



Islamorada, Village of Islands LOCAL PLANNING AGENCY MEETING

May 18, 2026 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. AGENDA: Requests for Deletion / Emergency Additions

IV. PUBLIC COMMENT

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

V. CONSENT AGENDA

- A.** Approval of meeting minutes for the February 23, 2026 meeting.

VI. PUBLIC HEARINGS

- A.** Ordinance Amending Future Land Use Map for 80839 Old Hwy Daniel Parobok, Senior Environmental Planner/Biologist
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL HIGH (RH) TO RESIDENTIAL MEDIUM (RM) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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.
- B.** Ordinance Amending Official Zoning Map for 80839 Old Hwy Daniel Parobok, Senior Environmental Planner/Biologist

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE OFFICIAL ZONING MAP FROM MULTIFAMILY (MF) TO SETTLERS RESIDENTIAL (SR) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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.

VII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS

VIII. PLANNING DIRECTOR / VILLAGE MANAGER

IX. VILLAGE ATTORNEY

X. ADJOURNMENT

Options for Viewing the Local Planning Agency 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://islamoradafl.portal.civicclerk.com/>

[PUBLIC PARTICIPATION]

Option 1: Email your comments.

1. Public comment should be submitted via email to: public.comment@islamorada.fl.us
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.
4. Public comment should be submitted by 9 a.m. the day before the meeting. Public comment will be sent to the LPA members 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: **966 8605 3458** followed by #. When the Chair 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/96686053458> and follow the prompts to join the webinar. When the Chair 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



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From:
Date: May 18, 2026
Subject: Approval of meeting minutes for the February 23, 2026 meeting.

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments:

1. unsigned minutes 022326



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
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Date: May 18, 2026
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Islamorada, Village of Islands

LOCAL PLANNING AGENCY MEETING

February 23, 2026 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

MINUTES

I. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair, Cheryl Culberson at: 5:31pm

Present were:

Chair, Cheryl Culberson
Vice Chair, Lorie Lalonde
Greg Dully
Tony Hammon
James Rhyne
Corie McGraw-Abel

Additionally, also present were:

Planning Director, Jennifer DeBoisbriand
Village Attorney, Jaimie Mayer
Recording Secretary, Angy Rivas

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by: Corie McGraw-Abel
The group participated in the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

None.

IV. PLANNING DIRECTOR / VILLAGE MANAGER

A. Planning Staff Changes

Jennifer DeBoisbriand, Planning Director, announced to the committee that the Planning Department has promoted Daniel Parobok to serve as the new Assistant Planning Director. He will assist with LPA meetings in her absence.

V. 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.

None.

VI. CONSENT AGENDA

- A. Approval of the meeting minutes for the January 12, 2026 meeting.

Tony Hammon motioned to approve the meeting minutes.
Greg Dully seconded the motion.
Motion passed unanimously.

VII. PUBLIC HEARINGS

- A. Ordinance to Amend Policy 1-3.1.3 - TDR Banking Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-3.1.3: INSTITUTE A PROGRAM FOR TRANSFER OF DEVELOPMENT RIGHTS OF THE ISLAMORADA COMPREHENSIVE PLAN BY AMENDING PROCEDURES AND ELIGIBILITY CRITERIA FOR THE TRANSFER OF DEVELOPMENT RIGHTS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Village Attorney, Jaimie Mayer read the title.

Both this ordinance and Item B on the agenda are companion items. Will be read together and voted on separately.

Planning Director Jennifer DeBoisbriand provided an overview explaining TDR Banking and reviewed the staff's analysis report.

Ty Harris made a public comment.

Lorie Lalonde motion to approve the ordinance to amend Policy 1-3.1.3- TDR Banking.

Roger Young seconded the motion.

A vote was taken, and the motion passed 7-0.

- B. Ordinance Amending Section 30-504 of the Village Code - TDR Banking Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-504, "TRANSFER PROCEDURE," TO AMEND PROCEDURES AND ELIGIBILITY CRITERIA FOR THE TRANSFER OF DEVELOPMENT RIGHTS (TDRS); PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN

**EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY
THE STATE DEPARTMENT OF COMMERCE.**

Village Attorney, Jaimie Mayer read the title.

This is a companion item to VII. Item A and will be voted on separately.

Assistant Planning Director, Daniel Parobok, provided additional information to the committee regarding this item.

Tony Hammon motioned to approve the ordinance to amend Section 30-504 of the Village of Code- TDR Banking.

Greg Dully seconded the motion.

A vote was taken, and the motion passed 7-0.

VIII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS

Planning Director Jennifer DeBoisbriand informed the committee that the March meeting would be canceled due to no items on the agenda.

IX. VILLAGE ATTORNEY

None.

X. ADJOURNMENT

The group agreed to adjourn at 5:50pm.

Recording Secretary, Angy Rivas

Date

Chair, Cheryl Culberson

Date



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Daniel Parobok, Senior Environmental Planner/Biologist
Date: May 18, 2026
Subject: Ordinance Amending Future Land Use Map for 80839 Old Hwy

Background: The applicant, James Lupino, Esq. on behalf of the property owners Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Residential High (RH) to Residential Medium (RM) on the subject property, located at 80839 Old Highway (RE #00096240-000000 and 00096240-000100), comprising approximately 2.75 acres of land area. The current use of the property is residential, with a single-family home, pool, and other hardscaping located on the property. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from Multifamily (MF) District to Settlers Residential (SR) 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 existing Residential High (RH) and Residential Medium (RM) FLUM designations. The properties to the north, across Old Highway, are designated Mixed Use (MU). Properties to the east are designated Residential Medium (RM). The properties to the west are designated Residential High (RH). The character of the surrounding area is mostly residential with some commercial uses to the north, across Old Highway.

The property is mostly scarified and contains no protected habitat. The property is not recognized as habitat to any state or federal listed animal species. Pursuant to the Village's GIS data and records, the parcel does not contain any mapped habitats.

Analysis: Pursuant to Section 30-691, the purpose of the Settlers Residential (SR) zoning district is to protect the unique residential character of the pre-FIRM single-family

neighborhoods within and adjacent to the Upper Matecumbe village activity center. Single-family or multifamily residential uses, homeowners parks, and municipal utilities infrastructure are permitted uses.

The proposed FLUM amendment would alter the development potential of the subject property. The following table is a comparison of the maximum residential density between the existing RH FLUM and the proposed RM FLUM.

Existing FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Residential High (RH)		
Single Family	6 units per acre	-
TDRs or Affordable Housing	12 units per acre	-
Proposed FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Residential Medium (RM)		
Single Family	1 unit per lot	-
Duplex	2 units per lot	-
Triplex for Affordable Housing	3 units per lot	-
Fourplexes for Affordable Housing	4 units per lot	-

Maximum Residential Density: The proposed RM FLUM designation would decrease market-rate residential density from 6 units per acre to one single family unit or two units (duplex) per lot. The proposed RM FLUM designation would decrease affordable housing residential density from 12 units per acre to 3 units (Triplex) or up to 4 units (Fourplex) per lot.

Impact on Public Facilities:

The request for a FLUM change is to bring an already developed site into conformance with the existing use. There is no anticipated additional impact on public facilities.

Wastewater: The Village has adopted level of service (LOS) standards for wastewater management systems as required by Federal and State regulations. Currently, any permitted or replacement on-site wastewater treatment facility with a design flow less than or equal to 100,000 gallons per day (GPD) within the Village must comply with the 10/10/10/1 Best Available Technology (BAT) standard, as well as require approval from the Monroe County Health Department and/or the Florida Department of Environmental Protection.

Potable Water: The Village has adopted LOS standards for potable water. The LOS standard for the Village are 371.7 gallons per equivalent residential unit (ERU) per day. Based on water use data provided by FCAA, 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 1-1.11, Protect Residential Areas From Incompatible Development
Policy 1-2.1.4, Restrict Density And Intensity Of Development
Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
Policy 1-2.3.2, Residential Medium (RM)

Comprehensive Plan Policy 1-1.11, Protect Residential Areas From Incompatible Development, states that stable residential areas shall be protected from encroachment by incompatible development.

The proposed amendment protects the surrounding Residential Medium (RM) areas from the higher allowable density of Residential High (RH). The proposed amendment changes an area of RH that is surrounded on three sides by RM. The higher density allowed by RH is not compatible with the current use of property, which is single family residential.

Comprehensive Plan Policy 1-2.1.4, Restrict Density And Intensity Of Development, states that the maximum range of allocated density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Regulations, for permitted uses in each future land use map category shall not exceed the thresholds established in accordance with the policy. The proposed amendment neither increases the density nor intensity of development on the subject property. The proposed amendment decreases the maximum density based on the

companion FLUM amendment to amend the FLUM on a portion of the property from Residential High (RH) to Residential Medium (RM). By proposing this change, the density decreases from 12 units per acre to one single family unit, two units (duplex), or up to 4 affordable units (affordable quadplex) per lot.

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. A portion of the property exists as a single-family residence and the other portion used to contain large communication equipment prior to the combination of the properties. The change has been requested to bring the property into compliance with the current use, under a single zoning district.

Comprehensive Plan Policy 1-2.3.3, Residential Medium (RM) states that 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 (1) lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes or two (2) single-family deed-restricted detached dwelling units, triplexes or three (3) single-family deed-restricted detached dwelling units, and fourplexes or four (4) single-family deed-restricted detached dwelling units 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.

The existing single-family use is in compliance with this policy. Any future development will be held to all applicable policies and land development regulations.

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 single family residential.

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

Village Staff Response:

The proposed FLUM is consistent with Principle (b) of the Principles for Guiding Development as there would be no negative impact on shoreline or marine resources.

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

Village Staff Response:

The proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development. The property does not contain any protected habitat.

