989	1,489	2,478	993	1,493	2,486	1,006	1,506	2,512	1,023	1,539	2,562	1,030	1,542
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	24,938	18,591	43,529	25,043	16,233	43,277	25,149	17,723	42,872	25,255	18,985	44,220	25,380	18,131
COUNTY TOTAL (q)	78,855	70,493	149,348	79,920	70,406	150,326	80,699	69,969	150,668	81,691	72,884	154,575	82,378	71,644

Prepared by the Monroe County Planning Department. See Footnotes for sources.

PAED	1994 Functional Population	1995 Permanent Resident Population	1996 Seasonal Population	1995 Functional Population	1996 Permanent Resident Population	1996 Seasonal Population	1996 Functional Population	1997 Permanent Resident Population	1997 Seasonal Population	1997 Functional Population	1998 Permanent Resident Population	1998 Seasonal Population	1998 Functional Population	1999 Permanent Resident Population
Lower Keys														
1	5,898	4,628	1,278	5,905	4,658	1,279	5,937	4,684	1,280	5,964	4,707	1,281	5,988	4,719
2	4,510	3,255	1,268	4,524	3,280	1,275	4,555	3,297	1,277	4,574	3,313	1,274	4,587	3,319
3	3,711	2,039	1,706	3,745	2,080	1,717	3,797	2,105	1,720	3,825	2,133	1,716	3,849	2,160
4a	7,442	4,612	2,987	7,599	4,714	3,047	7,761	4,804	3,093	7,997	4,872	3,110	7,983	4,916
4b	67	49	20	69	51	20	71	55	22	77	56	22	79	56
5	7,978	4,828	3,228	8,057	4,909	3,257	8,166	4,936	3,255	8,201	4,964	3,264	8,228	4,974
6	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440
Subtotal	31,930	19,852	12,371	32,223	20,132	12,477	32,609	20,320	12,541	32,861	20,486	12,551	33,036	20,684
Middle Keys														
7	15,830	9,185	6,692	15,847	9,195	6,743	15,939	9,233	6,754	15,987	9,260	6,649	15,909	9,284
8	2,769	737	2,021	2,758	743	2,053	2,796	748	2,057	2,805	752	2,003	2,754	755
9	2,275	1,148	1,134	2,282	1,159	1,141	2,300	1,169	1,143	2,312	1,173	1,135	2,308	1,174
10	1,045	899	346	1,045	701	350	1,051	705	406	1,112	708	707	1,416	711
11	2,339	359	1,978	2,336	372	2,002	2,374	377	2,008	2,385	377	2,002	2,378	377
12a	2,355	1,086	1,298	2,383	1,097	1,318	2,413	1,104	1,322	2,426	-	-	-	-
12b	1,079	152	911	1,063	152	934	1,085	153	934	1,087	-	-	-	-
13	4,410	1,273	3,092	4,365	1,278	3,155	4,433	1,279	3,155	4,435	-	-	-	-
Subtotal	32,102	14,919	17,461	32,080	14,698	17,692	32,390	14,769	17,781	32,549	12,270	12,496	24,765	12,301
Upper Keys														
14	7,968	4,805	3,132	8,037	4,841	3,159	8,100	5,008	3,198	8,203	-	-	-	-
15	4,635	2,925	1,721	4,646	2,947	1,740	4,687	2,952	1,742	4,694	2,961	1,730	4,691	2,968
16	6,849	2,331	4,515	6,846	2,338	4,545	6,883	2,341	4,549	6,890	2,346	4,505	6,851	2,349
17	5,458	2,815	2,592	5,498	2,966	2,640	5,606	3,004	2,655	5,659	3,049	2,593	5,642	3,075
18	8,915	4,408	4,526	8,934	4,431	4,555	8,986	4,462	4,566	9,028	4,484	4,531	9,014	4,501
19-20	5,038	2,693	2,362	5,055	2,713	2,378	5,091	2,727	2,384	5,111	2,738	2,376	5,113	2,751
21	4,548	1,572	2,983	4,555	1,597	3,016	4,603	1,596	3,029	4,626	1,619	3,039	4,658	1,642
22	166	63	104	166	63	104	166	64	104	168	64	104	168	64
Subtotal	43,576	21,811	21,928	43,737	21,886	22,136	44,121	22,184	22,225	44,378	17,261	18,877	36,138	17,380
TOTAL	107,607	56,282	51,758	108,040	56,816	52,305	109,121	57,243	52,546	109,788	50,016	43,924	93,939	50,236
Village of Islamorada														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Laysan														
	351	197	157	354	198	159	357	201	160	361	203	158	361	206
City of Key Colony B.														
	2,572	1,045	1,581	2,606	1,050	1,571	2,621	1,058	1,593	2,641	1,074	1,597	2,671	1,089
City of Marathon														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)														
	43,491	25,466	17,790	43,256	25,572	18,216	43,787	25,677	18,233	43,910	25,783	17,365	43,148	25,942
COUNTY TOTAL (q)	154,022	82,990	71,266	154,255	83,635	72,251	155,886	84,179	72,521	156,700	84,665	71,454	156,120	85,114

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Functional Population

PAED	1999 Seasonal Population	1999 Functional Population	2000 Permanent Resident Population	2000 Seasonal Population	2000 Functional Population	2001 Permanent Resident Population	2001 Seasonal Population	2001 Functional Population	2002 Permanent Resident Population	2002 Seasonal Population	2002 Functional Population	2003 Permanent Resident Population	2003 Seasonal Population	2003 Functional Population
Lower Keys														
1	1,262	6,001	4,730	1,283	6,013	4,741	1,284	6,025	4,752	1,284	6,037	4,783	1,265	6,048
2	1,276	4,595	3,333	1,282	4,615	3,346	1,284	4,630	3,359	1,286	4,645	3,372	1,288	4,660
3	1,721	3,861	2,183	1,731	3,914	2,206	1,734	3,941	2,230	1,736	3,967	2,253	1,741	3,994
4a	3,135	8,050	4,975	3,178	8,154	5,035	3,209	8,244	5,085	3,239	8,334	5,155	3,270	8,424
4b	22	79	58	23	81	59	24	83	61	24	85	63	25	87
5	3,268	8,243	5,022	3,289	8,311	5,069	3,304	8,373	5,117	3,318	8,435	5,165	3,332	8,497
6	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323
Subtotal	12,667	33,171	20,741	12,669	33,410	20,897	12,721	33,618	21,083	12,773	33,826	21,210	12,824	34,034
Middle Keys														
7	6,861	16,165	-	-	-	-	-	-	-	-	-	-	-	-
8	2,013	2,768	-	-	-	-	-	-	-	-	-	-	-	-
9	1,137	2,311	-	-	-	-	-	-	-	-	-	-	-	-
10	743	1,454	719	835	1,553	728	902	1,829	734	970	1,704	742	972	1,714
11	2,002	2,379	379	2,011	2,391	382	2,015	2,397	385	2,019	2,404	387	2,023	2,410
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	12,775	25,077	1,098	2,846	3,944	1,108	2,917	4,026	1,118	2,989	4,108	1,129	2,995	4,124
Upper Keys														
14	-	-	-	-	4,749	3,013	1,770	4,783	3,036	1,781	4,616	3,058	1,792	4,850
15	1,736	4,704	2,991	1,759	6,905	2,354	4,556	6,911	2,357	4,559	6,918	2,360	4,622	6,981
16	4,515	6,864	3,352	4,554	5,793	3,126	2,694	5,819	3,151	2,704	5,855	3,177	2,714	5,891
17	2,612	5,687	3,100	2,683	9,097	4,532	4,586	9,118	4,548	4,592	9,140	4,564	4,598	9,181
18	4,542	9,043	4,516	4,580	5,163	2,776	2,405	5,182	2,789	2,411	5,200	2,801	2,417	5,218
19-20	2,384	5,135	2,764	2,400	4,748	1,653	3,109	4,762	1,659	3,118	4,776	1,685	3,126	4,791
21	3,075	4,716	1,647	3,101	169	65	104	169	65	104	169	65	104	169
22	104	168	65	104	36,615	17,619	19,224	36,744	17,604	19,269	36,872	17,689	19,372	37,061
Subtotal	18,967	36,317	17,435	19,180	73,969	39,525	34,863	74,387	39,776	35,030	74,806	40,027	35,192	75,219
TOTAL	44,329	94,565	39,273	34,696	73,969	39,525	34,863	74,387	39,776	35,030	74,806	40,027	35,192	75,219
Village of Islamorada														
	6,467	16,108	7,665	8,644	16,309	7,695	8,662	16,357	7,725	8,680	16,406	7,755	8,699	16,454
City of Laysan														
	159	365	208	163	372	211	165	375	213	166	379	216	167	383
City of Key Colony B.														
	1,619	2,708	1,101	1,641	2,742	1,113	1,657	2,770	1,125	1,674	2,798	1,136	1,690	2,827
City of Marathon														
	-	-	11,272	10,182	21,455	11,312	10,195	21,507	11,352	10,208	21,560	11,391	10,221	21,612
City of Key West (p)														
	17,483	43,426	28,102	18,165	44,267	28,261	18,162	44,443	28,421	18,198	44,619	28,524	18,209	44,733
COUNTY TOTAL (q)	72,058	157,172	85,622	73,491	159,113	86,117	73,723	159,840	86,612	73,956	160,568	87,050	74,177	161,227

PAED	2004 Permanent Resident Population	2004 Seasonal Population	2004 Functional Population	2006 Permanent Resident Population	2006 Seasonal Population	2005 Functional Population	2006 Permanent Resident Population	2006 Seasonal Population	2006 Functional Population	2007 Permanent Resident Population	2007 Seasonal Population	2007 Functional Population	2008 Permanent Resident Population	2008 Seasonal Population
Lower Keys														
1	4,778	1,286	6,065	4,791	1,287	6,077	4,797	1,287	6,085	4,799	1,289	6,088	4,796	1,290
2	3,980	1,281	4,881	3,406	1,293	4,699	3,416	1,295	4,713	3,426	1,297	4,723	3,431	1,299
3	2,288	1,746	4,034	2,321	1,751	4,072	2,353	1,756	4,109	2,382	1,762	4,144	2,410	1,767
4a	5,249	3,318	8,567	5,339	3,364	8,704	5,426	3,409	8,835	5,509	3,452	8,961	5,588	3,492
4b	85	26	91	68	27	95	71	28	99	73	29	103	76	30
5	5,233	3,352	8,586	5,297	3,372	8,669	5,357	3,389	8,747	5,412	3,407	8,820	5,463	3,424
6	440	1,893	2,323	440	1,883	2,323	439	1,883	2,322	437	1,885	2,322	436	1,887
Subtotal	21,446	12,903	34,347	21,682	12,977	34,639	21,860	13,048	34,908	22,040	13,121	35,160	22,199	13,189
Middle Keys														
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	749	975	1,724	756	977	1,732	762	979	1,740	767	981	1,748	771	983
11	390	2,027	2,416	392	2,030	2,422	393	2,033	2,426	395	2,036	2,431	396	2,039
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	1,139	3,002	4,140	1,147	3,007	4,154	1,155	3,011	4,166	1,161	3,017	4,179	1,167	3,022
Upper Keys														
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	3,086	1,810	4,906	3,131	1,827	4,958	3,163	1,843	5,006	3,193	1,857	5,050	3,219	1,871
16	2,365	4,627	6,992	2,368	4,631	6,999	2,369	4,632	7,000	2,367	4,632	6,999	2,363	4,630
17	3,232	2,736	5,968	3,285	2,757	6,042	3,335	2,778	6,112	3,382	2,788	6,180	3,427	2,817
18	4,586	4,609	9,205	4,624	4,620	9,244	4,648	4,629	9,276	4,687	4,838	9,305	4,682	4,647
19-20	2,826	2,429	5,255	2,849	2,439	5,288	2,869	2,449	5,317	2,886	2,458	5,344	2,800	2,465
21	1,675	3,142	4,818	1,685	3,156	4,840	1,692	3,167	4,859	1,698	3,176	4,875	1,703	3,183
22	65	104	170	66	105	170	66	105	170	66	105	171	66	105
Subtotal	17,856	19,458	37,314	18,007	19,534	37,541	18,142	19,600	37,742	18,260	19,684	37,924	18,361	19,718
TOTAL	40,439	35,362	75,801	40,816	35,518	76,334	41,157	35,659	76,816	41,461	35,802	77,263	41,726	35,929
Village of Islamorada														
	7,830	8,719	16,549	7,897	8,735	16,632	7,957	8,746	16,703	8,010	8,756	16,765	8,055	8,761
City of Laysan														
	219	188	386	221	169	390	223	170	393	225	171	396	226	172
City of Key Colony B.														
	1,148	1,707	2,856	1,160	1,723	2,883	1,170	1,737	2,907	1,179	1,750	2,929	1,187	1,761
City of Marathon														
	11,441	10,231	21,673	11,480	10,238	21,718	11,508	10,241	21,749	11,524	10,247	21,771	11,529	10,250
City of Key West (p)														
	26,628	17,343	43,970	26,731	17,354	44,085	26,783	17,360	44,153	26,855	17,381	44,236	26,917	17,402
COUNTY TOTAL (q)	87,705	73,531	161,235	88,305	73,737	162,041	88,808	73,914	162,722	89,253	74,108	163,361	89,640	74,275

Prepared by the Monroe County Planning Department. See Footnotes for sources.

Functional Population

PAED	2008 Functional Population	2009 Permanent Resident Population	2009 Seasonal Population	2009 Functional Population	2010 Permanent Resident Population	2010 Seasonal Population	2010 Functional Population	2011 Permanent Resident Population	2011 Seasonal Population	2011 Functional Population	2012 Permanent Resident Population	2012 Seasonal Population	2012 Functional Population	2013 Permanent Resident Population	
Lower Keys															
1	6,086	4,788	1,291	6,079	4,775	1,291	6,067	4,758	1,292	6,050	4,736	1,293	6,029	4,709	
2	4,730	3,433	1,300	4,732	3,431	1,300	4,731	3,426	1,300	4,726	3,417	1,300	4,717	3,405	
3	4,177	2,435	1,772	4,207	2,458	1,777	4,236	2,478	1,782	4,261	2,498	1,786	4,284	2,514	
4a	9,080	5,662	3,531	9,193	5,732	3,587	9,299	5,797	3,601	9,397	5,866	3,632	9,488	5,911	
4b	106	79	31	110	82	33	114	85	34	118	88	35	123	91	
5	8,887	5,508	3,439	8,947	5,548	3,453	9,001	5,583	3,465	9,048	5,613	3,476	9,088	5,637	
6	2,322	433	1,869	2,322	431	1,891	2,321	428	1,892	2,320	424	1,894	2,319	421	
Subtotal	35,388	22,339	13,263	35,592	22,468	13,312	35,770	22,566	13,368	35,922	22,632	13,415	36,047	22,687	
Middle Keys															
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10	1,754	775	985	1,760	778	987	1,765	780	988	1,768	781	980	1,771	782	
11	2,434	396	2,041	2,437	396	2,043	2,439	396	2,044	2,440	395	2,044	2,440	394	
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal	4,189	1,171	3,028	4,197	1,174	3,030	4,204	1,176	3,032	4,208	1,177	3,034	4,211	1,176	
Upper Keys															
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
15	5,090	3,243	1,882	5,125	3,264	1,893	5,156	3,281	1,901	5,182	3,295	1,909	5,204	3,308	
16	6,993	2,357	4,625	6,981	2,348	4,618	6,965	2,337	4,608	6,945	2,323	4,596	6,919	2,308	
17	6,245	3,470	2,836	6,305	3,509	2,853	6,362	3,545	2,869	6,414	3,578	2,883	6,461	3,808	
18	9,328	4,692	4,653	9,345	4,697	4,658	9,355	4,697	4,661	9,359	4,693	4,663	9,358	4,685	
19-20	5,356	2,912	2,472	5,384	2,921	2,477	5,398	2,927	2,481	5,408	2,930	2,484	5,413	2,930	
21	4,886	1,705	3,188	4,893	1,706	3,190	4,896	1,705	3,189	4,895	1,703	3,187	4,890	1,699	
22	171	66	105	171	66	105	171	68	105	171	65	105	171	65	
Subtotal	38,078	18,444	19,761	38,205	18,610	19,793	38,303	18,668	19,816	38,373	18,688	19,826	38,414	18,600	
TOTAL	77,656	41,954	36,040	77,994	42,142	36,135	78,277	42,290	36,213	78,503	42,397	36,275	78,672	42,464	
Village of Islamorada	16,816	6,092	8,762	16,853	6,121	8,758	16,878	6,142	8,749	16,891	6,155	8,735	16,890	6,180	
City of Laysan	399	228	173	401	229	174	403	230	174	405	231	175	408	232	
City of Key Colony B.	2,948	1,194	1,771	2,965	1,200	1,779	2,978	1,204	1,785	2,989	1,207	1,790	2,997	1,210	
City of Marathon	21,778	11,522	10,249	21,770	11,503	10,244	21,747	11,473	10,238	21,709	11,432	10,224	21,656	11,379	
City of Key West (p)	44,319	28,979	17,423	44,402	27,041	17,444	44,485	27,103	17,465	44,568	27,165	17,488	44,651	27,227	
COUNTY TOTAL (q)	163,916	89,968	74,417	164,385	90,236	74,533	164,769	90,442	74,622	165,064	90,588	74,685	165,272	90,671	

Prepared by the Monroe County Planning Department. See Footnotes for sources.

PAED	2013 Seasonal Population	2013 Functional Population	2014 Permanent Resident Population	2014 Seasonal Population	2014 Functional Population	2016 Permanent Resident Population	2016 Seasonal Population	2016 Functional Population
Lower Keys								
1	1,293	6,002	4,678	1,293	5,971	4,642	1,293	5,936
2	1,299	4,704	3,390	1,298	4,688	3,371	1,296	4,667
3	1,790	4,304	2,528	1,793	4,322	2,540	1,797	4,336
4a	3,660	9,571	5,960	3,688	9,645	6,003	3,709	9,712
4b	36	127	84	37	131	96	38	135
5	3,464	9,121	5,655	3,492	9,147	5,668	3,497	9,166
6	1,896	2,317	416	1,888	2,315	412	1,900	2,312
Subtotal	13,459	36,146	22,721	13,497	36,218	22,733	13,530	36,263
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	890	1,773	782	891	1,773	781	992	1,773
11	2,044	2,438	393	2,043	2,436	391	2,042	2,433
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	3,036	4,211	1,175	3,034	4,209	1,172	3,034	4,206
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,914	5,221	3,314	1,918	5,232	3,318	1,921	5,239
16	4,591	6,889	2,280	4,564	6,854	2,270	4,545	6,815
17	2,897	6,504	3,634	2,809	6,543	3,657	2,918	6,576
18	4,662	9,347	4,671	4,660	9,331	4,653	4,657	9,310
19-20	2,485	5,414	2,927	2,484	5,411	2,921	2,483	5,404
21	3,181	4,880	1,893	3,173	4,866	1,885	3,163	4,849
22	105	171	65	106	170	64	106	170
Subtotal	19,828	38,426	18,694	19,815	38,408	18,569	19,793	38,362
TOTAL	36,319	78,783	42,489	36,347	78,836	42,474	36,357	78,831
Village of Islamorada								
	8,717	16,877	8,157	8,694	16,851	8,145	8,667	16,812
City of Laysan								
	175	407	232	175	407	232	175	408
City of Key Colony B.								
	1,793	3,003	1,211	1,794	3,005	1,210	1,794	3,004
City of Marathon								
	10,210	21,589	11,316	10,191	21,507	11,241	10,170	21,411
City of Key West (p)								
	17,507	44,734	27,289	17,528	44,817	27,351	17,548	44,900
COUNTY TOTAL (q)	74,720	165,392	90,693	74,730	165,423	90,654	74,712	165,366

Prepared by the Monroe County Planning Department. See Footnotes for sources.



Monroe County Planning Department

Appendix 4

Summary Table of Permanent Resident Population Figures by PAED from 1990 to 2015

1	2	3	4	5	6	7	8	9	10	11	12	13	14
PAED	1990 Census Tract(s)	1990 Census Block Groups	April 1, 1990 STF1A Total Population	April 1, 1990 STF1A Total Housing Units	April 1, 1990 STF1A Total Occupied Housing Units	April 1, 1990 STF1A Total Owner-Occupied Housing Units	April 1, 1990 STF1A Total Renter-Occupied Housing Units	April 1, 1990 STF1A Number of Vacant Housing Units	April 1, 1990 Housing Unit Vacant Percent (9/8)	April 1, 1990 STF1A Total Number of Seasonal Units	April 1, 1990 Percent of Total Units Used as Seasonal (11/5)	Persons per Total Housing Unit (1/6)	Total Number of Dwelling Units Completed 4/2/90 - 12/31/90 Based on # of CO's Issued

Lower Keys

1	9718 & 9719 pl.	N/A	4,539	1,944	1,778	1,137	641	166	8.5%	43	2.2%	2.33	9
2	9717	N/A	3,108	1,352	1,098	686	412	254	18.8%	142	10.5%	2.30	14
3	9716	N/A	1,786	869	728	583	175	141	16.2%	86	9.9%	2.06	28
4a	9715	N/A	3,952	2,723	1,784	1,408	376	939	34.5%	654	24.0%	1.45	84
4b	9714 pl.	BG 4 (e)	31	27	15	13	2	12	44.4%	4	14.8%	1.15	5
5	9714 pl.	BG 1,2,3,4,5 (a)	4,206	2,453	1,799	1,385	414	654	26.7%	402	16.4%	1.71	85
6	9714 pl. & 9713 pl.	9714 BG 1 (b)	440	33	31	30	1	2	6.1%	0	0.0%	13.33	0
Subtotal			18,062	9,401	7,233	5,212	2,021	2,168	23.1%	1,331	14.2%	1.92	225

Middle Keys

7	9713, 9712, & 9711	N/A	8,864	5,212	3,955	2,590	1,365	1,257	24.1%	777	14.9%	1.70	40
8	9710 pl.	BG 3 (c)	697	575	330	392	183	245	42.6%	197	34.3%	1.21	8
9	9710 pl.	BG 2 (d)	1,086	665	462	519	146	203	30.5%	90	13.5%	1.63	9
10	9710 pl.	BG 2 (d)	629	491	341	393	108	150	30.5%	66	13.4%	1.28	19
11	9710 pl.	BG 1(e)	358	412	185	324	88	227	55.1%	176	42.7%	0.86	1
12a	9709 pl.	BG 5	956	855	458	355	103	397	46.4%	292	34.2%	1.12	18
12b	9709 pl.	BG 1,2 (f)	140	130	81	58	23	49	37.7%	38	29.2%	1.08	0
13	9709 pl.	BG 1,2,3,4 (f)	1,220	966	646	389	257	320	33.1%	220	22.8%	1.26	5
Subtotal			13,948	9,306	6,458	5,010	2,273	2,848	30.6%	1,856	19.9%	1.50	100

Upper Keys

14	9708	N/A	4,405	2,961	1,937	1,457	480	1,024	34.6%	777	26.2%	1.49	73
15	9707	N/A	2,433	1,623	1,109	726	383	514	31.7%	383	23.6%	1.50	118
16	9708	N/A	2,287	1,987	1,061	800	281	926	46.6%	793	39.9%	1.15	3
17	9705	N/A	2,465	1,565	1,077	714	363	488	31.2%	319	20.4%	1.58	50
18	9704	N/A	4,127	2,440	1,737	1,313	424	703	28.8%	489	20.0%	1.69	21
19-20 (g)	9703	N/A	2,457	1,602	1,070	814	256	532	33.2%	371	23.2%	1.53	24
21	9702.98 pl.	BG 1,2,3 (h)	1,505	1,597	672	570	110	925	57.9%	706	44.2%	0.94	26
22	9701 pl. & 9702.98 pl.	BG 1 (h)	61	36	36	23	5	0	0.0%	0	0.0%	1.69	0
Subtotal			19,740	13,811	8,599	6,417	2,282	6,112	37.0%	3,638	27.8%	1.43	315

UNINC. TOTAL			51,750	32,518	22,390	16,639	6,576	10,128	31.1%	7,025	21.6%	1.59	640
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Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-	-	-
City of Laysan	9710	BG 1	183	145	77	48	29	68	46.9%	28	19.3%	1.26	2
City of Key Colony B.	9710	BG 3	977	1,152	518	318	137	634	55.0%	441	38.3%	0.85	14
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	24,832	12,221	10,424	4,384	6,040	1,797	14.7%	440	3.6%	2.03	96

COUNTY TOTAL (q)			77,742	46,036	33,409	21,389	12,782	12,627	27.4%	7,934	17.2%	1.69	752
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Laysan, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	15	16	17	18	19	20	21	22	23	24	25	26
	December 31, 1990 Total Housing Units (8 + 14)	December 31, 1990 Total of Seasonal Housing Units (12 x 16)	DECEMBER 31, 1990 PERMANENT RESIDENT POPULATION (j) (13 x 15)	Total Number of Dwelling Units Completed 1/1/91 - 12/31/91 Based on # of CO's Issued	December 31, 1991 Total Housing Units (16 x 18)	December 31, 1991 Total Number of Seasonal Housing Units (12 x 19)	DECEMBER 31, 1991 PERMANENT RESIDENT POPULATION (j) (13 x 19)	Total Number of Dwelling Units Completed 1/1/92 - 12/31/92 Based on # of CO's Issued	December 31, 1992 Total Housing Units (19 x 22)	December 31, 1992 Total of Seasonal Housing Units (12 x 23)	DECEMBER 31, 1992 PERMANENT RESIDENT POPULATION (j) (13 x 23)	Total Number of Dwelling Units Completed 1/1/93 - 12/31/93 Based on # of CO's Issued
PAED												
Lower Keys												
1	1,953	43	4,560	9	1,962	43	4,581	7	1,969	44	4,597	3
2	1,366	143	3,140	17	1,363	145	3,179	7	1,390	146	3,186	5
3	897	89	1,844	16	913	90	1,876	19	932	92	1,916	24
4a	2,807	674	4,074	93	2,900	697	4,209	67	2,967	713	4,306	72
4b	32	5	37	4	36	5	41	2	38	6	44	3
5	2,536	416	4,352	76	2,614	428	4,482	50	2,684	437	4,568	74
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	9,626	1,370	18,446	216	9,841	1,409	18,809	152	9,993	1,437	19,086	181
Middle Keys												
7	5,252	783	8,932	29	5,281	787	8,981	35	5,316	793	9,041	23
8	583	200	707	6	589	202	714	4	593	203	719	5
9	674	91	1,101	8	682	92	1,114	3	685	93	1,119	10
10	510	69	663	8	518	70	664	8	526	71	674	9
11	413	176	357	0	413	176	357	1	414	177	358	1
12a	873	298	976	26	899	307	1,005	32	931	318	1,041	12
12b	130	38	140	9	139	41	150	0	139	41	150	0
13	971	221	1,226	12	983	224	1,241	7	990	225	1,250	13
Subtotal	9,406	1,876	14,092	98	9,604	1,899	14,226	90	9,694	1,920	14,351	73
Upper Keys												
14	3,034	796	4,514	91	3,125	820	4,649	61	3,186	838	4,740	43
15	1,741	411	2,610	69	1,810	427	2,713	17	1,827	431	2,739	58
16	1,990	794	2,290	6	1,996	797	2,297	6	2,002	799	2,304	5
17	1,615	329	2,544	45	1,660	338	2,616	42	1,702	347	2,681	80
18	2,461	493	4,163	26	2,487	498	4,208	16	2,503	502	4,234	76
19-20 (g)	1,626	377	2,494	53	1,679	389	2,676	33	1,712	396	2,628	26
21	1,623	717	1,530	14	1,637	724	1,543	11	1,648	729	1,553	10
22	36	0	61	0	36	0	61	0	36	0	61	1
Subtotal	14,126	3,918	20,205	304	14,430	3,993	20,660	186	14,616	4,040	20,937	299
UNINC. TOTAL	33,158	7,164	52,743	617	33,775	7,301	53,694	428	34,203	7,396	54,354	553
Village of Islamorada												
City of Lorton	147	28	186	3	150	29	189	1	151	29	191	1
City of Key Colony B.	1,166	446	989	5	1,171	448	993	15	1,186	454	1,006	20
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,317	443	24,938	96	12,413	447	25,043	96	12,509	450	25,149	96
COUNTY TOTAL (g)	46,788	8,082	78,855	721	47,509	8,225	79,920	540	48,049	8,330	80,699	670

SEE FINAL PAGE FOR FOOTNOTES
SOURCE: 1990 Census of Population: Certificate of Occupancy Data from Monroe County, Islamorada, Lorton, Key Colony Beach and Key West Building Departments. Rate-of-Growth Ordinance and Rules

	27	28	29	30	31	32	33	34	35	36	37	38
	December 31, 1993 Total Housing Units (12 x 26)	December 31, 1993 Total Number of Seasonal Housing Units (12 x 27)	DECEMBER 31, 1993 PERMANENT RESIDENT POPULATION (j) (13 x 27)	Total Number of Dwelling Units Completed 1/1/84 - 12/31/84 Based on # of CO's Issued	December 31, 1994 Total Housing Units (27 x 30)	December 31, 1994 Total Number of Seasonal Housing Units (12 x 31)	DECEMBER 31, 1994 PERMANENT RESIDENT POPULATION (j) (13 x 31)	Total Number of Dwelling Units Completed 1/1/95 - 12/31/95 Based on # of CO's Issued	December 31, 1995 Total Housing Units (31 x 34)	December 31, 1995 Total Number of Seasonal Housing Units (12 x 35)	DECEMBER 31, 1995 PERMANENT RESIDENT POPULATION (j) (13 x 35)	Total Number of Dwelling Units Completed 1/1/96 - 12/31/96 Based on # of CO's Issued

PAED

Lower Keys												
1	1,972	44	4,604	7	1,979	44	4,621	3	1,982	44	4,628	13
2	1,395	147	3,207	15	1,410	148	3,241	6	1,415	149	3,255	11
3	956	95	1,965	20	976	97	2,006	16	992	98	2,039	20
4a	3,039	730	4,411	64	3,103	745	4,604	75	3,178	763	4,612	70
4b	41	6	47	1	42	6	48	1	43	6	49	1
5	2,738	449	4,695	41	2,779	455	4,765	37	2,816	461	4,828	47
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	10,174	1,468	19,368	148	10,322	1,495	19,625	138	10,460	1,622	19,852	182

Middle Keys

Middle Keys												
7	5,339	796	9,080	21	5,360	799	9,116	29	5,389	803	9,155	18
6	598	205	726	5	603	207	731	5	608	208	737	5
9	695	94	1,135	3	698	94	1,140	5	703	95	1,148	7
10	535	72	685	9	544	73	697	2	546	73	699	1
11	415	177	359	0	415	177	359	0	415	177	359	16
12a	843	322	1,054	12	955	326	1,068	16	971	332	1,086	10
12b	139	41	160	0	139	41	150	2	141	41	152	0
13	1,003	228	1,267	1	1,004	229	1,268	4	1,008	230	1,273	4
Subtotal	9,667	1,936	14,455	61	9,718	1,946	14,528	63	9,781	1,980	14,619	61

Upper Keys

Upper Keys												
14	3,229	847	4,804	35	3,264	857	4,866	33	3,297	865	4,905	24
15	1,885	445	2,825	58	1,943	459	2,913	8	1,951	460	2,925	15
16	2,007	801	2,310	11	2,018	805	2,323	7	2,025	808	2,331	6
17	1,782	363	2,807	36	1,818	371	2,863	33	1,851	377	2,915	32
18	2,579	517	4,362	11	2,590	519	4,381	16	2,606	522	4,408	14
19-20 (g)	1,738	402	2,666	8	1,746	404	2,678	10	1,756	407	2,693	13
21	1,658	733	1,652	3	1,661	734	1,665	7	1,668	737	1,672	16
22	37	0	63	0	37	0	63	0	37	0	63	0
Subtotal	14,916	4,109	21,399	162	15,077	4,149	21,641	114	15,191	4,177	21,811	120

UNINC. TOTAL	34,756	7,513	55,222	361	35,117	7,590	55,793	315	35,432	7,659	56,282	343
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Laysan	152	29	192	2	154	30	194	2	156	30	197	1
City of Key Colony B.	1,208	462	1,023	8	1,214	465	1,030	18	1,232	472	1,045	6
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,605	454	25,255	96	12,701	457	25,360	96	12,797	461	25,466	96

COUNTY TOTAL (q)	48,719	8,458	81,691	467	49,186	8,542	82,378	431	49,617	8,622	82,990	446
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SEE FINAL PAGE FOR FOOTNOTES
SOURCE: 1990 Census of Population, Certificate of Occupancy Data from Monroe County, Islamorada, Laysan, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	39	40	41	42	43	44	45	46	47	48	49	50
PAED	December 31, 1996 Total Housing Units (35 + 38)	December 31, 1996 Total Number of Seasonal Housing Units (12 x 39)	DECEMBER 31, 1996 PERMANENT RESIDENT POPULATION (U) (13 x 39)	Total Number of Dwelling Units Completed 1/1/97 - 12/31/97 Based on # of CO's Issued	December 31, 1997 Total Housing Units (39 + 42)	December 31, 1997 Total Number of Seasonal Housing Units (12 x 43)	DECEMBER 31, 1997 PERMANENT RESIDENT POPULATION (U) (13 x 43)	Total Number of Dwelling Units Completed 1/1/98 - 12/31/98 Based on # of CO's Issued	December 31, 1998 Total Housing Units (43 + 46)	December 31, 1998 Total Number of Seasonal Housing Units (12 x 47)	DECEMBER 31, 1998 PERMANENT RESIDENT POPULATION (U) (13 x 47)	Total Number of Dwelling Units Completed 1/1/99 - 12/31/99 Based on # of CO's Issued (H)
Lower Keys												
1	1,995	44	4,658	11	2,006	44	4,684	10	2,016	45	4,707	5
2	1,427	150	3,280	7	1,434	151	3,297	7	1,441	151	3,313	3
3	1,012	100	2,080	12	1,024	101	2,105	14	1,038	103	2,133	13
4a	3,248	780	4,714	62	3,310	795	4,804	47	3,357	806	4,872	30
4b	44	7	51	4	48	7	55	1	49	7	56	0
5	2,863	469	4,909	16	2,879	472	4,936	16	2,895	474	4,984	6
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	10,522	1,550	20,132	112	10,734	1,570	20,320	95	10,829	1,567	20,485	57
Middle Keys												
7	5,407	806	9,196	22	5,428	809	9,233	16	5,445	812	9,280	14
8	613	210	743	4	617	211	748	3	620	212	762	3
9	710	96	1,159	6	716	97	1,169	2	718	97	1,173	1
10	547	74	701	4	551	74	706	2	553	74	708	2
11	431	184	372	5	436	186	377	0	436	186	377	0
12a	981	335	1,097	6	987	337	1,104	-	-	-	-	-
12b	141	41	152	1	142	42	153	-	-	-	-	-
13	1,012	230	1,278	1	1,013	231	1,279	-	-	-	-	-
Subtotal	9,842	1,977	14,598	49	9,891	1,987	14,769	23	7,772	1,392	12,270	20
Upper Keys												
14	3,321	871	4,941	45	3,366	883	5,008	-	-	-	-	-
15	1,966	464	2,947	3	1,969	465	2,952	6	1,975	466	2,961	5
16	2,031	811	2,338	3	2,034	812	2,341	4	2,038	813	2,346	3
17	1,883	384	2,966	24	1,907	389	3,004	29	1,936	395	3,049	16
18	2,620	525	4,431	18	2,638	529	4,462	13	2,651	531	4,484	10
19-20 (g)	1,789	410	2,713	9	1,778	412	2,727	7	1,785	413	2,738	9
21	1,684	744	1,587	10	1,694	749	1,596	24	1,718	759	1,619	24
22	37	0	63	1	38	0	64	0	38	0	64	0
Subtotal	15,311	4,209	21,986	113	15,424	4,238	22,154	83	12,141	3,378	17,261	87
UNINC. TOTAL	35,775	7,736	56,816	274	36,049	7,795	57,243	201	30,742	6,347	50,016	144
Village of Islamorada	-	-	-	-	-	-	-	34	5,542	1,497	7,590	30
City of Laysan	157	30	198	2	159	31	201	2	161	31	203	2
City of Key Colony B.	1,238	474	1,050	10	1,248	478	1,058	18	1,266	485	1,074	18
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,893	464	25,572	96	12,988	468	25,677	96	13,085	471	25,783	81
COUNTY TOTAL (q)	50,063	8,704	83,635	382	50,445	8,771	84,179	351	50,796	8,831	84,665	275

	51	52	53	54	55	56	57	58	59	60	61	62
	December 31, 1999	December 31, 1999	DECEMBER 31, 1999 PERMANENT RESIDENT POPULATION (K) (13 x 61)	Total Number of Dwelling Units Built from 4/2000 to 12/31/99 (14+16+22+24+30+34+36+42+46+50)	Historical Percentage of Regional Total of Dwelling Units Built (84 / Subtotal)	Total Number of Dwelling Units Completed 1/1/00 - 12/31/00 Based on # of Permits Available (I)	December 31, 2000 Total Housing Units (51 + 56)	December 31, 2000 Total Number of Seasonal Housing Units (12 x 57)	DECEMBER 31, 2000 PERMANENT RESIDENT POPULATION (K) (13 x 57)	Total Number of Dwelling Units Completed 1/1/01 - 12/31/01 Based on # of Permits Available (I)	December 31, 2001 Total Housing Units (57 + 60)	December 31, 2001 Total Number of Seasonal Housing Units (12 x 61)

PAED

Lower Keys												
1	2,021	45	4,719	77	5.2%	5	2,026	45	4,730	5	2,031	45
2	1,444	152	3,319	92	6.2%	6	1,450	152	3,333	6	1,455	153
3	1,051	104	2,160	182	12.3%	11	1,052	105	2,183	11	1,074	106
4a	3,397	813	4,916	664	44.7%	41	3,428	823	4,975	41	3,469	833
4b	49	7	56	22	1.5%	1	50	7	58	1	52	8
5	2,901	475	4,974	448	30.2%	28	2,929	480	5,022	28	2,957	485
8	33	0	440	0	0.0%	0	33	0	440	0	33	0
Subtotal	10,886	1,597	20,584	1,485	100.0%	92	10,978	1,613	20,741	92	11,070	1,629

Middle Keys

7	5,459	614	9,284	247	56.5%	-	-	-	-	-	-	-
8	623	213	755	48	11.0%	-	-	-	-	-	-	-
9	718	97	1,174	54	12.4%	-	-	-	-	-	-	-
10	555	75	711	64	14.6%	6	561	75	719	6	567	76
11	438	166	377	24	5.5%	3	439	188	379	3	442	189
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	7,792	1,385	12,301	437	100.0%	9	1,000	263	1,098	9	1,009	265

Upper Keys

14	-	-	-	-	-	-	-	-	-	-	-	-
15	1,980	487	2,968	357	26.3%	15	1,995	471	2,991	15	2,010	474
16	2,041	615	2,349	54	4.0%	2	2,043	815	2,352	2	2,046	816
17	1,952	398	3,075	387	28.5%	18	1,968	401	3,100	16	1,984	405
18	2,881	533	4,501	221	16.3%	8	2,670	535	4,516	9	2,680	537
19-20 (g)	1,794	415	2,751	192	14.1%	8	1,802	417	2,764	8	1,810	419
21	1,742	770	1,642	145	10.7%	8	1,748	773	1,647	6	1,754	775
22	38	0	84	2	0.1%	0	38	0	85	0	38	0
Subtotal	12,208	3,399	17,350	1,358	100.0%	57	12,265	3,413	17,435	67	12,322	3,427

UNINC. TOTAL	30,886	6,381	50,236	3,280	100.0%	158	24,243	5,289	39,273	158	24,401	5,321
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Village of Islamorada	5,560	1,507	7,641	668	100.0%	22	5,602	1,513	7,655	22	5,624	1,519
City of Laysan	163	31	206	18	100.0%	2	165	32	208	2	167	32
City of Key Colony B.	1,284	492	1,089	132	100.0%	14	1,298	497	1,101	14	1,312	502
City of Marathon	-	-	-	-	-	24	6,831	1,127	11,272	24	6,855	1,130
City of Key West (p)	13,168	474	25,942	945	100.0%	81	13,247	477	26,102	81	13,328	480

COUNTY TOTAL (q)	51,079	8,885	85,114	5,043	100.0%	301	51,386	8,934	85,622	301	51,687	8,986
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Laysan, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	63	64	65	66	67	68	69	70	71	72	73
	DECEMBER 31, 2001 PERMANENT RESIDENT POPULATION (K) (13 x 61)	Total Number of Dwelling Units Completed 1/1/02 - 12/31/02 Based on # of Permits Available (I)	December Total Housing Units (61 x 64)	December Total Number of Seasonal Housing Units (12 x 65)	DECEMBER 31, 2002 PERMANENT RESIDENT POPULATION (K) (13 x 65)	Total Number of Dwelling Units Completed 1/1/03 - 12/31/03 Based on # of Permits Available (I)	December Total Housing Units (65 x 68)	December Total Number of Seasonal Housing Units (12 x 69)	DECEMBER 31, 2003 PERMANENT RESIDENT POPULATION (K) (13 x 69)	% Increase in Population from 12/31/02 to 12/31/03 ((21 - 17) / 17)	% Increase in Population from 12/31/01 to 12/31/02 ((25 - 21) / 21)
Lower Keys											
PAED											
1	4,741	5	2,035	45	4,762	5	2,040	45	4,763	0.46%	0.36%
2	3,346	6	1,461	153	3,359	6	1,487	154	3,372	1.24%	0.51%
3	2,206	11	1,085	107	2,230	11	1,096	108	2,263	1.78%	2.08%
4a	5,035	41	3,510	843	5,095	41	3,552	853	5,155	3.31%	2.31%
4b	59	1	53	8	61	1	54	8	63	12.50%	5.58%
5	5,069	28	2,984	489	5,117	28	3,012	494	5,165	2.99%	1.91%
6	440	0	33	0	440	0	33	0	440	0.00%	0.00%
Subtotal	20,897	92	11,162	1,646	21,053	92	11,264	1,662	21,210	1.97%	1.37%
Middle Keys											
7	-	-	-	-	-	-	-	-	-	0.55%	0.66%
8	-	-	-	-	-	-	-	-	-	1.03%	0.88%
9	-	-	-	-	-	-	-	-	-	1.19%	0.44%
10	725	6	573	77	734	6	579	78	742	1.57%	1.54%
11	382	3	445	190	385	3	448	191	387	0.00%	0.24%
12a	-	-	-	-	-	-	-	-	-	2.98%	3.56%
12b	-	-	-	-	-	-	-	-	-	6.92%	0.00%
13	-	-	-	-	-	-	-	-	-	1.24%	0.71%
Subtotal	1,108	9	1,018	267	1,119	9	1,027	269	1,129	0.95%	0.88%
Upper Keys											
14	-	-	-	-	-	-	-	-	-	3.00%	1.95%
15	3,013	15	2,025	478	3,036	15	2,040	481	3,068	3.96%	0.94%
16	2,354	2	2,048	817	2,357	2	2,050	818	2,360	0.30%	0.30%
17	3,126	16	2,001	408	3,151	16	2,017	411	3,177	2.79%	2.53%
18	4,532	9	2,689	539	4,548	9	2,698	541	4,564	1.06%	0.84%
19-20 (g)	2,776	8	1,618	421	2,789	8	1,826	423	2,801	3.28%	1.97%
21	1,553	6	1,760	778	1,559	6	1,768	781	1,665	0.86%	0.87%
22	65	0	38	0	65	0	38	0	65	0.00%	0.00%
Subtotal	17,519	57	12,379	3,441	17,804	57	12,436	3,455	17,889	2.25%	1.34%
UNINC. TOTAL	39,525	158	24,559	5,354	39,776	158	24,717	5,387	40,027	1.80%	1.23%
Village of Islamorada											
	7,695	22	5,646	1,525	7,725	22	5,666	1,531	7,755	-	-
City of Layan											
	211	2	169	33	213	2	171	33	216	2.04%	0.67%
City of Key Colony B.											
	1,113	14	1,326	508	1,125	14	1,340	513	1,136	0.43%	1.28%
City of Marathon											
	11,312	24	6,879	1,134	11,352	24	6,903	1,138	11,391	-	-
City of Key West (p)											
	26,261	81	13,409	483	26,421	0	13,409	483	26,524	0.42%	0.42%
COUNTY TOTAL (q)	86,117	301	51,988	9,037	86,612	220	52,208	9,085	87,050	1.35%	0.97%

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Census of Population: Certificate of Occupancy Data from Monroe County, Islamorada, Layan, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

	% Increase in Population from 12/31/82 to 12/31/93 [(29 - 23) / 23]	% Increase in Population from 12/31/93 to 12/31/94 [(33 - 29) / 29]	% Increase in Population from 12/31/94 to 12/31/95 [(37 - 33) / 33]	% Increase in Population from 12/31/95 to 12/31/96 [(45 - 41) / 41]	% Increase in Population from 12/31/96 to 12/31/98 [(49 - 45) / 45]	% Increase in Population from 12/31/98 to 12/31/99 [(59 - 49) / 49]	% Increase in Population from 12/31/99 to 12/31/00 [(63 - 59) / 59]	% Increase in Population from 12/31/00 to 12/31/01 [(67 - 63) / 63]	% Increase in Population from 12/31/01 to 12/31/02 [(73 - 67) / 67]	% Increase in Population from 12/31/02 to 12/31/03 [(79 - 73) / 73]
PAED										

Lower Keys

1	0.15%	0.35%	0.15%	0.55%	0.50%	0.25%	0.24%	0.24%	0.23%	0.23%
2	0.36%	1.08%	0.43%	0.49%	0.49%	0.21%	0.39%	0.39%	0.39%	0.39%
3	2.58%	2.08%	1.64%	1.19%	1.37%	1.25%	1.07%	1.06%	1.05%	1.04%
4a	2.43%	2.11%	2.42%	1.91%	1.42%	0.89%	1.21%	1.20%	1.19%	1.17%
4b	7.89%	2.44%	2.38%	9.09%	2.08%	0.00%	2.78%	2.71%	2.63%	2.57%
5	2.78%	1.50%	1.33%	0.56%	0.56%	0.21%	0.86%	0.95%	0.94%	0.93%
6	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subtotal	1.69%	1.32%	1.16%	0.94%	0.81%	0.45%	0.75%	0.75%	0.75%	0.74%

Middle Keys

7	0.43%	0.39%	0.54%	0.41%	0.29%	0.26%	-	-	-	-
8	0.84%	0.84%	0.83%	0.65%	0.49%	0.48%	-	-	-	-
9	1.46%	0.43%	0.72%	0.85%	0.28%	0.14%	-	-	-	-
10	1.71%	1.68%	0.37%	0.73%	0.36%	0.36%	1.08%	1.07%	1.06%	1.05%
11	0.24%	0.00%	0.00%	1.16%	0.00%	0.00%	0.69%	0.68%	0.66%	0.67%
12a	1.29%	1.27%	1.68%	0.61%	-	-	-	-	-	-
12b	0.00%	0.00%	1.44%	0.71%	-	-	-	-	-	-
13	1.31%	0.10%	0.40%	0.10%	-	-	-	-	-	-
Subtotal	0.72%	0.60%	0.63%	0.48%	0.30%	0.25%	0.92%	0.94%	0.93%	0.92%

Upper Keys

14	1.35%	1.08%	1.01%	1.36%	-	-	-	-	-	-
15	3.17%	3.08%	0.41%	0.15%	0.30%	0.25%	0.76%	0.75%	0.75%	0.74%
16	0.25%	0.55%	0.35%	0.15%	0.20%	0.15%	0.11%	0.11%	0.11%	0.11%
17	4.70%	2.02%	1.82%	1.27%	1.52%	0.83%	0.63%	0.83%	0.82%	0.81%
18	3.04%	0.43%	0.62%	0.69%	0.49%	0.38%	0.35%	0.35%	0.35%	0.34%
19-20 (g)	1.52%	0.46%	0.57%	0.51%	0.39%	0.50%	0.45%	0.45%	0.45%	0.44%
21	0.61%	0.18%	0.42%	0.59%	1.42%	1.40%	0.35%	0.35%	0.35%	0.35%
22	2.78%	0.00%	0.00%	2.70%	0.00%	0.00%	0.22%	0.22%	0.22%	0.22%
Subtotal	2.21%	1.13%	0.79%	0.76%	0.67%	0.62%	0.10%	0.49%	0.48%	0.48%

UNINC. TOTAL	1.60%	1.03%	0.88%	0.75%	0.64%	0.44%	0.64%	0.64%	0.64%	0.63%
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Village of Islamorada	-	-	-	-	0.61%	0.67%	0.31%	0.39%	0.39%	0.39%
City of Layan	0.66%	1.32%	1.30%	1.27%	1.26%	1.24%	1.23%	1.21%	1.20%	1.16%
City of Key Colony B.	1.68%	0.66%	1.48%	0.81%	1.44%	1.42%	1.09%	1.08%	1.07%	1.06%
City of Marathon	-	-	-	-	-	-	0.44%	0.44%	0.44%	0.44%
City of Key West (p)	0.42%	0.42%	0.42%	0.41%	0.41%	0.62%	0.61%	0.61%	0.61%	0.39%

COUNTY TOTAL (q)	1.23%	0.84%	0.74%	0.65%	0.58%	0.53%	0.60%	0.58%	0.57%	0.51%
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Census of Population, Certificate of Occupancy Data from Monroe County, Islamorada, Layan, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	85	86	87	88	89	90	91	92	93	94
	Mean Average Percent Increase from 12/31/00 to 12/31/03 [(72+73+74+75+76+77+78+79+80+81+82+83+84) / 13 of Observations]	DECEMBER 31, 2004 PERMANENT RESIDENT POPULATION (p) [71 + 171 x .85]	DECEMBER 31, 2005 PERMANENT RESIDENT POPULATION (p) [80 + 186 x 1.5 + 10%]	DECEMBER 31, 2006 PERMANENT RESIDENT POPULATION (p) [87 + 197 x 1.5 + 20%]	DECEMBER 31, 2007 PERMANENT RESIDENT POPULATION (p) [88 + 184 x 1.5 + 30%]	DECEMBER 31, 2008 PERMANENT RESIDENT POPULATION (p) [89 + 189 x 1.5 + 40%]	DECEMBER 31, 2009 PERMANENT RESIDENT POPULATION (p) [90 + 185 x 1.5 + 50%]	DECEMBER 31, 2010 PERMANENT RESIDENT POPULATION (p) [91 + 191 x 1.5 + 60%]	DECEMBER 31, 2011 PERMANENT RESIDENT POPULATION (p) [92 + 192 x 1.5 + 70%]	DECEMBER 31, 2012 PERMANENT RESIDENT POPULATION (p) [93 + 194 x 1.5 + 80%]
PAED										
Lower Keys										
1	0.34%	4,779	4,791	4,797	4,799	4,796	4,788	4,775	4,758	4,738
2	0.55%	3,390	3,406	3,418	3,426	3,431	3,433	3,431	3,428	3,417
3	1.56%	2,288	2,321	2,353	2,382	2,410	2,436	2,458	2,479	2,498
4a	1.83%	5,249	5,339	5,426	5,509	5,588	5,662	5,732	5,797	5,866
4b	4.23%	65	68	71	73	76	79	82	86	88
5	1.33%	5,233	5,297	5,357	5,412	5,463	5,508	5,548	5,583	5,613
6	0.00%	440	440	439	437	436	433	431	428	424
Subtotal	1.08%	21,445	21,662	21,860	22,040	22,199	22,339	22,458	22,555	22,632
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0.98%	749	756	762	767	771	775	778	780	781
11	0.63%	390	392	393	395	396	396	396	396	395
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0.69%	1,139	1,147	1,155	1,161	1,167	1,171	1,174	1,176	1,177
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1.23%	3,096	3,131	3,163	3,193	3,218	3,243	3,264	3,281	3,295
16	0.23%	2,365	2,368	2,369	2,367	2,363	2,357	2,348	2,337	2,323
17	1.73%	3,232	3,285	3,335	3,382	3,427	3,470	3,509	3,545	3,578
18	0.71%	4,596	4,624	4,648	4,667	4,682	4,692	4,697	4,687	4,693
19-20 (g)	0.90%	2,826	2,849	2,868	2,886	2,900	2,912	2,921	2,927	2,930
21	0.65%	1,675	1,686	1,692	1,698	1,703	1,705	1,706	1,705	1,703
22	0.49%	65	66	66	66	66	66	66	66	65
Subtotal	0.92%	17,858	18,007	18,142	18,260	18,361	18,444	18,510	18,558	18,588
UNINC. TOTAL	0.91%	40,439	40,816	41,157	41,461	41,726	41,954	42,142	42,290	42,397
Village of Islamorada	0.96%	7,830	7,897	7,957	8,010	8,055	8,092	8,121	8,142	8,155
City of Layan	1.17%	218	221	223	226	226	228	229	230	231
City of Key Colony B.	1.08%	1,149	1,160	1,170	1,179	1,187	1,194	1,200	1,204	1,207
City of Marathon	0.44%	11,441	11,480	11,508	11,524	11,528	11,522	11,503	11,473	11,432
City of Key West (p)	0.48%	26,628	26,731	26,793	26,855	26,917	26,979	27,041	27,103	27,165
COUNTY TOTAL (q)	0.76%	87,705	88,305	88,808	89,253	89,640	89,968	90,236	90,442	90,588

SEE FINAL PAGE FOR FOOTNOTES
SOURCE: 1990 Census of Population: Certificate of Occurrence Data from Monroe County, Islamorada, Layan, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

1	95	96	97
PAEO	DECEMBER 31, 2013 PERMANENT RESIDENT POPULATION (a) [94-104] (ES-D 50%)	DECEMBER 31, 2014 PERMANENT RESIDENT POPULATION (b) [95-105] (ES-1 0%)	DECEMBER 31, 2016 PERMANENT RESIDENT POPULATION (c) [96-106] (ES-1 1%)

Lower Keys

1	4,709	4,678	4,642
2	3,405	3,390	3,371
3	2,514	2,528	2,540
4a	5,911	5,960	6,003
4b	91	94	96
5	5,637	5,655	5,668
6	421	416	412
Subtotal	22,687	22,721	22,733

Middle Keys

7	-	-	-
8	-	-	-
9	-	-	-
10	782	782	781
11	394	393	391
12a	-	-	-
12b	-	-	-
13	-	-	-
Subtotal	1,176	1,175	1,172

Upper Keys

14	-	-	-
15	3,306	3,314	3,318
16	2,308	2,290	2,270
17	3,608	3,634	3,657
18	4,685	4,671	4,653
19-20 (d)	2,930	2,927	2,921
21	1,699	1,693	1,685
22	65	65	64
Subtotal	18,500	18,584	18,569

UNINC. TOTAL	42,464	42,489	42,474
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Village of Islamorada	8,160	8,157	8,145
City of Laysan	232	232	232
City of Key Colony B.	1,210	1,211	1,210
City of Marathon	11,379	11,316	11,241
City of Key West (p)	27,227	27,289	27,351

COUNTY TOTAL (q)	90,671	90,693	90,654
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SEE FINAL PAGE FOR FOOTNOTES
SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Laysan, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines



Monroe County Planning Department

Appendix 5

Summary Table of Peak Number of Seasonal Residents and Visitors by PAED from 1990 to 2015

1	2	3	4	5	6	7	8	9	10	11
PAED	1990 Census Tract (a)	1990 Census Block Groups	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990	1990 Peak Number of Persons Staying in RVs or Campsites	1990 Peak Number of Persons Staying with Friends and Relatives (sh)	1990 Peak Number of People on Liveaboard Vessels	TOTAL 1990 PEAK SEASONAL POPULATION (4+5+6+7+8)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991	Peak Number of People Staying in Hotel and Motel Rooms During 1991

Lower Keys

1	9718 & 9719 pl.	N/A	115	0	600	111	448	1,273	116	0
2	9717	N/A	383	86	495	149	145	1,257	388	83
3	9716	N/A	237	134	1,089	226	0	1,686	241	131
4a	9715	N/A	1,800	259	276	362	32	2,730	1,860	253
4b	9714 pl.	BG 4 (a)	13	0	0	2	0	15	14	0
5	9714 pl.	BG 1,2,3,4,5 (a)	1,111	134	1,268	390	193	3,096	1,144	131
6	9714 pl. & 9713 pl.	9714 BG 1 (b)	0	0	1,630	253	0	1,883	0	0
Subtotal	-	-	3,659	613	5,358	1,493	818	11,940	3,763	598

Middle Keys

7	9713, 9712, & 9711	N/A	2,091	1,686	1,683	846	425	6,730	2,102	1,644
8	9710 pl.	BG 3 (c)	533	865	180	245	229	2,051	539	844
9	9710 pl.	BG 2 (d)	244	127	608	152	0	1,130	246	124
10	9710 pl.	BG 2 (d)	183	110	0	45	0	338	186	107
11	9710 pl.	BG 1 (e)	471	68	1,147	261	0	1,948	471	67
12a	9709 pl.	BG 5	796	247	6	162	0	1,211	820	241
12b	9709 pl.	BG 1,2 (f)	101	721	0	127	0	950	108	703
13	9709 pl.	BG 1,2,3,4 (f)	590	1,833	235	412	13	3,083	598	1,883
Subtotal	-	-	5,009	5,656	3,858	2,251	666	17,441	5,070	5,613

Upper Keys

14	9708	N/A	2,126	242	174	394	0	2,936	2,189	236
15	9707	N/A	1,097	244	0	208	35	1,585	1,140	238
16	9706	N/A	2,121	718	1,072	606	3	4,520	2,127	701
17	9705	N/A	879	1,197	0	322	116	2,514	903	1,168
18	9704	N/A	1,317	364	1,912	557	0	4,150	1,331	355
19-20 (g)	9703	N/A	1,005	66	757	283	13	2,125	1,038	64
21	9702.98 pl.	BG 1,2,3 (h)	1,916	347	119	369	193	2,944	1,932	338
22	9701 pl. & 9702.98 pl.	BG 1 (h)	0	0	0	0	103	103	0	0
Subtotal	-	-	10,460	3,179	4,034	2,739	464	20,876	10,661	3,101

TOTAL	-	-	19,128	9,448	13,250	6,483	1,948	50,268	19,494	9,312
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Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-
City of Lorton	9710	BG 1	76	59	0	21	0	155	77	57
City of Key Colony B.	9710	BG 3	1,192	98	0	200	0	1,489	1,197	95
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	2,139	13,188	293	2,421	551	18,591	2,153	12,864

COUNTY TOTAL (q)	-	-	22,535	22,793	13,543	9,125	2,498	70,493	22,922	22,328
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Peak Seasonal Population

1	12	13	14	15	16	17	18	19	20	21	22
PAED	1991 Peak Number of Persons Staying in RVs or Campsites	1991 Peak Number of Persons Staying with Friends and Relatives (eh)	1991 Peak Number of Persons on Liveaboard Vessels	TOTAL 1991 PEAK SEASONAL POPULATION (10 + 11 + 12 + 13 + 14)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992	Peak Number of People Staying in Hotel and Motel Rooms During 1992	1992 Peak Number of Persons Staying in RVs or Campsites	1992 Peak Number of Persons Staying with Friends and Relatives (eh)	1992 Peak Number of People on Liveaboard Vessels	TOTAL 1992 SEASONAL POPULATION (15 + 17 + 18 + 19 + 20)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992

Lower Keys

1	600	111	448	1,274	116	0	600	111	448	1,275	116
2	495	150	145	1,261	390	80	495	150	145	1,260	391
3	1,089	226	0	1,688	246	126	1,089	227	0	1,688	253
4a	276	370	32	2,791	1,903	244	276	376	32	2,830	1,949
4b	0	2	0	16	15	0	0	2	0	17	16
5	1,268	394	193	3,131	1,166	126	1,268	397	194	3,151	1,198
6	1,630	253	0	1,883	0	0	1,630	253	0	1,883	0
Subtotal	5,358	1,506	819	12,044	3,836	577	5,358	1,514	819	12,105	3,923

Middle Keys

7	1,683	842	425	6,696	2,116	1,586	1,683	835	426	6,645	2,125
8	180	242	229	2,033	542	814	180	238	229	2,003	547
9	608	152	0	1,130	248	120	608	151	0	1,128	251
10	0	45	0	339	189	103	0	45	0	338	192
11	1,147	261	0	1,946	472	64	1,147	261	0	1,944	473
12a	6	165	0	1,231	849	232	6	168	0	1,255	860
12b	0	126	0	937	108	678	0	122	0	909	108
13	235	421	13	3,149	602	1,816	235	411	13	3,077	610
Subtotal	3,858	2,254	667	17,461	5,126	5,413	3,858	2,232	668	17,297	5,167

Upper Keys

14	174	403	0	3,002	2,232	228	174	408	0	3,042	2,262
15	0	214	35	1,628	1,151	230	0	214	35	1,631	1,188
16	1,072	604	3	4,507	2,133	676	1,072	602	3	4,486	2,139
17	0	321	116	2,508	926	1,126	0	318	116	2,487	970
18	1,912	558	0	4,156	1,339	343	1,912	557	0	4,151	1,380
19-20 (g)	757	288	13	2,161	1,059	191	757	311	13	2,330	1,075
21	119	370	193	2,953	1,945	326	119	371	194	2,955	1,957
22	0	0	103	103	0	0	0	0	103	103	0
Subtotal	4,034	2,758	464	21,019	10,786	3,119	4,034	2,781	465	21,185	10,970

TOTAL	13,250	6,519	1,950	50,524	19,748	9,110	13,250	6,527	1,952	50,586	20,060
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Village of Islamorada	0	-	-	-	-	-	-	-	-	-	-
City of Laysan	0	21	0	155	78	55	0	21	0	154	78
City of Key Colony B.	0	200	0	1,493	1,212	92	0	202	0	1,506	1,233
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	293	2,373	551	18,233	2,167	12,407	293	2,304	552	17,723	2,181

COUNTY TOTAL (g)	13,543	9,113	2,501	70,406	23,205	21,663	13,543	9,054	2,503	69,969	23,553
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1	23	24	25	26	27	28	29	30	31	32	33
	Peak Number of People Staying in Hotel and Motel Rooms During 1993	1993 Peak Number of Persons Staying in RVs or Campsites	1993 Peak Number of Persons Staying with Friends and Relatives (ah)	1993 Peak Number of People on Liveaboard Vessels	TOTAL 1993 PEAK SEASONAL POPULATION (22 + 23 + 24 + 25 + 26)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994	Peak Number of People Staying in Hotel and Motel Rooms During 1994	1994 Peak Number of Persons Staying in RVs or Campsites	1994 Peak Number of Persons Staying with Friends and Relatives (ah)	1994 Peak Number of People on Liveaboard Vessels	TOTAL 1994 PEAK SEASONAL POPULATION (28 + 29 + 30 + 31 + 32)

PAED

Lower Keys

1	0	600	111	449	1,276	117	0	600	111	449	1,277
2	87	495	151	145	1,269	395	83	495	151	145	1,269
3	137	1,089	229	0	1,708	258	130	1,089	229	0	1,705
4a	264	276	386	32	2,908	1,990	250	276	390	32	2,939
4b	0	0	3	0	19	17	0	0	3	0	19
5	137	1,268	404	194	3,201	1,216	130	1,268	405	194	3,213
6	0	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	626	5,358	1,536	820	12,264	3,993	592	5,358	1,541	821	12,305

Middle Keys

7	1,722	1,683	857	426	6,813	2,134	1,628	1,683	844	427	6,714
8	883	180	250	229	2,089	552	835	180	243	230	2,038
9	130	608	153	0	1,142	252	123	608	152	0	1,135
10	112	0	47	0	351	195	106	0	47	0	348
11	100	1,147	267	0	1,986	473	94	1,147	266	0	1,980
12a	282	6	173	0	1,291	871	238	6	173	0	1,287
12b	736	0	131	0	975	108	696	0	125	0	929
13	1,971	235	436	13	3,265	611	1,863	235	420	13	3,142
Subtotal	5,906	3,858	2,314	668	17,913	5,196	5,583	3,858	2,269	669	17,574

Upper Keys

14	247	174	416	0	3,099	2,287	234	174	418	0	3,112
15	250	0	223	36	1,696	1,224	236	0	226	36	1,722
16	734	1,072	611	3	4,558	2,150	693	1,072	607	3	4,526
17	1,223	0	340	116	2,649	989	1,156	0	333	116	2,594
18	664	1,912	613	0	4,589	1,386	627	1,912	608	0	4,534
19-20 (g)	207	757	316	13	2,368	1,080	196	757	315	13	2,360
21	354	119	377	194	3,001	1,961	335	119	374	194	2,982
22	0	0	0	103	103	0	0	0	0	103	103
Subtotal	3,678	4,034	2,896	465	22,043	11,077	3,477	4,034	2,881	465	21,935

TOTAL	10,210	13,250	6,746	1,954	52,220	20,265	9,652	13,250	6,691	1,956	51,814
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-
City of Laysan	60	0	21	0	160	79	57	0	21	0	157
City of Key Colony B.	100	0	207	0	1,539	1,241	94	0	207	0	1,542
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	13,468	293	2,471	552	18,965	2,195	12,731	293	2,359	553	18,131

COUNTY TOTAL (q)	23,838	13,543	9,445	2,506	72,884	23,781	22,534	13,543	9,278	2,508	71,644
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Peak Seasonal Population

1	34	35	36	37	38	39	40	41	42	43
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995	Peak Number of People Staying in Hotel and Motel Rooms During 1995	1995 Peak Number of Persons Staying in RVs or Campsites	1995 Peak Number of Persons Staying with Friends and Relatives (eh)	1995 Peak Number of People on Liveboard Vessels	TOTAL 1995 PEAK SEASONAL POPULATION (34 + 35 + 36 + 37 + 38)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996	Peak Number of People Staying in Hotel and Motel Rooms During 1996	1996 Peak Number of Persons Staying in RVs or Campsites	1996 Peak Number of Persons Staying with Friends and Relatives (eh)
Lower Keys										
1	117	0	600	111	450	1,278	118	0	600	111
2	397	81	495	151	146	1,269	400	83	495	152
3	262	127	1,089	229	0	1,706	267	130	1,089	230
4a	2,038	244	276	397	32	2,987	2,083	251	276	405
4b	17	0	0	3	0	20	17	0	0	3
5	1,232	127	1,268	407	194	3,228	1,253	130	1,268	411
6	0	0	1,630	253	0	1,883	0	0	1,630	253
Subtotal	4,063	578	5,358	1,550	822	12,371	4,138	594	5,358	1,564
Middle Keys										
7	2,145	1,588	1,663	839	427	6,682	2,152	1,633	1,683	848
8	556	815	180	240	230	2,021	561	838	180	245
9	254	120	608	152	0	1,134	257	123	608	153
10	196	104	0	46	0	346	196	107	0	47
11	473	92	1,147	265	0	1,978	492	95	1,147	269
12a	865	232	6	174	0	1,298	895	239	6	177
12b	110	679	0	122	0	911	110	698	0	125
13	613	1,818	235	413	13	3,092	615	1,870	235	422
Subtotal	5,233	5,447	3,858	2,253	670	17,461	5,277	5,602	3,858	2,284
Upper Keys										
14	2,310	228	174	420	0	3,132	2,327	234	174	424
15	1,229	230	0	226	36	1,721	1,239	237	0	229
16	2,158	677	1,072	606	3	4,515	2,164	696	1,072	609
17	1,007	1,128	0	331	116	2,582	1,025	1,160	0	339
18	1,394	612	1,912	607	0	4,528	1,402	630	1,912	611
19-20 (g)	1,086	191	757	315	13	2,362	1,094	196	757	317
21	1,969	327	119	374	194	2,983	1,988	336	119	379
22	0	0	0	0	104	104	0	0	0	0
Subtotal	11,154	3,392	4,034	2,880	466	21,926	11,238	3,489	4,034	2,808
TOTAL	20,450	9,417	13,250	6,683	1,958	51,758	20,654	9,685	13,250	6,756
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Laysan	80	55	0	21	0	157	81	57	0	21
City of Key Colony B.	1,259	92	0	209	0	1,561	1,265	95	0	211
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	2,210	12,422	293	2,313	553	17,790	2,224	12,775	293	2,370
COUNTY TOTAL (q)	23,999	21,986	13,543	9,227	2,511	71,266	24,224	22,612	13,543	9,359

1	44	45	46	47	48	49	50	51	52	53	54
PAED	1996 Peak Number of People on Liveboard Vessels	TOTAL 1996 PEAK SEASONAL POPULATION (40 + 41 + 42 + 43 + 44)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997	Peak Number of People Staying in Hotel and Motel Rooms During 1997	1997 Peak Number of Persons Staying in RVs or Campsites	1997 Peak Number of Persons Staying with Friends and Relatives (eh)	1997 Peak Number of People on Liveboard Vessels	TOTAL 1997 PEAK SEASONAL POPULATION (48 + 47 + 48 + 49 + 50)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996	Peak Number of People Staying in Hotel and Motel Rooms During 1998	1998 Peak Number of Persons Staying in RVs or Campsites

Lower Keys

1	450	1,279	118	0	600	111	451	1,280	119	0	600
2	146	1,275	402	83	495	152	146	1,277	404	78	495
3	0	1,717	271	130	1,089	231	0	1,720	274	122	1,089
4a	32	3,047	2,123	251	276	411	32	3,093	2,153	236	276
4b	0	20	19	0	0	3	0	22	19	0	0
5	194	3,257	1,260	130	1,268	412	195	3,265	1,267	122	1,268
6	0	1,883	0	0	1,630	253	0	1,883	0	0	1,630
Subtotal	823	12,477	4,193	594	5,358	1,572	824	12,541	4,236	558	5,358

Middle Keys

7	428	6,743	2,161	1,633	1,683	849	428	6,754	2,167	1,535	1,683
8	230	2,053	564	838	180	245	230	2,057	567	788	180
9	0	1,141	259	123	608	153	0	1,143	259	116	608
10	0	350	198	154	0	54	0	406	198	414	0
11	0	2,002	497	95	1,147	270	0	2,008	497	89	1,147
12a	0	1,316	900	239	6	177	0	1,322	-	-	-
12b	0	934	111	698	0	125	0	934	-	-	-
13	13	3,155	616	1,870	235	422	13	3,155	-	-	-
Subtotal	670	17,692	5,306	5,650	3,858	2,296	671	17,781	3,690	2,941	3,617

Upper Keys

14	0	3,159	2,356	234	174	429	0	3,196	-	-	-
15	36	1,740	1,241	237	0	229	36	1,742	1,244	222	0
16	3	4,545	2,167	696	1,072	610	3	4,549	2,172	654	1,072
17	117	2,640	1,038	1,160	0	341	117	2,655	1,054	1,090	0
18	0	4,555	1,412	630	1,912	613	0	4,566	1,419	592	1,912
19-20 (g)	13	2,378	1,099	196	757	318	13	2,384	1,104	185	757
21	194	3,018	2,000	336	119	380	195	3,029	2,028	316	119
22	104	104	0	0	0	0	104	104	0	0	0
Subtotal	466	22,136	11,315	3,489	4,034	2,920	467	22,225	9,020	3,059	3,660

TOTAL	1,960	52,305	20,813	9,733	13,250	6,788	1,962	52,546	16,946	6,559	12,835
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Village of Islamorada	-	-	-	-	-	-	-	-	3,998	2,869	415
City of Laysan	0	159	82	57	0	22	0	160	83	53	0
City of Key Colony B.	0	1,571	1,276	95	0	212	0	1,583	1,294	89	0
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	554	18,216	2,238	12,775	293	2,372	554	18,233	2,252	12,009	293

COUNTY TOTAL (q)	2,513	72,251	24,409	22,659	13,543	9,395	2,516	72,521	24,572	21,570	13,543
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Peak Seasonal Population

1	55	56	57	58	59	60	61	62	63	64
PAED	1998 Peak Number of Persons Staying with Friends and Relatives (eh)	1998 Peak Number of People on Livaboard Vessels	TOTAL 1998 PEAK SEASONAL POPULATION (52 + 53 + 54 + 55 + 56)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999	Peak Number of People Staying in Hotel and Motel Rooms During 1999	1999 Peak Number of Persons Staying in RVs or Campsites	1998 Peak Number of Persons Staying with Friends and Relatives (eh)	1999 Peak Number of People on Livaboard Vessels	TOTAL 1999 PEAK SEASONAL POPULATION (59 + 59 + 60 + 61 + 62)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000

Lower Keys

1	111	451	1,281	119	0	600	111	452	1,282	120
2	151	146	1,274	405	78	495	152	146	1,276	407
3	230	0	1,716	278	123	1,089	231	0	1,721	281
4a	413	32	3,110	2,172	238	276	416	32	3,135	2,188
4b	3	0	22	19	0	0	3	0	22	20
5	412	195	3,264	1,269	123	1,268	412	195	3,268	1,282
6	253	0	1,883	0	0	1,630	253	0	1,883	0
Subtotal	1,574	824	12,551	4,283	563	5,358	1,578	825	12,587	4,307