(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. Any future development will adhere to all applicable Land Development Regulations and Comprehensive Plan Policies and Objectives.

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

Village Staff Response:

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

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

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

Village Staff Response:

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

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

Village Staff Response:

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

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

Village Staff Response:

The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. Any future development will adhere to all applicable Land Development Regulations and Comprehensive Plan Policies and Objectives.

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

Village Staff Response:

The proposed FLUM amendment will not have adverse impacts on the environmental resources of the Florida Keys. The property does not contain any protected habitat.

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

Village Staff Response:

The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development as there will be no impact.

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

Village Staff Response:

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

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

Village Staff Response:

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

Budget Impact:

None.

Staff Impact:

None.

Recommendation:

Staff has reviewed the request for FLUM Amendment from Residential High to Residential Medium and determined that the request meets the criteria. Therefore, staff recommends approval of the map amendment.

Attachments:

1. 80839 Old ORD FLUM
2. MergedDocument (1)

ORDINANCE NO. 26-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL HIGH (RH) TO RESIDENTIAL MEDIUM (RM) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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, James S Lupino, Esq, agent for Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has requested an official Future Land Use Map amendment from Residential High (RH) to Residential Medium (RM) for a parcel consisting of approximately 2.75 acres of land, with Real Estate numbers 00096240-000000 and 00096240-000100, 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 "Village Code"), the Village Local Planning Agency publicly considered the Future Land Use Map Amendment during a duly noticed public hearing held on April 13, 2026; 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:

5 64 37 PT LT 6 PB1-41 ISLAND OF UPPER MATECUMBE AND ADJ BAY BTM

Section 3. Transmittal. The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of 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 pursuant to Section 163.3184, Florida Statutes

or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

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

Mayor Don Horton

Vice Mayor Sharon Mahoney

Councilman Steve Friedman

Councilwoman Deb Gillis

Councilwoman Anna Richards

PASSED/FAILED on the first reading this 12th day of May 2026.

[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 SOLE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY



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: 02/12/2026

I hereby authorize James S. Lupino, Esq.
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of MAU ROBERT E FLORIDA RESIDENCE TRUST & MAU KATHY G FLORIDA RESIDENCE TRUST 5/1/2017
(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:

Map Amendment Application
(Project Name / Application Type)

Property Address: 80839 Old Hwy Islamorada, FL 33036 & 80739 OLD Hwy Islamorada, FL 33036

Real Estate Number(s): 00096240-000000 & 00096240-000100

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: Kathy Mau

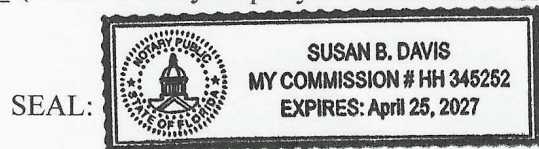
Printed Name: Kathy MAU

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me by means of physical appearance or online notarization, this 17 day of February, 2026, by Kathy Mau (name of person signing the application) as owner (type of authority e.g. officer, manager / member, trustee, attorney in fact) for _____ (name of entity or party on behalf of whom application was executed).

Susan B. Davis
Signature of Notary Public –State of Florida



Personally Known Produced Identification Type of ID _____

Property Description

The Land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

ALL OF THAT CERTAIN PART OF LOT 6 OF A "PLAT OF A PART OF GOVERNMENT LOT 1, ALL OF LOTS 2 AND 3, SECTION 32, T. 63 S., R. 37 E., AND ALL OF LOT 1, SECTION 5, 64 S., R. 37 E., ON UPPER MATECUMBE KEY, MONROE COUNTY, FLORIDA SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF LOT 6 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 4A, BEAR NORTH 53 DEGREES, 25 MINUTES AND 30 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 4A FOR A DISTANCE OF 404.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE BEARING NORTH 53 DEGREES, 25 MINUTES AND 30 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 4A FOR A DISTANCE OF 172.20 FEET TO A POINT; THENCE BEAR SOUTH 25 DEGREES, 43 MINUTES AND 30 SECONDS EAST FOR A DISTANCE OF 200.0 FEET TO A POINT; THENCE BEAR SOUTH 53 DEGREES, 25 MINUTES AND 30 SECONDS WEST AND PARALLEL WITH OLD STATE HIGHWAY NO. 4A FOR A DISTANCE OF 172.20 FEET TO A POINT; THENCE BEAR NORTH 25 DEGREES, 43 MINUTES AND 30 SECONDS WEST FOR A DISTANCE OF 200.0 FEET, BACK TO THE POINT OF BEGINNING.

Prepared by and return to:
James S. Lupino, Esq.
Hershoff, Lupino & Yagel, L.L.P.
88539 Overseas Highway
Tavernier, FL 33070
(305) 852-8440

Florida Documentary Stamps in the amount of \$0.70 have been paid heron.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25 day of February, 2025 between Robert E. Mau, Trustee of the Robert E. Mau Florida Residence Trust 05/01/2017 and Kathy G. Mau, Trustee of the Kathy G. Mau Residence Trust 05/01/2017 whose post office address is 3537 21st Street SE, Minot, ND 58701, grantor(s), and Robert E. Mau, Trustee of the Robert E. Mau Florida Residence Trust 05/01/2017 and Kathy G. Mau, Trustee of the Kathy G. Mau Residence Trust 05/01/2017 each as to an undivided one half (1/2) interest whose post office address is 3537 21st Street SE, Minot, ND 58701, grantee(s):

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Parcel Number: 00096280-000000 is to be divided as set forth on the attached Massey-Richards Surveying & Mapping, LLC surveys Exhibit "A".

This parcel described as Exhibit "B" as subject parcel is to be joined with Parcel Number 0009640-000100.

The grantee(s) and grantor(s) as Trustee(s) of the above-named Trust(s) have full power and authority to protect, to conserve, to sell, to lease, to encumber and otherwise to manage and dispose of the real property described in this deed, in accordance with the provisions of §689.073(1), Florida Statutes

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION OR TITLE INSURANCE.

The properties herein are already titled in the Grantee's name and there is no new consideration, therefore only minimal doc stamps are due.

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

GRANTOR SIGNATURE PAGE TO FOLLOW

In Witness Whereof, grantor(s) have hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Printed Name: _____

P.O. Address: _____



Robert E. Mau



Witness

Printed Name: Casey Dooley

P.O. Address: 88511 Overseas Hwy
Tavernier FL 33070



Witness

Printed Name: _____

P.O. Address: _____



Kathy G. Mau



Witness

Printed Name: Casey Dooley

P.O. Address: 88511 Overseas Hwy
Tavernier FL 33070

State of Florida
County of MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of February, 2025 by Robert E. Mau who is personally known or has produced a driver's license as identification.

[Seal]



Susan B. Davis
Notary Public
Print Name: SUSAN B. DAVIS
My Commission Expires: 4/25/27

State of Florida
County of MONROE

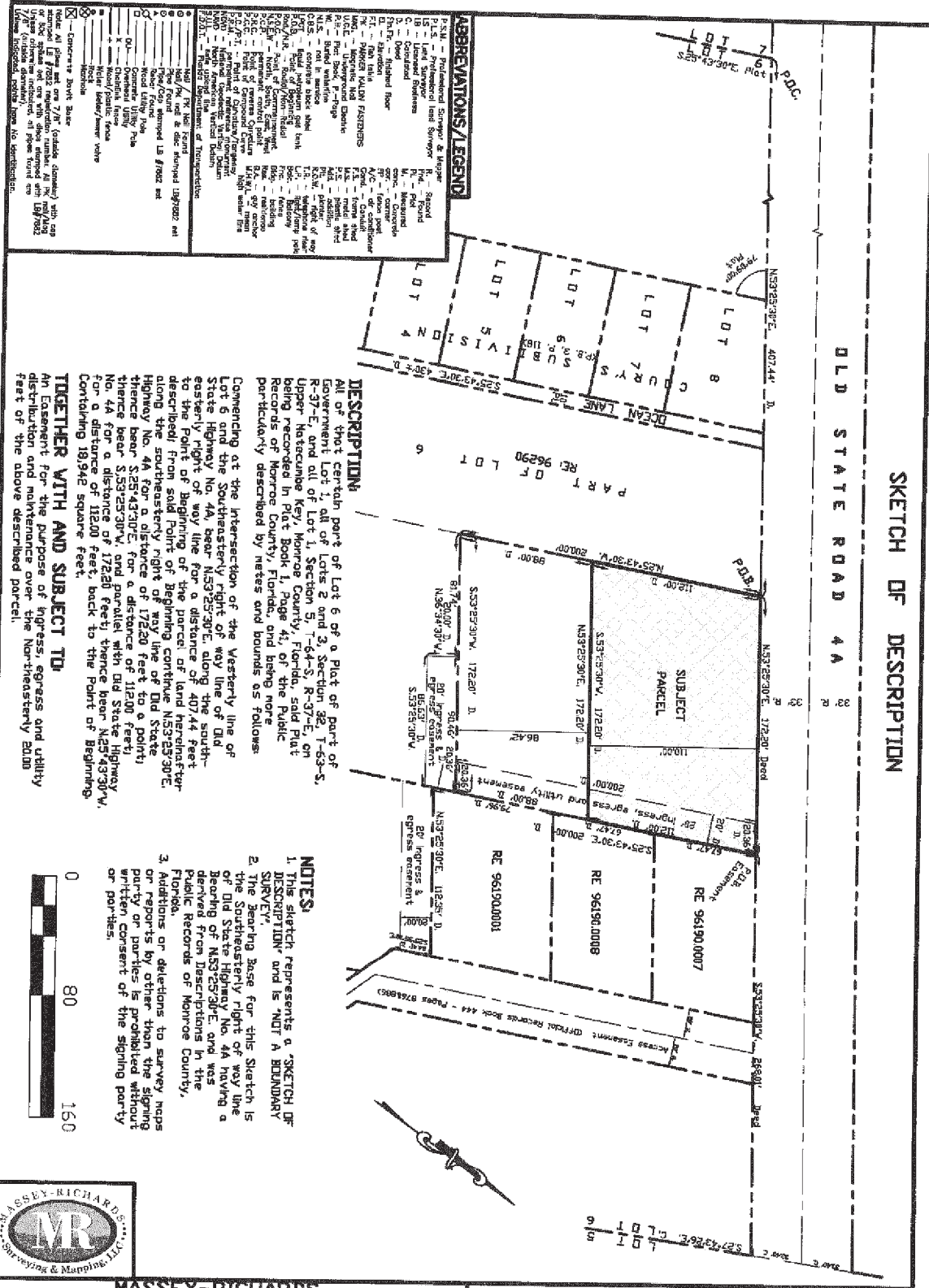
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of February, 2025 by Kathy G. Mau who is personally known or has produced a driver's license as identification.