Middle Keys

7	835	428	6,649	2,173	1,730	1,683	866	429	6,881	-
8	238	230	2,003	570	793	180	239	231	2,013	-
9	152	0	1,135	260	117	608	153	0	1,137	-
10	95	0	707	199	444	0	100	0	743	201
11	269	0	2,002	497	90	1,147	269	0	2,002	501
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,588	659	12,496	3,699	3,174	3,617	1,626	659	12,775	702

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	227	36	1,730	1,248	224	0	228	36	1,736	1,257
16	604	3	4,505	2,175	659	1,072	605	3	4,515	2,177
17	332	117	2,593	1,062	1,098	0	335	117	2,612	1,071
18	608	0	4,531	1,424	596	1,912	610	0	4,542	1,429
19-20 (g)	317	13	2,376	1,109	186	757	318	13	2,384	1,114
21	382	195	3,039	2,056	318	119	386	195	3,075	2,083
22	0	104	104	0	0	0	0	104	104	0
Subtotal	2,471	487	18,877	9,074	3,082	3,860	2,483	468	18,987	9,112

TOTAL	5,633	1,951	43,924	17,036	6,818	12,835	5,687	1,952	44,329	14,121
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Village of Islamorada	1,127	13	8,411	4,025	2,880	415	1,135	13	8,467	4,041
City of Laysan	21	0	158	84	54	0	21	0	159	85
City of Key Colony B.	214	0	1,557	1,312	90	0	217	0	1,619	1,327
City of Marathon	-	-	-	-	-	-	-	-	-	3,008
City of Key West (p)	2,256	555	17,365	2,266	12,097	293	2,272	556	17,483	2,280

COUNTY TOTAL (q)	9,251	2,518	71,454	24,723	21,939	13,543	9,332	2,521	72,058	24,860
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1	65	66	67	68	69	70	71	72	73	74	75
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 2000	2000 Peak Number of Persons Staying in RVs or Campsites	2000 Peak Number of Persons Staying with Friends and Relatives (sh)	2000 Peak Number of People on Liveboard Vessels	TOTAL 2000 PEAK SEASONAL POPULATION (64 + 65 + 66 + 67 + 68)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001	Peak Number of People Staying in Hotel and Motel Rooms During 2001	2001 Peak Number of Persons Staying in RVs or Campsites	2001 Peak Number of Persons Staying with Friends and Relatives (sh)	2001 Peak Number of People on Liveboard Vessels	TOTAL 2001 PEAK SEASONAL POPULATION (70 + 71 + 72 + 73 + 74)

Lower Keys

1	0	600	111	452	1,283	120	0	600	112	452	1,284
2	82	495	152	146	1,282	408	82	495	153	146	1,284
3	129	1,089	232	0	1,731	284	129	1,089	233	0	1,734
4a	249	276	422	33	3,178	2,225	249	276	426	33	3,209
4b	0	0	3	0	23	20	0	0	3	0	24
5	129	1,268	415	195	3,289	1,294	129	1,268	417	195	3,304
8	0	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	589	5,358	1,589	826	12,669	4,351	589	5,358	1,596	827	12,721

Middle Keys

7	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	0	-	-	-	-	-	0	-
10	521	0	112	0	835	203	578	0	121	0	902
11	94	1,147	270	0	2,011	504	94	1,147	270	0	2,015
12a	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-
Subtotal	615	1,147	382	0	2,846	708	672	1,147	392	0	2,917

Upper Keys

14	-	-	-	-	-	-	-	-	-	-	-
15	235	0	231	36	1,759	1,266	235	0	233	36	1,770
16	690	1,072	611	3	4,554	2,180	690	1,072	611	3	4,556
17	1,151	0	344	117	2,683	1,080	1,151	0	346	117	2,694
18	625	1,912	615	0	4,580	1,434	625	1,912	615	0	4,586
19-20 (g)	195	757	320	13	2,400	1,119	195	757	321	13	2,405
21	333	119	390	195	3,101	2,071	333	119	391	195	3,109
22	0	0	0	104	104	0	0	0	0	104	104
Subtotal	3,229	3,860	2,511	468	19,180	9,150	3,229	3,860	2,517	469	19,224

TOTAL	4,433	10,365	4,482	1,294	34,696	14,208	4,490	10,365	4,505	1,296	34,863
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Village of Islamorada	3,017	415	1,158	13	8,644	4,057	3,017	415	1,161	13	8,662
City of Laysan	56	0	22	0	163	86	56	0	22	0	165
City of Key Colony B.	94	0	220	0	1,641	1,341	94	0	222	0	1,657
City of Marathon	2,766	2,471	1,278	659	10,182	3,018	2,766	2,471	1,280	660	10,195
City of Key West (p)	12,673	293	2,363	556	18,165	2,293	12,673	293	2,365	557	18,182

COUNTY TOTAL (q)	23,040	13,544	9,524	2,522	73,491	25,003	23,096	13,544	9,555	2,525	73,723
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Peak Seasonal Population

1	76	77	78	79	80	81	82	83	84	85
	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002	Peak Number of People Staying in Hotel and Motel Rooms During 2002	2002 Peak Number of Persons Staying in RVs or Campsites	2002 Peak Number of Persons Staying with Friends and Relatives (eh)	2002 Peak Number of People on Liveaboard Vessels	TOTAL 2002 PEAK SEASONAL POPULATION (76 + 77 + 78 + 79 + 80)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003	Peak Number of People Staying in Hotel and Motel Rooms During 2003	2003 Peak Number of Persons Staying in RVs or Campsites	2003 Peak Number of Persons Staying with Friends and Relatives (eh)
Lower Keys										
PAED										
1	120	0	600	112	453	1,284	120	0	600	112
2	410	82	495	153	147	1,286	411	82	495	153
3	287	129	1,089	233	0	1,738	290	129	1,089	234
4a	2,251	249	276	430	33	3,239	2,278	249	276	434
4b	21	0	0	3	0	24	22	0	0	3
5	1,306	129	1,268	419	196	3,318	1,318	129	1,268	421
6	0	0	1,630	253	0	1,883	0	0	1,630	253
Subtotal	4,395	589	5,358	1,603	828	12,773	4,438	589	5,358	1,610
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	208	634	0	130	0	970	208	634	0	130
11	508	94	1,147	271	0	2,019	511	94	1,147	272
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	713	728	1,147	401	0	2,989	719	728	1,147	402
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,276	235	0	234	36	1,781	1,285	235	0	236
16	2,182	690	1,072	611	3	4,559	2,185	742	1,072	620
17	1,089	1,151	0	347	117	2,704	1,098	1,151	0	348
18	1,439	625	1,912	616	0	4,592	1,444	625	1,912	617
19-20 (g)	1,124	195	757	322	13	2,411	1,129	195	757	323
21	2,078	333	119	392	196	3,118	2,085	333	119	393
22	0	0	0	0	104	104	0	0	0	0
Subtotal	9,188	3,229	3,860	2,523	469	19,269	9,225	3,280	3,860	2,537
TOTAL	14,295	4,546	10,365	4,527	1,297	35,030	14,383	4,598	10,365	4,549
Village of Islamorada	4,073	3,017	415	1,163	13	8,680	4,088	3,017	415	1,166
City of Laysan	87	56	0	22	0	166	88	56	0	22
City of Key Colony B.	1,355	94	0	225	0	1,674	1,370	94	0	227
City of Marathon	3,029	2,766	2,471	1,281	661	10,208	3,039	2,766	2,471	1,283
City of Key West (p)	2,307	12,673	293	2,367	557	18,198	2,316	12,673	293	2,369
COUNTY TOTAL (q)	25,146	23,153	13,544	9,586	2,527	73,956	25,284	23,204	13,544	9,615

1	86	87	88	89	90	91	92	93	94	95
PAED	2003 Peak Number of People on Liveboard Vessels	TOTAL 2003 PEAK SEASONAL POPULATION (82 + 83 + 84 + 85 + 86)	Peak Number of People Staying in Seasonal Dwelling Units During 2004	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (ea)	2004 Peak Number of People Staying in RVs or Campsites	2004 Peak Number of People Staying with Friends and Relatives (eh)	2004 Peak Number of People on Liveboard Vessels	TOTAL 2004 PEAK SEASONAL POPULATION (88 + 89 + 90 + 91 + 92)	Peak Number of People Staying in Seasonal Dwelling Units During 2005 (e)	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (ee)

Lower Keys

1	453	1,285	121	0	600	112	454	1,286	121	0
2	147	1,288	414	82	495	154	147	1,291	415	82
3	0	1,741	294	129	1,089	234	0	1,746	298	129
4a	33	3,270	2,319	249	276	441	33	3,318	2,359	249
4b	0	25	22	0	0	3	0	26	23	0
5	196	3,332	1,335	129	1,268	424	196	3,352	1,352	129
6	0	1,883	0	0	1,630	253	0	1,883	0	0
Subtotal	828	12,824	4,506	599	5,356	1,620	829	12,903	4,570	599

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	972	210	634	0	131	0	975	212	634
11	0	2,023	514	94	1,147	272	0	2,027	517	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0	2,995	724	3,494	1,147	403	0	3,002	729	3,494

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	36	1,792	1,301	235	0	238	36	1,810	1,316	235
16	3	4,622	2,190	742	1,072	621	3	4,627	2,192	742
17	117	2,714	1,117	1,151	0	351	118	2,736	1,135	1,151
18	0	4,598	1,454	625	1,912	619	0	4,609	1,463	625
19-20 (g)	13	2,417	1,139	195	757	324	13	2,429	1,149	195
21	196	3,126	2,099	333	119	395	196	3,142	2,110	333
22	104	104	0	0	0	0	104	104	0	0
Subtotal	470	19,372	9,299	3,280	3,960	2,548	470	19,458	9,365	3,280

TOTAL	1,298	35,192	14,529	7,364	10,365	4,571	1,299	35,362	14,663	7,364
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Village of Islamorada	13	8,689	4,106	3,017	415	1,168	13	8,719	4,120	3,017
City of Laysan	0	167	89	56	0	23	0	168	90	56
City of Key Colony B.	0	1,690	1,384	94	0	229	0	1,707	1,398	94
City of Marathon	661	10,221	3,048	2,766	2,471	1,284	662	10,231	3,053	2,766
City of Key West (p)	558	18,209	2,325	11,914	293	2,252	558	17,343	2,334	11,914

COUNTY TOTAL (q)	2,530	74,177	25,481	25,211	13,544	9,528	2,533	73,531	25,658	25,211
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Peak Seasonal Population

1	96	97	98	99	100	101	102	103	104	105
PAED	2005 Peak Number of Persons Staying in RVs or Campsites	2005 Peak Number of Persons Staying with Friends and Relatives (ah)	2005 Peak Number of People on Liveboard Vessels	TOTAL 2005 PEAK SEASONAL POPULATION (94 + 95 + 96 + 97 + 98)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (c)	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (as)	2005 Peak Number of Persons Staying in RVs or Campsites	2005 Peak Number of Persons Staying with Relatives (eh)	2005 Peak Number of People on Liveboard Vessels	TOTAL 2005 PEAK SEASONAL POPULATION (100 + 101 + 102 + 103 + 104)

Lower Keys

1	600	112	454	1,287	121	0	600	112	455	1,287
2	495	154	147	1,293	417	82	495	154	147	1,295
3	1,089	235	0	1,751	302	129	1,089	236	0	1,758
4a	276	447	33	3,364	2,398	249	276	453	33	3,409
4b	0	4	0	27	24	0	0	4	0	28
5	1,268	426	196	3,372	1,367	129	1,268	429	196	3,389
6	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	5,358	1,630	630	12,977	4,630	589	5,358	1,639	831	13,048

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	0	-	-	-	-	-	0	-
10	0	131	0	977	213	634	0	131	0	979
11	1,147	272	0	2,030	519	94	1,147	273	0	2,033
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,147	404	0	3,007	733	3,494	1,147	404	0	3,011

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	0	240	36	1,827	1,330	235	0	242	36	1,843
16	1,072	621	3	4,631	2,193	742	1,072	621	3	4,632
17	0	354	118	2,757	1,152	1,151	0	357	118	2,778
18	1,912	620	0	4,620	1,470	625	1,912	621	0	4,628
19-20 (g)	757	326	13	2,439	1,157	195	757	327	13	2,449
21	119	397	196	3,156	2,120	333	119	399	196	3,167
22	0	0	105	105	0	0	0	0	105	105
Subtotal	3,860	2,558	471	19,534	9,422	3,280	3,860	2,567	471	19,600

TOTAL	10,365	4,552	1,301	35,518	14,784	7,364	10,365	4,611	1,302	35,659
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Village of Islamorada	415	1,170	13	8,735	4,129	3,017	415	1,172	13	8,746
City of Lorton	0	23	0	169	91	56	0	23	0	170
City of Key Colony B.	0	231	0	1,723	1,410	94	0	233	0	1,737
City of Marathon	2,471	1,285	663	10,238	3,056	2,766	2,471	1,285	663	10,241
City of Key West (p)	293	2,254	559	17,354	2,339	11,914	293	2,255	559	17,360

COUNTY TOTAL (q)	13,544	9,555	2,535	73,737	25,809	25,211	13,544	9,579	2,538	73,914
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1	106	107	108	109	110	111	112	113	114	115
	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (e)	Peak Number of People Staying in Hotel and Motel Rooms During 2007	2007 Peak Number of Persons Staying in RVs or Campsites	2007 Peak Number of Persons Staying with Friends and Relatives (ah)	2007 Peak Number of People on Liveboard Vessels	TOTAL 2007 PEAK SEASONAL POPULATION (106 + 107 + 108 + 109 + 110)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2008	2008 Peak Number of Persons Staying in RVs or Campsites	2008 Peak Number of Persons Staying with Friends and Relatives (ah)
PAEC 4)										
Lower Keys										
1	121	0	600	112	455	1,289	121	0	601	112
2	418	82	495	154	147	1,297	419	82	496	154
3	306	129	1,090	236	0	1,762	310	129	1,091	237
4a	2,434	249	277	459	33	3,452	2,469	249	277	464
4b	25	0	0	4	0	29	26	0	0	4
5	1,381	129	1,270	431	196	3,407	1,394	129	1,271	433
6	0	0	1,632	253	0	1,885	0	0	1,634	253
Subtotal	4,686	590	5,363	1,649	832	13,121	4,739	591	5,369	1,658
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	215	635	0	132	0	981	216	635	0	132
11	521	94	1,148	273	0	2,036	522	94	1,149	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	736	729	1,148	405	0	3,017	738	729	1,149	406
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,342	235	0	244	36	1,857	1,353	235	0	246
16	2,191	743	1,073	621	3	4,632	2,188	743	1,074	621
17	1,169	1,152	0	360	118	2,798	1,184	1,153	0	362
18	1,476	625	1,914	622	0	4,638	1,481	626	1,916	624
19-20 (g)	1,164	195	758	328	13	2,458	1,169	195	759	329
21	2,127	334	119	400	196	3,176	2,133	334	119	401
22	0	0	0	0	105	105	0	0	0	0
Subtotal	9,469	3,284	3,864	2,576	472	19,664	9,508	3,287	3,868	2,583
TOTAL	14,891	4,602	10,375	4,630	1,303	35,802	14,985	4,607	10,386	4,647
Village of Islamorada	4,134	3,020	415	1,173	13	8,756	4,136	3,023	416	1,174
City of Lorton	92	56	0	23	0	171	93	56	0	23
City of Key Colony B.	1,421	94	0	235	0	1,750	1,431	94	0	236
City of Marathon	3,055	2,769	2,473	1,286	664	10,247	3,051	2,772	2,476	1,286
City of Key West (p)	2,345	11,926	293	2,257	560	17,381	2,350	11,938	293	2,260
COUNTY TOTAL (q)	25,938	22,467	13,558	9,604	2,540	74,108	26,045	22,490	13,571	9,626

Peak Seasonal Population

1	116	117	118	119	120	121	122	123	124	125
PAED										
Lower Keys										
1	456	1,290	121	0	601	112	456	1,291	121	0
2	148	1,299	419	82	496	155	148	1,300	419	83
3	0	1,767	313	130	1,092	238	0	1,772	316	130
4a	33	3,492	2,502	250	277	469	33	3,531	2,533	250
4b	0	30	27	0	0	4	0	31	28	0
5	197	3,424	1,406	130	1,272	435	197	3,439	1,416	130
6	0	1,887	0	0	1,635	253	0	1,889	0	0
Subtotal	833	13,189	4,788	591	5,374	1,667	833	13,253	4,832	592
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	983	217	636	0	132	0	985	218	637
11	0	2,039	523	94	1,150	274	0	2,041	523	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0	3,022	740	730	1,150	408	0	3,026	741	731
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	36	1,871	1,363	236	0	248	36	1,882	1,372	236
16	3	4,630	2,182	744	1,075	620	3	4,825	2,174	745
17	118	2,817	1,199	1,154	0	365	118	2,836	1,212	1,155
18	0	4,647	1,484	626	1,918	624	0	4,653	1,486	627
19-20 (g)	13	2,465	1,174	195	759	330	13	2,472	1,178	196
21	197	3,183	2,136	334	119	401	197	3,188	2,137	335
22	105	105	0	0	0	0	105	105	0	0
Subtotal	472	19,718	9,538	3,290	3,872	2,588	473	19,781	9,558	3,293
TOTAL	1,305	35,929	15,065	4,611	10,396	4,661	1,306	36,040	15,131	4,616
Village of Islamorada										
	13	8,761	4,133	3,026	416	1,174	13	8,762	4,126	3,029
City of Lorton										
	0	172	93	57	0	23	0	173	84	57
City of Key Colony B.										
	0	1,761	1,439	94	0	238	0	1,771	1,446	94
City of Marathon										
	665	10,250	3,044	2,774	2,478	1,286	665	10,249	3,035	2,777
City of Key West (p)										
	561	17,402	2,355	11,950	294	2,263	561	17,423	2,361	11,962
COUNTY TOTAL (q)	2,543	74,275	26,130	22,512	13,585	9,645	2,545	74,417	26,192	22,535

1	126	127	128	129	130	131	132	133	134	135
	2010 Peak Number of Persons Staying in RVs or Campsites	2010 Peak Number of Persons Staying with Friends and Relatives (ah)	2010 Peak Number of Persons on Liveaboard Vessels	TOTAL 2010 PEAK SEASONAL POPULATION (124 + 125 + 126 + 127 + 128)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2011	2011 Peak Number of Persons Staying in RVs or Campsites	2011 Peak Number of Persons Staying with Friends and Relatives (ah)	2011 Peak Number of Persons on Liveaboard Vessels	TOTAL 2011 PEAK SEASONAL POPULATION (130 + 131 + 132 + 133 + 134)

PAED

Lower Keys

1	602	112	457	1,291	120	0	603	112	457	1,292
2	497	155	148	1,300	418	83	497	155	148	1,300
3	1,093	239	0	1,777	319	130	1,094	239	0	1,782
4a	277	474	33	3,567	2,561	250	278	479	33	3,601
4b	0	4	0	33	29	0	0	5	0	34
5	1,273	437	197	3,453	1,425	130	1,275	439	197	3,465
6	1,637	254	0	1,891	0	0	1,639	254	0	1,892
Subtotal	5,379	1,875	834	13,312	4,872	592	5,385	1,682	835	13,366

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	0	-	-	-	-	-	0	-
10	0	132	0	987	219	637	0	133	0	988
11	1,151	274	0	2,043	523	94	1,153	274	0	2,044
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,151	407	0	3,030	741	732	1,153	407	0	3,032

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	0	249	36	1,893	1,379	236	0	250	36	1,901
16	1,076	619	3	4,618	2,163	746	1,078	618	3	4,608
17	0	367	118	2,853	1,225	1,156	0	369	118	2,869
18	1,920	625	0	4,658	1,486	628	1,922	626	0	4,661
19-20 (g)	760	331	13	2,477	1,180	196	761	331	13	2,481
21	119	402	197	3,190	2,136	335	119	402	197	3,189
22	0	0	105	105	0	0	0	0	105	105
Subtotal	3,876	2,593	473	19,793	9,569	3,297	3,880	2,596	473	19,815

TOTAL	10,407	4,674	1,307	36,135	15,183	4,621	10,417	4,684	1,309	36,213
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Village of Islamorada	417	1,174	13	8,758	4,115	3,032	417	1,172	13	8,749
City of Laysan	0	23	0	174	94	57	0	23	0	174
City of Key Colony B.	0	239	0	1,779	1,451	94	0	240	0	1,785
City of Marathon	2,481	1,285	666	10,244	3,022	2,780	2,483	1,284	667	10,236
City of Key West (p)	294	2,266	562	17,444	2,366	11,974	294	2,268	562	17,465

COUNTY TOTAL (q)	13,598	9,660	2,548	74,533	26,231	22,557	13,612	9,672	2,550	74,622
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Peak Seasonal Population

1	136	137	138	139	140	141	142	143	144	145
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (a)	Peak Number of People Staying in Hotel and Motel Rooms During 2012	2012 Peak Number of Persons Staying in RVs or Campsites	2012 Peak Number of Persons Staying with Friends and Relatives (ah)	2012 Peak Number of People on Livaboards Vessels	TOTAL 2012 PEAK SEASONAL POPULATION (136 + 137 + 138 + 139 + 140)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (c)	Peak Number of People Staying in Hotel and Motel Rooms During 2013	2013 Peak Number of Persons Staying in RVs or Campsites	2013 Peak Number of Persons Staying with Friends and Relatives (ai)
Lower Keys										
1	120	0	603	112	457	1,293	119	0	604	112
2	417	83	498	155	148	1,300	415	83	498	154
3	321	130	1,095	240	0	1,786	323	130	1,096	240
4a	2,588	250	278	483	33	3,632	2,612	251	278	487
4b	30	0	0	5	0	35	31	0	0	5
5	1,432	130	1,276	440	197	3,476	1,438	130	1,277	441
6	0	0	1,640	254	0	1,894	0	0	1,642	254
Subtotal	4,908	593	5,390	1,688	836	13,415	4,939	594	5,398	1,694
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	219	638	0	133	0	990	219	638	0	133
11	522	94	1,154	274	0	2,044	520	95	1,155	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	741	732	1,154	407	0	3,034	739	733	1,155	407
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,385	236	0	251	36	1,909	1,390	236	0	252
16	2,151	746	1,079	616	3	4,596	2,137	747	1,080	614
17	1,236	1,157	0	371	118	2,883	1,247	1,159	0	373
18	1,485	628	1,924	626	0	4,663	1,482	629	1,926	626
19-20 (g)	1,181	196	762	332	13	2,484	1,181	196	762	332
21	2,133	335	120	401	197	3,187	2,128	336	120	400
22	0	0	0	0	105	105	0	0	0	0
Subtotal	9,571	3,300	3,884	2,597	474	19,826	9,564	3,303	3,887	2,597
TOTAL	15,220	4,625	10,427	4,692	1,310	36,275	15,242	4,630	10,438	4,598
Village of Islamorada	4,099	3,035	417	1,171	13	8,735	4,080	3,038	418	1,168
City of Layton	94	57	0	23	0	175	95	57	0	23
City of Key Colony B.	1,455	94	0	240	0	1,790	1,458	95	0	241
City of Marathon	3,006	2,783	2,486	1,283	667	10,224	2,987	2,785	2,488	1,280
City of Key West (p)	2,372	11,986	295	2,271	563	17,486	2,377	11,998	295	2,274
COUNTY TOTAL (q)	26,246	22,580	13,625	9,680	2,553	74,685	26,239	22,602	13,639	9,684

1	146	147	148	149	150	151	152	153	154	155
	2013 Peak Number of People on Liveboard Vessels	TOTAL 2013 PEAK SEASONAL POPULATION (142 + 143 + 144 + 145 + 146)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (p)	Peak Number of People Staying in Hotel and Motel Rooms During 2014	2014 Peak Number of Persons Staying in RVs or Campsites	2014 Peak Number of Persons Staying with Friends and Relatives (ah)	2014 Peak Number of People on Liveboard Vessels	TOTAL 2014 PEAK SEASONAL POPULATION (148 + 149 + 150 + 151 + 152)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2015

Lower Keys

PAED										
1	458	1,293	118	0	604	112	458	1,293	117	0
2	148	1,299	414	83	499	154	148	1,298	411	83
3	0	1,790	325	130	1,097	241	0	1,793	327	130
4a	33	3,660	2,633	251	279	490	33	3,686	2,652	251
4b	0	36	32	0	0	5	0	37	33	0
5	198	3,484	1,443	130	1,279	442	198	3,492	1,446	130
6	0	1,896	0	0	1,643	255	0	1,898	0	0
Subtotal	837	13,459	4,968	594	5,401	1,699	838	13,497	4,987	595

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	990	219	639	0	133	0	991	219	640
11	0	2,044	518	95	1,156	274	0	2,043	516	95
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0	3,035	738	734	1,156	407	0	3,034	735	734

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	36	1,914	1,393	237	0	253	36	1,918	1,395	237
16	3	4,581	2,120	748	1,081	612	3	4,564	2,102	749
17	119	2,897	1,256	1,160	0	374	119	2,909	1,264	1,161
18	0	4,662	1,478	630	1,928	625	0	4,660	1,472	630
19-20 (g)	13	2,485	1,180	196	763	332	13	2,484	1,178	197
21	198	3,181	2,120	336	120	399	198	3,173	2,111	336
22	105	105	0	0	0	0	106	108	0	0
Subtotal	474	19,828	9,547	3,307	3,891	2,595	475	19,815	9,521	3,310

TOTAL	1,311	36,319	15,250	4,634	10,448	4,702	1,313	36,347	15,243	4,639
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Village of Islamorada	13	8,717	4,057	3,041	418	1,165	13	8,694	4,030	3,044
City of Laysan	0	175	95	57	0	24	0	175	95	57
City of Key Colony B.	0	1,793	1,459	95	0	241	0	1,794	1,459	95
City of Marathon	668	10,210	2,966	2,788	2,491	1,278	669	10,191	2,941	2,791
City of Key West (p)	563	17,507	2,382	12,010	295	2,277	564	17,528	2,388	12,022

COUNTY TOTAL (q)	2,555	74,720	26,208	22,625	13,653	9,685	2,558	74,730	26,155	22,648
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Peak Seasonal Population

1	156	157	158	159
PAED	2015 Peak Number of Persons Staying in RVs or Campsites	2015 Peak Number of Persons Staying with Friends and Relatives (ab)	2015 Peak People on Liveboard Vessels	TOTAL 2015 PEAK SEASONAL POPULATION (154 + 155 + 156 + 157 + 159)

Lower Keys

1	605	112	459	1,293
2	499	154	149	1,296
3	1,099	241	0	1,797
4a	279	493	33	3,709
4b	0	5	0	38
5	1,280	443	198	3,497
6	1,645	255	0	1,900
Subtotal	5,406	1,703	838	13,530

Middle Keys

7	-	-	-	-
8	-	-	-	-
9	-	-	0	-
10	0	133	0	992
11	1,157	274	0	2,042
12a	-	-	-	-
12b	-	-	-	-
13	-	-	-	-
Subtotal	1,157	407	0	3,034

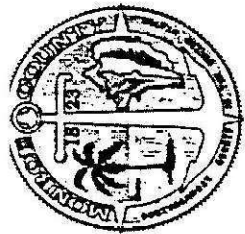
Upper Keys

14	-	-	-	-
15	0	253	36	1,921
16	1,082	609	3	4,545
17	0	376	119	2,919
18	1,929	625	0	4,657
19-20 (g)	764	331	13	2,483
21	120	398	198	3,163
22	0	0	106	106
Subtotal	3,895	2,592	475	19,793

TOTAL	10,459	4,703	1,314	36,357
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Village of Islamorada	419	1,161	13	8,667
City of Laysan	0	24	0	175
City of Key Colony B.	0	241	0	1,794
City of Marathon	2,493	1,275	669	10,170
City of Key West (p)	296	2,279	564	17,549

COUNTY TOTAL (q)	13,666	9,683	2,561	74,712
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Monroe County Planning Department

Appendix 6

Peak Population in Seasonal Residences by PAED from 1990 to 2015

Peak Number of People in Seasonal Residences

1	2	3	4	5	6	7	8	9	10	11
PAED	1990 Census Tract (e)	1990 Census Block Groups	April 1, 1980 Total Number of Seasonal Units (j)	December 31, 1980 Total Number of Seasonal Housing Units (e)	Peak Number of Persons per Party Staying in a Seasonal Dwelling Unit (i)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990 (k & g)	December 31, 1991 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (k & g)	December 31, 1992 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (l & e)
Lower Keys										
1	9718 & 9719 pt.	N/A	43	43	2.67	115	43	116	44	116
2	9717	N/A	142	143	2.67	383	145	388	146	390
3	9716	N/A	86	89	2.67	237	90	241	92	248
4a	9715	N/A	654	674	2.67	1,800	697	1,860	713	1,903
4b	9714 pt.	BG 4 (a)	4	5	2.67	13	5	14	6	15
5	9714 pt.	BG 1,2,3,4,5 (a)	402	416	2.67	1,111	428	1,144	437	1,186
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0	0	2.67	0	0	0	0	0
	Subtotal	-	1,331	1,370	2.67	3,669	1,409	3,763	1,437	3,838
Middle Keys										
7	9713, 9712, & 9711	N/A	777	783	2.67	2,091	787	2,102	793	2,116
8	9710 pt.	BG 3 (c)	197	200	2.67	533	202	539	203	542
9	9710 pt.	BG 2 (d)	90	91	2.67	244	92	248	93	248
10	9710 pt.	BG 2 (d)	66	69	2.67	183	70	186	71	189
11	9710 pt.	BG 1 (e)	176	176	2.67	471	176	471	177	472
12a	9709 pt.	BG 5	292	298	2.67	796	307	820	318	849
12b	9709 pt.	BG 1,2 (f)	38	38	2.67	101	41	108	41	108
13	9709 pt.	BG 1,2,3,4 (f)	220	221	2.67	590	224	598	225	602
	Subtotal	-	1,856	1,876	2.67	5,009	1,999	5,070	1,920	5,126
Upper Keys										
14	9708	N/A	777	796	2.67	2,128	820	2,189	836	2,232
15	9707	N/A	383	411	2.67	1,097	427	1,140	431	1,161
16	9706	N/A	793	794	2.67	2,121	797	2,127	799	2,133
17	9705	N/A	319	329	2.67	879	338	903	347	926
18	9704	N/A	489	493	2.67	1,317	498	1,331	502	1,339
19-20 (g)	9703	N/A	371	377	2.67	1,005	389	1,038	396	1,059
21	9702.98 pt.	BG 1,2,3 (h)	706	717	2.67	1,918	724	1,932	729	1,945
22	9701 pt. & 9702.98 pt.	BG 1 (h)	0	0	2.67	0	0	0	0	0
	Subtotal	-	3,838	3,918	2.67	10,480	3,993	10,661	4,040	10,786
UNINC. TOTAL										
	-	-	7,025	7,164	2.67	19,128	7,301	19,494	7,396	19,748
Village of Islamorada										
	9709	N/A	-	-	-	-	-	-	-	-
City of Laysan										
	9710	BG 1	28	28	2.67	78	29	77	29	78
City of Key Colony B.										
	9710	BG 3	441	446	2.67	1,192	448	1,197	454	1,212
City of Marathon										
	9710-9713	N/A	-	-	-	-	-	-	-	-
City of Key West (p)										
	9719-9726	N/A	440	737	2.90	2,139	742	2,153	747	2,167
COUNTY TOTAL (q)										
	-	-	7,934	8,376	2.67	22,535	8,520	22,922	8,626	23,205

	12	13	14	15	16	17	18	19	20	21
	December 31, 1993 Total Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (12 a e)	December 31, 1994 Total Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (14 a e)	December 31, 1995 Total Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (16 a e)	December 31, 1996 Total Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996 (18 a e)	December 31, 1997 Total Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (20 a e)

PAED

Lower Keys

1	44	116	44	117	44	117	44	118	44	118
2	147	391	148	395	149	397	150	400	151	402
3	95	263	97	258	98	262	100	267	101	271
4a	730	1,949	745	1,990	763	2,038	780	2,083	795	2,123
4b	6	16	6	17	6	17	7	17	7	19
5	449	1,198	455	1,216	461	1,232	469	1,253	472	1,260
8	0	0	0	0	0	0	0	0	0	0
Subtotal	1,469	3,923	1,495	3,993	1,522	4,063	1,550	4,138	1,570	4,193

Middle Keys

7	796	2,125	799	2,134	803	2,145	806	2,152	809	2,161
8	205	547	207	552	208	556	210	561	211	564
9	94	251	94	252	95	254	96	257	97	259
10	72	192	73	195	73	196	74	196	74	198
11	177	473	177	473	177	473	184	492	186	497
12a	322	860	326	671	332	885	335	895	337	900
12b	41	106	41	108	41	110	41	110	42	111
13	228	610	229	611	230	613	230	615	231	616
Subtotal	1,936	5,167	1,946	5,196	1,960	5,233	1,977	5,277	1,987	5,306

Upper Keys

14	847	2,262	857	2,287	865	2,310	871	2,327	883	2,358
15	445	1,188	459	1,224	460	1,229	464	1,239	465	1,241
16	801	2,139	805	2,150	808	2,158	811	2,164	812	2,167
17	363	970	371	989	377	1,007	384	1,025	389	1,038
18	517	1,380	519	1,386	522	1,394	525	1,402	529	1,412
19-20 (g)	402	1,075	404	1,080	407	1,086	410	1,094	412	1,099
21	733	1,957	734	1,961	737	1,969	744	1,988	749	2,000
22	0	0	0	0	0	0	0	0	0	0
Subtotal	4,109	10,970	4,149	11,077	4,177	11,154	4,209	11,238	4,238	11,315

UNINC. TOTAL	7,513	20,060	7,590	20,265	7,659	20,450	7,736	20,654	7,795	20,813
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Lorton	29	78	30	79	30	80	30	81	31	82
City of Key Colony B.	462	1,233	465	1,241	472	1,259	474	1,265	478	1,276
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	752	2,191	757	2,195	761	2,210	766	2,224	771	2,238

COUNTY TOTAL (q)	8,756	23,553	8,841	23,781	8,922	23,999	9,006	24,224	9,075	24,409
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Census of Population; Monroe County, Lorton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People in Seasonal Residences

1	22	23	24	25	26	27	28	29	30	31
	December 31, 1998 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998 (22 x e)	December 31, 1999 Total Number of Seasonal Housing Units (f)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999 (24 x e)	December 31, 2000 Total Number of Seasonal Housing Units (g)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000 (26 x e)	December 31, 2001 Total Number of Seasonal Housing Units (h)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001 (28 x e)	December 31, 2002 Total Number of Seasonal Housing Units (i)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002 (30 x e)
PAED										
Lower Keys										
1	45	119	45	119	45	120	45	120	45	120
2	151	404	152	405	153	407	153	408	153	410
3	103	274	104	278	106	281	106	284	107	287
4a	806	2,153	813	2,172	823	2,198	833	2,225	843	2,251
4b	7	19	7	19	7	20	8	20	8	21
5	474	1,267	475	1,269	480	1,282	485	1,294	489	1,306
6	0	0	0	0	0	0	0	0	0	0
Subtotal	1,587	4,236	1,597	4,263	1,613	4,307	1,629	4,351	1,646	4,395
Middle Keys										
7	812	2,167	814	2,173	-	-	-	-	-	-
8	212	567	213	570	-	-	-	-	-	-
9	97	259	97	260	-	-	-	-	-	-
10	74	198	75	199	75	201	76	203	77	206
11	186	497	186	497	188	501	189	504	190	508
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,382	3,690	1,385	3,699	263	702	265	708	267	713
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	466	1,244	467	1,248	471	1,257	474	1,266	478	1,276
16	813	2,172	815	2,175	815	2,177	816	2,180	817	2,182
17	395	1,054	398	1,062	401	1,071	405	1,080	408	1,089
18	531	1,419	533	1,424	535	1,429	537	1,434	539	1,439
19-20 (g)	413	1,104	415	1,109	417	1,114	419	1,119	421	1,124
21	759	2,028	770	2,056	773	2,063	775	2,071	778	2,078
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,378	9,020	3,399	9,074	3,413	9,112	3,427	9,150	3,441	9,188
UNINC. TOTAL	6,347	16,946	6,381	17,036	5,289	14,121	5,321	14,208	5,354	14,295
Village of Islamorada	1,497	3,998	1,507	4,025	1,513	4,041	1,519	4,057	1,525	4,073
City of Layton	31	83	31	84	32	85	32	86	33	87
City of Key Colony B.	485	1,294	492	1,312	497	1,327	502	1,341	508	1,355
City of Marathon	-	-	-	-	1,127	3,008	1,130	3,018	1,134	3,029
City of Key West (p)	776	2,252	781	2,266	786	2,280	790	2,293	795	2,307
COUNTY TOTAL (q)	9,136	24,572	9,192	24,723	9,243	24,860	9,296	25,003	9,349	25,146

1	2	3	32	33	34	35	36	37	38	39	40
	December 31, 2003 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwellings During 2003 (32 x e)	% Increase in Persons in Seasonal Dwellings 1990-1991 [(9 - 7) / 7]	% Increase in Persons in Seasonal Dwellings 1991-1992 [(11 - 9) / 9]	% Increase in Persons in Seasonal Dwellings 1992-1993 [(13 - 11) / 11]	% Increase in Persons in Seasonal Dwellings 1993-1994 [(15 - 13) / 13]	% Increase in Persons in Seasonal Dwellings 1994-1995 [(17 - 15) / 15]	% Increase in Persons in Seasonal Dwellings 1995-1996 [(19 - 17) / 17]	% Increase in Persons in Seasonal Dwellings 1996-1997 [(21 - 19) / 19]		
PAED											
Lower Keys											
1	45	120	0.46%	0.36%	0.15%	0.35%	0.15%	0.66%	0.55%		
2	154	411	1.24%	0.51%	0.36%	1.08%	0.43%	0.78%	0.49%		
3	108	290	1.78%	2.08%	2.58%	2.09%	1.64%	2.02%	1.19%		
4a	853	2,276	3.31%	2.31%	2.43%	2.11%	2.42%	2.20%	1.91%		
4b	8	22	12.50%	5.56%	7.89%	2.44%	2.38%	2.33%	9.09%		
5	494	1,318	2.99%	1.91%	2.78%	1.50%	1.33%	1.67%	0.56%		
6	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Subtotal	1,662	4,438	2.84%	1.94%	2.29%	1.77%	1.77%	1.85%	1.31%		
Middle Keys											
7	-	-	0.55%	0.66%	0.43%	0.39%	0.54%	0.33%	0.41%		
8	-	-	1.03%	0.68%	0.84%	0.84%	0.83%	0.82%	0.65%		
9	-	-	1.19%	0.44%	1.46%	0.43%	0.72%	1.00%	0.85%		
10	78	208	1.57%	1.54%	1.71%	1.68%	0.37%	0.18%	0.73%		
11	191	511	0.00%	0.24%	0.24%	0.00%	0.00%	3.86%	1.16%		
12a	-	-	2.98%	3.56%	1.29%	1.27%	1.68%	1.03%	0.61%		
12b	-	-	6.92%	0.00%	0.00%	0.00%	1.44%	0.00%	0.71%		
13	-	-	1.24%	0.71%	1.31%	0.10%	0.40%	0.40%	0.10%		
Subtotal	269	719	1.21%	1.11%	0.79%	0.56%	0.72%	0.85%	0.54%		
Upper Keys											
14	-	-	3.00%	1.95%	1.35%	1.08%	1.01%	0.73%	1.36%		
15	481	1,285	3.96%	0.94%	3.17%	3.08%	0.41%	0.77%	0.15%		
16	818	2,185	0.30%	0.30%	0.25%	0.55%	0.35%	0.30%	0.15%		
17	411	1,098	2.79%	2.53%	4.70%	2.02%	1.82%	1.73%	1.27%		
18	541	1,444	1.06%	0.64%	3.04%	0.43%	0.62%	0.54%	0.69%		
19-20 (g)	423	1,129	3.26%	1.97%	1.52%	0.46%	0.57%	0.74%	0.51%		
21	781	2,085	0.86%	0.67%	0.61%	0.18%	0.42%	0.96%	0.59%		
22	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Subtotal	3,455	9,225	1.92%	1.17%	1.71%	0.97%	0.89%	0.76%	0.68%		
UNINC. TOTAL	5,387	14,383	1.91%	1.30%	1.58%	1.02%	0.91%	1.00%	0.77%		
Village of Islamorada											
	1,531	4,088	-	-	-	-	-	-	-		
City of Laysan											
	33	88	2.04%	0.67%	0.66%	1.32%	1.30%	0.64%	1.27%		
City of Key Colony B.											
	513	1,370	0.43%	1.26%	1.69%	0.66%	1.48%	0.49%	0.81%		
City of Marathon											
	1,138	3,039	-	-	-	-	-	-	-		
City of Key West (p)											
	798	2,316	0.66%	0.66%	0.65%	0.65%	0.64%	0.64%	0.64%		
COUNTY TOTAL (q)	9,400	25,284	1.72%	1.24%	1.50%	0.97%	0.92%	0.94%	0.76%		

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Census of Population; Monroe County, Laysan, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People in Seasonal Residences

	1	41	42	43	44	45	46	47	48
		% Increase In Peak Number of Persons In Seasonal Dwellings 1997-1998 [(23 - 21) / 21]	% Increase In Peak Number of Persons In Seasonal Dwellings 1998-1999 [(25 - 23) / 23]	% Increase In Peak Number of Persons In Seasonal Dwellings 1999-2000 [(27 - 25) / 25]	% Increase In Peak Number of Persons In Seasonal Dwellings 2000-2001 [(29 - 27) / 27]	% Increase In Peak Number of Persons In Seasonal Dwellings 2001-2002 [(31 - 29) / 29]	% Increase In Peak Number of Persons In Seasonal Dwellings 2002-2003 [(33 - 31) / 31]	Mean Average Percent Increase from 1990 to 2003 [(34+35+36+37+38+39+ 40+41+42+43+44+45+46) / # of Observations]	Peak Number of Persons Staying in Seasonal Dwelling Units During 2004 [33 + (33 x 47)]
PAED									
Lower Keys									
1		0.50%	0.23%	0.24%	0.23%	0.23%	0.23%	0.34%	121
2		0.49%	0.21%	0.39%	0.39%	0.39%	0.39%	0.55%	414
3		1.37%	1.25%	1.07%	1.06%	1.05%	1.04%	1.56%	294
4a		1.42%	0.89%	1.21%	1.20%	1.19%	1.17%	1.83%	2,319
4b		2.08%	0.00%	2.78%	2.71%	2.63%	2.57%	4.23%	22
5		0.56%	0.21%	0.96%	0.95%	0.94%	0.93%	1.33%	1,335
6		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
Subtotal		1.04%	0.62%	1.03%	1.02%	1.01%	1.00%	1.60%	4,506
Middle Keys									
7		0.29%	0.26%	-	-	-	-	-	-
8		0.49%	0.48%	-	-	-	-	-	-
9		0.28%	0.14%	-	-	-	-	-	-
10		0.36%	0.36%	1.08%	1.07%	1.05%	1.05%	0.98%	210
11		0.00%	0.00%	0.69%	0.68%	0.68%	0.67%	0.63%	514
12a		-	-	-	-	-	-	-	-
12b		-	-	-	-	-	-	-	-
13		-	-	-	-	-	-	-	-
Subtotal		0.30%	0.25%	0.73%	0.79%	0.79%	0.78%	0.72%	724
Upper Keys									
14		-	-	-	-	-	-	-	-
15		0.30%	0.25%	0.76%	0.75%	0.75%	0.74%	1.23%	1,301
16		0.20%	0.15%	0.11%	0.11%	0.11%	0.11%	0.23%	2,190
17		1.52%	0.83%	0.83%	0.83%	0.82%	0.81%	1.73%	1,117
18		0.49%	0.38%	0.35%	0.35%	0.35%	0.34%	0.71%	1,464
19-20 (g)		0.39%	0.50%	0.45%	0.45%	0.45%	0.44%	0.90%	1,139
21		1.42%	1.40%	0.35%	0.35%	0.35%	0.35%	0.65%	2,089
22		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
Subtotal		0.70%	0.60%	0.42%	0.42%	0.41%	0.41%	0.84%	9,289
UNINC. TOTAL		0.70%	0.53%	0.59%	0.62%	0.61%	0.61%	0.94%	14,529
Village of Islamorada		0.33%	0.69%	0.39%	0.39%	0.39%	0.39%	0.43%	4,106
City of Lorton		1.26%	1.24%	1.23%	1.21%	1.20%	1.18%	1.17%	89
City of Key Colony B.		1.44%	1.42%	1.09%	1.08%	1.07%	1.06%	1.08%	1,384
City of Marathon		-	-	0.06%	0.35%	0.35%	0.35%	0.28%	3,048
City of Key West (p)		0.63%	0.61%	0.61%	0.60%	0.60%	0.58%	0.61%	2,325
COUNTY TOTAL (g)		0.67%	0.61%	0.56%	0.57%	0.57%	0.55%	0.89%	25,481

SEE FINAL PAGE FOR FOOTNOTES
SOURCE: 1990 Census of Population, Monroe County, Lorton, Key Colony Beach, Key West, Islamorada, Marathon, and Key West, Florida

1	49	50	51	52	53	54	55	56
Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2010 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (c)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (c)
48 * (47 - 0.10%)	49 * (48 * (47 - 0.20%))	50 * (50 * (47 - 0.30%))	51 * (51 * (47 - 0.40%))	52 * (52 * (47 - 0.50%))	53 * (53 * (47 - 0.60%))	54 * (54 * (47 - 0.70%))	55 * (55 * (47 - 0.80%))	
PAED								

Lower Keys

1	121	121	121	121	121	121	120	120
2	416	417	418	419	419	419	418	417
3	298	302	306	310	313	316	319	321
4a	2,359	2,398	2,434	2,469	2,502	2,533	2,561	2,588
4b	23	24	25	26	27	28	29	30
5	1,352	1,367	1,381	1,394	1,406	1,416	1,425	1,432
6	0	0	0	0	0	0	0	0
Subtotal	4,670	4,630	4,686	4,739	4,788	4,832	4,872	4,908

Middle Keys

7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	212	213	215	216	217	218	219	219
11	517	519	521	522	523	523	523	522
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	729	733	736	738	740	741	741	741

Upper Keys

14	-	-	-	-	-	-	-	-
15	1,316	1,330	1,342	1,353	1,363	1,372	1,379	1,385
16	2,192	2,193	2,191	2,188	2,182	2,174	2,163	2,151
17	1,135	1,152	1,169	1,184	1,199	1,212	1,225	1,236
18	1,463	1,470	1,476	1,481	1,484	1,486	1,486	1,485
19-20 (g)	1,149	1,157	1,164	1,169	1,174	1,178	1,180	1,181
21	2,110	2,120	2,127	2,133	2,136	2,137	2,136	2,133
22	0	0	0	0	0	0	0	0
Subtotal	9,365	9,422	9,469	9,508	9,538	9,558	9,569	9,571

UNINC. TOTAL	14,663	14,784	14,891	14,985	15,065	15,131	15,183	15,220
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Village of Islamorada	4,120	4,129	4,134	4,136	4,133	4,126	4,115	4,099
City of Lorton	90	91	92	93	93	94	94	94
City of Key Colony B.	1,398	1,410	1,421	1,431	1,439	1,446	1,451	1,455
City of Marathon	3,053	3,056	3,055	3,051	3,044	3,035	3,022	3,006
City of Key West (p)	2,334	2,339	2,345	2,350	2,355	2,361	2,366	2,372

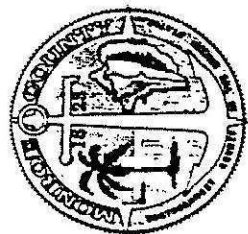
COUNTY TOTAL (q)	25,658	25,809	25,938	26,045	26,130	26,192	26,231	26,246
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Census of Population; Monroe County, Lorton, Key Colony Beach, Key West Building Departments; TDC Visitor Surveys

Peak Number of People in Seasonal Residences

1	57	58	59
	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (e) $56 \div (55 \times (47 - 0.90\%))$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (e) $57 \div (57 \times (47 - 1.0\%))$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (e) $58 \div (58 \times (47 - 1.1\%))$
PAED			
Lower Keys			
1	119	118	117
2	415	414	411
3	323	325	327
4a	2,612	2,633	2,652
4b	31	32	33
5	1,438	1,443	1,446
6	0	0	0
Subtotal	4,939	4,966	4,987
Middle Keys			
7	-	-	-
8	-	-	-
9	-	-	-
10	219	219	219
11	520	518	516
12a	-	-	-
12b	-	-	-
13	-	-	-
Subtotal	739	738	735
Upper Keys			
14	-	-	-
15	1,390	1,393	1,395
16	2,137	2,120	2,102
17	1,247	1,256	1,264
18	1,482	1,478	1,472
19-20 (g)	1,181	1,180	1,178
21	2,128	2,120	2,111
22	0	0	0
Subtotal	9,564	9,547	9,521
UNINC. TOTAL	15,242	15,250	15,243
Village of Islamorada	4,080	4,057	4,030
City of Laysan	95	95	95
City of Key Colony B.	1,458	1,459	1,459
City of Marathon	2,987	2,966	2,941
City of Key West (p)	2,377	2,382	2,388
COUNTY TOTAL (q)	26,239	26,208	26,155

SEE FINAL PAGE FOR FOOTNOTES



Monroe County Planning Department

Appendix 7

Peak Population in Hotels and Motels by PAED from 1990 to 2015

Peak Number of People in Hotels and Motels

1	2	3	4	5	6	7	8	9	10	11	12
PAED	1980 Census Tract (e)	1980 Census Block Groups	Number of Hotel and Motel Rooms in 1990 (u)	Peak Number of Persons per Room (v)	Peak Occupancy Rate for 1990 (s)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990 [(4 x 5) x 6]	Number of Hotel and Motel Rooms in 1991 (u)	Peak Occupancy Rate for 1991 (k)	Peak Number of People Staying in Hotel and Motel Rooms During 1991 [(8 x 9) x 9]	Number of Hotel and Motel Rooms in 1992 (u)	Peak Occupancy Rate for 1992 (k)
Lower Keys											
1	9718 & 9719 pl.	N/A	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
2	9717	N/A	35	2.73	89.5%	86	35	87.3%	83	35	84.2%
3	9716	N/A	55	2.73	89.5%	134	55	87.3%	131	55	84.2%
4a	9715	N/A	106	2.73	89.5%	269	106	87.3%	263	106	84.2%
4b	9714 pl.	BG 4 (a)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
5	9714 pl.	BG 1,2,3,4,5 (a)	55	2.73	89.5%	134	55	87.3%	131	55	84.2%
6	9714 pl. & 9713 pl.	9714 BG 1 (b)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
Subtotal			261	2.73	89.5%	613	261	87.3%	698	261	84.2%
Middle Keys											
7	9713, 9712, & 9711	N/A	690	2.73	89.5%	1,686	690	87.3%	1,644	690	84.2%
8	9710 pl.	BG 3 (c)	354	2.73	89.5%	865	354	87.3%	844	354	84.2%
9	9710 pl.	BG 2 (d)	52	2.73	89.5%	127	52	87.3%	124	52	84.2%
10	9710 pl.	BG 2 (d)	45	2.73	89.5%	110	45	87.3%	107	45	84.2%
11	9710 pl.	BG 1(e)	28	2.73	89.5%	68	28	87.3%	67	28	84.2%
12a	9709 pl.	BG 5	101	2.73	89.5%	247	101	87.3%	241	101	84.2%
12b	9709 pl.	BG 1,2 (f)	295	2.73	89.5%	721	295	87.3%	703	295	84.2%
13	9709 pl.	BG 1,2,3,4 (f)	750	2.73	89.5%	1,833	790	87.3%	1,883	790	84.2%
Subtotal			2,315	2.73	89.5%	5,656	2,355	87.3%	5,613	2,355	84.2%
Upper Keys											
14	9708	N/A	99	2.73	89.5%	242	99	87.3%	236	99	84.2%
15	9707	N/A	100	2.73	89.5%	244	100	87.3%	238	100	84.2%
16	9706	N/A	294	2.73	89.5%	718	294	87.3%	701	294	84.2%
17	9705	N/A	490	2.73	89.5%	1,197	490	87.3%	1,168	490	84.2%
18	9704	N/A	149	2.73	89.5%	364	149	87.3%	355	149	84.2%
19-20 (g)	9703	N/A	27	2.73	89.5%	68	27	87.3%	84	83	84.2%
21	9702.98 pl.	BG 1,2,3 (h)	142	2.73	89.5%	347	142	87.3%	338	142	84.2%
22	9701 pl. & 9702.98 pl.	BG 1 (h)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
Subtotal			1,301	2.73	89.5%	3,179	1,301	87.3%	3,101	1,357	84.2%
UNINC. TOTAL			3,867	2.73	89.5%	9,448	3,907	87.3%	9,312	3,963	84.2%
Village of Islamorada											
	9709	N/A	-	-	-	-	-	-	-	-	-
City of Lorton											
	9710	BG 1	24	2.73	89.5%	59	24	87.3%	57	24	84.2%
City of Key Colony B.											
	9710	BG 3	40	2.73	89.5%	98	40	87.3%	96	40	84.2%
City of Marathon											
	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West (p)											
	9719-9726	N/A	5,074	2.90	89.5%	13,188	5,074	87.3%	12,864	5,074	84.2%
COUNTY TOTAL (q)			9,005	2.73	89.5%	22,793	9,045	87.3%	22,328	9,101	84.2%

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24		
	PAED																									
	Peak Number of People Staying in Hotel and Motel Rooms During 1992 [(11 x 5) x 12]	Number of Hotel and Motel Rooms in 1993 (u)	Peak Occupancy Rate for 1993 (z)	Peak Number of People Staying in Hotel and Motel Rooms During 1993 [(14 x 5) x 15]	Number of Hotel and Motel Rooms in 1994 (v)	Peak Occupancy Rate for 1994 (z)	Peak Number of People Staying in Hotel and Motel Rooms During 1994 [(17 x 5) x 18]	Number of Hotel and Motel Rooms in 1995 (w)	Peak Occupancy Rate for 1995 (z)	Peak Number of People Staying in Hotel and Motel Rooms During 1995 [(20 x 5) x 21]	Number of Hotel and Motel Rooms in 1996 (x)	Peak Occupancy Rate for 1996 (z)														
Lower Keys																										
1	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%														
2	80	35	91.4%	87	35	86.4%	83	35	84.3%	81	35	86.7%														
3	126	55	91.4%	137	55	86.4%	130	55	84.3%	127	55	86.7%														
4a	244	106	91.4%	264	106	86.4%	250	106	84.3%	244	106	86.7%														
4b	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%														
5	126	55	91.4%	137	55	86.4%	130	55	84.3%	127	55	86.7%														
6	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%														
Subtotal	577	251	91.4%	626	251	86.4%	592	251	84.3%	578	251	86.7%														
Middle Keys																										
7	1,586	690	91.4%	1,722	690	86.4%	1,528	690	84.3%	1,588	690	86.7%														
8	814	354	91.4%	883	354	86.4%	835	354	84.3%	815	354	86.7%														
9	120	52	91.4%	130	52	86.4%	123	52	84.3%	120	52	86.7%														
10	103	45	91.4%	112	45	86.4%	106	45	84.3%	104	45	86.7%														
11	64	40	91.4%	100	40	86.4%	94	40	84.3%	92	40	86.7%														
12a	232	101	91.4%	252	101	86.4%	238	101	84.3%	232	101	86.7%														
12b	678	295	91.4%	736	295	86.4%	696	295	84.3%	679	295	86.7%														
13	1,816	790	91.4%	1,971	790	86.4%	1,863	790	84.3%	1,818	790	86.7%														
Subtotal	5,413	2,367	91.4%	5,908	2,367	86.4%	5,583	2,367	84.3%	5,447	2,367	86.7%														
Upper Keys																										
14	228	99	91.4%	247	99	86.4%	234	99	84.3%	228	99	86.7%														
15	230	100	91.4%	250	100	86.4%	236	100	84.3%	230	100	86.7%														
16	675	294	91.4%	734	294	86.4%	693	294	84.3%	677	294	86.7%														
17	1,126	490	91.4%	1,223	490	86.4%	1,156	490	84.3%	1,128	490	86.7%														
18	343	266	91.4%	364	266	86.4%	327	266	84.3%	312	266	86.7%														
19-20 (g)	191	83	91.4%	207	83	86.4%	195	83	84.3%	191	83	86.7%														
21	328	142	91.4%	364	142	86.4%	335	142	84.3%	327	142	86.7%														
22	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%														
Subtotal	3,119	1,474	91.4%	3,678	1,474	86.4%	3,477	1,474	84.3%	3,392	1,474	86.7%														
UNINC. TOTAL	9,110	4,092	91.4%	10,210	4,092	86.4%	9,652	4,092	84.3%	9,417	4,092	86.7%														
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-														
City of Lorton	55	24	91.4%	60	24	86.4%	57	24	84.3%	55	24	86.7%														
City of Key Colony B.	92	40	91.4%	100	40	86.4%	94	40	84.3%	92	40	86.7%														
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-														
City of Key West (p)	12,407	5,074	91.4%	13,468	5,074	88.4%	12,731	5,074	84.3%	12,422	5,074	86.7%														
COUNTY TOTAL (q)	21,663	9,230	91.4%	23,838	9,230	86.4%	22,534	9,230	84.3%	21,986	9,230	86.7%														

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles: Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Peak Number of People in Hotels and Motels

1 25 26 27 28 29 30 31 32 33 34 35

	Peak Number of People Staying in Hotel and Motel Rooms During 1996 [(23 x 5) x 24]	Number of Hotel and Motel Rooms in 1997 [u]	Peak Occupancy Rate for 1997 [x]	Peak Number of People Staying in Hotel and Motel Rooms During 1997 [(26 x 6) x 27]	Number of Hotel and Motel Rooms in 1998 [u]	Peak Occupancy Rate for 1998 [x]	Peak Number of People Staying in Hotel and Motel Rooms During 1998 [(28 x 6) x 30]	Number of Hotel and Motel Rooms in 1999 [y]	Peak Occupancy Rate for 1999 [x]	Peak Number of People Staying in Hotel and Motel Rooms During 1999 [(32 x 8) x 33]	Average Peak Occupancy Rate [(6 + 8 + 12 + 16 + 18 + 21 + 24 + 27 + 30 + 33) / # of Observations]
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Lower Keys

1	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
2	83	35	86.7%	83	35	81.5%	78	35	82.1%	78	86.0%
3	130	55	86.7%	130	55	81.5%	122	55	82.1%	123	86.0%
4a	251	106	88.7%	251	106	81.5%	236	106	82.1%	238	86.0%
4b	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
5	130	55	86.7%	130	55	81.5%	122	55	82.1%	123	86.0%
6	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
Subtotal	594	251	86.7%	594	251	81.5%	558	251	82.1%	563	86.0%

Middle Keys

7	1,633	690	86.7%	1,633	690	81.5%	1,635	772	82.1%	1,730	86.0%
8	638	354	86.7%	638	354	81.5%	788	354	82.1%	793	86.0%
9	123	52	86.7%	123	52	81.5%	116	52	82.1%	117	86.0%
10	107	65	86.7%	154	186	81.5%	414	198	82.1%	444	86.0%
11	95	40	86.7%	95	40	81.5%	89	40	82.1%	90	86.0%
12a	239	101	86.7%	239	-	-	-	-	-	-	-
12b	698	295	86.7%	698	-	-	-	-	-	-	-
13	1,870	790	86.7%	1,870	-	-	-	-	-	-	-
Subtotal	5,602	2,387	86.7%	5,650	1,322	81.5%	2,941	1,416	82.1%	3,174	86.0%

Upper Keys

14	234	99	86.7%	234	-	-	-	-	-	-	-
15	237	100	86.7%	237	100	81.5%	222	100	82.1%	224	86.0%
16	696	294	86.7%	696	294	81.5%	654	294	82.1%	659	86.0%
17	1,160	490	86.7%	1,160	490	81.5%	1,090	490	82.1%	1,098	86.0%
18	630	266	86.7%	630	266	81.5%	592	266	82.1%	596	86.0%
19-20 (g)	196	83	86.7%	196	83	81.5%	185	83	82.1%	188	86.0%
21	336	142	86.7%	336	142	81.5%	316	142	82.1%	318	86.0%
22	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
Subtotal	3,499	1,474	86.7%	3,489	1,376	81.6%	3,059	1,376	82.1%	3,082	86.0%

UNINC. TOTAL	9,685	4,112	86.7%	9,733	2,948	81.5%	6,559	3,042	82.1%	6,818	86.0%
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Village of Islamorada	-	-	-	-	1,285	81.5%	2,869	1,285	82.1%	2,880	86.0%
City of Lagoon	57	24	86.7%	57	24	81.5%	63	24	82.1%	54	86.0%
City of Key Colony B.	95	40	88.7%	95	40	81.5%	89	40	82.1%	90	86.0%
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,775	5,074	86.7%	12,775	5,074	81.5%	12,009	5,074	82.1%	12,097	86.0%

COUNTY TOTAL (q)	22,612	9,250	86.7%	22,659	9,371	81.5%	21,570	9,465	82.1%	21,939	86.0%
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PAED	Number of Hotel and Motel Rooms in 2000 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2000 [(36 x 5) + 35]	Number of Hotel and Motel Rooms in 2001 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2001 [(38 x 5) + 35]	Number of Hotel and Motel Rooms in 2002 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2002 [(40 x 5) + 35]	Number of Hotel and Motel Rooms in 2003 (z)	Peak Number of People Staying in Hotel and Motel Rooms During 2003 [(42 x 5) + 35]	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (ee) [(42 x 5) + 35]	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (es) [(42 x 5) + 35]
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Lower Keys

1	0	0	0	0	0	0	0	0	0	0
2	35	82	35	82	35	82	35	82	82	82
3	55	129	55	129	55	129	55	129	129	129
4a	106	249	106	249	106	249	106	249	249	249
4b	0	0	0	0	0	0	0	0	0	0
5	55	129	55	129	55	129	55	129	129	129
6	0	0	0	0	0	0	0	0	0	0
Subtotal	251	589	251	589	251	589	251	589	589	589

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	222	621	246	578	270	634	270	634	634	634
11	40	94	40	94	40	94	40	94	94	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	262	615	286	672	310	728	310	728	3,494	3,494

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	100	235	100	235	100	235	100	235	235	235
16	294	690	294	690	294	690	294	690	742	742
17	480	1,151	490	1,151	490	1,151	490	1,151	1,151	1,151
18	266	625	266	625	266	625	266	625	625	625
19-20 (g)	83	195	83	195	83	195	83	195	195	195
21	142	333	142	333	142	333	142	333	333	333
22	0	0	0	0	0	0	0	0	0	0
Subtotal	1,375	3,229	1,375	3,229	1,375	3,229	1,397	3,280	3,280	3,280

UNINC. TOTAL	1,888	4,433	1,912	4,490	1,936	4,546	1,958	4,598	7,364	7,364
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Village of Islamorada	1,285	3,017	1,285	3,017	1,285	3,017	1,285	3,017	3,017	3,017
City of Laysan	24	56	24	56	24	56	24	56	56	56
City of Key Colony B.	40	94	40	94	40	94	40	94	94	94
City of Marathon	1,178	2,766	1,178	2,766	1,178	2,766	1,178	2,766	2,766	2,766
City of Key West (p)	5,074	12,673	5,074	12,673	5,074	12,673	5,074	12,673	11,914	11,914

COUNTY TOTAL (q)	9,489	23,040	9,513	23,096	9,537	23,153	9,559	23,204	25,211	25,211
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles; Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Peak Number of People in Hotels and Motels

1	46	47	48	49	50	51	52	53	54	55
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (see [142 x 5] x .35)	Peak Number of People Staying in Hotel and Motel Rooms During 2007 [46 x (46 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2008 [47 x (47 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2009 [48 x (48 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2010 [49 x (49 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2011 [50 x (50 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2012 [51 x (51 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2013 [52 x (52 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2014 [53 x (53 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2016 [54 x (54 x 0.10%)]
Lower Keys										
1	0	0	0	0	0	0	0	0	0	0
2	82	82	82	82	83	83	83	83	83	83
3	129	129	129	130	130	130	130	130	130	130
4a	249	249	249	250	250	250	250	251	251	251
4b	0	0	0	0	0	0	0	0	0	0
5	129	129	129	130	130	130	130	130	130	130
6	0	0	0	0	0	0	0	0	0	0
Subtotal	589	590	591	591	592	592	593	594	594	595
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	634	635	635	636	637	637	638	638	639	640
11	94	94	94	94	94	94	94	95	95	95
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	3,494	729	729	730	731	732	732	733	734	734
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	235	235	235	236	236	236	236	236	237	237
16	742	743	743	744	745	746	746	747	748	748
17	1,151	1,152	1,153	1,154	1,155	1,156	1,167	1,169	1,160	1,161
18	625	625	626	626	627	628	628	629	630	630
19-20 (g)	195	195	195	196	196	196	196	196	198	197
21	333	334	334	334	335	335	335	336	336	336
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,280	3,284	3,287	3,290	3,293	3,297	3,300	3,303	3,307	3,310
UNINC. TOTAL	7,364	4,602	4,607	4,611	4,616	4,621	4,625	4,630	4,634	4,639
Village of Islamorada	3,017	3,020	3,023	3,026	3,029	3,032	3,036	3,038	3,041	3,044
City of Lorton	56	56	56	57	57	57	57	57	57	57
City of Key Colony B.	94	94	94	94	94	94	94	95	95	95
City of Marathon	2,766	2,769	2,772	2,774	2,777	2,780	2,783	2,785	2,788	2,791
City of Key West (p)	11,914	11,926	11,938	11,960	11,962	11,974	11,986	11,998	12,010	12,022
COUNTY TOTAL (q)	25,211	22,467	22,490	22,512	22,535	22,557	22,580	22,602	22,625	22,648



Monroe County Planning Department

Appendix 8

Peak Population in Campsites and Recreational Vehicles by PAED from 1990 to 2015

Peak Number of People in Campsites and Recreational Vehicles

1	2	3	4	5	6	7	8	9	10	11	12
PAED	1990 Census Tract (s)	1990 Census Block Groups	Total Number of Campsites and Recreational Vehicle Sites (ab)	Peak Number of Persons Per Site or Vehicle (ac)	Peak Utilization Rate (ad)	1980 Peak Number of Persons Staying in RVs or Campsites [(4x8)x6]	1981 Peak Number of Persons Staying in RVs or Campsites [(4x8)x6]	1982 Peak Number of Persons Staying in RVs or Campsites [(4x8)x6]	1983 Peak Number of Persons Staying in RVs or Campsites [(4x8)x6]	1984 Peak Number of Persons Staying in RVs or Campsites [(4x8)x6]	1985 Peak Number of Persons Staying in RVs or Campsites [(4x8)x6]
Lower Keys											
1	9718 & 9719 pl.	N/A	217	2.93	94.31%	600	600	600	600	600	600
2	9717	N/A	179	2.93	94.31%	495	495	495	495	495	495
3	9716	N/A	394	2.93	94.31%	1,089	1,089	1,089	1,089	1,089	1,089
4a	9715	N/A	100	2.93	94.31%	276	276	276	276	276	276
4b	9714 pl.	BG 4 (a)	0	2.93	94.31%	0	0	0	0	0	0
5	9714 pl.	BG 1,2,3,4,5 (a)	459	2.93	94.31%	1,268	1,268	1,268	1,268	1,268	1,268
6	9714 pl. & 9713 pl.	9714 BG 1 (b)	590	2.93	94.31%	1,630	1,630	1,630	1,630	1,630	1,630
Subtotal	-	-	1,938	2.93	94.31%	5,358	5,358	5,358	5,358	5,358	5,358
Middle Keys											
7	9713, 9712, & 9711	N/A	609	2.93	94.31%	1,683	1,683	1,683	1,683	1,683	1,683
8	9710 pl.	BG 3 (c)	65	2.93	94.31%	180	180	180	180	180	180
9	9710 pl.	BG 2 (d)	220	2.93	94.31%	608	608	608	608	608	608
10	9710 pl.	BG 2 (d)	0	2.93	94.31%	0	0	0	0	0	0
11	9710 pl.	BG 1 (e)	415	2.93	94.31%	1,147	1,147	1,147	1,147	1,147	1,147
12a	9709 pl.	BG 5	2	2.93	94.31%	6	6	6	6	6	6
12b	9709 pl.	BG 1,2 (f)	85	2.93	94.31%	235	235	235	235	235	235
13	9709 pl.	BG 1,2,3,4 (f)	1,396	2.93	94.31%	3,858	3,858	3,858	3,858	3,858	3,858
Subtotal	-	-	1,996	2.93	94.31%	3,858	3,858	3,858	3,858	3,858	3,858
Upper Keys											
14	9708	N/A	63	2.93	94.31%	174	174	174	174	174	174
15	9707	N/A	0	2.93	94.31%	0	0	0	0	0	0
16	9706	N/A	388	2.93	94.31%	1,072	1,072	1,072	1,072	1,072	1,072
17	9705	N/A	0	2.93	94.31%	0	0	0	0	0	0
18	9704	N/A	692	2.93	94.31%	1,912	1,912	1,912	1,912	1,912	1,912
19-20	9703	N/A	274	2.93	94.31%	757	757	757	757	757	757
21	9702.98 pl.	BG 1,2,3 (h)	43	2.93	94.31%	119	119	119	119	119	119
22	9701 pl. & 9702.98 pl.	BG 1 (h)	0	2.93	94.31%	0	0	0	0	0	0
Subtotal	-	-	1,460	2.93	94.31%	4,034	4,034	4,034	4,034	4,034	4,034
UNINC. TOTAL	-	-	4,795	2.93	94.31%	13,250	13,250	13,250	13,250	13,250	13,250
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Lorton	9710	BG 1	0	2.93	94.31%	0	0	0	0	0	0
City of Key Colony B.	9710	BG 3	0	2.93	94.31%	0	0	0	0	0	0
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	106	2.93	94.31%	293	293	293	293	293	293
COUNTY TOTAL (q)	-	-	4,901	2.93	94.31%	13,543	13,543	13,543	13,543	13,543	13,543

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: TDC 1996 Visitor Profiles: Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

1	13	14	15	16	17	18	19	20	21	22	23	24
1994 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1997 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1998 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1999 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2000 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2001 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2002 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2003 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2004 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2005 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2006 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2007 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	21 + (21 x 0.10%)

Lower Keys

1	600	600	600	600	600	600	600	600	600	600	600	600
2	495	495	495	495	495	495	495	495	495	495	495	495
3	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,090
4a	276	276	276	276	276	276	276	276	276	276	276	277
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,270
6	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,632
Subtotal	5,358	5,358	5,358	5,358	5,358	5,358	5,358	5,358	5,358	5,358	5,358	5,363

Middle Keys

7	1,683	1,683	1,683	1,683	-	-	-	-	-	-	-	-
8	180	180	180	180	-	-	-	-	-	-	-	-
9	608	608	608	608	-	-	-	-	-	-	-	-
10	0	0	0	0	0	0	0	0	0	0	0	0
11	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,148
12a	6	6	-	-	-	-	-	-	-	-	-	-
12b	0	0	-	-	-	-	-	-	-	-	-	-
13	235	235	-	-	-	-	-	-	-	-	-	-
Subtotal	3,858	3,858	3,617	3,617	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,148

Upper Keys

14	174	174	-	-	-	-	-	-	-	-	-	-
15	0	0	0	0	0	0	0	0	0	0	0	0
16	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,073
17	0	0	0	0	0	0	0	0	0	0	0	0
18	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,914
19-20	757	757	757	757	757	757	757	757	757	757	757	758
21	119	119	119	119	119	119	119	119	119	119	119	119
22	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	4,034	4,034	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,864

UNINC. TOTAL	13,250	13,250	12,835	12,835	10,365	10,365	10,365	10,365	10,365	10,365	10,365	10,375
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Village of Islamorada	-	-	415	415	415	415	415	415	415	415	415	415
City of Layan	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	-	-	-	-	2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,473
City of Key West	293	293	293	293	293	293	293	293	293	293	293	293

COUNTY TOTAL (q)	13,543	13,543	13,543	13,544	13,544	13,544	13,544	13,544	13,544	13,544	13,544	13,558
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: TDC 1996 Visitor Profiles: Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