[Seal]



Susan B. Davis
Notary Public
Print Name: SUSAN B. DAVIS
My Commission Expires: 4/25/27

EXHIBIT "A"
Massey-Richards Surveying & Mapping, LLC
Survey 20247



MASSEY-RICHARDS SURVEYING & MAPPING, LLC		Phone: (305)853-0066 / Fax: (305)853-0233 88888 Overseas Highway / P.O. Box 819, Tavernier, FL 33070
Client: Mau	Florida Certificate of Authorization No. LB 7882	
Section 5, Township 64 South, Range 37 East	I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.	
Upper Matecumbe Key, Monroe County, Florida		
Drafted: 9/15/24 Fieldbook No. N.A.		
Drawing No. 20247 Drawn By: DSM Scale: 1" = 80'		
David S. Massey, P.S.M. # 5125		

ABBREVIATIONS / LEGEND

1" = 1" - Professional Surveyor & Mapper	R - Second
1" = 1" - Licensed Surveyor	R - 1st
1" = 1" - Licensed Surveyor	R - 2nd
1" = 1" - Licensed Surveyor	R - 3rd
1" = 1" - Licensed Surveyor	R - 4th
1" = 1" - Licensed Surveyor	R - 5th
1" = 1" - Licensed Surveyor	R - 6th
1" = 1" - Licensed Surveyor	R - 7th
1" = 1" - Licensed Surveyor	R - 8th
1" = 1" - Licensed Surveyor	R - 9th
1" = 1" - Licensed Surveyor	R - 10th
1" = 1" - Licensed Surveyor	R - 11th
1" = 1" - Licensed Surveyor	R - 12th
1" = 1" - Licensed Surveyor	R - 13th
1" = 1" - Licensed Surveyor	R - 14th
1" = 1" - Licensed Surveyor	R - 15th
1" = 1" - Licensed Surveyor	R - 16th
1" = 1" - Licensed Surveyor	R - 17th
1" = 1" - Licensed Surveyor	R - 18th
1" = 1" - Licensed Surveyor	R - 19th
1" = 1" - Licensed Surveyor	R - 20th
1" = 1" - Licensed Surveyor	R - 21st
1" = 1" - Licensed Surveyor	R - 22nd
1" = 1" - Licensed Surveyor	R - 23rd
1" = 1" - Licensed Surveyor	R - 24th
1" = 1" - Licensed Surveyor	R - 25th
1" = 1" - Licensed Surveyor	R - 26th
1" = 1" - Licensed Surveyor	R - 27th
1" = 1" - Licensed Surveyor	R - 28th
1" = 1" - Licensed Surveyor	R - 29th
1" = 1" - Licensed Surveyor	R - 30th
1" = 1" - Licensed Surveyor	R - 31st
1" = 1" - Licensed Surveyor	R - 32nd
1" = 1" - Licensed Surveyor	R - 33rd
1" = 1" - Licensed Surveyor	R - 34th
1" = 1" - Licensed Surveyor	R - 35th
1" = 1" - Licensed Surveyor	R - 36th
1" = 1" - Licensed Surveyor	R - 37th
1" = 1" - Licensed Surveyor	R - 38th
1" = 1" - Licensed Surveyor	R - 39th
1" = 1" - Licensed Surveyor	R - 40th
1" = 1" - Licensed Surveyor	R - 41st
1" = 1" - Licensed Surveyor	R - 42nd
1" = 1" - Licensed Surveyor	R - 43rd
1" = 1" - Licensed Surveyor	R - 44th
1" = 1" - Licensed Surveyor	R - 45th
1" = 1" - Licensed Surveyor	R - 46th
1" = 1" - Licensed Surveyor	R - 47th
1" = 1" - Licensed Surveyor	R - 48th
1" = 1" - Licensed Surveyor	R - 49th
1" = 1" - Licensed Surveyor	R - 50th
1" = 1" - Licensed Surveyor	R - 51st
1" = 1" - Licensed Surveyor	R - 52nd
1" = 1" - Licensed Surveyor	R - 53rd
1" = 1" - Licensed Surveyor	R - 54th
1" = 1" - Licensed Surveyor	R - 55th
1" = 1" - Licensed Surveyor	R - 56th
1" = 1" - Licensed Surveyor	R - 57th
1" = 1" - Licensed Surveyor	R - 58th
1" = 1" - Licensed Surveyor	R - 59th
1" = 1" - Licensed Surveyor	R - 60th
1" = 1" - Licensed Surveyor	R - 61st
1" = 1" - Licensed Surveyor	R - 62nd
1" = 1" - Licensed Surveyor	R - 63rd
1" = 1" - Licensed Surveyor	R - 64th
1" = 1" - Licensed Surveyor	R - 65th
1" = 1" - Licensed Surveyor	R - 66th
1" = 1" - Licensed Surveyor	R - 67th
1" = 1" - Licensed Surveyor	R - 68th
1" = 1" - Licensed Surveyor	R - 69th
1" = 1" - Licensed Surveyor	R - 70th
1" = 1" - Licensed Surveyor	R - 71st
1" = 1" - Licensed Surveyor	R - 72nd
1" = 1" - Licensed Surveyor	R - 73rd
1" = 1" - Licensed Surveyor	R - 74th
1" = 1" - Licensed Surveyor	R - 75th
1" = 1" - Licensed Surveyor	R - 76th
1" = 1" - Licensed Surveyor	R - 77th
1" = 1" - Licensed Surveyor	R - 78th
1" = 1" - Licensed Surveyor	R - 79th
1" = 1" - Licensed Surveyor	R - 80th
1" = 1" - Licensed Surveyor	R - 81st
1" = 1" - Licensed Surveyor	R - 82nd
1" = 1" - Licensed Surveyor	R - 83rd
1" = 1" - Licensed Surveyor	R - 84th
1" = 1" - Licensed Surveyor	R - 85th
1" = 1" - Licensed Surveyor	R - 86th
1" = 1" - Licensed Surveyor	R - 87th
1" = 1" - Licensed Surveyor	R - 88th
1" = 1" - Licensed Surveyor	R - 89th
1" = 1" - Licensed Surveyor	R - 90th
1" = 1" - Licensed Surveyor	R - 91st
1" = 1" - Licensed Surveyor	R - 92nd
1" = 1" - Licensed Surveyor	R - 93rd
1" = 1" - Licensed Surveyor	R - 94th
1" = 1" - Licensed Surveyor	R - 95th
1" = 1" - Licensed Surveyor	R - 96th
1" = 1" - Licensed Surveyor	R - 97th
1" = 1" - Licensed Surveyor	R - 98th
1" = 1" - Licensed Surveyor	R - 99th
1" = 1" - Licensed Surveyor	R - 100th

DESCRIPTION

All of that certain part of Lot 6 of a Plat of part of Government Lot 1, all of Lots 2 and 3, Section 32, T-63-S, R-37-E, and all of Lot 1, Section 5, T-64-S, R-37-E, in Upper Matecumbe Key, Monroe County, Florida, said Plat being recorded in Plat Book 1, Page 41, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Western line of Lot 6 and the Southeastern right of way line of Old State Highway No. 4A, bear N53°25'30"E, along the southeastern right of way line for a distance of 407.44 feet to the Point of Beginning of land hereinafter described from said Point of Beginning continue N53°25'30"E, along the Southeastern right of way line of Old State Highway No. 4A for a distance of 172.20 feet to a point; thence bear S53°25'30"W, for a distance of 112.00 feet; No. 4A for a distance of 172.20 feet; thence bear N25°43'30"W, for a distance of 112.00 feet, back to the Point of Beginning, Containing 18,942 square feet.

TOGETHER WITH AND SUBJECT TO:

An Easement for the purpose of ingress, egress and utility distribution and maintenance over the Northeastern 20.00 feet of the above described parcel.

NOTES:

- This sketch represents a "SKETCH OF DESCRIPTION" and is NOT A BOUNDARY SURVEY.
- The bearing base for this Sketch is the Southeastern right of way line of Old State Highway No. 4A, as derived from Descriptions on the Public Records of Monroe County, Florida.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



MASSEY-RICHARDS SURVEYING & MAPPING, LLC

Client: Mau Florida Certificate of Authorization No. LB 7882

Section 5, Township 64 South, Range 37 East I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

Upper Matecumbe Key, Monroe County, Florida

Drafted: 9/15/24 Fieldbook No. N.A.