Peak Number of People in Campsites and Recreational Vehicles

	1	25	26	27	28	29	30	31	32
PAED	2008 Peak Number of Persons Staying in RVs or Campsites $22 + (22 \times 0.10\%)$	2009 Peak Number of Persons Staying in RVs or Campsites $23 + (23 \times 0.10\%)$	2010 Peak Number of Persons Staying in RVs or Campsites $24 + (24 \times 0.10\%)$	2011 Peak Number of Persons Staying in RVs or Campsites $25 + (25 \times 0.10\%)$	2012 Peak Number of Persons Staying in RVs or Campsites $26 + (26 \times 0.10\%)$	2013 Peak Number of Persons Staying in RVs or Campsites $27 + (27 \times 0.10\%)$	2014 Peak Number of Persons Staying in RVs or Campsites $28 + (28 \times 0.10\%)$	2015 Peak Number of Persons Staying in RVs or Campsites $29 + (29 \times 0.10\%)$	
Lower Keys									
1	601	601	602	603	603	604	604	604	605
2	496	496	497	497	498	498	499	499	499
3	1,091	1,092	1,093	1,094	1,095	1,096	1,097	1,099	1,099
4a	277	277	277	278	278	278	279	279	279
4b	0	0	0	0	0	0	0	0	0
5	1,271	1,272	1,273	1,275	1,276	1,277	1,279	1,280	1,280
6	1,634	1,635	1,637	1,639	1,640	1,642	1,643	1,645	1,645
Subtotal	5,369	5,374	5,379	5,385	5,390	5,396	5,401	5,406	5,406
Middle Keys									
7	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-
10	0	0	0	0	0	0	0	0	0
11	1,149	1,150	1,151	1,153	1,154	1,155	1,156	1,157	1,157
12a	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-
Subtotal	1,149	1,150	1,151	1,153	1,154	1,155	1,156	1,157	1,157
Upper Keys									
14	-	-	-	-	-	-	-	-	-
15	0	0	0	0	0	0	0	0	0
16	1,074	1,075	1,076	1,078	1,079	1,080	1,081	1,082	1,082
17	0	0	0	0	0	0	0	0	0
18	1,916	1,918	1,920	1,922	1,924	1,926	1,928	1,929	1,929
19-20	759	759	760	761	762	762	763	764	764
21	119	119	119	119	120	120	120	120	120
22	0	0	0	0	0	0	0	0	0
Subtotal	3,868	3,872	3,876	3,880	3,884	3,887	3,891	3,895	3,895
UNINC. TOTAL	10,386	10,396	10,407	10,417	10,427	10,438	10,448	10,459	10,459
Village of Islamorada	416	416	417	417	417	418	418	419	419
City of Laysan	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0
City of Marathon	2,476	2,478	2,481	2,483	2,486	2,488	2,491	2,493	2,493
City of Key West	293	294	294	294	295	295	295	296	296
COUNTY TOTAL (q)	13,571	13,585	13,598	13,612	13,625	13,639	13,653	13,666	13,666

SEE FINAL PAGE FOR FOOTNOTES
SOURCE: TDC 1996 Visitor Profiles: Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods



Monroe County Planning Department

Appendix 9

Peak Population Staying with Friends and/or Relatives by PAED from 1990 to 2015

Peak Number of Persons Staying with Friends and Relatives

1	2	3	4	5	6	7	8	9	10
PAED	1990 Census Tract (e)	1990 Census Block Groups	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990 (ee)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990 (ef)	1990 Peak Number of Persons Staying in RVs or Campsites (eg)	1990 Peak Number of Persons Staying with Friends and Relatives (eh) [(4.5-6)x.155x]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (ee)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1991 (ef)	1991 Peak Number of Persons Staying in RVs or Campsites (eg)
Lower Keys									
1	9718	N/A	115	0	600	111	116	0	600
2	9717	N/A	383	86	495	149	388	83	495
3	9716	N/A	237	134	1,089	226	241	131	1,089
4a	9715	N/A	1,800	289	276	362	1,860	253	276
4b	9714 pt.	BG 4 (a)	13	0	0	2	14	0	0
5	9714 pl.	BG 1,2,3,4,5 (a)	1,111	134	1,268	390	1,144	131	1,268
6	9714 pt. & 9713 pl.	9714 BG 1 (b)	0	0	1,630	253	0	0	1,630
Subtotal	-	-	3,659	613	5,358	1,493	3,763	598	5,358
Middle Keys									
7	9713, 9712, & 9711	N/A	2,091	1,686	1,683	846	2,102	1,644	1,683
8	9710 pt.	BG 3 (c)	533	865	180	245	539	844	180
9	9710 pt.	BG 2 (d)	244	127	608	152	246	124	608
10	9710 pt.	BG 2 (d)	183	110	0	45	186	107	0
11	9710 pt.	BG 1 (e)	471	68	1,147	261	471	67	1,147
12a	9709 pl.	BG 5	796	247	6	162	820	241	6
12b	9709 pl.	BG 1,2 (f)	101	721	0	127	108	703	0
13	9709 pl.	BG 1,2,3,4 (f)	590	1,833	235	412	598	1,883	235
Subtotal	-	-	5,009	5,656	3,858	2,251	5,070	5,613	3,858
Upper Keys									
14	9708	N/A	2,126	242	174	394	2,189	236	174
15	9707	N/A	1,097	244	0	208	1,140	238	0
16	9706	N/A	2,121	718	1,072	606	2,127	701	1,072
17	9705	N/A	879	1,197	0	322	903	1,168	0
18	9704	N/A	1,317	364	1,912	557	1,331	355	1,912
19-20 (g)	9703	N/A	1,005	66	757	283	1,038	64	757
21	9702.98 pl.	BG 1,2,3 (h)	1,916	347	119	369	1,932	338	119
22	9701 pt. & 9702.98 pl.	BG 1 (h)	0	0	0	0	0	0	0
Subtotal	-	-	10,460	3,179	4,034	2,739	10,661	3,101	4,034
TOTAL	-	-	19,128	9,448	13,250	6,483	19,494	9,312	13,250
Village of Islamorada									
	9709	N/A	-	-	-	-	-	-	-
City of Laysan									
	9710	BG 1	76	59	0	21	77	57	0
City of Key Colony B.									
	9710	BG 3	1,192	98	0	200	1,197	95	0
City of Marathon									
	9713-9710	N/A	-	-	-	-	-	-	-
City of Key West									
	9719-9726	N/A	2,139	13,188	293	2,421	2,153	12,864	293
COUNTY TOTAL (q)	-	-	22,535	22,793	13,543	9,125	22,922	22,328	13,543

SEE FINAL PAGE FOR FOOTNOTES
SOURCE: 1990 Keamey/Ceniaur Tourism Study; 1998 Visitor Profiles; Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

	1	11	12	13	14	15	16	17	18	19	20
PAED	1991 Peak Number of Persons Staying with Friends and Relatives (h) [[10.0.10]x15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (ee)	Peak Number of People Staying in Hotel and Motel Rooms During 1992 (ef)	1992 Peak Number of Persons Staying in RVs or Campsites (eg)	1992 Peak Number of Persons Staying with Friends and Relatives (eh) [[12.0.13.14]x15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (ee)	Peak Number of People Staying in Hotel and Motel Rooms During 1993 (ef)	1993 Peak Number of Persons Staying in RVs or Campsites (eg)	1993 Peak Number of Persons Staying with Friends and Relatives (eh) [[10.0.17.18]x15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (ee)	
Lower Keys											
1	111	116	0	600	111	116	0	600	111	117	
2	150	390	80	495	150	391	87	495	151	395	
3	226	246	126	1,089	227	253	137	1,089	229	258	
4a	370	1,903	244	276	376	1,949	264	276	386	1,990	
4b	2	15	0	0	2	16	0	0	3	17	
5	394	1,166	126	1,268	397	1,198	137	1,268	404	1,216	
6	253	0	0	1,630	253	0	0	1,630	253	0	
Subtotal	1,506	3,836	577	5,358	1,514	3,923	626	5,358	1,536	3,993	
Middle Keys											
7	842	2,116	1,586	1,683	835	2,125	1,722	1,683	857	2,134	
8	242	542	814	160	238	547	883	180	250	552	
9	182	248	120	608	181	251	130	608	153	252	
10	45	189	103	0	45	192	112	0	47	195	
11	281	472	64	1,147	261	473	100	1,147	267	473	
12a	185	849	232	6	168	860	252	6	173	871	
12b	126	108	678	0	122	108	736	0	131	108	
13	421	602	1,816	235	411	610	1,971	235	436	611	
Subtotal	2,254	5,126	5,413	3,858	2,232	5,167	5,906	3,858	2,314	5,196	
Upper Keys											
14	403	2,232	228	174	408	2,262	247	174	416	2,287	
15	214	1,151	230	0	214	1,186	250	0	223	1,224	
16	604	2,133	676	1,072	602	2,139	734	1,072	611	2,150	
17	321	926	1,126	0	318	970	1,223	0	340	989	
18	558	1,339	343	1,912	557	1,380	664	1,912	613	1,386	
19-20 (g)	288	1,059	191	757	311	1,075	207	757	316	1,080	
21	370	1,945	326	119	371	1,957	354	119	377	1,961	
22	0	0	0	0	0	0	0	0	0	0	
Subtotal	2,758	10,786	3,119	4,034	2,781	10,970	3,678	4,034	2,896	11,077	
TOTAL	6,519	19,748	9,110	13,250	6,527	20,060	10,210	13,250	6,746	20,265	
Village of Islamorada											
City of Laysan	21	78	55	0	21	78	60	0	21	79	
City of Key Colony B.	200	1,212	92	0	202	1,233	100	0	207	1,241	
City of Marathon	-	-	-	-	-	-	-	-	-	-	
City of Key West	2,373	2,167	12,407	293	2,304	2,181	13,468	293	2,471	2,195	
COUNTY TOTAL (q)	9,113	23,205	21,663	13,543	9,054	23,553	23,838	13,543	9,445	23,781	

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles; Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	21	22	23	24	25	26	27	28	29	30
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1994 (af)	1994 Peak Number of Persons Staying in RVs or Campsites (eg)	1994 Peak Number of Persons Staying with Friends and Relatives (ah) [(120 * 21 + 22) * 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1995 (af)	1995 Peak Number of Persons Staying in RVs or Campsites (eg)	1995 Peak Number of Persons Staying with Friends and Relatives (ah) [(124 * 25 + 26) * 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1996 (af)	1996 Peak Number of Persons Staying in RVs or Campsites (eg)

Lower Keys

1	0	600	111	117	0	600	111	118	0	600
2	83	495	151	397	81	495	151	400	83	495
3	130	1,089	229	267	127	1,089	229	267	130	1,089
4a	250	276	390	2,038	244	276	397	2,083	251	276
4b	0	0	3	17	0	0	3	17	0	0
5	130	1,268	405	1,232	127	1,268	407	1,253	130	1,268
6	0	1,630	253	0	0	1,630	253	0	0	1,630
Subtotal	592	5,358	1,541	4,063	578	5,358	1,550	4,138	594	5,358

Middle Keys

7	1,628	1,683	844	2,145	1,588	1,683	839	2,152	1,633	1,683
8	835	180	243	556	815	180	240	561	838	180
9	123	608	152	254	120	608	152	257	123	608
10	106	0	47	196	104	0	46	196	107	0
11	94	1,147	266	473	92	1,147	265	492	95	1,147
12a	238	6	173	885	232	6	174	895	239	6
12b	696	0	125	110	679	0	122	110	698	0
13	1,863	235	420	613	1,818	235	413	615	1,870	235
Subtotal	5,583	3,858	2,269	5,233	5,447	3,858	2,253	5,277	5,602	3,858

Upper Keys

14	234	174	418	2,310	228	174	420	2,327	234	174
15	236	0	226	1,229	230	0	226	1,239	237	0
16	693	1,072	607	2,158	677	1,072	606	2,164	696	1,072
17	1,156	0	333	1,007	1,128	0	331	1,025	1,160	0
18	627	1,912	608	1,394	612	1,912	607	1,402	630	1,912
19-20 (g)	196	757	315	1,086	191	757	315	1,094	196	757
21	335	119	374	1,959	327	119	374	1,988	336	119
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,477	4,034	2,881	11,154	3,392	4,034	2,880	11,238	3,489	4,034

TOTAL	9,652	13,250	6,691	20,450	9,417	13,250	6,683	20,654	9,685	13,250
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Laysan	57	0	21	80	55	0	21	81	57	0
City of Key Colony B.	94	0	207	1,259	92	0	209	1,265	95	0
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West	12,731	293	2,359	2,210	12,422	293	2,313	2,224	12,775	293

COUNTY TOTAL (g)	22,534	13,543	9,278	23,999	21,986	13,543	9,227	24,224	22,612	13,543
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	31	32	33	34	35	36	37	38	39	40
	1996 Peak Number of Persons Staying with Friends and Relatives (ah) [(26 + 20 + 30) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (ee)	Peak Number of People Staying in Hotel and Motel Rooms During 1997 (ef)	1997 Peak Number of Persons Staying in RVs or Campsites (eg)	1997 Peak Number of Persons Staying with Friends and Relatives (ah) [(32 + 33 + 24) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998 (ee)	Peak Number of People Staying in Hotel and Motel Rooms During 1998 (ef)	1998 Peak Number of Persons Staying in RVs or Campsites (eg)	1998 Peak Number of Persons Staying with Friends and Relatives (ah) [(36 + 37 + 38) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999 (ee)
PAED										
Lower Keys										
1	111	118	0	600	111	119	0	600	111	119
2	152	402	83	495	152	404	78	495	151	405
3	230	271	130	1,089	231	274	122	1,089	230	278
4a	405	2,123	251	276	411	2,153	236	276	413	2,172
4b	3	19	0	0	3	19	0	0	3	19
5	411	1,260	130	1,268	412	1,267	122	1,268	412	1,269
6	253	0	0	1,630	253	0	0	1,630	253	0
Subtotal	1,564	4,193	594	5,358	1,572	4,236	558	5,358	1,574	4,263
Middle Keys										
7	848	2,161	1,633	1,683	849	2,167	1,535	1,683	835	2,173
8	245	564	838	180	245	567	788	180	238	570
9	153	259	123	608	153	259	116	608	152	260
10	47	198	154	0	54	198	414	0	95	199
11	269	497	95	1,147	270	497	89	1,147	269	497
12a	177	900	239	6	177	-	-	-	-	-
12b	125	111	698	0	125	-	-	-	-	-
13	422	616	1,870	235	422	-	-	-	-	-
Subtotal	2,284	5,306	5,650	3,858	2,296	3,690	2,941	3,617	1,588	3,699
Upper Keys										
14	424	2,358	234	174	429	-	-	-	-	-
15	228	1,241	237	0	229	1,244	222	0	227	1,248
16	609	2,167	696	1,072	610	2,172	654	1,072	604	2,175
17	339	1,038	1,160	0	341	1,054	1,090	0	332	1,062
18	811	1,412	630	1,912	613	1,419	592	1,912	608	1,424
19-20 (g)	317	1,099	195	757	318	1,104	185	757	317	1,109
21	379	2,000	336	119	380	2,028	316	119	382	2,056
22	0	0	0	0	0	0	0	0	0	0
Subtotal	2,808	11,315	3,489	4,034	2,920	9,020	3,059	3,860	2,471	9,074
TOTAL	6,756	20,813	9,733	13,250	6,788	16,946	6,559	12,835	5,633	17,036
Village of Islamorada										
City of Lorton	21	82	57	0	22	3,998	2,859	415	1,127	4,025
City of Key Colony B.	211	1,276	95	0	212	83	53	0	21	84
City of Marathon	-	-	-	-	-	1,294	89	0	214	1,312
City of Key West	2,370	2,238	12,775	293	2,372	-	-	-	-	-
						2,252	12,009	293	2,256	2,266
COUNTY TOTAL (q)	9,359	24,409	22,659	13,543	9,395	24,572	21,570	13,543	9,251	24,723

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles; Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	3	41	42	43	44	45	46	47	48	49	50
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1999 (af)	1999 Peak Number of Persons Staying in RVs or Campsites (ag)	1999 Peak Number of Persons Staying with Friends and Relatives (ah) $(.40 + .41 + .42) \times 15.5\%$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000 (aa)	Peak Number of People Staying in Hotel and Motel Rooms During 2000 (aj)	2000 Peak Number of Persons Staying in RVs or Campsites (ak)	2000 Peak Number of Persons Staying with Friends and Relatives (al) $(.44 + .45 + .46) \times 15.5\%$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2001 (af)	2001 Peak Number of Persons Staying in RVs or Campsites (ag)	
Lower Keys											
1	0	600	111	120	0	600	111	120	0	600	
2	78	495	152	407	82	495	152	408	82	495	
3	123	1,089	231	281	129	1,089	232	284	129	1,089	
4a	238	276	416	2,198	249	276	422	2,225	249	276	
4b	0	0	3	20	0	0	3	20	0	0	
5	123	1,268	412	1,282	129	1,268	415	1,294	129	1,268	
6	0	1,630	253	0	0	1,630	253	0	0	1,630	
Subtotal	563	5,358	1,578	4,307	589	5,358	1,589	4,351	589	5,358	
Middle Keys											
7	1,730	1,683	866	-	-	-	-	-	-	-	
8	793	180	239	-	-	-	-	-	-	-	
9	117	608	153	-	-	-	-	-	-	-	
10	444	0	100	201	521	0	112	203	578	0	
11	90	1,147	269	501	94	1,147	270	504	94	1,147	
12a	-	-	-	-	-	-	-	-	-	-	
12b	-	-	-	-	-	-	-	-	-	-	
13	-	-	-	-	-	-	-	-	-	-	
Subtotal	3,174	3,617	1,626	702	615	1,147	382	708	672	1,147	
Upper Keys											
14	-	-	-	-	-	-	-	-	-	-	
15	224	0	228	1,257	235	0	231	1,266	235	0	
16	659	1,072	605	2,177	690	1,072	611	2,180	690	1,072	
17	1,098	0	335	1,071	1,151	0	344	1,080	1,151	0	
18	596	1,912	610	1,429	625	1,912	615	1,434	625	1,912	
19-20 (g)	186	757	318	1,114	195	757	320	1,119	195	757	
21	318	119	386	2,063	333	119	390	2,071	333	119	
22	0	0	0	0	0	0	0	0	0	0	
Subtotal	3,082	3,860	2,483	9,112	3,229	3,860	2,511	9,150	3,229	3,860	
TOTAL	6,818	12,835	5,687	14,121	4,433	10,365	4,482	14,208	4,490	10,365	
Village of Islamorada	2,880	415	1,135	4,041	3,017	415	1,158	4,057	3,017	415	
City of Lorton	54	0	21	85	56	0	22	86	56	0	
City of Key Colony B.	90	0	217	1,327	94	0	220	1,341	94	0	
City of Marathon	-	-	-	3,008	2,766	2,471	1,278	3,018	2,766	2,471	
City of Key West	12,097	293	2,272	2,280	12,673	293	2,363	2,293	12,673	293	
COUNTY TOTAL (q)	21,939	13,543	9,332	24,860	23,040	13,544	9,524	25,003	23,096	13,544	

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Keamev/Centaur Tourism Study; 1996 Visitor Profiles; Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

PAED	2001 Peak Number of Persons Staying with Friends and Relatives (ah) (48 + 49 + 50) x 15.5%	2002 Peak Number of Persons Staying in Seasonal Dwelling Units During 2002 (ae)	2002 Peak Number of Persons Staying in Hotel and Motel Rooms During 2002 (af)	2002 Peak Number of Persons Staying in RVs or Campsites (ag)	2002 Peak Number of Persons Staying with Friends and Relatives (ah) (52 + 53 + 54) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003 (aa)	Peak Number of People Staying in Hotel and Motel Rooms During 2003 (ef)	2003 Peak Number of Persons Staying in RVs or Campsites (aj)	2003 Peak Number of Persons Staying with Friends and Relatives (ah) (55 + 56 + 57) x 15.5%
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Lower Keys

1	112	120	0	600	112	120	0	600	112
2	153	410	82	495	153	411	82	495	153
3	233	287	129	1,089	233	290	129	1,089	234
4a	426	2,251	249	276	430	2,278	249	276	434
4b	3	21	0	0	3	22	0	0	3
5	417	1,306	129	1,268	419	1,318	129	1,268	421
6	253	0	0	1,630	253	0	0	1,630	253
Subtotal	1,596	4,395	589	5,358	1,603	4,438	589	5,358	1,610

Middle Keys

7	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-
10	121	206	634	0	130	208	634	0	130
11	270	508	94	1,147	271	511	94	1,147	272
12a	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-
Subtotal	392	713	728	1,147	401	719	728	1,147	402

Upper Keys

14	-	-	-	-	-	-	-	-	-
15	233	1,276	235	0	234	1,285	235	0	236
16	611	2,182	690	1,072	611	2,185	742	1,072	620
17	346	1,089	1,151	0	347	1,098	1,151	0	348
18	615	1,439	625	1,912	616	1,444	625	1,912	617
19-20 (g)	321	1,124	195	757	322	1,129	195	757	323
21	381	2,078	333	119	382	2,085	333	119	383
22	0	0	0	0	0	0	0	0	0
Subtotal	2,517	9,188	3,228	3,860	2,523	9,225	3,280	3,860	2,537

TOTAL	4,505	14,295	4,546	10,365	4,527	14,303	4,598	10,365	4,549
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Village of Islamorada	1,161	4,073	3,017	415	1,163	4,088	3,017	415	1,166
City of Laysan	22	87	56	0	22	88	56	0	22
City of Key Colony B.	222	1,355	94	0	225	1,370	94	0	227
City of Marathon	1,280	3,029	2,766	2,471	1,281	3,039	2,766	2,471	1,283
City of Key West	2,365	2,307	12,673	293	2,367	2,316	12,673	293	2,369

COUNTY TOTAL (q)	9,555	25,146	23,153	13,544	9,586	25,284	23,204	13,544	9,615
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SEE FINAL PAGE FOR FOOTNOTES
SOURCE: 1990 Kearney/Centaur Tourism Study, 1996 Visitor Profiles: Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	60	61	62	63	64	65	66	67	68	69
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2004 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (af)	2004 Peak Number of Persons Staying in RVs or Campsites (ag)	2004 Peak Number of Persons Staying with Friends and Relatives (ah) (60 + 61 + 62) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (ai)	2005 Peak Number of Persons Staying in RVs or Campsites (aj)	2005 Peak Number of Persons Staying with Friends and Relatives (ak) (64 + 65 + 66) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (ar)
Lower Keys										
1	121	0	600	112	121	0	600	112	121	0
2	414	82	495	154	415	82	495	154	417	82
3	294	129	1,089	234	298	129	1,089	235	302	129
4a	2,319	249	276	441	2,359	249	276	447	2,398	249
4b	22	0	0	3	23	0	0	4	24	0
5	1,335	129	1,268	424	1,352	129	1,268	426	1,367	129
6	0	0	1,630	253	0	0	1,630	253	0	0
Subtotal	4,506	589	5,358	1,620	4,570	589	5,358	1,630	4,630	589
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	210	634	0	131	212	634	0	131	213	634
11	514	94	1,147	272	517	94	1,147	272	519	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	724	3,494	1,147	403	729	3,494	1,147	404	733	3,494
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,301	235	0	238	1,316	235	0	240	1,330	235
16	2,190	742	1,072	621	2,192	742	1,072	621	2,193	742
17	1,117	1,151	0	351	1,135	1,151	0	354	1,152	1,151
18	1,454	625	1,912	619	1,463	625	1,912	620	1,470	625
19-20 (g)	1,139	195	757	324	1,149	195	757	326	1,157	195
21	2,099	333	119	395	2,110	333	119	397	2,120	333
22	0	0	0	0	0	0	0	0	0	0
Subtotal	9,299	3,280	3,860	2,548	9,365	3,280	3,860	2,558	9,422	3,280
TOTAL	14,529	7,364	10,365	4,571	14,663	7,364	10,365	4,592	14,784	7,364
Village of Islamorada	4,106	3,017	415	1,168	4,120	3,017	415	1,170	4,129	3,017
City of Laysan	89	56	0	23	90	56	0	23	91	56
City of Key Colony B.	1,384	94	0	229	1,398	94	0	231	1,410	94
City of Marathon	3,048	2,766	2,471	1,284	3,053	2,766	2,471	1,285	3,056	2,766
City of Key West	2,325	11,914	293	2,252	2,334	11,914	293	2,254	2,339	11,914
COUNTY TOTAL (q)	25,481	25,211	13,544	9,528	25,658	25,211	13,544	9,555	25,809	25,211

1	70	71	72	73	74	75	76	77	78	79
PAED	2008 Peak Number of Persons Staying in RVs or Campsites or Campsites (eg)	2008 Peak Number of Persons Staying with Friends and Relatives (eh) $(68 + 69 + 70) \times 15.5\%$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (e)	Peak Number of People Staying in Hotel and Motel Rooms During 2007 (ef)	2007 Peak Number of Persons Staying in RVs or Campsites (eg)	2007 Peak Number of Persons Staying with Friends and Relatives (eh) $(71 + 72 + 73) \times 15.5\%$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (e)	Peak Number of People Staying in Hotel and Motel Rooms During 2008 (ef)	2008 Peak Number of Persons Staying in RVs or Campsites or Campsites (eg)	2008 Peak Number of Persons Staying with Friends and Relatives (eh) $(78 + 77 + 78) \times 15.5\%$

Lower Keys

1	600	112	121	0	600	112	121	0	601	112
2	495	154	418	82	495	154	419	82	496	154
3	1,089	236	306	129	1,090	236	310	129	1,091	237
4a	276	453	2,434	249	277	459	2,469	249	277	464
4b	0	4	25	0	0	4	26	0	0	4
5	1,268	429	1,381	129	1,270	431	1,394	129	1,271	433
6	1,630	253	0	0	1,632	253	0	0	1,634	253
Subtotal	5,358	1,639	4,686	590	5,363	1,649	4,739	591	5,369	1,658

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0	131	215	635	0	132	216	635	0	132
11	1,147	273	521	94	1,148	273	522	94	1,149	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,147	404	736	729	1,148	405	738	729	1,149	406

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	0	242	1,342	235	0	244	1,353	235	0	246
16	1,072	621	2,191	743	1,073	621	2,188	743	1,074	621
17	0	357	1,169	1,152	0	360	1,184	1,153	0	362
18	1,912	621	1,476	625	1,914	622	1,481	626	1,916	624
19-20 (g)	757	327	1,164	195	758	328	1,169	195	759	329
21	119	399	2,127	334	119	400	2,133	334	119	401
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,860	2,567	9,469	3,284	3,864	2,576	9,508	3,287	3,868	2,583

TOTAL	10,365	4,611	14,891	4,602	10,375	4,630	14,985	4,607	10,386	4,647
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Village of Islamorada	415	1,172	4,134	3,020	415	1,173	4,136	3,023	416	1,174
City of Laysan	0	23	92	56	0	23	93	56	0	23
City of Key Colony B.	0	233	1,421	94	0	235	1,431	94	0	236
City of Marathon	2,471	1,285	3,055	2,789	2,473	1,286	3,051	2,772	2,476	1,286
City of Key West	293	2,255	2,345	11,926	293	2,257	2,350	11,938	293	2,260

COUNTY TOTAL (q)	13,544	9,579	25,938	22,467	13,558	9,604	26,045	22,490	13,571	9,626
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles: Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	80	81	82	83	84	85	86	87	88	89
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2009 (e)	Peak Number of People Staying in Hotel and Motel Rooms During 2009 (ef)	2009 Peak Number of Persons Staying in RVs or Campsites (eg)	2009 Peak Number of Persons Staying with Friends and Relatives (eh) (80 + 81 + 82) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2010 (e)	Peak Number of People Staying in Hotel and Motel Rooms During 2010 (ef)	2010 Peak Number of Persons Staying in RVs or Campsites (eg)	2010 Peak Number of Persons Staying with Friends and Relatives (eh) (84 + 85 + 86) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (e)	Peak Number of People Staying in Hotel and Motel Rooms During 2011 (ef)
Lower Keys										
1	121	0	601	112	121	0	602	112	120	0
2	419	82	496	155	419	83	497	155	418	83
3	313	130	1,092	238	316	130	1,093	239	319	130
4a	2,502	250	277	469	2,533	250	277	474	2,561	250
4b	27	0	0	4	28	0	0	4	29	0
5	1,406	130	1,272	435	1,416	130	1,273	437	1,425	130
6	0	0	1,635	253	0	0	1,637	254	0	0
Subtotal	4,788	591	5,374	1,667	4,832	592	5,379	1,675	4,872	592
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	217	636	0	132	218	637	0	132	219	637
11	523	94	1,150	274	523	94	1,151	274	523	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	740	730	1,150	406	741	731	1,151	407	741	732
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,363	236	0	248	1,372	236	0	249	1,379	236
16	2,182	744	1,075	620	2,174	745	1,076	619	2,163	746
17	1,199	1,154	0	365	1,212	1,155	0	367	1,225	1,158
18	1,484	626	1,918	624	1,486	627	1,920	625	1,486	628
19-20 (g)	1,174	195	759	330	1,178	196	760	331	1,180	196
21	2,136	334	119	401	2,137	335	119	402	2,136	335
22	0	0	0	0	0	0	0	0	0	0
Subtotal	9,538	3,290	3,872	2,588	9,558	3,293	3,876	2,593	9,569	3,287
TOTAL	15,065	4,611	10,396	4,661	15,131	4,616	10,407	4,674	15,183	4,621
Village of Islamorada	4,133	3,026	416	1,174	4,126	3,029	417	1,174	4,115	3,032
City of Layslon	93	57	0	23	94	57	0	23	94	57
City of Key Colony B.	1,439	94	0	238	1,446	94	0	239	1,451	94
City of Marathon	3,044	2,774	2,478	1,286	3,035	2,777	2,481	1,285	3,022	2,780
City of Key West	2,355	11,950	294	2,263	2,361	11,962	294	2,266	2,366	11,974
COUNTY TOTAL (q)	26,130	22,512	13,585	9,645	26,192	22,535	13,598	9,660	26,231	22,557

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles; Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

1	90	91	92	93	94	95	96	97	98	99
PAED	2011 Peak Number of Persons Staying in RVs or Campsites (eg)	2011 Peak Number of Persons Staying with Friends and Relatives (ah) (88 + 89 + 90) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o) (aa)	Peak Number of People Staying in Hotel and Motel Rooms During 2012 (af)	2012 Peak Number of Persons Staying in RVs or Campsites (ag)	2012 Peak Number of Persons Staying with Friends and Relatives (ah) (82 + 83 + 84) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2013 (af)	2013 Peak Number of Persons Staying in RVs or Campsites (ag)	2013 Peak Number of Persons Staying with Friends and Relatives (ah) (96 + 97 + 98) x 15.5%

Lower Keys

1	603	112	120	0	503	112	119	0	604	112
2	497	155	417	83	498	155	415	83	498	154
3	1,094	239	321	130	1,095	240	323	130	1,096	240
4a	278	479	2,588	250	278	483	2,612	251	278	487
4b	0	5	30	0	0	5	31	0	0	5
5	1,275	439	1,432	130	1,276	440	1,438	130	1,277	441
6	1,639	254	0	0	1,640	254	0	0	1,642	254
Subtotal	5,385	1,862	4,908	593	5,390	1,688	4,939	594	5,396	1,694

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0	133	219	638	0	133	219	638	0	133
11	1,153	274	522	94	1,154	274	520	95	1,155	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,153	407	741	732	1,154	407	739	733	1,155	407

Upper Keys

14	-	-	-	-	-	-	-	-	-	-
15	0	250	1,385	236	0	251	1,390	236	0	252
16	1,078	618	2,151	746	1,079	616	2,137	747	1,080	614
17	0	369	1,236	1,157	0	371	1,247	1,159	0	373
18	1,922	628	1,485	628	1,924	626	1,482	629	1,926	628
19-20 (g)	761	331	1,181	196	762	332	1,181	196	762	332
21	119	402	2,133	335	120	401	2,128	336	120	400
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,880	2,596	9,571	3,300	3,884	2,597	9,564	3,303	3,887	2,597

TOTAL	10,417	4,684	15,220	4,625	10,427	4,692	15,242	4,630	10,438	4,698
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Village of Islamorada	417	1,172	4,099	3,035	417	1,171	4,080	3,038	418	1,168
City of Laysan	0	23	94	57	0	23	95	57	0	23
City of Key Colony B.	0	240	1,455	94	0	240	1,458	95	0	241
City of Marathon	2,483	1,284	3,006	2,783	2,486	1,283	2,997	2,785	2,488	1,280
City of Key West	294	2,268	2,372	11,986	295	2,271	2,377	11,998	295	2,274

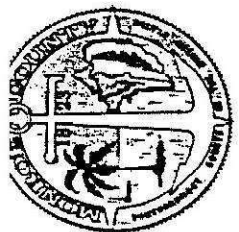
COUNTY TOTAL (q)	13,612	9,672	26,246	22,580	13,625	9,680	26,239	22,602	13,639	9,684
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles; Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	100	101	102	103	104	105	106	107
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (ea)	Peak Number of People Staying in Hotel and Motel Rooms During 2014 (et)	2014 Peak Number of Persons Staying in RVs or Campsites (ag)	2014 Peak Number of Persons Staying with Friends and Relatives (eh) (96 + 97 + 98) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (ea)	Peak Number of People Staying in Hotel and Motel Rooms During 2015 (et)	2015 Peak Number of Persons Staying in RVs or Campsites (eg)	2015 Peak Number of Persons Staying with Friends and Relatives (eh) (104 + 105 + 106) x 15.5%
Lower Keys								
1	118	0	604	112	117	0	605	112
2	414	83	499	154	411	83	499	154
3	325	130	1,097	241	327	130	1,099	241
4a	2,633	251	279	480	2,652	251	279	493
4b	32	0	0	5	33	0	0	5
5	1,443	130	1,279	442	1,446	130	1,280	443
6	0	0	1,643	255	0	0	1,645	255
Subtotal	4,966	594	5,401	1,699	4,987	595	5,406	1,703
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	219	639	0	133	219	640	0	133
11	518	95	1,156	274	516	95	1,157	274
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	738	734	1,156	407	735	734	1,157	407
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,393	237	0	253	1,395	237	0	253
16	2,120	748	1,081	612	2,102	749	1,082	609
17	1,256	1,160	0	374	1,264	1,161	0	376
18	1,478	630	1,928	625	1,472	630	1,929	625
19-20 (g)	1,180	196	763	332	1,178	197	764	331
21	2,120	336	120	399	2,111	336	120	398
22	0	0	0	0	0	0	0	0
Subtotal	9,547	3,307	3,891	2,595	9,521	3,310	3,895	2,592
TOTAL	15,250	4,634	10,448	4,702	15,243	4,639	10,459	4,703
Geographic Breakdown								
Village of Islamorada	4,057	3,041	418	1,165	4,030	3,044	419	1,161
City of Laysan	95	57	0	24	95	57	0	24
City of Key Colony B.	1,459	95	0	241	1,459	95	0	241
City of Marathon	2,966	2,788	2,491	1,278	2,941	2,791	2,493	1,275
City of Key West	2,382	12,010	295	2,277	2,388	12,022	296	2,278
COUNTY TOTAL (q)	26,208	22,625	13,653	9,685	26,155	22,648	13,666	9,683

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles; Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables



Monroe County Planning Department

Appendix 10

Peak Population Staying on Live Aboard Vessels by PAED from 1990 to 2015

Peak Number of People on Liveaboard Vessels

1	2	3	4	5	6	7	8	9	10	11	12
PAEO	1990 Census Tract (e)	1990 Census Block Groups	Percentage of the Total Number of Liveaboard Vessels in Monroe County (all)	Average # of Persons Per Liveaboard Vessel (a)	Peak Number of Vessels in 1990 (all)	1990 Peak Number of People on Liveaboard Vessels (5 x b)	Peak Number of Liveaboard Vessels in 1991 (b x (0.5 x 0.10%))	1991 Peak Number of People on Liveaboard Vessels (4 x 7)	Peak Number of Liveaboard Vessels in 1992 (b x (0.6 x 0.10%))	1992 Peak Number of People on Liveaboard Vessels (4 x 10)	Peak Number of Liveaboard Vessels in 1993 (10 x (10 x 0.10%))
Lower Keys											
1	9718 & 9719 pt.	N/A	17.91%	1.8	249	448	249	448	249	448	249
2	9717	N/A	5.80%	1.8	80	145	81	145	81	145	81
3	9716	N/A	0.00%	1.8	0	0	0	0	0	0	0
4a	9715	N/A	1.29%	1.8	18	32	18	32	18	32	18
4b	9714 pt.	BG 4 (a)	0.00%	1.8	0	0	0	0	0	0	0
5	9714 pt.	BG 1,2,3,4,5 (a)	7.73%	1.8	107	193	107	193	108	194	108
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0.00%	1.8	0	0	0	0	0	0	0
Subtotal	-	-	32.73%	1.8	454	818	455	819	455	819	456
Middle Keys											
7	9713, 9712, & 9711	N/A	17.01%	1.8	236	425	236	425	237	426	237
8	9710 pt.	BG 3 (c)	9.15%	1.8	127	229	127	229	127	229	127
9	9710 pt.	BG 2 (d)	0.00%	1.8	0	0	0	0	0	0	0
10	9710 pt.	BG 2 (d)	0.00%	1.8	0	0	0	0	0	0	0
11	9710 pt.	BG 1 (e)	0.00%	1.8	0	0	0	0	0	0	0
12a	9709 pt.	BG 5	0.00%	1.8	0	0	0	0	0	0	0
12b	9709 pt.	BG 1,2 (f)	0.00%	1.8	0	0	0	0	0	0	0
13	9709 pt.	BG 1,2,3,4 (f)	0.52%	1.8	7	13	7	13	7	13	7
Subtotal	-	-	26.68%	1.8	370	666	371	667	371	668	371
Upper Keys											
14	9708	N/A	0.00%	1.8	0	0	0	0	0	0	0
15	9707	N/A	1.42%	1.8	20	35	20	35	20	35	20
16	9706	N/A	0.13%	1.8	2	3	2	3	2	3	2
17	9705	N/A	4.64%	1.8	64	116	64	116	65	116	65
18	9704	N/A	0.00%	1.8	0	0	0	0	0	0	0
19-20 (g)	9703	N/A	0.52%	1.8	7	13	7	13	7	13	7
21	9702,98 pt.	BG 1,2,3 (h)	7.73%	1.8	107	193	107	193	108	194	108
22	9701 pt. & 9702,98 pt.	BG 1 (h)	4.12%	1.8	57	103	57	103	57	103	57
Subtotal	-	-	18.56%	1.8	258	464	258	464	258	465	258
UNINC. TOTALS	-	-	77.96%	1.8	1,082	1,948	1,083	1,950	1,084	1,952	1,085
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Laysan	9710	BG 1	0.00%	1.8	0	0	0	0	0	0	0
City of Key Colony B.	9710	BG 3	0.00%	1.8	0	0	0	0	0	0	0
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	22.04%	1.8	306	551	306	551	306	552	307
COUNTY TOTAL (q)	-	-	100.00%	1.8	1,388	2,498	1,389	2,501	1,391	2,503	1,392

SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: Monroe County Planning Department: Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

1	13	14	15	16	17	18	19	20	21	22	23	24	25
PAED	1993 Peak Number of People on Liveboard Vessels (4 x 12) [12 x (12 x 0.10%)]	Peak Number of Liveboard Vessels in 1994 (4 x 14) [14 x (14 x 0.10%)]	1994 Peak Number of People on Liveboard Vessels (4 x 14)	Peak Number of Liveboard Vessels in 1995 (14 x (14 x 0.10%)]	1995 Peak Number of People on Liveboard Vessels (4 x 16)	Peak Number of Liveboard Vessels in 1996 (16 x (16 x 0.10%)]	1996 Peak Number of People on Liveboard Vessels (4 x 16)	Peak Number of Liveboard Vessels in 1997 (16 x (16 x 0.10%)]	1997 Peak Number of People on Liveboard Vessels (4 x 20)	Peak Number of Liveboard Vessels in 1998 (20 x (20 x 0.10%)]	1998 Peak Number of People on Liveboard Vessels (4 x 22)	Peak Number of Liveboard Vessels in 1999 (22 x (22 x 0.10%)]	1999 Peak Number of People on Liveboard Vessels (4 x 24)

Lower Keys

1	449	250	449	250	450	250	450	250	451	251	451	251	452
2	145	81	145	81	146	81	146	81	146	81	146	81	146
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4a	32	18	32	18	32	18	32	18	32	18	32	18	32
4b	0	0	0	0	0	0	0	0	0	0	0	0	0
5	194	108	194	108	194	108	194	108	195	108	195	108	195
6	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	820	456	821	457	822	457	823	458	824	458	824	458	825

Middle Keys

7	426	237	427	237	427	238	428	238	428	238	428	238	429
8	229	128	230	128	230	128	230	128	230	128	230	128	231
9	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0	0
12a	0	0	0	0	0	0	0	0	0	0	0	0	0
12b	0	0	0	0	0	0	0	0	0	0	0	0	0
13	13	7	13	7	13	7	13	7	13	7	13	7	13
Subtotal	668	372	669	372	670	372	670	373	671	366	659	366	659

Upper Keys

14	0	0	0	0	0	0	0	0	0	0	0	0	0
15	36	20	36	20	36	20	36	20	36	20	36	20	36
16	3	2	3	2	3	2	3	2	3	2	3	2	3
17	116	65	116	65	116	65	117	65	117	65	117	65	117
18	0	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	13	7	13	7	13	7	13	7	13	7	13	7	13
21	194	108	194	108	194	108	194	108	195	108	195	108	195
22	103	57	103	58	104	58	104	58	104	58	104	58	104
Subtotal	465	259	465	259	466	259	466	259	467	260	467	260	468

UNING. TOTALS	1,954	1,086	1,956	1,088	1,958	1,089	1,960	1,090	1,962	1,084	1,951	1,085	1,952
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Village of Islamorada	-	-	-	-	-	-	-	-	-	7	13	7	13
City of Laysan	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West	552	307	553	307	553	308	554	308	554	308	555	309	556

COUNTY TOTAL (g)	2,506	1,394	2,508	1,395	2,511	1,396	2,513	1,398	2,516	1,399	2,518	1,400	2,521
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SEE FINAL PAGE FOR FOOTNOTES
SOURCE: Monroe County Planning Department; Antonini et al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Peak Number of People on Liveboard Vessels

	1	26	27	28	29	30	31	32	33	34	35	36	37
PAEO		Peak Number of Liveboard Vessels in 2000 [24 * (24 x 0.10%)]	2000 Peak Number of People on Liveboard Vessels (4 x 24)	Peak Number of Liveboard Vessels in 2001 (26 * (26 x 0.10%)]	2001 Peak Number of People on Liveboard Vessels (4 x 26)	Peak Number of Liveboard Vessels in 2002 (28 * (28 x 0.10%)]	2002 Peak Number of People on Liveboard Vessels (4 x 30)	Peak Number of Liveboard Vessels in 2003 (30 * (30 x 0.10%)]	2003 Peak Number of People on Liveboard Vessels (4 x 32)	Peak Number of Liveboard Vessels in 2004 (32 * (32 x 0.10%)]	2004 Peak Number of People on Liveboard Vessels (4 x 34)	Peak Number of Liveboard Vessels in 2008 (34 * (34 x 0.10%)]	2008 Peak Number of People on Liveboard Vessels (4 x 36)

Lower Keys

1	251	452	251	452	252	453	252	453	252	454	252	461	454
2	81	146	81	146	81	147	82	147	82	147	82	82	147
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33	18	33	18	18	33
4b	0	0	0	0	0	0	0	0	0	0	0	0	0
5	108	195	109	195	109	196	109	196	109	196	109	109	196
6	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	459	826	459	827	460	828	460	828	461	829	461	461	830

Middle Keys

7	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0

Upper Keys

14	-	-	-	-	-	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36	20	36	20	20	36
16	2	3	2	3	2	3	2	3	2	3	2	2	3
17	65	117	65	117	65	117	65	117	65	118	65	65	118
18	0	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13	7	13	7	7	13
21	108	195	109	195	109	196	109	196	109	196	109	109	196
22	58	104	58	104	58	104	58	104	58	104	58	58	105
Subtotal	260	468	260	469	261	469	261	470	261	470	261	261	471

UNINC. TOTALS	719	1,294	720	1,296	720	1,297	721	1,298	722	1,299	723	723	1,301
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Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	7	13
City of Laysan	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	366	659	367	660	367	661	367	661	368	662	368	368	663
City of Key West	309	556	309	557	310	557	310	558	310	558	310	310	559

COUNTY TOTAL (q)	1,401	2,522	1,403	2,525	1,404	2,527	1,406	2,530	1,407	2,533	1,408	1,408	2,535
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: Sierra County Planning Department; Antonini et al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

1	38	39	40	41	42	43	44	45	46	47	48	49
PAEO	Peak Number of Liveboard Vessels in 2006 [36 + (36 x 0.10%)	2006 Peak Number of People on Liveboard Vessels (4 x 38)	Peak Number of Liveboard Vessels in 2007 [38 + (38 x 0.10%)	2007 Peak Number of People on Liveboard Vessels (4 x 40)	Peak Number of Liveboard Vessels in 2008 [40 + (40 x 0.10%)	2008 Peak Number of People on Liveboard Vessels (4 x 42)	Peak Number of Liveboard Vessels in 2009 [42 + (42 x 0.10%)	2009 Peak Number of People on Liveboard Vessels (4 x 44)	Peak Number of Liveboard Vessels in 2010 [44 + (44 x 0.10%)	2010 Peak Number of People on Liveboard Vessels (4 x 46)	Peak Number of Liveboard Vessels in 2011 [46 + (46 x 0.10%)	2011 Peak Number of People on Liveboard Vessels (4 x 48)

Lower Keys

1	253	455	253	455	253	456	253	456	254	457	254	457
2	82	147	82	147	82	148	82	148	82	148	82	148
3	0	0	0	0	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	109	196	109	196	109	197	109	197	109	197	110	197
6	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	462	831	462	832	463	833	463	833	463	834	464	835

Middle Keys

7	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0

Upper Keys

14	-	-	-	-	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3	2	3	2	3
17	65	118	65	118	66	118	66	118	66	118	66	118
18	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13	7	13	7	13
21	109	196	109	196	109	197	109	197	109	197	110	197
22	58	105	58	105	58	105	58	105	58	105	58	105
Subtotal	262	471	262	472	262	472	263	473	263	473	263	473

UNINC. TOTALS	723	1,302	724	1,303	725	1,305	726	1,306	726	1,307	727	1,309
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Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	13
City of Leyton	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	369	663	369	664	369	665	370	665	370	666	370	667
City of Key West	311	559	311	560	311	561	312	561	312	562	312	562

COUNTY TOTAL (q)	1,410	2,538	1,411	2,540	1,413	2,543	1,414	2,545	1,415	2,548	1,417	2,550
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SEE FINAL PAGE FOR FOOTNOTES
 SOURCE: Monroe County Planning Department; Antonini et al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Peak Number of People on Liveboard Vessels

1	50	51	52	53	54	55	56	57
	Peak Number of Liveboard Vessels in 2012 (48 ÷ (48 × 0.10%))	2012 Peak Number of People on Liveboard Vessels (4 × 50)	Peak Number of Liveboard Vessels in 2013 (50 ÷ (50 × 0.10%))	2013 Peak Number of People on Liveboard Vessels (4 × 52)	Peak Number of Liveboard Vessels in 2014 (52 ÷ (52 × 0.10%))	2014 Peak Number of People on Liveboard Vessels (4 × 54)	Peak Number of Liveboard Vessels in 2015 (54 ÷ (54 × 0.10%))	2015 Peak Number of People on Liveboard Vessels (4 × 56)

PAED

1	254	457	254	458	255	458	255	459
2	82	148	82	148	82	148	83	149
3	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0
5	110	197	110	198	110	198	110	198
6	0	0	0	0	0	0	0	0
Subtotal	464	836	465	837	465	838	466	838

Lower Keys

7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	0	0	0	0	0	0	0	0

Middle Keys

14	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3
17	66	118	66	119	66	119	66	119
18	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13
21	110	197	110	198	110	198	110	198
22	59	105	59	105	59	106	59	106
Subtotal	263	474	264	474	264	475	264	475

Upper Keys

UNINC. TOTALS	728	1,310	728	1,311	729	1,313	730	1,314
Village of Islamorada	7	13	7	13	7	13	7	13
City of Lorton	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0
City of Marathon	371	667	371	668	372	669	372	669
City of Key West	313	563	313	563	313	564	314	564

COUNTY TOTAL (q)	1,418	2,553	1,420	2,555	1,421	2,558	1,423	2,561
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SEE FINAL PAGE FOR FOOTNOTES
SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"



Monroe County Planning Department

Appendix 11

Footnotes

FOOTNOTES

- (a) The Census places No Name Key within Tract 9714 Block Group 4, but the figures for No Name Key are calculated separately in this model.
- (b) The Census includes W. Summerland, Bahia Honda, Ohio, & Missouri Keys within Tract 9714 Block Group 1. The totals for these islands as well as Pigeon Key have been aggregated separately in this model.
- (c) The City of Key Colony Beach is excluded from the totals for this PAED.
- (d) The Census includes Grassy and Duck Keys within Tract 9710 Block Group 2, but the figures for either PAED are calculated separately in this model.
- (e) The City of Laysan is excluded from the totals for this PAED.
- (f) The Census includes Windley Key (PAED 12b) within Tract 9709 Block Groups 1 and 2. The totals for Windley Key have been aggregated separately in this model.
- (g) PAEDs 19 and 20 are divided by US Highway 1. Neither the Census data nor the Building Department data have been aggregated in this way. As a result, the population figures for both these PAEDs have been aggregated in this model.
- (h) The Census includes Cross Key (PAED 22) within Tracts 9701 and 9702.98, but the figures for Cross Key have been aggregated separately in this model.
- (i) This is a surrogate measurement that compares the total population to the total number of housing units. This figure accounts for persons in group quarters and the number of vacant housing units. This figure is NOT persons per household, which is based upon the number of persons in occupied housing units only.
- (j) This number accounts for persons in group quarters, and accounts for the number of vacant housing units based upon the persons-per-total-housing-units figure (column 13). This number does NOT include seasonal population.
- (k) This number was derived by examining the number of CO's by PAED through December 31, 1999.
- (l) This number uses the total number of residential permits available based on the current ROGO system. PAED totals were derived by multiplying the total number of permits available for a sub-district by a PAED's historical contribution to the number of units built in that sub-district from 1990 to 1999 (column 55).
- (m) The 1999 Total Population is an estimate based on the number of Certificates of Occupancy issued.
- (n) These population forecasts are based on the mean historical percent increases. There are currently no ROGO guidelines for development after 2003.
- (o) The percent increase figure has a .10% reduction (over the previous year's total) which is applied as an assumption that population will tend to level off or decline as a function of reduced carrying capacity and slower growth rates.
- (p) Key West population figures come from Tables 1.1 and 1.3 of their Evaluation and Appraisal Report (EAR). Key West totals in these tables differ from 1990 Census STF1A figures based upon their inclusion of military housing/population (not included in the Census). For consistency, the Key West EAR figures were used in this model, but the military housing/population figures were removed from the 1990 data columns. This data comes from Key West, not the Monroe County Planning Dept. Please note that the Key West Peak Seasonal Tourist Population figures INCLUDE day visitors, while the Monroe County figures do not.
- (q) The County Total figure excludes Mainland Monroe County, the Marquesas, and the Dry Tortugas.

(r) The number of seasonal units is derived from the 1990 Census.

(s) This number is taken from the Permanent Resident Population Estimates and Forecasts model, which is based upon the number of Certificates of Occupancy issued.

Key West figures are taken from their Evaluation and Appraisal Report, not from the Monroe County Planning Department.

(t) This number is taken from Table A.1.32 of the TDC's "Technical Appendix: Sampling Methodologies and Estimation Methods Applied to the Florida Keys/Key West Visitors

Surveys" document prepared by Vernon Leeworthy in December of 1996. Key West's figure comes from their Evaluation and Appraisal Report.

(u) This number is derived from the State of Florida Department of Business and Professional Regulation Master List of Hotels, Motels, B&B's and Transient Apartments.

The number of units which were issued Certificates of Occupancy during the year by the Monroe County Building Department have been added to the State's figures.

(v) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.32 on Page 28.

(x) This number comes from the "Trend Report" prepared by Smith Travel Research for the TDC. This rate includes all of Monroe County including Key West, and is the highest monthly occupancy rate for the year.

(y) This number is derived by including the existing number of rooms plus any projects which may have been vested. The Village at Hawks Cay has approximately 71 units which are not constructed by 1999. These remaining units have been divided up evenly over 2000, 2001, and 2002.

(z) This number includes all vested hotel/motel units remaining.

(aa) This number remains constant as a result of the Year 2010 Comprehensive Plan Policy 101.2.6 (ROGO) which places a moratorium on these units.

(ab) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.30 Pages 25 and 26. The numbers found in the TDC study are for 1996, but have been used for the period from 1990 to 2015 based upon the moratorium on these types of uses noted in Year 2010 Comprehensive Plan Policy 101.2.6.

(ac) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.31 "Number per Party" on Page 27.

(ad) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.31 on Page 27. The figure is the peak "Capacity Utilization Rate", which is "campsite usage" divided by total campsite capacity. This number serves as a peak occupancy rate for this submodel.

(ae) This number is derived from the Peak Number of People in Seasonal Residences table.

(af) This number is derived from the Peak Number of People in Hotels and Motels table.

(ag) This number is derived from the Peak Population in Campsites and Recreational Vehicles Model.

(ah) This number results from the TDC's Visitors Guide: Florida Keys/Key West Technical Appendix Table A.1.34 Page 31. This study has determined that 15.5% of all visitors to the Keys stay with friends and relatives.

(ai) This number is derived from the 1993 Marina Survey performed by the Monroe County Marine Resources Department.

FOOTNOTES

(a) This number is derived from the Antonini et. al. study "Boat Live-Aboards in the Florida Keys: A New Factor in Wtarefront Development" (Page x of the abstract).

(a) This number is derived by dividing the total number of liveaboard vessels (from the Antonini study) by the appropriate percentages found in the Marine Resources 1993 survey.



APPENDIX 2

SECTION 2

Population and Water Demand Forecast Summary

2.1 Introduction

The development of accurate population projections and water use demands for the Florida Keys is challenging because of the high number of seasonal residents (those residing in the Keys for 6 months or less), and day visitors (from cruise ships docking in Key West or visitors from the mainland). The population projections developed by the Monroe County Planning Department (MCPD) and used in the U.S. Army Corps of Engineers (USACE) *Florida Keys Carrying Capacity Study* (USACE, 2003) are used as the basis for the majority of population projections developed by other agencies, and were also used for this analysis.

The MCPD permanent and seasonal population projections were used to develop a functional population (permanent plus seasonal) for FCAA's service area through 2025. The projected population was then multiplied by FCAA's projected per capita demand to project customer demand in the service area. The per capita demand is projected to increase as the changing demographics of the Keys result in higher individual water use (for example, redevelopment of existing property usually involves some level of irrigation or other water-consuming amenities where none previously existed).

2.2 Projected Population

2.2.1 Permanent Population

The MCPD permanent population projections include the most appropriate and applicable information and are viewed as the basis of future projections in this Plan. From 1990 through 1995, the permanent population of Monroe County increased from 78,856 to 79,200 (0.4 percent); from 1995 through 2000, it increased from 79,200 to 79,589 (0.5 percent); and from 2000 through 2005, it increased from 79,589 to 81,701 (2.7 percent).



The MCPD data in the USACE *Carrying Capacity Study* (USACE, 2003) project a permanent population of 79,589 for 2000; 81,701 in 2005; 83,400 in 2010; 83,799 in 2015; 84,200 in 2020; and 84,603 in 2025. Exhibit 2-1 summarizes the MCPD permanent population projections. The permanent population is projected to grow at an overall average rate of 1.2 percent for each 5-year period from 2005 through 2025, with a higher rate (2.1 percent from 2005 to 2010) and a lower rate (0.5 percent) thereafter as Monroe County nears build-out.

2.2.2 Seasonal Population

The MCPD seasonal population projections in the USACE *Carrying Capacity Study* (USACE, 2003) also were used to project the seasonal population for Monroe County. Although there are no exact counts of the seasonal population, the MCPD developed historical seasonal population projections for 1990, 1995, and 2000. The MCPD projected that the 1990 seasonal population of 70,493 increased by 1.1 percent to a 1995 population of 71,266, and further increased by 3.1 percent to a 2000 seasonal population of 73,491. The MCPD continues these seasonal population projections in 5-year increments starting with a seasonal population of 73,737 in 2005; 74,533 in 2010; 74,712 in 2015; 74,891 in 2020; and 75,071 in 2025. The seasonal population is projected to increase at an overall average rate of 0.4 percent for each 5-year period from 2005 through 2025, with a 1.1 percent increase between 2005 and 2010 and a 0.24 percent increase from 2010 through 2025.

2.2.3 Functional Population

The term “functional population” is a concept that incorporates three elements of population: permanent residents, seasonal visitors, and day visitors. Because of the unique nature of the Keys, which has an economy based on seasonal tourism, it is appropriate to use one “population” number that incorporates these three separate population components.

In 2004 and 2005, CH2M HILL developed population projections for the FKAA service area. The population projections were based on those developed by the Monroe County Planning Department, and combined the permanent population with the seasonal population to form a “functional population” that was used to estimate water demand.

As part of this effort, CH2M HILL contacted the agencies or municipalities listed in Exhibit 2-1 to determine if they could provide data that could be used to develop population projections for the FKAA service area. Ultimately, it was decided to use the functional population projections developed by Monroe County.

Exhibit 2-2 presents the MCPD permanent, seasonal, and functional populations between 1990 and 2025. For this Plan, the functional population value is used in all per capita calculations and estimates. There are approximately 3.6 people per customer account within FKAA’s service area using functional population as the basis.

Exhibit 2-3 summarizes the percent change in the functional population in 5-year intervals, starting in 1990.

EXHIBIT 2-1
Sources of Population Projection Data

Agency or Municipality	Type of Data	Contact Person	Data Source	Comments
University of Florida Bureau of Economic and Business Research (BEBR)	Permanent Population Projections	N/A	2003 Annual Report	Projections for the entire state of Florida by county from 2000 through 2025.
Monroe County Planning Department	Permanent and Seasonal Population Projections	N/A	2004 Comprehensive Plan and Facilities Capacity Assessment	Seasonal and permanent population projections were based off 1990 US Census and updated with the 2000 US Census numbers for the entire county.
Monroe County Tourist Development Council (TDC)	Hotel, Cruise Ship, and Airline Data	Jessica Mazzola, Director of Market Research	Three Penny Revenue Report, Call Counts, Trend Report and Airline Passenger Data Report FY 2004	The most detailed seasonal data, but did not account for the "day trip" visitor.
Islamorada	Permanent Population Projections	Patrick Small, Principal Planner	2003 Comprehensive Plan	Developed based on the US Census.
Key Colony Beach	Permanent and Seasonal Population Projections	Clyde Burnett, Mayor	1992 Comprehensive Plan	Developed based on the US Census.
Key West	Permanent and Seasonal Population Projections	Ty Symrowski, City Planner	1994 Comprehensive Plan	Developed based on the US Census.
Layton	Permanent and Seasonal Population Projections	Norm Anderson, City Council	N/A	Developed based on the US Census.
Marathon	Permanent and Seasonal Population Projections	Katie Parker, Planner	2003 Comprehensive Plan	Developed based on the US Census.
U.S. Census	Permanent Population Estimates	N/A	2000 Census Estimates	Permanent population estimates for 2000 by county.
South Florida Water Management District (SFWMD)	Population and Water Demand Projections	N/A	Lower East Coast Regional Water Supply Plan (LEC RWSP) (2003)	Draft data from November 2003.
U.S. Army Corps of Engineers (USACE)	Permanent and Seasonal Population Projections	N/A	Carrying Capacity Study (2003)	Included constraints on growth and environmental factors.

Note:
N/A = not applicable

EXHIBIT 2-2
Monroe County Historic and Projected Population Projections

Year	Permanent Population	Seasonal Population	Functional Population (Permanent + Seasonal + Day Visitors)
1990	78,856	70,493	149,349
1991	78,925	70,648	149,572
1992	78,994	70,802	149,796
1993	79,062	70,957	150,019
1994	79,131	71,111	150,243
1995	79,200	71,266	150,466
1996	79,278	71,421	150,698
1997	79,356	71,575	150,931
1998	79,433	71,730	151,163
1999	79,511	71,884	151,396
2000	79,589	73,491	153,080
2001	80,011	73,540	153,552
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,279	73,688	154,966
2005	81,701	73,737	155,438
2006	82,041	73,896	155,937
2007	82,381	74,055	156,436
2008	82,720	74,215	156,935
2009	83,060	74,374	157,434
2010	83,400	74,533	157,933
2011	83,480	74,569	158,049
2012	83,560	74,605	158,164
2013	83,639	74,640	158,280
2014	83,719	74,676	158,395
2015	83,799	74,712	158,511
2016	83,879	74,748	158,627
2017	83,959	74,784	158,743
2018	84,040	74,819	158,859
2019	84,120	74,855	158,975
2020	84,200	74,891	159,091
2021	84,281	74,927	159,208
2022	84,361	74,963	159,324
2023	84,442	74,999	159,441
2024	84,522	75,035	159,557
2025	84,603	75,071	159,674

EXHIBIT 2-3

5-Year Historic and Projected Percent Changes in Functional Population

5-Year Period	Percent Change in Functional Population
1990–1995	0.75
1995–2000	1.74
2000–2005	1.54
2005–2010	1.61
2010–2015	0.37
2015–2020	0.37%
2020–2025	0.37%

2.3 Historic Water Production

CH2M HILL reviewed the raw water pumpage records from the FKAA's Florida City well-field from 1990 through 2005. These data, obtained from the FKAA's previous water use permit (WUP) applications, Monthly Operating Reports (MORs), and Monthly Production Reports (MPRs), are summarized in Exhibit 2-4. Exhibit 2-5 summarizes the same data for finished water; however, because of limited continuous annual historic data, a summary from 2000 to 2005 is presented.

Unlike population growth, which increased less than 2 percent for each 5-year period from 1990 through 2005 (Exhibit 2-3), the average-day raw water demand for the FKAA service area increased much more rapidly. From 1990 to 1995, the average-day raw water demand for the service area increased from 12.06 mgd to 14.07 mgd, an increase of 16.7 percent. From 1995 to 2000, the average-day demand increased by 21.2 percent, from 14.07 mgd to 17.06 mgd. From 2000 to 2005, average-day demand increased by only 4.0 percent, from 17.06 mgd to 17.73 mgd.

As seen in Exhibits 2-4 and 2-5, the 2000 drought with water restrictions resulted in significantly lower demands in 2001 (the year in which water restrictions were fully implemented). It is also possible that reduction in travel following the September 11, 2001, terrorist attacks resulted in less tourism.

EXHIBIT 2-4
Historic Raw Water Production

Year	Annual Demand (MG)	Average Daily Demand (mgd)	Max Day Demand (mgd)	Average Monthly Demand (MG)	Per Capita Demand (gpcd)
1990	4,404	12.06	14.89	367.01	80.74
1991	4,290	11.75	14.87	357.53	78.53
1992	4,742	12.98	15.9	395.16	86.67
1993	5,163	14.14	16.76	430.29	94.23
1994	5,076	13.90	16.88	423.01	92.50
1995	5,140	14.07	16.49	428.37	93.53
1996	5,273	14.44	17.82	439.40	95.80
1997	5,357	14.67	18.36	446.38	97.17
1998	5,622	15.39	18.29	468.49	101.82
1999	5,953	16.30	20.24	496.06	107.65
2000	6,230	17.06	20.79	519.15	111.42
2001	5,627	15.41	19.15	468.89	100.32
2002	6,191	16.95	20.46	515.93	110.05
2003	6,288	17.22	22.20	524.01	111.43
2004	6,383	17.48	22.00	531.92	112.77
2005	6,477	17.73	22.39	539.75	114.10

Notes:
MG=million gallons
mgd=million gallons per day
gpcd=gallons per capita per day
per capita=functional population

EXHIBIT 2-5
Historic Finished Water Production

Year	Annual Demand (MG)	Average Daily Demand (mgd)	Max Day Demand (mgd)	Average Monthly Demand (MG)	Per Capita Demand (gpcd)
2000	6,116	16.76	20.46	510	109.46
2001 ^a	5,558	15.23	19.24	463	99.17
2002	6,031	16.52	19.95	503	107.28
2003	6,248	17.12	20.43	521	110.80
2004	6,347	17.39	20.43	529	112.22
2005	6,338	17.36	22.30	528	111.71

Notes:
^a2001 maximum day for historic finished water was higher than maximum day for raw water (Exhibit 2-3) because of higher pumpage from storage tanks at Florida City during peak hours.
MG=million gallons mgd=million gallons per day
gpcd=gallons per capita per day per capita=functional population

Exhibit 2-6 compares the changes in population, raw water demand, and per capita use for the 5-year periods from 1990 through 2005.

EXHIBIT 2-6

5-Year Historic Percent Changes in Functional Population, Raw Water Demand, and Per Capita Water Demand

5-Year Period	Percent Change in Functional Population	Percent Change in Average Day Raw Water Demand	Percent Change in per Capita Water Demand
1990–1995	0.75	16.72	15.85
1995–2000	1.74	21.19	19.12
2000–2005	1.54	3.97	2.39

The high rate of growth in raw water demand, along with an increasing per capita demand over time, as seen in Exhibit 2-4, is primarily the result of a strong shift in demographics seen in the FKAA service area. The Keys as a whole are seeing an increasing number of affluent customers moving into the area who are then displacing the lower-income demographic group. These new customers are either improving existing homes or tearing them down and building larger, more expensive homes that use more water. Thus, new customers are consuming more water on a per capita basis and resulting in a higher per capita and average-day demand for the FKAA service area. This hypothesis was explored by investigating two issues believed to possibly contribute to this trend:

- Swimming pool construction permits, and
- Differences in water use following a home sale.

2.3.1 Swimming Pool Construction Permits

Homes constructed or redeveloped by higher-income residents typically have swimming pools, which further increase the water demand for that residence. CH2M HILL obtained the annual number of swimming pool construction permits issued by Monroe County from 1995 through 2004, as shown in Exhibit 2-7.

EXHIBIT 2-7

Annual Swimming Pool Construction Permits Issued by Monroe County

Year	Number of New Swimming Pool Construction Permits Issued	Percent Annual Increase
1995	65	N/A
1996	82	26
1997	88	7
1998	98	11
1999	88	-10
2000	96	9
2001	88	-8
2002	111	26
2003	195	76
2004	153	-22
Annual Average	106	13

The rate of swimming pool permit issuance increased, on average, by 13 percent annually from 1995 through 2004, which included both the drought year and recovery of 2001 as well as 2004, which had multiple hurricanes. In the past 3 years (2002 through 2004), pool permit issuance increased by an average of 27 percent annually (except 2004). Since 1995, the number of permits issued annually has increased by more than 250 percent.

2.3.2 Current Homeowner Versus Former Homeowner Water Use

In a trend that has become commonplace across Florida, higher-income residents are displacing lower-income residents and substantially improving their “new” homes. Many of these improvements involve upgrading the landscaping with lush foliage that typically requires substantially more irrigation than the previous landscaping. In addition, many times smaller homes are replaced with larger homes with more bathrooms. As a result of these changes, many of these residences show large increases in water use without a corresponding increase in population. Additionally, higher-income residents are typically less sensitive to increases in their water bill and are less likely to decrease their water use in response to the increased cost. Combined, these factors can result in an increased per capita water use by new residents.

CH2M HILL analyzed residential home sales prices to determine if the increase in home sales prices could be correlated with increasing per capita water demand. Individual account data were only available from 2000 through 2004, and to compare a full year of usage for each customer, only home sales occurring between 2002 and 2003 were used, which allowed for at least one full year of usage data before and after the sale. Water use in 2001 was excluded because of the impact of the water restrictions in effect at this time.

The FKAA service area is made up of several municipalities that are going through re-development and changes in demographics at different paces. To substantiate the correlation between increased home values and water use, CH2M HILL examined the home sale data for each separate municipality and for Monroe County as a whole.

1. CH2M HILL analyzed 2002 and 2003 home sale data provided by the Monroe County Property Appraiser to identify transactions in which the previous sale price was \$150,000 or less. In 2002, 163 sales met this criterion; 268 purchases met this criterion in 2003.
2. The annual water use for each group of residential accounts was summed for 2000 through 2004.
3. For homes sold in 2002, their 2003 and 2004 water use was compared to their water use in 2000. Data from 2001 were excluded because of the drought, and data from 2002 (the sale year) were not included because of homes being sold at different times during the year and the lack of a full year’s worth of water use under either the old or new homeowners.
4. The water use in homes sold in 2004 was compared against their 2002 water use. Data from 2001 and 2003 were excluded as noted above.

For the 2002 home sales in Monroe County, water use increased by 13.4 percent in 2003 and 21.1 percent in 2004 when compared to water use in 2000. For the 2003 home sales, water use increased by 11.4 percent in 2004 when compared to 2002 water use.

A technical memorandum documenting the projected change in per capita use, prepared for the South Florida Water Management District as part of the FKAA's water use permitting process is included as Appendix A.

2.4 Projected Finished Water Demand

The projected finished water demands for the FKAA service area from 2005 through 2025 are shown in tabular form in Exhibit 2-8 and in graphical form in Exhibit 2-9.

EXHIBIT 2-8

FKAA Service Area Projected 2005–2025 Population and Finished Water Demands

Year	Population			Finished Water Demands					
	Permanent	Seasonal	Functional	per capita (gpcd)	Avg. Day (mgd)	Max. Day (mgd)	Annual (MG)	Avg. Mo. (MG)	Max. Mo. (MG)
2005 (Actual)	81,701	73,737	155,438	114.08	17.73	22.39	6477	539.74	597.15
2006	82,041	73,896	155,937	119.15	18.58	23.23	6786	565.53	625.69
2007	82,381	74,055	156,436	119.99	18.77	23.46	6856	571.31	632.08
2008	82,720	74,215	156,935	122.34	19.2	24.00	7013	584.40	646.56
2009	83,060	74,374	157,434	124.75	19.64	24.55	7174	597.79	661.38
2010	83,400	74,533	157,933	127.08	20.07	25.09	7331	610.88	675.86
2011	83,480	74,569	158,049	129.58	20.48	25.60	7480	623.36	689.67
2012	83,560	74,605	158,164	132.01	20.88	26.10	7626	635.54	703.14
2013	83,639	74,640	158,280	134.45	21.28	26.60	7773	647.71	716.61
2014	83,719	74,676	158,395	136.87	21.68	27.10	7919	659.89	730.08
2015	83,799	74,712	158,511	139.30	22.08	27.60	8065	672.06	743.55
2016	83,879	74,748	158,627	140.90	22.35	27.94	8163	680.28	752.64
2017	83,959	74,784	158,743	142.43	22.61	28.26	8258	688.19	761.40
2018	84,040	74,819	158,859	144.03	22.88	28.60	8357	696.41	770.49
2019	84,120	74,855	158,975	145.56	23.14	28.93	8452	704.32	779.24
2020	84,200	74,891	159,091	147.15	23.41	29.26	8551	712.54	788.34
2021	84,281	74,927	159,208	147.61	23.5	29.38	8583	715.28	791.37
2022	84,361	74,963	159,324	148.13	23.6	29.50	8620	718.33	794.73
2023	84,442	74,999	159,441	148.64	23.7	29.63	8656	721.37	798.10
2024	84,522	75,035	159,557	149.04	23.78	29.73	8686	723.80	800.80
2025	84,603	75,071	159,674	149.55	23.88	29.85	8722	726.85	804.16

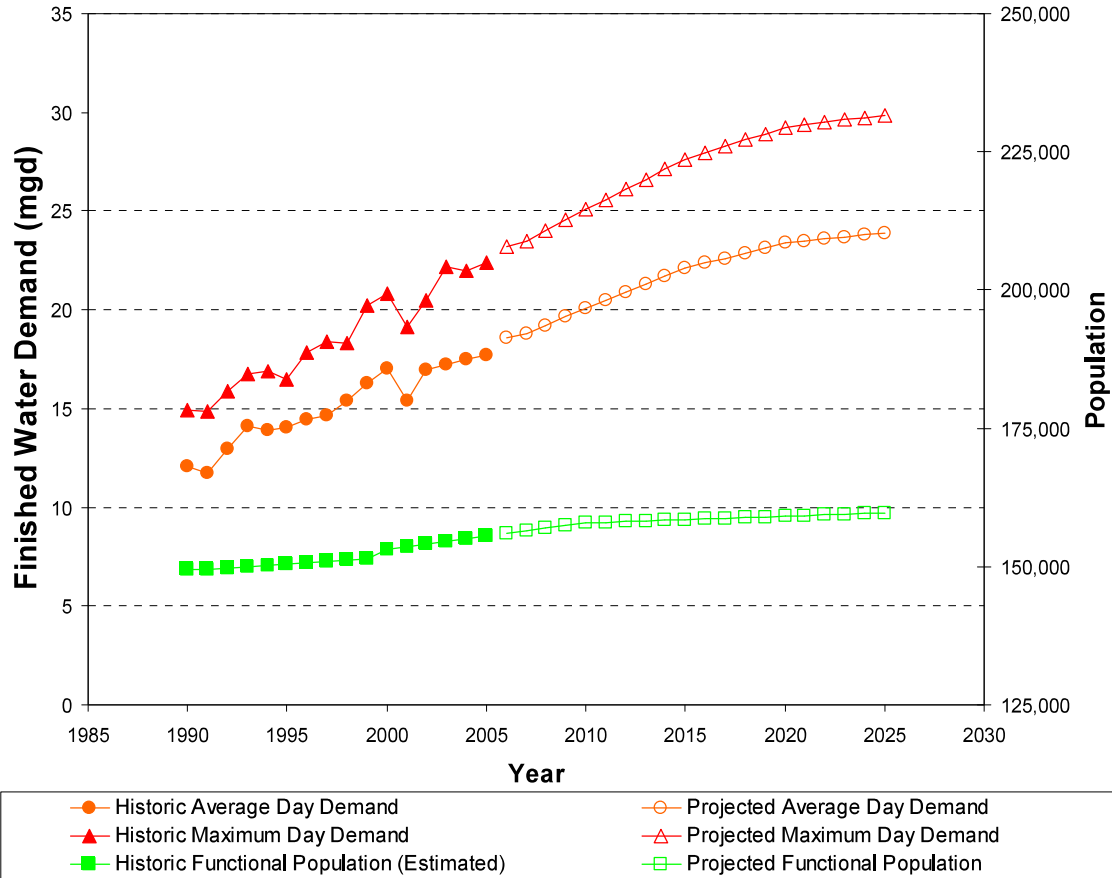
Notes:

Population data based on Monroe County Planning Department data in the USACE *Carrying Capacity Study* (2003).