Drawing No. 20247 Drawn By: DSM Scale: 1" = 80'

David S. Massey, P.S.M. # 5125

EXHIBIT "B"
Legal Description (Survey 20247)

All of that certain part of Lot 6 of a Plat of part of Government Lot 1, all of Lots 2 and 3, Section 32, T-63-S, R-37-E, and all of Lot 1, Section 5, T-64-S, R-37-E, on Upper Matecumbre Key, Monroe County, Florida, said plat being recorded in Plat Book 1, Page 41, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows,

Commencing at the Intersection of the Westerly line of Lot 6 and the Southeasterly right of way line of Old State Highway No. 4A, bear $N.53^{\circ}25'30"E$, along the south-easterly right of way line for a distance of 407.44 feet to the Point of Beginning of the parcel of land hereinafter described, from said Point of Beginning continue $N.53^{\circ}25'30"E$, along the southeasterly right of way line of Old State Highway No. 4A for a distance of 172.20 feet to a point, thence bear $S.25^{\circ}43'30"E$ for a distance of 112.00 feet, thence bear $S.53^{\circ}25'30"W$ and parallel with Old State Highway No. 4A for a distance of 172.20 feet, thence bear $N.25^{\circ}43'30"W$ for a distance of 112.00 feet, back to the Point of Beginning. Containing 18,942 square feet.

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 00096240-000000
 Account# 1111881
 Property ID 1111881
 Millage Group 50VI
 Location 80739 OLD Hwy, UPPER MATECUMBE KEY
 Address
 Legal Description 5 64 37 PT LT 6 ISLAND OF UPPER MATECUMBE PB1-41 OR155-407 OR216-353 OR449-353 OR449-357 OR495-294 OR638-290 OR638-547 OR660-835 OR776-734 OR788-308 OR796-168 OR846-192 OR1764-1339 OR2276-1298 OR2277-997D/C OR2309-1099 OR2309-1103 OR2311-1329 OR2320-2344P/R OR2544-2318 OR2544-2318 OR2544-2330 OR2876-213 OR2904-120 OR3194-1267 OR3332-0711
 (Note: Not to be used on legal documents.)
 Neighborhood 4450
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/64/37
 Affordable No
 Housing



Owner

[MAU ROBERT E FLORIDA RESIDENCE TRUST](#)
[5/1/2017](#)
 3537 21st St SE
 Minot ND 58701

[MAU KATHY G FLORIDA RESIDENCE TRUST 5/1/2017](#)
 3537 21st St SE
 Minot ND 58701

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$328,197	\$323,376	\$272,843	\$275,746
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$1,112,357	\$459,632	\$422,220	\$347,396
= Just Market Value	\$1,440,554	\$783,008	\$695,063	\$623,142
= Total Assessed Value	\$740,905	\$673,550	\$612,318	\$556,653
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,440,554	\$783,008	\$695,063	\$623,142

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$459,632	\$323,376	\$0	\$783,008	\$673,550	\$0	\$783,008	\$0
2023	\$422,220	\$272,843	\$0	\$695,063	\$612,318	\$0	\$695,063	\$0
2022	\$347,396	\$275,746	\$0	\$623,142	\$556,653	\$0	\$623,142	\$0
2021	\$267,228	\$238,820	\$0	\$506,048	\$506,048	\$0	\$506,048	\$0
2020	\$267,228	\$241,308	\$0	\$508,536	\$503,393	\$0	\$508,536	\$0
2019	\$250,341	\$243,796	\$0	\$494,137	\$457,630	\$0	\$494,137	\$0
2018	\$233,825	\$246,283	\$0	\$480,108	\$416,027	\$0	\$480,108	\$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 (010D)	7,423.00	Square Foot	0	0
RESIDENTIAL DRY (010D)	14,882.00	Square Foot	0	0

Buildings

Building ID	6888	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	2014
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	1980	Roof Type	IRR/CUSTOM
Finished Sq Ft	1620	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	154	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	7	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	360	0	106
FLA	FLOOR LIV AREA	1,620	1,620	162
TOTAL		1,980	1,620	268

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/26/2018	\$100	Warranty Deed	2166778	2904	120	11 - Unqualified	Improved		
9/7/2017	\$100	Warranty Deed	2140821	2876	213	30 - Unqualified	Improved	MAU ROBERT E AND KATHY G	
11/11/2011	\$100	Quit Claim Deed		2544	2330	11 - Unqualified	Improved		
11/11/2011	\$1,850,000	Warranty Deed		2544	2318	05 - Qualified	Improved		
1/1/1982	\$185,000	Warranty Deed		846	192	Q - Qualified	Improved		
6/1/1979	\$152,000	Conversion Code		796	168	Q - Qualified	Improved		

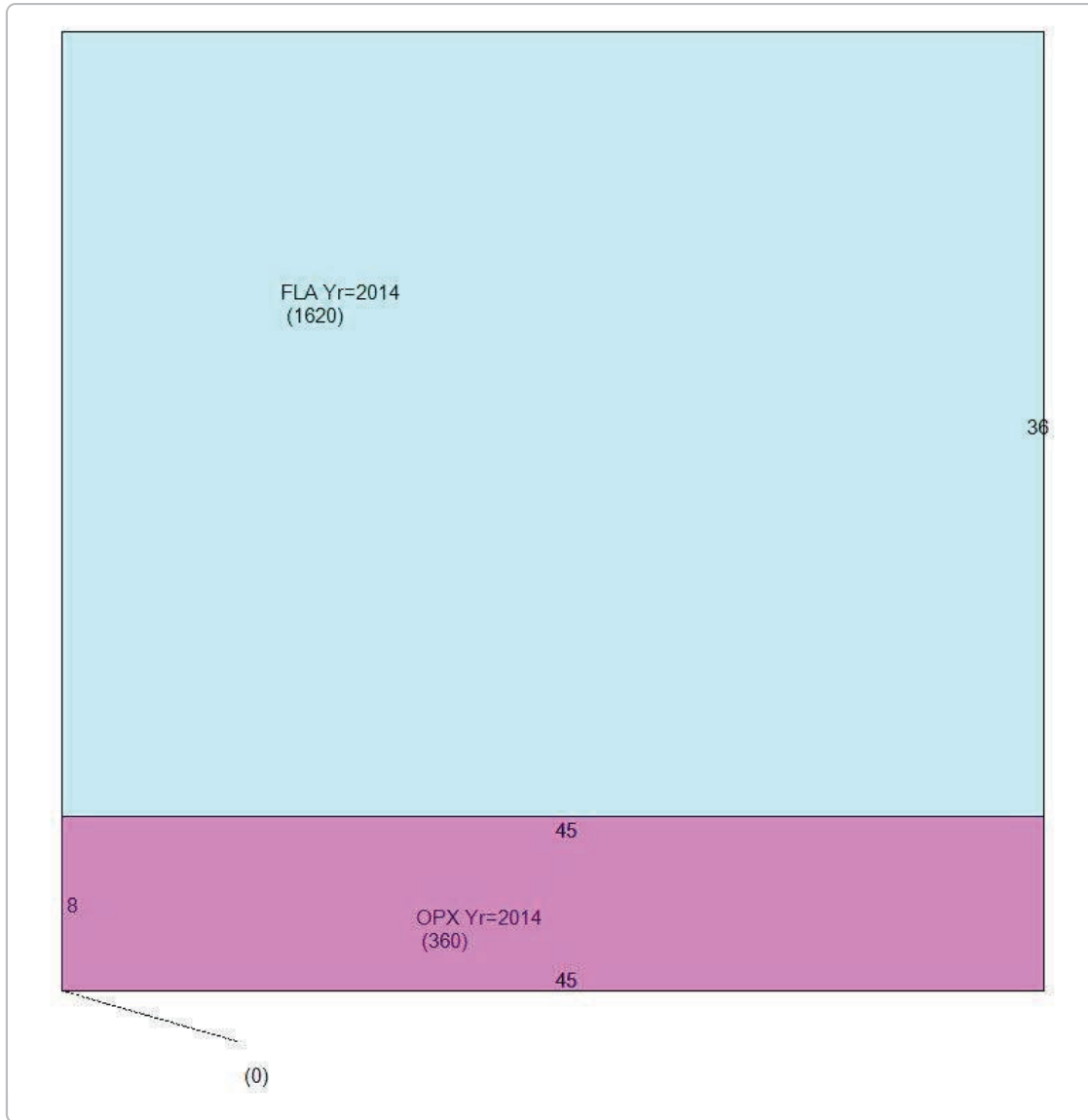
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRRFG202201414	12/22/2022	Completed	\$89,000	Residential	R/R ROOF (METAL SHINGLES)
FWR201300732	09/19/2013	Expired	\$1		CONCRETE FENCE
SFC201300268	06/03/2013	Completed	\$1		SFR - REPLACEMENT
FWR201200134	02/22/2012	Expired	\$1		REMOVE & RELOCATE EXISTING FENCE & ADD ON ELECTRIC SLIDING GATE 192.5 LF
2007143	01/31/2007	Completed	\$1		RE-ROOF TO METAL
9533255	01/01/1996	Completed	\$1		DOCK

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

No data available for the following modules: Yard Items.

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: 2/17/2026, 2:08:54 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

PROPERTY RECORD CARD

Disclaimer

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

Summary

Parcel ID 00096240-000100
 Account# 8689667
 Property ID 8689667
 Millage Group 50VI
 Location 80839 OLD Hwy, UPPER MATECUMBE KEY
 Address
 Legal Description 5 64 37 PT LT 6 PB1-41 ISLAND OF UPPER MATECUMBE AND ADJ BAY BTM - II DEED NO 27949 OR155-407 OR216-353 OR265-24(II DEED 22284) OR449-350(II DEED 22285) OR449-353 OR449-356/357 OR479-382 OR495-294 OR638-290 OR638-547 OR660-835 OR695-768 OR695-770 OR695-772 OR776-734 OR788-308 OR796-168 OR796-170 OR813-80 OR846-192 OR846-194T/C OR848-473 OR960-861 OR1016-2069 OR1234-1873C/T OR1656-2096 OR1764-1339 OR1804-1932 OR1804-1936 OR1804-1940MT OR2276-1298 OR2277-997D/C OR2309-1099 OR2309-1103 OR2311-1329 OR2320-2344P/R OR2544-2303C OR2544-2310 OR2544-2314 OR2544-2318 OR2544-2330 OR2544-2332 OR2544-2334E OR2544-2318 OR2544-2322 OR2544-2326 OR2544-2330 OR2577-558 OR2876-213 OR2904-116 OR2904-120C OR3194-1267 OR3332-717
 (Note: Not to be used on legal documents.)
 Neighborhood 4450
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/64/37
 Affordable No
 Housing



Owner

MAU ROBERT E FLORIDA RESIDENCE TRUST 5/1/2017 3537 21st SE St SE Minot ND 58701
 MAU KATHY G FLORIDA RESIDENCE TRUST 5/1/2017 3537 21st St SE Minot ND 58701

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,971,473	\$1,980,068	\$1,931,115	\$1,929,576
+ Market Misc Value	\$446,821	\$423,813	\$420,167	\$425,322
+ Market Land Value	\$5,869,378	\$5,329,111	\$4,904,673	\$4,079,377
= Just Market Value	\$8,287,672	\$7,732,992	\$7,255,955	\$6,434,275
= Total Assessed Value	\$6,885,877	\$5,765,250	\$5,241,136	\$4,764,669
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$8,287,672	\$7,732,992	\$7,255,955	\$6,434,275

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$5,329,111	\$1,980,068	\$423,813	\$7,732,992	\$5,765,250	\$0	\$7,732,992	\$0
2023	\$4,904,673	\$1,931,115	\$420,167	\$7,255,955	\$5,241,136	\$0	\$7,255,955	\$0
2022	\$4,079,377	\$1,929,576	\$425,322	\$6,434,275	\$4,764,669	\$0	\$6,434,275	\$0
2021	\$2,605,633	\$1,747,728	\$437,233	\$4,790,594	\$4,331,517	\$0	\$4,790,594	\$0
2020	\$2,605,633	\$1,766,036	\$442,930	\$4,814,599	\$3,937,743	\$0	\$4,814,599	\$0
2019	\$2,169,405	\$1,784,343	\$455,131	\$4,408,879	\$3,579,766	\$0	\$4,408,879	\$0
2018	\$1,969,789	\$1,802,648	\$439,106	\$4,211,543	\$3,254,333	\$0	\$4,211,543	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	81,310.00	Square Foot	0	0
RESIDENTIAL DRY UNPERMITTED (01DM)	18,942.00	Square Foot	0	0
(9500)	0.95	Acreage	0	0

Buildings

Building ID	62588	Exterior Walls	CUSTOM
Style	STILT 2 STORY	Year Built	2014
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	13075	Roof Type	IRR/CUSTOM
Finished Sq Ft	5679	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	0	Bedrooms	3
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	1
Depreciation %	10	Grade	760
Interior Walls	WD PANL/CUSTOM	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	4,575	0	1,353
FLA	FLOOR LIV AREA	5,679	5,679	569
GBF	GAR FIN BLOCK	1,314	0	156
PTO	PATIO	448	0	90
SBF	UTIL FIN BLK	1,059	0	136
TOTAL		13,075	5,679	2,304

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2011	2012	5 x 235	1	1175 SF	1
SEAWALL	1986	2012	3 x 85	1	255 SF	4
CH LINK FENCE	1980	1981	6 x 272	1	1632 SF	2
CH LINK FENCE	2023	2024	6 x 157	1	942 SF	2
BOAT LIFT	2014	2018	0 x 0	1	1 UT	3
BOAT LIFT	2014	2018	0 x 0	1	1 UT	4
HOT TUB	2014	2018	0 x 0	1	1 UT	5
RES ELEVATOR	2014	2018	0 x 0	1	1 UT	2
CUSTOM POOL	2014	2018	25 x 50	1	1250 SF	1
BRICK PATIO	2014	2018	0 x 0	1	13490 SF	1
TIKI	2014	2018	12 x 17	1	204 SF	2
ASPHALT PAVING	2014	2018	14 x 208	1	2912 SF	2
FENCES	2014	2018	8 x 420	1	3360 SF	4
FENCES	2014	2018	8 x 44	1	352 SF	5
CUSTOM PATIO	2014	2018	0 x 0	1	3926 SF	4
DET CABANA	2014	2018	23 x 32	1	736 SF	4
WOOD DOCKS	2014	2018	4 x 188	1	752 SF	3
RW2	2014	2018	3 x 285	1	855 SF	4
BOAT LIFT	2025	2026	0 x 0	1	1 UT	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/24/2018	\$100	Warranty Deed	2166778	2904	120	11 - Unqualified	Improved		
4/26/2018	\$100	Quit Claim Deed	2166776	2904	116	11 - Unqualified	Improved		
9/7/2017	\$100	Warranty Deed	2140821	2876	213	30 - Unqualified	Improved	MAU ROBERT E AND KATHY G	
11/11/2011	\$100	Quit Claim Deed		2544	2330	11 - Unqualified	Improved		
11/11/2011	\$100	Quit Claim Deed		2544	2326	11 - Unqualified	Improved		
11/11/2011	\$100	Quit Claim Deed		2544	2322	11 - Unqualified	Improved		
11/11/2011	\$1,850,000	Warranty Deed		2544	2318	05 - Qualified	Improved		
11/11/2011	\$100	Quit Claim Deed		2544	2314	11 - Unqualified	Improved		
11/11/2011	\$100	Quit Claim Deed		2544	2310	11 - Unqualified	Improved		

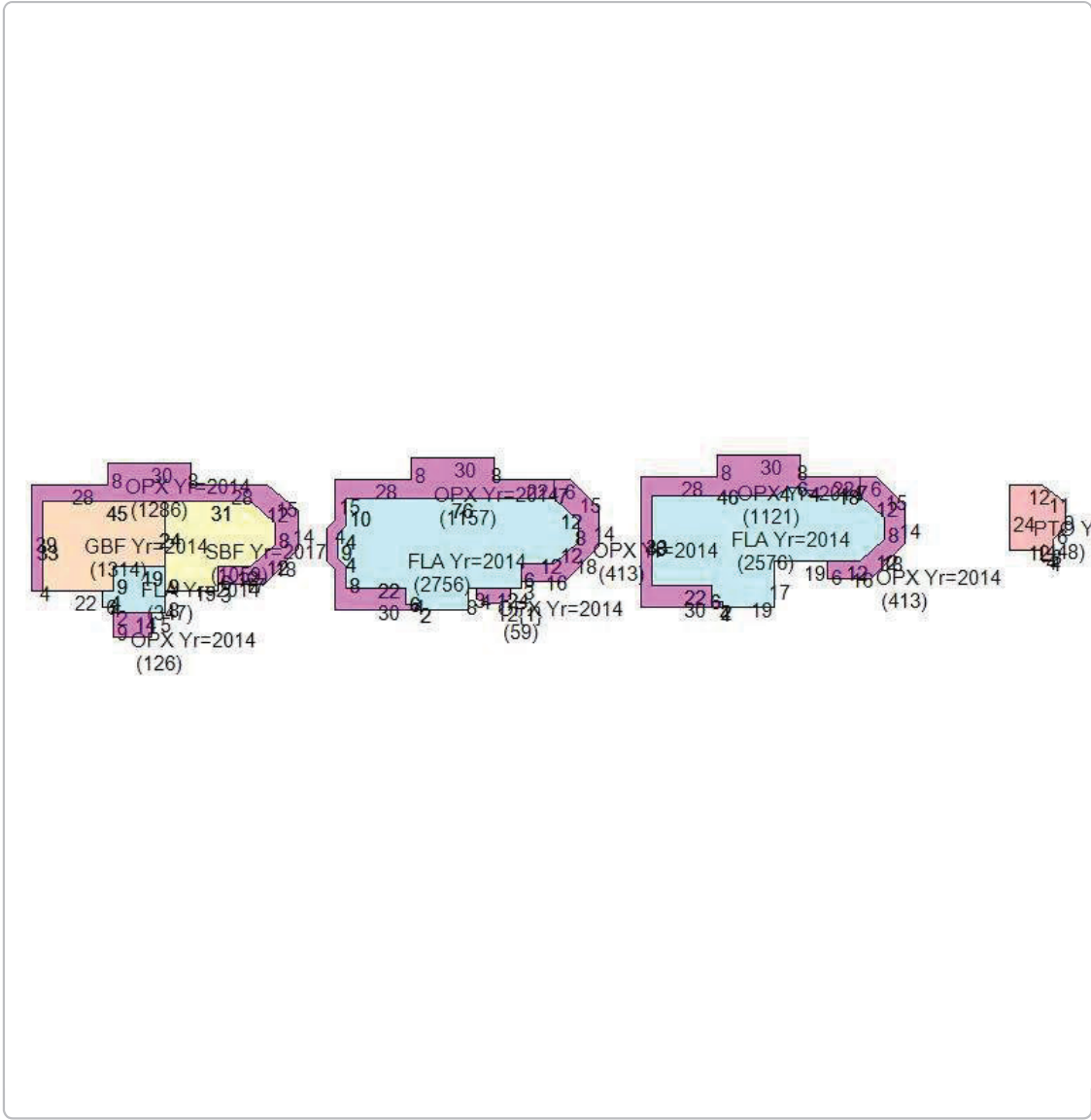
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202400797	10/08/2024	Completed	\$38,000	Residential	40K BOAT LIFT / 8 NEW 12' O.D. WOOD PILINGS
PRBLD202301219	03/08/2024	Canceled	\$10,000	Residential	BUILD NEW ENTRY WOOD & METAL VEHICULAR GATE AND PEDESTRIAN GATE AND NEW 33' OF CMU WALL ON PROPERTY LINE WITH DECORATIVE ROCK CLADDING.
PRBLD202300184	03/08/2023	Completed	\$2,000	Residential	157 LF OF 6' TALL GREEN CHAIN LINK FENCE & 15' TALL GREEN CHAIN LINK ROLLER GATE
PRBLD202201407	01/18/2023	Completed	\$25,000	Commercial	DEMO AND REMOVE EXISTING STRUCTURES ON PROPERTY
PRBLD20161000	04/06/2016	Expired	\$15,000		ASPHALT DRIVEWAY - 3,000 SF
BRE201300699	09/19/2013	Expired	\$1		ELECTRICAL EQUIPMENT BUILDING & GENERATOR
FWR201300709	09/19/2013	Expired	\$1		CONCRETE FENCE WITH ELECTRIC GATE
PAR201300604	08/28/2013	Expired	\$1		PAVER DRIVEWAY
BLR201200626	10/01/2012	Expired	\$1		REPAIR DOCK & INSTALL (2) BOAT LIFTS
FWR201200697	09/18/2012	Completed	\$1		FENCE AND ROLLER GATE
SFC201200256	08/13/2012	Completed	\$1		(REV 1ST & 2ND 01/04/13) REPLACE HOME (3RD REV 2/24/14 - POOL & CABANA)
DMR201100954	01/25/2012	Completed	\$1		DEMO EXISTING HOME
FWR201100996	01/12/2012	Completed	\$1		TEMPORARY FENCE
20071900	10/23/2007	Completed	\$1		RE-ROOF WITH METAL