Maximum-day demand based on maximum-day to average-day ratio of 1.25 (2002–2005 average).

Maximum-month demand based on maximum-month to average-month ratio of 1.11 (2002–2005 average).

The projections include the U.S. Navy's historic use of 1.05 mgd out of their contract for 2.4 mgd.

**EXHIBIT 2-9**

Graphic Representation of FCAA Service Area Projected 2005–2025 Population and Finished Water Demands

Including the existing U.S. Navy's historic demand of 1.05 mgd, the projected average-day finished water demand for the FCAA service area is expected to be 20.07 mgd in 2010, 22.08 mgd in 2015, 23.41 mgd in 2020, and 23.88 mgd in 2025. Maximum-day demands to be used to determine treatment plant capacity needs are expected to be 25.09 mgd in 2010, 27.60 mgd in 2015, 29.26 mgd in 2020, and 29.85 mgd in 2025 (see Exhibit 2-8).

In comparing FCAA's finished water demands and per capita water use to other large utilities across South Florida, as listed in the SFWMD Lower East Coast (LEC) Water Supply Plan (Chapter 5 - Table 59), both FCAA's existing (2005) per capita water use (114.08 gpcd) and projected (2025) per capita water use (149.55 gpcd) are well below the LEC Water Supply Plan's calculated average of 172 gpcd.

2.4.1 Peak Hour Demands

FCAA provided daily log sheets from the J. Robert Dean Water Treatment Plant (WTP) for selected periods in 2004 and 2005 with above-normal demand, such as Spring Break, Memorial Day, and July 4th.

The highest hourly flow rate (23.9 mgd) occurred on March 25, 2005. The 2005 average daily flow rate was 17.73 mgd; therefore, the peak hour demand peaking factor is the peak hour

(23.9 mgd) divided by the average daily flow for the year (17.73 mgd), or 1.35. This is significantly lower than the typical utility's 3.0 to 6.0 average-day to peak-hour demand ratio reported by Haestad Methods (2003). This discrepancy is attributed to the buffering capacity of the nearly 45 MG of storage in FKAA's distribution and transmission system.

This peaking factor was used in conjunction with the average-day demands in Exhibit 2-8 to develop peak hour demands for the FKAA service area. Exhibit 2-10 presents the projected peak hour demand for the FKAA service area through 2025.

EXHIBIT 2-10

Projected Peak Hour Demands

Year	Average Day Demand (mgd)	Peak Hour Demand (mgd)
2006	18.58	25.08
2007	18.77	25.34
2008	19.2	25.92
2009	19.64	26.51
2010	20.07	27.09
2011	20.48	27.65
2012	20.88	28.19
2013	21.28	28.73
2014	21.68	29.27
2015	22.08	29.81
2016	22.35	30.17
2017	22.61	30.52
2018	22.88	30.89
2019	23.14	31.24
2020	23.41	31.60
2021	23.5	31.73
2022	23.6	31.86
2023	23.7	32.00
2024	23.78	32.10
2025	23.88	32.24

Notes:

Peak hour demand based on the 2005 peak hour to average hour ratio of 1.35.

2.5 Demand by Service Type

2.5.1 Demand by Service Type

FKAA records water usage in the following general categories: residential, commercial, government, Navy, and Key West municipal government use. FKAA provided water use

information for each of these service categories from October 2003 through September 2005. Exhibits 2-11 and 2-12 present tabular and graphical summaries, respectively, of the average monthly water use for each service category.

Nearly half (56 percent) of the water produced by the FKAA is used by residential customers. Commercial customers are the next-largest category, with an average use of 32 percent. No large commercial customers (that is, those using 40 percent or more of the water sold in the commercial category) have been identified.

The U.S. Navy is FKAA's largest single customer, accounting for 7 percent of its monthly production. Government, senior citizen, and Key West municipal use makes up another 5 percent.

EXHIBIT 2-11

Average Monthly Water Use by Category, million gallons, October 2003–September 2005

Month	Residential	Commercial	Navy	Government	Key West Municipal	Senior Citizen	Total
Jan	273	153	29	16	3	2	476
Feb	236	136	29	15	3	2	421
Mar	241	141	27	14	3	2	428
Apr	291	167	28	17	4	2	509
May	262	152	30	16	4	2	466
Jun	268	149	31	18	4	2	472
Jul	273	158	28	17	4	2	482
Aug	248	143	30	14	3	2	440
Sep	242	136	24	16	3	2	423
Oct	194	113	30	15	3	2	357
Nov	229	136	29	15	3	2	414
Dec	223	129	29	15	4	2	402
Average	248	143	29	15	3	2	441
Percent	56%	32%	7%	3 %	1%	1%	

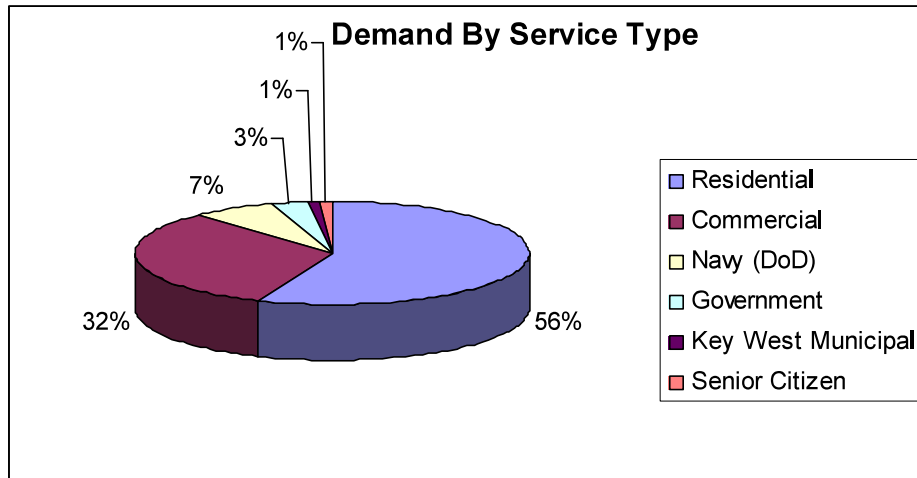


EXHIBIT 2-12
Graphic Summary of Average Monthly Water Use by Category, million gallons, October 2003–September 2005

FKAA’s contract with the DoD calls for supplying the U.S. Navy with up to 2.4 mgd of water. From 2000 to 2004, deliveries to the U.S. Navy have averaged 1.05 mgd (see Exhibit 2-13).

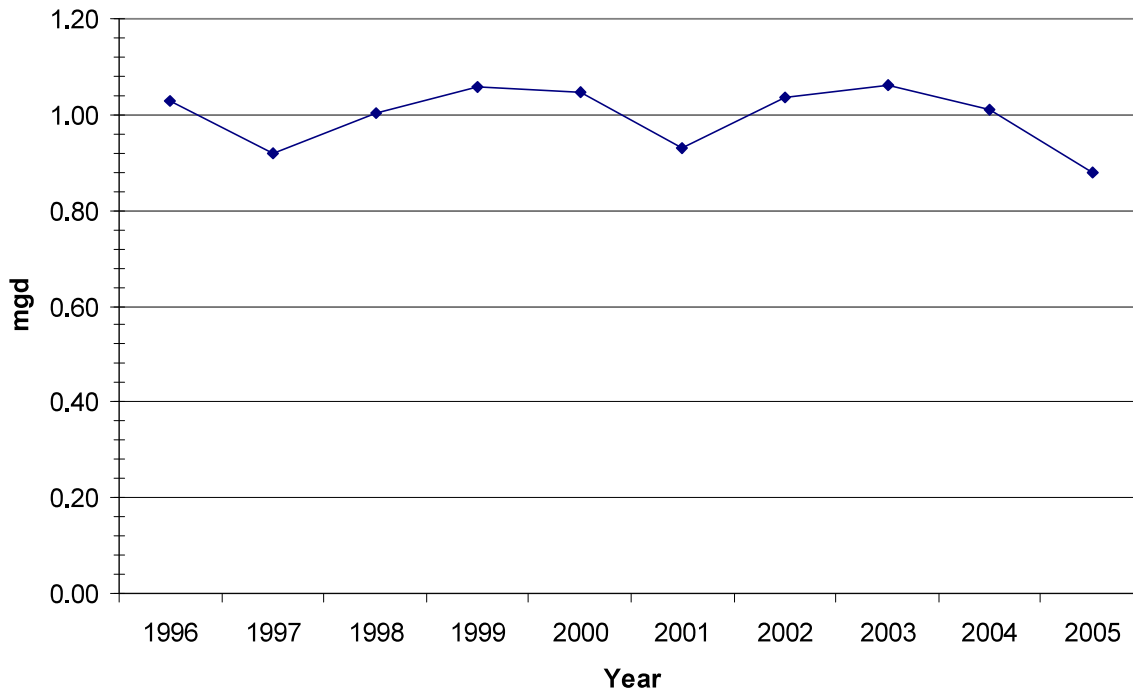


EXHIBIT 2-13
U.S. Navy Water Usage from 1996 to 2005

2.5.2 Unmetered Water

FKAA provided master tap readings for its distribution system (excluding Key West and the Navy) for the period December 2002 through December 2005. The data included the monthly total for each master tap, the total customer sales for each master tap, and the difference unaccounted-for-water (UAW).

FKAA's transmission and distribution system has certain specified maintenance requirements and activities that result in water being un-metered. These include regular flushing activities to maintain water quality, extensive flushing required during change of chlorine residuals twice per year, water loss resulting from transmission and distribution main break, and draining of potable water storage tanks for maintenance.

Exhibit 2-11 does not include UAW, which has historically averaged 10 to 12 percent. The American Water Works Association (AWWA) recommends that UAW should not exceed 5 percent, and that a goal of less than 10 percent is desirable. A total of 4 months with UAW (March, May, October, and December) contribute to the high overall average UAW. FKAA is not aware of any particular events (maintenance, line breaks, etc.) that may have contributed to the high UAW in those months. If UAW in those months could be reduced, FKAA's UAW would be significantly less.

To summarize data from the annual UAW reports that are provided to the SFWMD, the following percentages were recorded:

Year	Percentage UAW
2003	10.5
2004	9.71
2005	14.93
2006 (Year To Date June 2006)	11.45

FKAA should set a goal of 10 percent or less UAW in their system based on the uniqueness and operating pressures that FKAA experiences in their system. FKAA should continue to correlate transmission and distribution meter reads so that the data are correlated accurately and so that the actual losses in the transmission mains and the distribution system can be assessed. After this task is complete, identifying and locating potential losses throughout the system may be needed.

2.6 Conclusions

Population projections developed by the MCPD were used to develop water demand projections for the FKAA service area through 2025. FKAA's average daily raw water demand is expected to increase from 17.73 mgd in 2005 to 20.07 mgd in 2010, 22.08 mgd in 2015, 23.41 mgd in 2020, and 23.88 mgd in 2025. Maximum-day and peak hour demand were calculated using peaking factors of 1.25 and 1.35, respectively.

Residential (nearly half) and commercial (more than one-quarter) account for nearly three-quarters of the FKAA's water demand. UAW comprises approximately 12 percent of FKAA's total production; the remaining water is used primarily by the U.S. Navy and state and local governments.

UAW in the FKAA service area is higher than other water systems, and may be the result of FKAA's metering and accounting system, along with system leaks. Additionally, UAW is not distributed evenly throughout the service area, but varies considerably from key to key. Converting the 160 or so master meters along the transmission mains to automatic meter reading may help in identifying the largest areas of UAW. Additional tasks that FKAA could implement include a formal water audit and more specific investigations of water leaks in areas suspected of having UAW.



MONROE COUNTY COMPREHENSIVE PLAN UPDATE

WWW.KEYSCOMPPLAN.COM
(800) 488-1255

APPENDIX 3



MONROE COUNTY COMPREHENSIVE PLAN UPDATE

WWW.KEYSCOMPPLAN.COM
(800) 488-1255

County Population with Seasonal Replacement Calculations

Monroe County Population Projection				Perm Change @70% loss		ROGO Growth	
YEAR	Seasonal Replacement Series					ROGO DU	ROGO pop *.7 @2.7pph
	Permanent	Seasonal	Functional				
2000	79,589	73,491	153,080				
2001	80,011	73,540	153,551	422			
2002	80,434	73,589	154,023	423			
2003	80,856	73,639	154,495	422			
2004	81,236	73,688	154,924	380			
2005	82,413	73,737	156,150	1,177			
2006	80,510	75,228	155,738	(1,903)	-1332.1	1332.1	
2007	78,987	76,453	155,440	(1,523)	-1066.1	2398.2	
2008	76,081	78,647	154,728	(2,906)	-2034.2	4432.4	
2009	77,925	77,516	155,441	1,844	1290.8	3141.6	
2010	76,887	78,401	155,288	(1,038)	-726.6	3868.2	
2011	78,080	77,974	156,054	1,193	835.1	3033.1	197 372.33
2012	77,960	78,431	156,391	(120)	84		197 372.33
2013	77,840	78,887	156,727	(120)	84		197 372.33
2014	77,720	79,343	157,063	(120)	84		197 372.33
2015	77,600	79,800	157,400	(120)	84		197 372.33
2016	77,460	80,270	157,730	(140)	98		197 372.33
2017	77,320	80,740	158,060	(140)	98		197 372.33
2018	77,180	81,211	158,391	(140)	98		197 372.33
2019	77,040	81,681	158,721	(140)	98		197 372.33
2020	76,900	82,151	159,051	(140)	98		197 372.33
2021	76,760	82,622	159,382	(140)	98		197 372.33
2022	76,620	83,092	159,712	(140)	98		197 372.33
2023	76,480	83,562	160,042	(140)	98		197 372.33
2024	76,340	84,033	160,373	(140)	98		197 372.33
2025	76,200	84,503	160,703	(140)	98		197 372.33
2026	76,060	84,973	161,033	(140)	98		197 372.33
2027	75,920	85,444	161,364	(140)	98		197 372.33
2028	75,780	85,914	161,694	(140)	98		197 372.33
2029	75,640	86,384	162,024	(140)	98		197 372.33
2030	75,500	86,855	162,355	(140)	98		197 372.33



APPENDIX 4



Memorandum

TO: Debbie Love, AICP, Senior Planner, Keith and Schnars, P.A.

FROM: Stanley P. Geberer, Associate
Fishkind & Associates, Inc.

SUBJECT: DCA Finding Regarding Population Methodology

DATE: November 16, 2010

1.0 Background

Fishkind has prepared the population projections for unincorporated Monroe County. We have reviewed extensively with County Staff, and provided an update to the final report on August 30 which addressed a series of non-formal questions DCA posed and finally had a conference call with DCA to review their questions and our responses. After a 60 day review DCA has found the methodology unacceptable as shown below.

Department has completed its review of the methodology utilized for the seasonal population and identified its concerns below. Due to these concerns, the Department does not find the projection methodologies to be professionally acceptable.

This memo will review the items of DCA concern.

2.0 Discussion of Concerns 1-10

Concern 1

1. For Water Supply planning, the Department has previously accepted the methodologies employed by the Florida Keys Aqueduct Authority (FKAA) and recommended that the County utilize the FKAA methodology. The data submitted to date to the Department does not provide the base data utilized by FKAA and how the County applied the FKAA methodology for calculating the seasonal population.

The most recent FKAA projections to year 2025 were used as the baseline seasonal projections. These data are attached as Appendix 1. These data were applied directly to the seasonal forecast series and modified as described in Concern 3.

Concern 2

2. Please provide a justification for the use of the Compound Annual Growth Rate (CAGR) to extend the FKAA series from 2025 to 2030 for the functional population. This is a geometric extrapolation and should be used with caution. The computed CAGR has not been provided.

The new planning horizon must be extended from 2025 to 2030. Compound annual growth rate is an appropriate mechanism whereby baseline growth may be extrapolated. Over the time horizon from 15 to 20 years, the error level of employing other methodologies cannot be said to be superior given these are the final out years of the planning horizon and are subject to the greatest degree of error. The comment from DCA suggesting “caution” should be used is gratuitous to the extent it implies caution was not used, and adds no meaningful dialogue. Further, the Department has not rejected the use of CAGR and fails to suggest a more appropriately method herein.

The computed CAGR from year 2000-2025 is as follows:

$$(FKAA \text{ seas pop } 2025 / FKAA \text{ seas pop } 2000)^{(1/26)} - 1 = .082\%$$

Concern 3

3. The County indicates there will be a decline in the permanent population as forecast by BEBR. The County has indicated that there will be an increase in seasonal growth equivalent to 70% of the decline in permanent population. For example, the County has submitted information that indicates that retail sales have decreased since 2006. Information submitted regarding changes in annual average daily traffic counts may be attributable to other causes that were not evaluated. Please provide an explanation as to how this addition to the FKAA projections makes sense within the context of the FKAA projection methodology. This addition as well as the addition in the next comment number 4, effectively changes the methodology.

The FKAA Seasonal Population methodology as described by FKAA is shown below:

FKAA Seasonal Population Methodology

2.2.2 Seasonal Population

The MCPD seasonal population projections in the USACE *Carrying Capacity Study* (USACE, 2003) also were used to project the seasonal population for Monroe County. Although there are no exact counts of the seasonal population, the MCPD developed historical seasonal population projections for 1990, 1995, and 2000. The MCPD projected that the 1990 seasonal population of 70,493 increased by 1.1 percent to a 1995 population of 71,266, and further increased by 3.1 percent to a 2000 seasonal population of 73,491. The MCPD continues these seasonal population projections in 5-year increments starting with a seasonal population of 73,737 in 2005; 74,533 in 2010; 74,712 in 2015; 74,891 in 2020; and 75,071 in 2025. The seasonal population is projected to increase at an overall average rate of 0.4 percent for each 5-year period from 2005 through 2025, with a 1.1 percent increase between 2005 and 2010 and a 0.24 percent increase from 2010 through 2025.

The historic data on seasonal populations presented by FKAA above indicate seasonal population is increasing at an increasing rate. The FKAA methodology failed to incorporate this into its seasonal projections. FKAA projected seasonal population increases at 1/3 the level of the most recent available data initially and then provided a decreased rate of growth through 2025. This rate is far slower than recent trend data FKAA observed. There is no explanation or justification in the FKAA methodology for the failure to recognize and include the robust levels of seasonal growth identified. Table 1 compares the FKAA seasonal growth rates with County seasonal growth rates.

Table 1. Seasonal Population Growth Rates

	<u>FKAA Series</u>	<u>Monroe County</u>	<u>Net Difference</u>
1990-1995	1.10%		
1995-2000	3.12%		
2000-2005	0.33%	0.33%	
2005-2010	1.08%	7.73%	4,904
2010-2015	0.24%	2.70%	1,965
2015-2020	0.24%	2.71%	2,035
2020-2025	0.24%	2.64%	2,034
<u>2025-2030</u>	<u>0.41%</u>	<u>2.57%</u>	<u>1,906</u>
Total Difference 2005-2030			12,843

The approach taken in the preparation of the County seasonal projections is to correct for this problem in the original FKAA methodology in recognizing the more dramatic seasonal population expansion.

Concern 4

4. The County included the following sentence which is not clear: “Further, we have added the equivalent of 70% of the ROGO growth to seasonal population to the FKAA seasonal series, reflecting the seasonal shift component not evidenced in FKAA’s original data.” This appears to add additional population. This has not been adequately explained or justified. The source data, calculations, and results have not been provided.

Please see response to Concern 3.

Concern 5

5. Please provide justification for the use of the persons-per-household (PPH) figure of 2.5. No data or analysis has been provided for the average size of seasonal households. Please include data or analysis regarding “seasonality.” For example, there was no analysis of the maximum occupancy of seasonal units and the amount of time that these seasonal units are occupied at this maximum rate.

For the purposes of this analysis seasonal and permanent household sizes used are the same. The preponderance of data provided supports the use of 2.5 persons per household. The Population Report is cited below.

Excerpt from August 30 Population Report – page 11

It is also noted, for units shifting to seasonal status and for population associated with ROGO growth, a persons-per-household figure of 2.5 was used.

Intercensal data (see Tables 5 and 6) suggests an increase in persons per household by year 2009. Fishkind believes seasonally occupied homes and rentals have a higher person per household occupancy due to the increasing size of newly built units. For these reasons 2.5 was used for seasonal households.

Table 5.

Persons Per Household Census/Isite		
	Total	Unincorp
1990	2.33	2.38
2000	2.27	2.29
2009	3.12	2.89
2014	5.29	4.94

source: I-Site online data

Table 6. - Average Number of Bedrooms and Bathrooms per Single Family Unit by Year Built

Average Bed/Bath
2.65 Pre-1970
3.33 1970-1989
3.63 1990-1999
3.77 2000-2008

Source: Monroe Co. Property Appraiser, Fishkind & Associates, Inc.

Because seasonal population is derived from the seasonal population as presented by FKAA, seasonal occupancy rates are implicit in the analysis, for the original seasonal series.

Concern 6

6. Based on Table 7, the seasonal population is roughly equivalent to the residential population. However, the number of seasonal units is much less than the number of occupied (resident) units. Does the FKAA data include population other than those living in housing and if so, how is that accounted for in the data and in the projection?

The percentage of non-homesteaded units is higher than homesteaded units in Monroe County, suggesting seasonal population could be at least equivalent to permanent.

The FKAA methodology includes cruise ship visitors, visitors from the mainland and those residing in the keys for 6 months or less. They are accounted for in the FKAA calculation of seasonal residents.

Concern 7

7. Please provide additional citation for The “I-Site” source. If the data is Census data, then that should be made clear. Projection data from a private sector, third party source cannot be evaluated without a complete explanation of how the projections were made, e.g. the full methodology with all support data must be provided.

The I-site data was not used in any methodological calculation in the Monroe County population projections. I-site data was used as a reference source only in referring to support for use of the 2.5 persons per household figure.

Concern 8

8. Section 8.0, third paragraph on page 10 discusses “an increase in seasonal population shown in the American Community Survey (ACS).” The ACS does not estimate seasonal population.

The ACS provides estimates of seasonal units as shown in Table 2-H3, page 5 of the population report. The change in seasonal population is based in part on the increase in seasonal units identified in the ACS data.

Concern 9

9. Section 5.0 and Tables 1 and 2 provide Census data. There were 51,617 housing units (occupied and vacant) in 2000. Census data indicates there were 21,900 owner occupied units. However, the second paragraph on page 6 indicates that there were 16,005 homestead units and 20,784 non-homestead units in 2000, which add to a total of 36,789 housing units. The housing units for homesteaded/non-homesteaded units should be reconciled with the Census housing units or data provided to explain the difference.

The difference cannot be reconciled without imposing egregious costs on the government and citizens of Monroe County in order to do so. The Property Appraiser is the source of homestead and non-homestead status. The property Appraiser data is not reconcilable with Census unit counts. This is a vexing problem addressed by the Regional Planning Council in the hurricane evacuation modeling effort as well. It is believed the difference lies in substandard housing, non-permitted housing, maritime live-aboards and other housing.

It is for this reason the analysis and projections were made on a population basis not a housing unit basis. The data on housing units is used as a guide to help estimate changes in the mix and character of resident and seasonal population.

Concern 10

10. The final paragraph in Section 1.0 states that a “reconciliation of the Fishkind and Hurricane model data will take place subsequent to the Hurricane data publication.” Is this a preliminary report? Will the final population projection be submitted with your Evaluation and Appraisal Report?

The Regional Planning Council has reviewed and affirmed the County’s population projection methodology. A final review by RPC will be requested and submitted with the EAR.

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 00096850-000200
Account# 1113387
Property ID 1113387
Millage Group 50VI
Location Address VACANT OVERSEAS Hwy, UPPER MATECUMBE KEY
Legal Description 6 64 37 PT GOVT LOTS 1-2-3 PT TRACTS 3-5-7 ISLAND OF UPPER MATECUMBE OR648-253 OR830-660 OR2920-1650 OR3069-1479
(Note: Not to be used on legal documents.)
Neighborhood 10024
Property Class OPEN STORAGE (4900)
Subdivision
Sec/Twp/Rng 06/64/37
Affordable Housing No

Owner

[HORSE PENS LLC](#)
 80241 Overseas Hwy
 Islamorada FL 33036

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$15,048	\$15,283	\$15,283	\$15,283
+ Market Misc Value	\$5,658	\$5,658	\$5,658	\$5,658
+ Market Land Value	\$1,251,405	\$718,585	\$718,585	\$718,585
= Just Market Value	\$1,272,111	\$739,526	\$739,526	\$739,526
= Total Assessed Value	\$813,478	\$739,526	\$218,241	\$198,401
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,272,111	\$739,526	\$739,526	\$739,526

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$718,585	\$15,283	\$5,658	\$739,526	\$739,526	\$0	\$739,526	\$0
2021	\$718,585	\$15,283	\$5,658	\$739,526	\$218,241	\$0	\$739,526	\$0
2020	\$718,585	\$15,283	\$5,658	\$739,526	\$198,401	\$0	\$739,526	\$0
2019	\$205,423	\$15,518	\$5,658	\$226,599	\$180,365	\$0	\$226,599	\$0
2018	\$245,671	\$15,518	\$5,658	\$266,847	\$163,969	\$0	\$266,847	\$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
(4900)	126,755.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	3.33	Acreage	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1990	2018	800 x 4	1	3200 SF	2
DETACHED CAN	1990	2018	138 x 14	1	1932	1

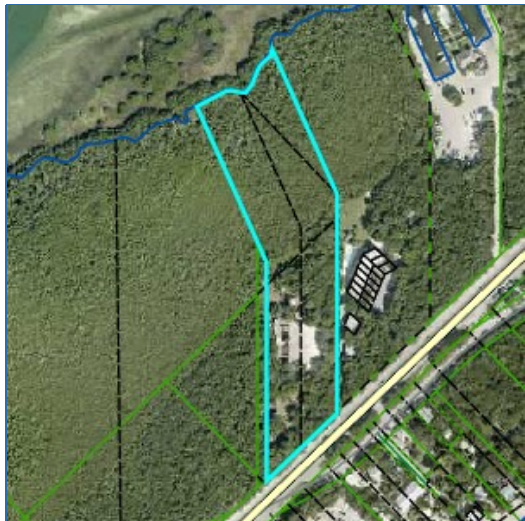
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/18/2021	\$100	Warranty Deed	2299854	3069	1479	30 - Unqualified	Improved		
2/1/1976	\$37,500	Conversion Code		T		Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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

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Monroe County, FL



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- [] Subdivisions
- [] Parcels

Parcel ID	00096850-000200	Alternate ID	1113387	Owner Address	HORSE PENS LLC
Sec/Twp/Rng	06/64/37	Class	OPEN STORAGE		80241 Overseas Hwy
Property Address	VACANT OVERSEAS Hwy				Islamorada, FL 33036
	UPPER MATECUMBE KEY				
District	50VI				
Brief Tax	6 64 37 PT GOVT LOTS 1-2-3 PT TRACTS 3-5-7 ISLAND OF UPPER MATECUMBE OR648-253 OR830-660 OR2920-1650				
Description	OR3069-1479				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/19/2024
 Last Data Uploaded: 8/19/2024 2:51:52 AM



Ty Harris P.A.
110 Plantation Shores Drive
Tavernier, FL 33070
tyharrispa.com
tyharrispa@gmail.com (386) 956-8776

June 23, 2025

VIA E-MAIL DELIVERY

Jennifer L. DeBoisbriand
Planning Director
Islamorada, Village of Islands
Village Administrative Center
86800 Overseas Highway
Islamorada, FL 33036

RE: FLUM & Re-Zoning Application for the Horse Pens

Dear Jennifer,

This law firm represents Horse Pens LLC, the owner of Parcel #00096850-000200 (the “Property” or “Horse Pens”). The request is to amend the current FLUM from a residential category to a commercial category and to re-zone the Property to a zoning district consistent with its historic use as a private riding club and to further permit restricted affordable/workforce housing. This application is necessary and appropriate because Horse Pens is operating as a legal non-conforming business, and the property is also suitable for deed restricted affordable/workforce housing. In the alternative to a FLUM/re-zoning, the Applicant is amenable to a sub-area policy limiting the Property to affordable housing and the existing horse pens riding stable.

An appropriate FLUM and re-zoning or sub-area policy are necessary to continue the legal status of the Horse Pens and to permit the proposed deed restricted affordable/workforce housing units. The Village has two zoning districts which permit private clubs like the Horse Pens. The first is the Village Center; however, since the property does not reside in a recognized activity center, the more appropriate zoning would be Neighborhood Commercial with a possible voluntary restriction on uses to affordable housing and the existing riding stables so that the historical use of the property for stabling houses can remain. As stated, the other alternative is a sub-area policy limiting the use of the property to riding stables and affordable housing.

Sec 30-697 Neighborhood Commercial (NC) Zoning District

1. *Purpose and intent.*

1. The purpose of the neighborhood commercial (NC) zoning district is to provide a compact commercial area designed and intended to allow for a mix of residential, office and local retail sales servicing the daily needs of local residents within convenient traveling distance.
2. This zoning district is established within the Mixed Use (MU) FLUM category.

NC appears to be the more appropriate commercial category because there is a mix of residential and existing commercial (TC) uses in the immediate area fronting US1. Moreover, the NC zoning district appears to be consistent with existing commercial zoning on Lower Matecumbe in that there are existing NC zoned parcels but no VC zoned properties. Both zoning districts require the MU FLUM as there is no other Future Land Use Category that permits private clubs.

Accordingly, this application is consistent with and promotes numerous Comprehensive Plan Goals, Objectives, and Policies. The Applicant respectfully requests that you recommend approval to an appropriate commercial use category which allows the current Tennis Center. The request is to amend the Future Land Use Map from RC to Mixed Use (MU) (FLUM) and Neighborhood Commercial (NC) from the current zoning of native residential (NR).

The Property: Is a 3.46-acre site on Lower Matecumbe Key. The property is known as the Horse Pens. Existing uses include a riding club and stables.

Prior Approval History: None.

Needs Analysis and Supporting Data: The applicant is required to submit all information required to adequately address the filing requirements adopted by the Florida Department of Economic Opportunity (“DEO”). In addition, the applicant must submit all other information necessary to address the comprehensive planning criteria of the Village. Pursuant to the DEO State Coordinated Review Submittal Guidelines, in the case of FLUM amendments, the following information is provided.

1. *A description of the availability of and the demand on the following public facilities: sanitary sewer, solid waste, drainage, potable water, traffic circulation, schools and recreation, as appropriate.*

At the present time, no additional development is contemplated for the property and the existing structures are to remain the same. Accordingly, there is existing adequate water, sewer, and solid waste services to service the existing developed parcel. Additionally, the traffic circulation, schools, and recreational open space have already been assessed and accounted for since this property was developed in the early 1990’s.

2. *Information regarding the compatibility of the proposed land use amendments with the Comprehensive Plan future land use element objectives and policies, and those of other affected elements.*

The following Comprehensive Plan elements are applicable to this application:

Policy 1-2.3.1 Residential Conservation (RC)

Areas designated Residential Conservation (RC) on the Future Land Use Map shall allow residential uses at a maximum density of one (1) single family residential unit per four (4) acres. This designation is intended to balance the protection of environmentally sensitive lands, (by providing a buffer to protect large parcels of more environmentally sensitive lands from the encroachment of development), wildlife corridors and transition zones, and areas suitable for re-vegetation, with the protection of the property rights of the owners. On sites designated RC, no more than one (1) unit shall be established per platted lot or parcel existing as of the effective date of this Comprehensive Plan, except for those platted lots or parcels identified as Disturbed with Exotics on the Village habitat maps and containing no tropical hardwood hammock. Substandard lots of less than four (4) acres in size which are contiguous and in common ownership shall be assembled in order to meet the density standards of this policy. Notwithstanding the density limitation, a caretaker's unit may be developed as an accessory use on a conforming parcel, if found to be consistent with the Village's environmental regulations. Such units shall be permitted pursuant to the requirements of the Village's Building Permit Allocation System, only as affordable housing. Criteria established in the Land Development Regulations shall include restrictions on size and location so as to not require clearing of additional land. Within RC, properties are generally suitable as sender sites for transfers of development rights, but may also be receiver sites from C and RC parcels, if needed to achieve the acreage required to construct a maximum of one (1) unit on the receiver parcel(s), or for the addition of a caretakers cottage. The Village may develop an incentive program to extinguish the development rights from RC properties. The RC future land use designation shall allow home occupations having no environmental impact, in accordance with provisions to be established within the Land Development Regulations.

The proposed FLUM amendment and re-zoning request is consistent with the Goals, Objectives, and Policies, in 1-2.8.1 of the Village Comprehensive Plan because the Tennis Center pre-dates the implementation of the Village Comprehensive Plan. The minimum acreage requirement for RC lots is four (4) acres. The property is 3.2 acres and contains a commercial structure and not a residential use. Accordingly, the RC FLUM designation was and is not appropriate to the site because it ignored the existing use and commercial structure when the property was designated as RC. By designating the property as RC, the Village rendered the use and structure nonconforming in contravention to its own land use policies and land development regulations. The most appropriate use of this site is commercial.

Policy 1-2.1.9: Promote Low And Medium Intensity And Varied Commercial Designations

Islamorada, Village of Islands shall promote low and medium intensity professional and business offices, as well as general retail sales and services designed to meet the needs for goods and services of local residents and Village visitors and shall limit the development of new high intensity uses. The Village shall not promote an increase in highway-oriented businesses that cater to a transient drive-through clientele.

The requested MU FLUM and NC zoning are consistent with Policy 1-2.1.9. Lower Matecumbe has approximately fourteen lots designated at NC. The lots are located between Gulf View Drive to the north and White Marlin Blvd. to the south. Half of these lots front US1. These properties are used as storage lots except for the gas station and convenience store fronting US1 at the corner of White Marlin Blvd. These properties represent approximately 2.12 acres in Lower Matecumbe Key.

Policy 1-2.4.1: Guide The Location Of Commercial Uses And Revitalize Commercial Areas

Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

The fact that the property is already developed with a commercial use support the designation of this property as Mixed-Use with a Neighborhood Commercial zoning.

Policy 1-2.4.6: Establish Zoning District Criteria For MU

The following criteria shall be used as guidelines for designating Zoning Districts within the Mixed Use FLUM category:

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

4. **School and Recreational Zoning Districts:** These Zoning Districts shall be established to accommodate existing or proposed school or recreational uses.

The proposed FLUM and re-zoning are consistent with Policy 1-2.4.6(2) - commercial Zoning Districts shall be established where there are existing commercial uses.

GOAL 1-1: IMPLEMENT FUTURE LAND USE VISION

OBJECTIVE 1-1.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY

OBJECTIVE 1-1.2: REINFORCE AND ENHANCE THE VILLAGE'S APPEARANCE

Realizing the following:

That the Village incorporated to create a Comprehensive Plan to reclaim the Keys by conserving, preserving, and retaining our remarkable assets—our waters and natural environment—and our quality of life;

That the Village is and must continue to be synonymous with sport fishing, diving, the Everglades National Park, the living coral reef, Indian Key, Lignumvitae Key, Shell Key, Windley Quarry, and many species of fish and fowl;

That the Comprehensive Plan must further understanding of the ecological limits of our Keys and prohibit any further degradation of our natural resources by incompatible land and marine activities such as casino boats, sea planes, personal watercraft, and other watercraft that are operated improperly; and

That the Comprehensive Plan must describe public and private actions needed to protect and retain the Village's waterways and natural resources comprising our unique ecosystem as well as preserve the quiet solitude of the backcountry.