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

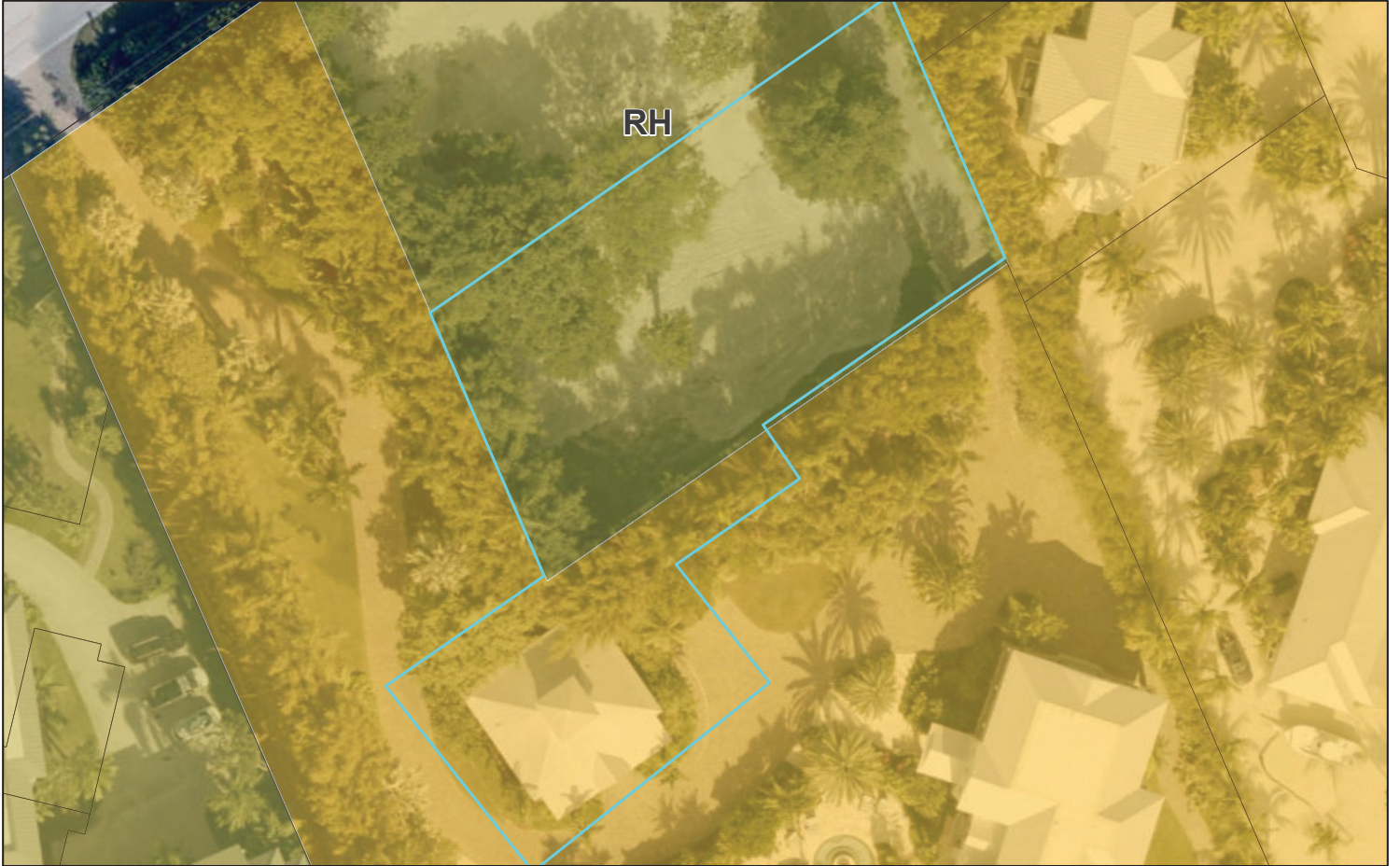
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/10/2026, 2:04:34 AM




Contact Us

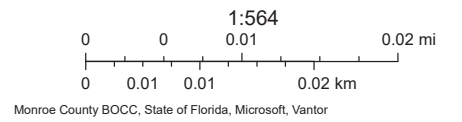
Developed by
 **SCHNEIDER**
GEO SPATIAL

00096240-000000 FLUM Map



2/13/2026, 4:09:19 PM

- FLUM
-  Residential High (RH)
 -  Residential Medium (RM)
 -  Parcels



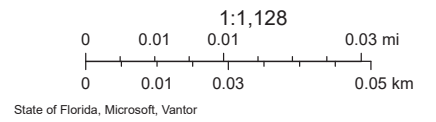
Web AppBuilder for ArcGIS
Monroe County BOCC, State of Florida, Microsoft, Vantor | Florida Natural Areas Inventory |

00096240-000100 FLUM Map



2/13/2026, 4:19:43 PM

- FLUM
-  Residential High (RH)
 -  Residential Low (RL)
 -  Residential Medium (RM)
 -  Streets
 -  Mixed Use (MU)
 -  Parcels



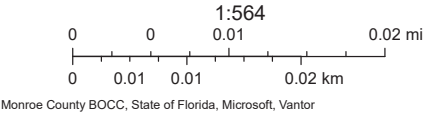
Web AppBuilder for ArcGIS
State of Florida, Microsoft, Vantor | Florida Natural Areas Inventory |

00096240-000000 Zoning Map



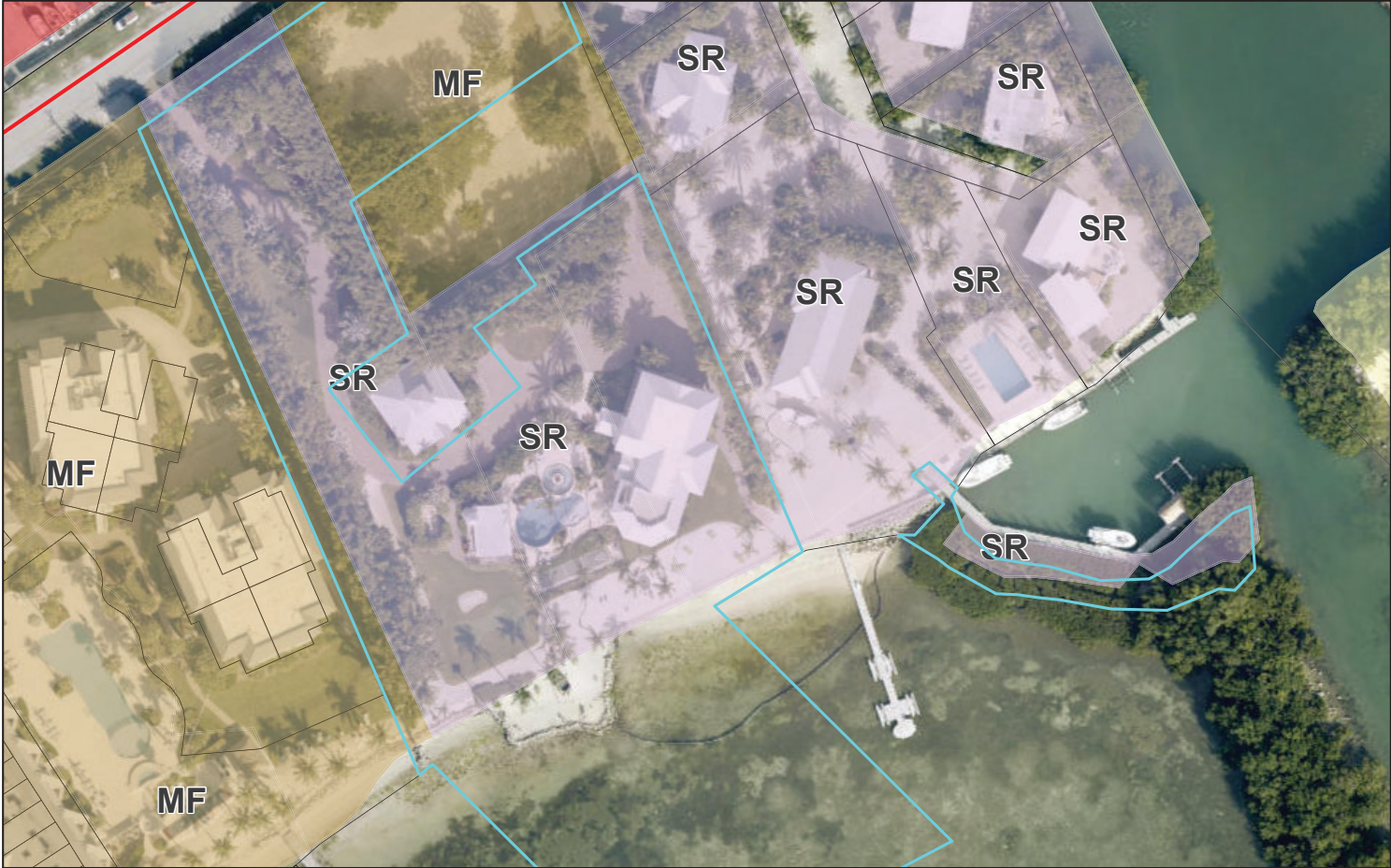
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- Zoning
- Settlers Residential (SR)
 - Multifamily (MF)
 - Parcels



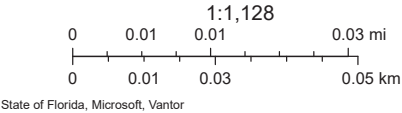
Web AppBuilder for ArcGIS
Monroe County BOCC, State of Florida, Microsoft, Vantor | Florida Natural Areas Inventory |

00096240-000100 Zoning Map

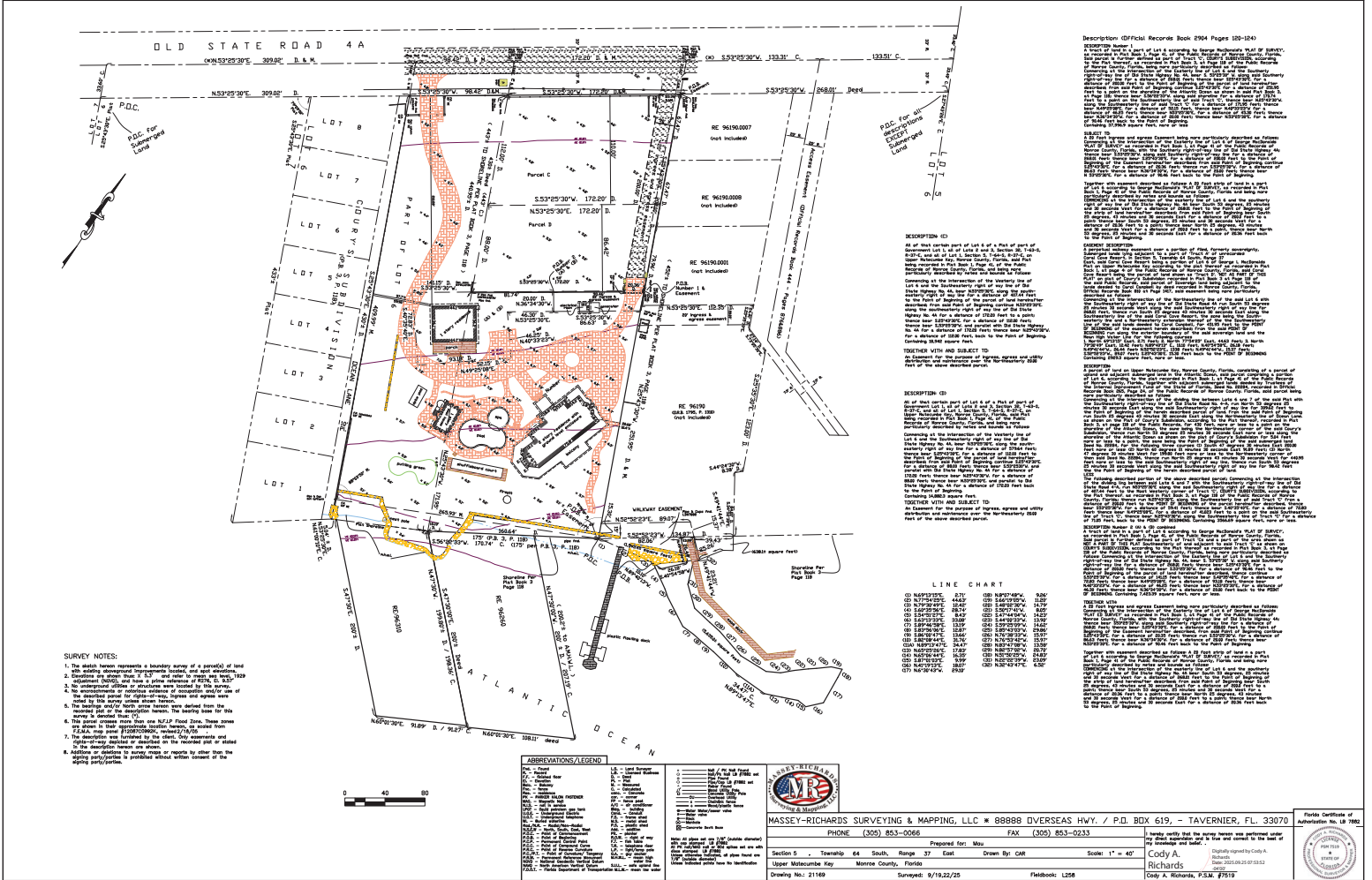


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- | | | |
|--------|---|---|
| Zoning | Settlers Residential (SR) | Streets |
| | Residential Estate (RE) | Parcels |
| | Multifamily (MF) | |



Web AppBuilder for ArcGIS
State of Florida, Microsoft, Vantor | Florida Natural Areas Inventory |



SURVEY NOTES:

- The double line represents a boundary survey of a parcel(s) of land.
- Condition of adjacent lands, if any, and other adjacent parcels are shown for reference only.
- No underground utilities or structures were located by this survey.
- The measurements or positions indicated in this survey were taken by this survey unless otherwise indicated.
- The bearings and distances were taken from the bearings and distances of the adjacent parcel(s).
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ABBREVIATIONS/LEGEND

1. Survey	2. Lot	3. Parcel	4. Subdivision	5. Boundary	6. Easement	7. Right of Way	8. Utility	9. Structure	10. Monument	11. Corner	12. Station	13. Reference	14. Note	15. Other
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MASSEY-RICHARDS SURVEYING & MAPPING, LLC • 88888 DIVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL 33070
 PHONE (305) 853-0066 FAX (305) 853-0233
 Prepared for: Massey
 Section 5, Township 64 South, Range 37 East, Drawn by: CAR
 Upper Micanulla Key, Monroe County, Florida, Scale: 1" = 40'
 Drawing No.: 21168 Surveyed: 9/19/22/25 Filebook: L256
 Prepared by: Cody A. Richards
 Checked by: Cody A. Richards
 Date: 09/22/2025



Description (Official Records Book 2904 Pages 180-184)

RE 96190.000
 RE 96190.001
 RE 96190.002
 RE 96190.003
 RE 96190.004
 RE 96190.005
 RE 96190.006
 RE 96190.007
 RE 96190.008
 RE 96190.009
 RE 96190.010
 RE 96190.011
 RE 96190.012
 RE 96190.013
 RE 96190.014
 RE 96190.015
 RE 96190.016
 RE 96190.017
 RE 96190.018
 RE 96190.019
 RE 96190.020

DESCRIPTION (C)

All of that certain part of Lot 1 of a Part of part of...

DESCRIPTION (C)

All of that certain part of Lot 1 of a Part of part of...

LINE CHART

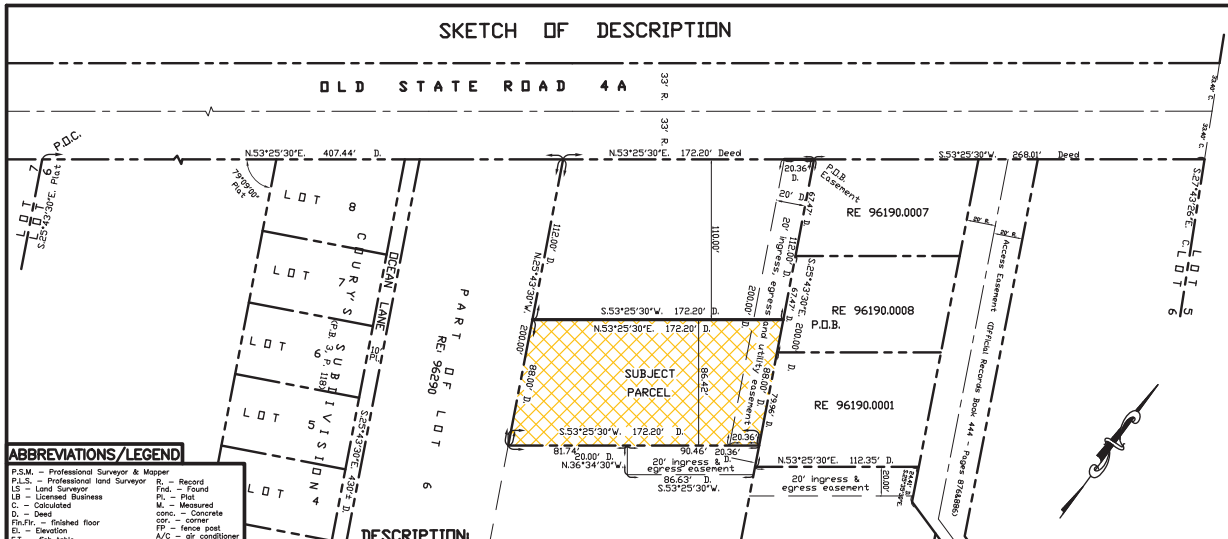
01	N89°00'00"W	1.000	S20°00'00"E	1.000
02	N89°00'00"W	1.000	S20°00'00"E	1.000
03	N89°00'00"W	1.000	S20°00'00"E	1.000
04	N89°00'00"W	1.000	S20°00'00"E	1.000
05	N89°00'00"W	1.000	S20°00'00"E	1.000
06	N89°00'00"W	1.000	S20°00'00"E	1.000
07	N89°00'00"W	1.000	S20°00'00"E	1.000
08	N89°00'00"W	1.000	S20°00'00"E	1.000
09	N89°00'00"W	1.000	S20°00'00"E	1.000
10	N89°00'00"W	1.000	S20°00'00"E	1.000
11	N89°00'00"W	1.000	S20°00'00"E	1.000
12	N89°00'00"W	1.000	S20°00'00"E	1.000
13	N89°00'00"W	1.000	S20°00'00"E	1.000
14	N89°00'00"W	1.000	S20°00'00"E	1.000
15	N89°00'00"W	1.000	S20°00'00"E	1.000
16	N89°00'00"W	1.000	S20°00'00"E	1.000
17	N89°00'00"W	1.000	S20°00'00"E	1.000
18	N89°00'00"W	1.000	S20°00'00"E	1.000
19	N89°00'00"W	1.000	S20°00'00"E	1.000
20	N89°00'00"W	1.000	S20°00'00"E	1.000