The Comprehensive Plan shall provide a growth management framework that:

- Directs development only to sites that can accommodate such activity without promoting conflict with natural resources;
- Encourages sustainability by limiting growth in order to establish and maintain acceptable levels of service for hurricane evacuation, potable water and wastewater services, traffic flow, recreation and open space as well as reclaim and preserve the quality of our natural resources;
- Keeps development away from the shoreline and wetlands;
- Provides a sound basis for developing land use controls that ensure acceptable levels of service for hurricane evacuation, protect coastal resources, including nearshore waters, wetlands, grass bed flats, mangroves, as well as hammocks, and establish a basis for managing landscaping, signage, parking, drainage, and water quality;
- Relies on ecological constraints to establish limits for growth and create standards and criteria to ensure that human induced activities do not diminish assets of our unique coastal environment; and
- Ensures that the character and location of land uses incorporate best management practices and principles of resource conservation, promote orderly land use transition, and minimize threats to health, safety, and welfare which may be caused by incompatible land uses, environmental degradation, hazards and nuisances.

The proposed FLUM amendment and re-zoning are consistent with Goal 1-1 and Objective 1-1. The proposal. By re-purposing existing developed sites, the application supports the criteria in these elements of the Village of Islamorada Comprehensive Plan.

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

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

This application is consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern based on the most recent report to the Administration Commission outlined in the Work Program. The proposal re-purposes existing developed sites.

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

The proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources because any development would be restricted to the existing footprint with a voluntary conservation easement.

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

The proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources in the already developed portion of the property.

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

Reusing exiting developed site over clearing of other lands achieves this element.

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

As stated, this is an already developed site.

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

This application protects the “historical character” of Islamorada in reusing an already developed commercial property.

(g) *Protecting the historical heritage of the Florida Keys.* See answer above.

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

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

The application has no impact on facilities as it is an already developed site.

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

There current horse pens are served by municipal water and sewer, if the property is redeveloped with affordable housing, the Village has adequate water and sewer capacity available to serve the site.

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

The application has no impact on facilities as it does not propose any new development footprint. Any redevelopment shall meet the requirements of § 381.0065(4)(l) and 403.086(10).

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

This application does not create adverse impacts on environmental resources or affect public investment in infrastructure because it does not proposed any redevelopment activity beyond the established developed footprint.

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

No impact as stated above.

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

No impact as stated above.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

The application accomplishes this objective as stated in previous responses.

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

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

The Village accepted an additional 300 affordable housing units. According to the ratio of commercial property needed to support a new deed-restricted affordable housing unit, the Village will require an additional 71,700 square feet of commercial square footage to support these new units (239 sq.ft. per unit). By repurposing existing developed sites, the Village can meet this need and reduce development pressure undeveloped land.

2. *Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed FLUM category.*

The site has been has been a commercial property since the early 1990's. The site's physical and environmental features have been shaped by this use over time. The proposed change to the FLUM and zoning will have no impact on these criteria.

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

There are no errors in the mapping and natural features – the property contains no listed species and is largely devoid of vegetation in the area already developed. The Applicant will place a conservation easement over the undeveloped portion of the site.

4. *New issues.*

None, except the increased need for commercial square footage as a function of the acceptance of new deed-restricted affordable housing units.

5. *Recognition of a need for additional detail or comprehensiveness. However, in no event shall an amendment be approved which will result in an adverse community change.*

The proposed re-zoning and FLUM will not have an adverse impact on the community since the existing use will not change and the zoning and FLUM request serve to protect that use as provided for in the Village of Islamorada Comprehensive plan.

Enclosures.

1. Application Fee & Deposit.
2. Application letter.
3. Agent Authorization.
4. Application for Map Amendment & Re-zoning.
5. Property Record Card.
6. Warranty Deed.
7. Needs Analysis & Data.
8. Survey.
9. Existing site condition photographs.

If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,



Ty Harris

Doc # 2299851 Bk# 3069 Pg# 1474 Electronically Recorded 1/19/2021 at 10:24 AM Pages 3
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 Electronically REC: \$27.00 Deed Doc Stamp \$0.70

Return to:
 Paul M. Cummings, Esquire
 Therrel Baisden, LLP
 1 SE 3rd Ave., Suite 2950
 Miami FL 33131

This Instrument Prepared by:
 Paul M. Cummings, Esquire
 Therrel Baisden, LLP
 1 SE 3rd Ave., Suite 2950
 Miami FL 33131

Consideration: \$10.00

Property Appraiser's Parcel
 Parcel ID: 00096850-000100

[Space above this line for recording data]

WARRANTY DEED

This Deed made the **18th** day of **January, 2021**, by **MARLENE LINDBACK**, an unmarried widow, whose post office address is P.O. Box 589, Islamorada, FL 33036-0589 ("Grantor"), to **HORSE PENS, LLC**, whose post office address is 80241 Overseas Highway, Islamorada, Florida 33036 ("Grantee").

Witnesseth that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, 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, to wit:

SEE EXHIBIT "A"

Subject to all taxes for the year 2020 and subsequent years; conditions, restrictions, limitations, easements, reservations and encumbrances of record, if any; and applicable zoning ordinances, if any.

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

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

AND the Grantor hereby covenants with the said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

EXHIBIT A

A tract of land in Section 6, Township 64 South, Range 37 East, on Upper Matecumbe Key in Monroe County, Florida, and being more particularly described as follows:

From the intersection of the East line of said Section 6, as shown on a survey dated June 27, 1958 and recorded in Monroe County, Official Records Book 144 at Page 570, with the Northwesterly Right-Of-Way line of State Road No. 5; thence proceed Southwesterly along said Northwesterly Right-Of-Way line, 1100 feet; thence proceed North and parallel to said East line of Section 6, 672 feet; thence proceed N 24 degrees 06 minutes 15 seconds W 445 feet, more or less, to the seaward edge of the mangrove, and the point of beginning of the tract hereinafter described; thence proceed S 24 degrees 06 minutes 15 seconds E along the previously described course, 445 feet; thence proceed South and parallel to said East line of Section 6, 672 feet to said Northwesterly Right-Of-Way line; thence proceed S 45 degrees 48 minutes 45 seconds W along said Northwesterly Right-Of-Way line, 150 feet; thence proceed North and parallel to said East line of Section 6, 672 feet; thence proceed N 24 degrees 06 minutes 15 seconds W, 445 feet, more or less, to the seaward edge of the mangrove; thence meander said seaward edge of the mangrove in a Northeasterly direction, 150 feet, more or less, to the point of beginning.



February 10, 2026

The Honorable Don Horton
Mayor, Village of Islamorada
86800 Overseas Highway
Islamorada, Florida 33070

Dear Mayor Horton,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the Village of Islamorada (Amendment No. 25-06ACSC), which was received on December 12, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce findings concerning the amendment. FloridaCommerce has identified two objections and has included recommendations regarding measures that can be taken to address the objections.

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

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

FloridaCommerce staff is available to assist the Village to address the objections. If you have any questions related to this review, please contact Zachery Chenault, Planning Analyst, by telephone at (850)-717-8538 or by email via Zachery.Chenault@Commerce.fl.gov.

Sincerely,



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

JDS/zc

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Village of Islamorada 25-06ACSC

The FloridaCommerce has identified two objections regarding the Village of Islamorada's proposed comprehensive plan amendment 25-06ACSC. The objections are provided below, along with recommended actions the Village could take to resolve issues of concern. If the Village adopts the plan amendment without adequately addressing the objections, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Please note, in responding to these objections, the Village of Islamorada should consider the provisions under Chapter 2025-190, Laws of Florida (L.O.F.), which was approved on June 26, 2025, and applies retroactively to August 1, 2024. The Village should ensure that the adopted amendment is not more restrictive or burdensome.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the Village to address the objections.

I. Objections:

Objection 1: Lack of Relevant and Appropriate Data and Analysis

The proposed amendment is not supported by relevant and appropriate data and analysis as required by sections 163.3177(1)(f) and 163.3177(6)(a), Florida Statutes. The proposed amendment would increase development potential on the subject property from zero density and intensity (Conservation designation) to up to 96 dwelling units and 69,696 sf of non-residential uses (Mixed Use) without providing analysis of the projected impacts of that increase. The proposed amendment does not provide a public facilities capacity analysis, or environmental impact analysis tied to the maximum development potential allowed by the proposed amendment. Instead, the proposed amendment relies on assertions regarding current use rather than evaluation of future development potential. As a result, the data submitted is not sufficient to demonstrate compliance with sections 163.3177(1)(f) and 163.3177(6)(a), Florida Statutes.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(3), 163.3177(6)(a)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(d), 163.3177(6)(g), 163.3184(4), and 163.3191, F.S.

Recommendation:

The Village must revise the proposed amendment to include quantitative data and analysis addressing the maximum development potential authorized by the FLUM change, including environmental impacts, public facilities capacity, and land use compatibility, or reduce the scope of the amendment to avoid creating additional development potential.

Objection 2: Internal Inconsistency

The proposed amendment redesignates land from Conservation to Mixed Use in direct conflict with Objective 1-2.6 and Policy 1-2.6.1 which designates Conservation lands for the long-term preservation of environmentally sensitive natural resource systems. In addition, the proposed amendment conflicts with Policies 1-2.1.13 and 1-2.1.14, which require Future Land Use Map amendments to serve a legitimate public purpose, be supported by data and analysis, and not result in an adverse community change.

As a result of the previous objections, the proposed amendment is also inconsistent with the Principles for Guiding Development for the Florida Keys Area of Critical State Concern. The proposed amendment fails to demonstrate consistency with Principles (a), (b), (c), (e), (f), (h), and (i). Specifically, the proposed amendment removes the Conservation designation from environmentally sensitive land without enforceable limitations, redesignates land containing mangroves, wetlands, and tropical hardwood hammock to Mixed Use, authorizes development that increases the risk of water quality degradation and habitat disturbance, introduces urban-scale development into a conservation context incompatible with the scenic and historic character of the Florida Keys, and increases demand on water, wastewater, and other public infrastructure without demonstrating available capacity, need of mixed uses, or protection of existing public investments.

Statutory Authority: Sections 163.3177(1), 163.3177(1)(f), 163.3177(2), 163.3177(3), 163.3177(6)(a)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(d), 163.3177(6)(g), 163.3184(4), 163.3191, and 380.0552(7), F.S.

Recommendation:

The Village must revise the proposed amendment to remain consistent with Conservation policies by retaining the Conservation FLUM designation or by adopting narrowly tailored, plan-consistent language that avoids authorizing development on environmentally sensitive land. If affordable or workforce housing is a desired for public purpose, the Village may opt to retain the Conservation designation and consider a narrowly tailored, conservation-compatible sub-area policy or overlay applicable only to previously disturbed upland areas that limits development to deed-restricted affordable or workforce housing, prohibits commercial and market-rate residential uses, and caps density at the minimum necessary to meet an identified need. Should the Village elect this option, these changes should be supported by data and adopted directly in the ordinance as enforceable plan language.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

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

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



MEMORANDUM

AGENDA ITEM #III.C

DATE: JANUARY 26, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: JANUARY LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED AMENDMENT CONSENT

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment. As the Council Board did not meet in November and December, 2025, and no amendments adversely impacted 1) regional resources and facilities identified in the SRPP or created 2) extra-jurisdictional impacts inconsistent with the comprehensive plan of any affected local government within the Region, Council staff transmitted amendment comments in a timely manner to FloridaCommerce to preserve the Council’s commenting rights upon adoption.



Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments, with a copy to the State Land Planning Agency.

PROPOSED AMENDMENTS – NOVEMBER 2025

- **City of Hollywood 25-03ESR**

Proposes amending the City’s adopted Comprehensive Plan Land Use Element to create a new Commercial Recreation (“CREC”) Land Use category consistent with the BrowardNext Comprehensive Plan. The proposed language is the same language found in the “Permitted Uses” section of BrowardNext, which brings the City’s Comprehensive Plan into conformity. The text amendment language would add hotels, motels, and similar lodging ancillary to the primary commercial recreation use as a permitted use, whether by private or public ownership.

- **City of Lighthouse Point 25-01ER**

Proposes amending the City’s Comprehensive Plan by providing a text amendment updating the Future Land Use Element, Housing Element, Recreation and Open Space Element, Transportation Element, Coastal Management Element, Conservation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, Capital Improvements Element, and Intergovernmental Coordination Element.

- **City of Marathon 25-01ACSC**

Proposes amending the City’s Comprehensive Plan Policy 1-4.1.2 “Specific Standards and Requirements for Workforce-Affordable Housing.” The amendment adds an exception to the existing requirement that all affordable–early evacuation residential projects have on-site property management. The change broadens management options for workforce housing projects while maintaining oversight and emergency preparedness. It also supports the City’s goals for consistent, affordable housing policies and improved intergovernmental coordination.

- **Town of Southwest Ranches 25-01ESR**

Proposes amending the Town’s Comprehensive Plan Future Land Use Map (FLUM), changing the land use plan designation of approximately 58.7 acres from Agricultural to US Highway 27 Business, generally located on the east side of US Highway 27 between the C-11 canal to the north, Stirling Road to the south, and Menorah Gardens Cemetery to the East.

- **City of Sunrise 25-01ESR**

Proposes adding an amended 10-year water supply facilities work plan and amending the City’s Comprehensive Plan to strengthen coordination between water supply and local land use planning by amending the infrastructure, conservation, capital improvements, and intergovernmental coordination elements. The amendment intends to improve policy alignment and intergovernmental

coordination so that future land development approvals account for sustainable water supply planning, consistent with state law and regional water management strategies, including consistency with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan (LECWSP).

- **City of Sweetwater 25-01ESR**

Proposes (1) a text amendment to the Future Land Use Element of the City of Sweetwater, Florida Comprehensive Master Plan to allow the establishment of the 'Flagler City Center District' land use category, and (2) a map amendment to the Comprehensive Plan Future Land Use Map (FLUM) to amend FLUM designation of an approximately 104-acre parcel further identified by Miami-Dade County Tax Folio Nos. 25-4006-087-0010, 25-4006-001-2290, 25-4006-001-2430, and 25-4006-001-2431; from "Mobile Home Residential" and "Medium Multi-Family Residential" to "Flagler City Center District."

PROPOSED AMENDMENTS – DECEMBER 2025

- **Broward County 25-03ESR**

Proposes (1) amending the land use designation of a property within the Broward County Land Use Plan – Town of Southwest Ranches - from Agricultural to Commerce; approximately 58.7 acres; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road and (2) amending the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 66; approximately 6.2 acres; generally located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue and Interstate 95, in the City of Fort Lauderdale.

- **Miami-Dade County 25-04ESR**

Proposes amending the "Future Natural Resources" section of the Land Use Element to add 'Figure 14.1: Mangrove Resources' to the map series and the associated interpretive text as a new paragraph to the Wetlands text on page I-94.

- **Miami-Dade County 25-05ESR**

Proposes (1) amending the "Agriculture" text in the Land Use Element to allow private wetland mitigation banks or conservation programs on land in Florida City; (2) amending the "Open Land" text of the Land Use Element to allow private wetland mitigation banks on certain land in Florida City; and (3) adding new 'Figure 5.2: Mitigation Bank and Conservation Program Area' to the Land Use Element map series.

- **City of Coral Springs 25-01ESR**

Proposes amending the Potable Water Sub-Element and Water Supply Facilities Work Plan within the City of Coral Springs' Comprehensive Plan.

- **Town of Cutler Bay 25-01ESR**

Proposes updating the Town of Cutler Bay's Water Supply Facilities Work Plan and adopting Water Supply Facilities Work Plan-related amendments to the Town Growth Management Plan.

- **City of Fort Lauderdale 25-03ESR**
Proposes amending the City of Fort Lauderdale Comprehensive Plan; Future Land Use Element, Conservation (CON) Element, Sanitary Sewer, Water and Stormwater Element, and Capital Improvement Element to incorporate by reference the Ten (10)-Year Water Supply Facility Work Plan 2026.
- **Islamorada, Village of Islands 25-05ACSC**
Proposes amending the Village’s Future Land Use Map from Residential Medium (RM) to Mixed-use (MU) for the subject property, at 87469 Old Highway, located on Plantation Key, with Real Estate Number 00413300-000000.
- **City of Margate 25-01ESR**
Proposes a Land Use Plan Amendment to the City of Margate Comprehensive Plan, Appendix B, to permit a change of land use from 148.7729 acres of commercial recreation to 74.1259 acres of R(10) Residential, 7.618 acres of commercial and 67.029 acres of park; providing for an assignment of available residential density within the 636.18-acre irregular density dashed-line area “A” which will maintain an average density of 7.0 dwelling units per acre.
- **City of Sunny Isles Beach 25-03ESR**
Proposes a text amendment to the City’s adopted Comprehensive Plan Future Land Use Element, updating outdated language and references as well as ensuring consistency between the Land Development Regulations and the Comprehensive Plan as it relates to maximum development allowances.

PROPOSED AMENDMENTS – JANUARY 2026

- **Broward County 25-04ESR**
Proposes adopting an amendment to the Broward County Comprehensive Plan Text within the Water Management Element to incorporate the County’s 2025 Water Supply Facilities Work Plan (WSFWP). The amended policy addresses the WSFWP’s minimum planning period, provides for updates, addresses development of water supply facilities, ensures water supply facilities are available to serve current and future development, ensures consistency of the Water Management Element and the Capital Improvements Element, and endeavors to cooperatively plan for water supply facilities.

The Council recommends strong water conservation policies to limit increased withdrawals from the Biscayne Bay Aquifer or the Floridian Aquifer System and supports Broward County’s efforts towards those goals. As regional water demand increases to accommodate population growth, infrastructure expansion, and Everglades restoration, additional conservation measures are needed to balance the diverse needs of Southeast Florida. The SRPP Policies (including Policy 7.14 and Policy 7.15) relate to water conservation and provide guidance on water reuse, low-use, and landscaping methods.

The Council also recommends continued collaboration and coordination between Broward County and the City of Hollywood to ensure compliance with the Ocean Outfall Program detailed in Chapter 2008-232, Laws of Florida, to prevent future wastewater pollution of Broward’s water resources.

- **Monroe County 25-06ACSC**
Proposes amending Monroe County’s Future Land Use Map (FLUM) from Residential Medium (RM)

to Commercial (COMM), for property located at 106261, 106271, and 106281 Overseas Highway, Key Largo, particularly described as Lots 18-20, Block 3, Ocean Isle Estates.

- **City of Doral 25-01ESR**

Proposes a text amendment to the City of Doral Comprehensive Plan Future Land Use Element Policy 2.1.2, entitled “Industrial” category, to remove the prohibition on Amusement Center, Entertainment, Health/Exercise, and Sport Facility Uses within said Future Land Use Category.

- **Islamorada, Village of Islands 25-06ACSC**

Proposes amending the Village’s Future Land Use Map from Conservation to Mixed Use and establishing a new subarea policy under objective 1-2.11 on a subject property on Overseas Highway located on upper Matecumbe Key, with Real Estate Number 00096850-000200 comprising approximately 6.4 acres.

- **City of Lauderdale Lakes 25-02ER**

Proposes EAR-Based amendments to the City of Lauderdale Lakes’ Comprehensive Plan Future Land Use, Transportation, Housing, Conservation, and Capital Improvements Element. Encourages mixed-use, pedestrian-friendly design within six redevelopment areas across Lauderdale Lakes. Transportation Element updates include aiming for a 10% increase in transit ridership, expanding buffered bicycle facilities, assessing needed maintenance and improvements to the transportation system at least every five years, and transitioning the city fleet to electric or ultra-low emission vehicles by 2035.

- **City of Miami Beach 25-04ESR**

Proposes amending the City of Miami Beach Year 2040 Comprehensive Plan by amending Goal RLU 1, entitled “Resilient Land Use and Development,” Objective RLU 1.1, entitled “Establishment of Future Land Use Categories,” Policy 1.1.7, entitled “High Density Multi Family Residential (RM-3),” to establish a 5,000-square-foot floor area ratio (FAR) bonus for the RM-3 Land Use Category for oceanfront properties within the Faena Overlay District that contain a contributing historic structure.

- **City of Oakland Park 25-02ESR**

Proposes amending the City’s Comprehensive Plan to provide for the State mandated 2025 updates to the 10-year Water Supply Facilities Work Plan and by specifically holding a public hearing to consider an ordinance of the City Commission of the City of Oakland Park, Florida, amending the City’s Comprehensive Plan to provide for the State mandated updates to the Water Supply Facilities Plan and by specifically amending Section 4 “Infrastructure Element”.

ADOPTED AMENDMENTS – NOVEMBER 2025

No Adopted Amendments were received.

ADOPTED AMENDMENTS – DECEMBER 2025

- **City of Miramar 25-01ER**

Adopts amendments related to an Evaluation and Appraisal Review to the Comprehensive Plan of the

City of Miramar to reflect the required minimum 10-year and 20-year planning period, as well as changes in State requirements and in local conditions since the last update of the Comprehensive Plan.

- **City of North Lauderdale 25-01ER**

Adopts Evaluation and Appraisal Review based amendments to the City of North Lauderdale’s Comprehensive Plan as required by Section 163.3191, Florida Statutes, pursuant to the State Coordinated Review guidelines of Section 163.3784(4), Florida Statutes and the Notice Requirements of 163.3184(11), Florida Statutes; amending the Future Land Use, Housing, Recreation and Open Space, Conservation, Intergovernmental Coordination, Infrastructure, Capital Improvement, Transportation, Public School, and adding a new Property Rights Element; providing for updated data and analysis supporting the proposed amendments to the goals, objectives and policies of the elements thereof.

- **City of Tamarac 25-01ER**

Adopts amendments to the City of Tamarac Comprehensive Plan “with changes,” including amendments to the Future Land Use Element, the Transportation Element, the Housing Element, the Infrastructure Element, the Conservation Element, the Recreation and Open Space Element, the Intergovernmental Coordination Element, the Capital Improvements Element, the Education Element, the Economic Development Element and the Private Property Rights Element.

- **City of West Miami 25-01ESR**

Adopts an amendment to the City of West Miami Comprehensive Development Master Plan to establish the “Corridor Residential” Land Use designation and corresponding regulations and amending the Future Land Use designation for those properties located at 6020 SW 8 Street and 6024 SW 8 Street and designated “Commercial-Mixed Use,” “High Density,” and “Moderate Density,” to the “Corridor Residential” designation.

ADOPTED AMENDMENTS – JANUARY 2026

- **Broward County 25-02ESR**

Amends the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 42 (4 parcels); approximately 85.8 acres; generally located on the southeast corner of Copans Road and the FEC Railway, in the City of Pompano Beach.

- **Monroe County 25-04ACSC**

Amends Policy 1302.1.4 and Policy 1302.1.5 of the Monroe County Year 2030 Comprehensive Plan to amend the requirement(s) for a community meeting, as requested by the Monroe County Board of County Commissioners (BOCC) at the February 19, 2025, regular public meeting.

- **Monroe County 25-05ACSC**

Adopts amendments to the Monroe County Comprehensive Plan by amending Policy 101.19.2 and Figure 2.5 and Table 2.7 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key to include that certain property located at 258 Cunningham Lane, Big Pine Key, Described as Lots 5, 6, 7, 8, 13, 14, 15, and 16 of Block 1 of Pine Hammock.

- **Islamorada, Village of Islands 25-02ACSC**
Proposes to amend the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Cove, located on Windley Key.
- **Islamorada, Village of Islands 25-03ACSC**
Amends Policy 1-3.1.3, Institute a Program for Transfer of Development Rights, of the Islamorada, Village of Islands, Comprehensive Plan by amending procedures and eligibility criteria for the transfer of development rights.
- **Islamorada, Village of Islands 25-04ACSC**
Amends the Islamorada, Village of Islands, Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the subject property, at 76800 Overseas Highway located on Lower Matecumbe Key, and to establish a new sub-area policy under Objective 1-2.11.
- **City of Miami 25-01ESR – REVISED**
Proposes amending the City of Miami’s Comprehensive Neighborhood Plan (MCNP) to create the “Transit Oriented Node” Future Land Use designation; amending Appendix LU-1; amending Policy LU-5.1.3 and Policy LU-5.2.1; and amending the Future Land Use Map (FLUM) of approximately 143.75 gross acres to “Transit Oriented Node – 2” and “Transit Oriented Node – 1”. The amendment was revised from the proposed stage to address comments from FloridaCommerce and the Florida Department of Transportation.
- **City of North Miami 25-01ESR**
Proposes amending the City’s Comprehensive Plan’s Future Land Use Element (FLUE) and Future Land Use Map (FLUM) to create the NW 7th Avenue Cultural Arts and Innovation Overlay District (CAIOD).

*Property Rights Amendment

**** Staff Note:** Due to the different time requirements for Agencies’ responses, some comments may not have been received. Of the Agencies that have submitted comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts.

No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.

Harris, Donna

From: Plan_Review <Plan.Review@FloridaDEP.gov>
Sent: Friday, January 09, 2026 6:02 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Islamorada 25-06ACSC Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Islamorada 25-06ACSC – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

December 23, 2025

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

**Subject: Comments for the Islamorada, Village of Islands
Comprehensive Plan - Amendment FDEO #25-06ACSC**

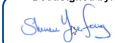
Dear Ms. DeBoisbriand:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed subject amendment.

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

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

Sincerely,

DocuSigned by:

B08CD06755954DD...

Shereen Yee Fong, MS-CE
Community Planning Coordinator

Ms. Jennifer DeBoisbriand

December 23, 2025

Page 2

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



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: April 7, 2026
SUBJECT: **Ordinance to Amend the Official Zoning Map from Conservation to Neighborhood Commercial for a Property on Overseas Hwy with RE# 00096850-000200 - SECOND READING TAB 13**

Background:

The applicant, Ty Harris, PA on behalf of the property owner Horse Pens LLC, has submitted a map amendment application requesting a Zoning Map Amendment from Conservation (C) District to Neighborhood Commercial (NC) District on the subject property located on Overseas Highway (RE #00096850-000200), comprising of approximately 6.4 acres (3.16 of which is mangroves). The current use of the property is riding stables. This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from Conservation (C) to Mixed-Use (MU) Designation, and the Zoning Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant's agent has submitted a needs analysis detailing the map amendment request.

The subject property currently has an existing Conservation (C) Zoning District. The properties to the South are designated Conservation (C). The property to the North is designated Multifamily (MF). The properties to the East across Overseas Highway are designated Tourist Commercial (TC). The character of the surrounding area is mixed use with residential uses and tourist uses.

The property contains a mix of habitats including mangroves and high quality hammock. The applicant has provided a vegetation survey, and I have included that in your packet. The property is recognized as habitat to several protected animal species. Pursuant to the Village's GIS data and records the parcel is defined as hammock, disturbed with hammock and mangroves.

Analysis:

Pursuant to Section 30-697 the purpose of the Neighborhood Commercial (NC) zoning district is to provide a compact commercial area designed and intended to allow for a mix of residential, office and local retail sales servicing the daily needs of local residents within convenient traveling distance.

Though not proposed, any future development of the subject property would require site plan application approval, this will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency

management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts

Compatibility with Comprehensive Plan Policies:

Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations

Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments

Policy 1-2.4, Recognize Mixed Use Development Patterns

Policy 1-2.4.1, Guide The Location of Commercial uses and Revitalize Commercial Areas

Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation

Policy 1-2.4.6: Establish Zoning District Criteria for MU

Comprehensive Plan Policy 1-2.1.9, Promote Low and Medium Intensity and Varied Commercial Designations, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

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

It is the staff's opinion that is request is compatible with the two policies as it does not result in an adverse community change at this time. The property has been operating as riding stables since prior to the adoption of the Comprehensive Plan and the Applicant intends to continue to do so. If the applicant decides to create workforce/affordable housing on the property a site plan will be required, and the review will consider impacts to the surrounding community. At this time, no change to the property is proposed. The change has been requested to bring the property into compliance with the current use.

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

The proposed map amendment would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial and residential uses.

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

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

The proposed amendment would not be consistent with this policy in that the property has environmentally sensitive lands and critical habitat.

Comprehensive Plan Policy 1-2.4.5, Standards Applicable to Non-Residential Uses in the MU Designation, states, "The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas."

The proposed amendment is consistent with Policy 1-2.4.5 as the Property meets the FAR requirements for nonresidential intensity.

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

1. Residential Zoning Districts: In general, residential Zoning Districts shall be established where there are existing residential neighborhoods within the Village Activity Centers.
2. Commercial Zoning Districts: In general, commercial Zoning Districts shall be established where there are existing commercial uses, including single vacant parcels of land located between two (2) existing commercial uses.
3. Integrated Use Zoning Districts: Integrated use Zoning Districts, which encourage commercial and residential uses to co-locate on the same parcel or within the same building shall be established to maintain and promote affordable, workforce and employee housing. Appropriate locations for integrated use zoning shall include, in general, areas where such uses already exist, the core areas of the Village Activity Centers and other select locations

along U.S. 1 where existing structures, business types and locations lend themselves to compatible co-existence with residential uses.

4. School and Recreational Zoning Districts: These Zoning Districts shall be established to accommodate existing or proposed school or recreational uses.

The proposed amendment is not consistent with Policy 1-2.4.6 (2) as it establishes Commercial Zoning between Conservation Zoning and Multi-Family Zoning.

Objective 1-2.6: Manage Conservation Resources; The Future Land Use Map designates lands as Conservation (C) to provide for the long-term preservation of environmentally sensitive natural resource systems. Conservation resources generally include wetlands, transitional wetlands, mangroves, salt marsh, tidal waters, beaches, beach berms and dunes, natural shoreline or upland hammocks.

The proposed amendment is not consistent with Objective 1-2.6 as it removes environmentally sensitive lands from Conservation Zoning.

Procedures for Amendments to Zoning Map:

Pursuant to Section 30-411(d)(4)(b) of the Code of Ordinances, the Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of this section, and that the maintenance of the existing zoning on the property does not accomplish a legitimate public purpose. The Village Council shall make its determination on a finding of legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed Zoning District in the Village in relation to the amount of land currently zoned and available to accommodate that demand.

Finding: Pursuant to the Village's GIS data and records, there are approximately 36 parcels that are designated within the NC Neighborhood Commercial District, which represents approximately .01 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 36 parcels within the NC Neighborhood Commercial District, 5 parcels are vacant, which equates to approximately 13.8 percent of the total NC parcels.

2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed Zoning designation.

Finding: The site contains mangroves and high quality hammock; however, it is currently being used as riding stables. This use is compatible with the proposed zoning designation.

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

Finding: There is no evidence that there are any errors in the Villages GIS data, records and other resources.

4. New Issues.

Finding: The Village has accepted 300 additional affordable housing units. According to the Department of Commerce, there is an additional need for commercial space in conjunction with those units. As well as a continued need to construct workforce affordable housing.

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

Finding: The Village is currently undergoing an update to the Comprehensive Plan. That should be completed within the year. This change, if approved, will be incorporated into any update.

6. Compatibility of the proposed district with the property surrounding the site of the requested rezoning and any applicable neighborhood or redevelopment plan.

Finding: The proposed zoning change to Neighborhood Commercial is not compatible with the surrounding properties. The only commercial zoned properties in the surrounding area are across Overseas Hwy. There are 2 properties zoned Tourist Commercial (TC) and 3 properties zoned Highway Commercial (HC).

At its meeting on October 13, 2025 the LPA vote unanimously to recommend approval of this ordinance.

At its meeting on December 9, 2025, the Village Council voted unanimously to approve this ordinance on first reading.

Budget Impact:

None

Staff Impact:

None

Recommendation:

At this time Staff has no recommendation.

Attachments: 1. Horse pens Zoning ORD with 1st vote

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO. 25-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR HORSE PENS LLC, TO AMEND THE OFFICIAL ZONING MAP FROM CONSERVATION (C) TO NEIGHBORHOOD COMMERCIAL (NC) FOR THE SUBJECT PROPERTY ON OVERSEAS HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00096850-000200, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

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

WHEREAS, the property owner, Horse Pens LLC, has requested an Official Zoning Map amendment from the Conservation (C) District to the Neighborhood Commercial (NC) Zoning District for a parcel consisting of approximately 6.4 acres of land with the Parcel ID Number 00096850-000200 (the "Property"), as legally described below; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Code"), the Village Local Planning Agency publicly considered the Zoning Map Amendment during a duly noticed public hearing held on October 13, 2025; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Zoning Map Amendment is in the best interest of the Village and

does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

WHEREAS, the Village Council desires to consider the proposed Zoning Map Amendment in accordance with State law.

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

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

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

**6 64 37 PT GOVT LOTS 1-2-3 PT TRACTS 3-5-7 ISLAND OF UPPER MATECUMBE
G10-513**

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

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

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

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

PASSED on first reading this 9th day of December, 2025.

[Remainder of this page intentionally left blank]

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

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

PASSED AND ADOPTED on the second reading this ____ day of _____, 2026.

DON HORTON, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

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

JOHN J. QUICK, VILLAGE ATTORNEY

ACTIONS AND POLICIES STATUS REPORT
OPEN ITEMS
AS OF APRIL 7, 2026 REGULAR VILLAGE COUNCIL MEETING

No.	Council Requested Item	Council Meeting Date	Responsible Department	Action Steps/Status	Date Closed
26-01	Create Charter Review Committee	12/9/2025	Village Manager Village Clerk	The Committee meets next on April 15. The report to Council with final recommendations will occur no later than May 31. Ballot Proposals must be submitted to the SOE by July 24 for inclusion on the November ballot.	
26-02	Comprehensive Plan Update	2024	Planning Director	Update of Comprehensive Plan. We have received the final draft. It has been posted to the website. A public workshop is scheduled for April 29, 2026 at 5:30 PM. Following that, LPA Hearing will be scheduled.	
26-03	TDR Bank	12/9/2025	Planning Director	Draft Amendment to Comp Plan and LDRs to allow for "banking" of TDRs. Present to LPA and Council for adoption. LPA hearing held February 23rd. First reading of Council will be scheduled for the May Council meeting.	
26-04	Wastewater Rate Study	12/9/2025	Wastewater	Resolution was passed on 12/09/2025 to begin working on Wastewater rate study with Raftelis. Requested information by Raftelis has been provided and work continues on the rate study. The first review of CIP was conducted with Raftelis on 11/19/26 with updates to expected cost and grant revenues.	
26-05	Baseball License Agreement	2025	Village Manager	Discussions with the School Board are ongoing.	
26-06	Machado RFP	2025	Village Manager	Bids were opened March 25, there were 2 proposals received. The Evaluation Committee is meeting on April 2. The committee's recommendation will be considered at the May 12 meeting. The Cone of Silence remains in place.	
26-07	Rideshare RFP	2025	Village Manager	RFP is out with responses due on April 13. The Evaluation Committee's recommendation will be considered at the May 12 meeting.	

26-08	Village-Owned Properties Workshop	2025	Village Manager	Not currently scheduled.	
26-09	Florida Bay Forever lease for Russell Cottage at GTHP	2/10/26	Village Manager	After a one month extension, the 5 year operating agreement with Florida Bay Forever (FBF) ended on April 6, 2026. Village staff met with FBF Executive Director Jodie Cerra to discuss options for FBF's continued presence within the Russell Cottage. It was mutually agreed that after the agreement ends, FBF would occupy and utilize the media room office of the Russell Cottage to run their daily operations, advocacy mission, and gift shop. FBF will retain exclusive use of the media room in the Russell Cottage. FBF will continue to staff the Environmental Resource Center on select days during the week and will continue to provide educational programming. The Village has drafted a new operating agreement with FBF for their continued use of the property, which they are currently reviewing. The Russell Cottage will close for maintenance from approximately April 6 to May 11, 2026. The Village will then complete maintenance, reopening the Environmental Resource Center around mid-May. If the operating agreement is executed, FBF can resume operations within the Russell Cottage as soon as it opens.	
26-10	Second Boat Launch at PYH	3/12/26	Village Manager	Staff will be giving an update on the project at the April 7 meeting. The Village has requested a proposal from a consulting firm within the Village's engineering library for the designing of the boat ramp. It is planned for the item to be brought before the Village Council at the May 12 meeting for approval. If approved, design would start immediately. Staff are also working on a grant application for the Florida Boating Improvement Program to fund the design and permitting work.	
26-11	Parking App	2025	Village Manager	Village officials are meeting with two companies to determine the feasibility of implementing a parking app.	