TOGETHER WITH AND SUBJECT TO

All of that certain part of Lot 1 of a Part of part of...

SKETCH OF DESCRIPTION

OLD STATE ROAD 4A



ABBREVIATIONS/LEGEND

P.S.M. - Professional Surveyor & Mapper	R. - Record
P.L.S. - Professional Land Surveyor	Fnd. - Found
LS - Land Surveyor	PK. - Plat
LB - Licensed Business	M. - Measured
C. - Calculated	conc. - Concrete
D. - Deed	cgr. - corner
Ft. - Finished floor	FP - fence post
Ft. - Elevation	A/C - air conditioner
Ft. - Fall table	Cond. - Conduit
PK - PARKER KALON FASTENERS	F.S. - frame sheet
MAG. - Magnetic Nail	M.S. - metal shed
U.G.E. - Underground Electric	P.S. - plastic shed
P.B. - Plat Book, P. - Page	ADD. - addition
W. - Buried waterline	PL. - plaster
C.B.S. - concrete block shed	R.O.W. - right of way
EPG - liquid petroleum gas tank	T.P. - telephone riser
P.O.B. - Point of Beginning	L.P. - light/lamp pole
RAV. - Roadside	Bas. - balcony
RAV. - Roadside	Fnc. - fence
P.C.P. - Point of Commencement	Blgd. - building
N.S.E. - North, South, East, West	Res. - residence
P.C.P. - permanent control point	O.A. - open area
P.C.C. - Point of Curve	M.W. - manhole
P.C.C. - Point of Compound Curve	H.W. - high water line
P.C.V. - Point of Curvature	
P.M. - permanent reference monument	
NAD - North American Vertical Datum	
NAD - North American Vertical Datum	
F.S. - Florida Department of Transportation	
F.S. - Florida Department of Transportation	

Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #7882 registration number. All PK. nail/flag or 604 spikes set are with discs stamped with LB#7882 (outside diameter).
Unless indicated, points have no identification.

DESCRIPTION:

All of that certain part of Lot 6 of a Plat of part of Government Lot 1, all of Lots 2 and 3, Section 32, T-63-S, R-37-E, and all of Lot 1, Section 5, T-64-S, R-37-E, on Upper Matecumbe Key, Monroe County, Florida, said Plat being recorded in Plat Book 1, Page 41, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

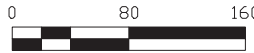
Commencing at the intersection of the Westerly line of Lot 6 and the Southeastery right of way line of Old State Highway No. 4A, bear N53°25'30"E. along the southeasterly right of way line for a distance of 579.64 feet; thence bear S25°43'30"E. for a distance of 112.00 feet to the Point of Beginning of the parcel of land hereinafter described; from said Point of Beginning continue S25°43'30"E. for a distance of 88.00 feet; thence bear S53°25'30"W. and parallel with Old State Highway No. 4A for a distance of 172.20 feet; thence bear N25°43'30"W. for a distance of 88.00 feet; thence bear N53°25'30"E. and parallel to Old State Highway No. 4A for a distance of 172.20 feet back to the Point of Beginning. Containing 14,882.3 square feet.

TOGETHER WITH AND SUBJECT TO:

An Easement for the purpose of ingress, egress and utility distribution and maintenance over the Northeastly 20.00 feet of the above described parcel.

NOTES:

1. This sketch represents a 'SKETCH OF DESCRIPTION' and is 'NOT A BOUNDARY SURVEY'.
2. The Bearing Base for this Sketch is the Southeastery right of way line of Old State Highway No. 4A having a Bearing of N53°25'30"E. and was derived from Descriptions in the Public Records of Monroe County, Florida.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



MASSEY & MASSEY
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
PSN 5125

Phone: (305)853-0066 / Fax: (305)853-0233
88888 Overseas Highway / P.O. Box 619, Tavernier, FL 33070

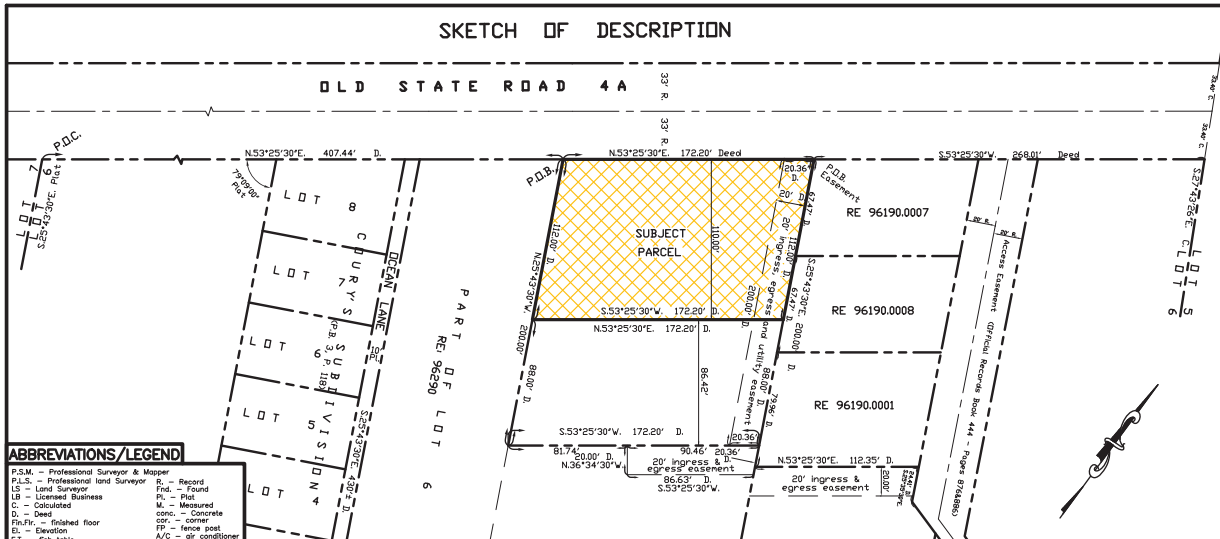
Florida Certificate of Authorization No. LB 7882
I hereby certify that the survey herein was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

David S. Massey
Digitally signed by David S. Massey
Date: 2024.09.16 08:23:30 -0400

MASSEY-RICHARDS & MAPPING, LLC
Client: Mau
Section 5 - Township 64 South, Range 37 East
Upper Matecumbe Key - Monroe County, Florida
Drafted: 9/15/24 - Fieldbook No. N.A.
Drawing No. 20247A - Drawn By: DSM - Scale: 1" = 80'

SKETCH OF DESCRIPTION

OLD STATE ROAD 4A



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P.O.B. - Point of Beginning	BLDG. - building
ROCK/NAIL - Rock/iron/wood	BLDG. - building
P.C.P. - Point of Commencement	RES. - residence
N.S.E. - North, South, East, West	Q.A. - iron
P.C.P. - permanent control point	M.W. - man
P.C.C. - Point of Curvature/Tangency	M.W. - man
P.C.C. - Point of Compound Curve	M.W. - man
P.C.V. - Point of Curvature	M.W. - man
P.M. - permanent reference monument	M.W. - man
NVD - National Geodetic Vertical Datum	M.W. - man
NAVD - North American Vertical Datum	M.W. - man
F.T.V. - Florida Department of Transportation	M.W. - man
F.T.V. - Florida Department of Transportation	M.W. - man

DESCRIPTION:

All of that certain part of Lot 6 of a Plat of part of Government Lot 1, all of Lots 2 and 3, Section 32, T-63-S, R-37-E, and all of Lot 1, Section 5, T-64-S, R-37-E, on Upper Matecumbe Key, Monroe County, Florida, said Plat being recorded in Plat Book 1, Page 41, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

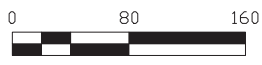
Commencing at the intersection of the Westerly line of Lot 6 and the Southeasterly right of way line of Old State Highway No. 4A, bear N53°25'30"E, along the southeasterly right of way line for a distance of 407.44 feet to the Point of Beginning of the parcel of land hereinafter described; from said Point of Beginning continue N53°25'30"E, along the southeasterly right of way line of Old State Highway No. 4A for a distance of 172.20 feet to a point; thence bear S25°43'30"E, for a distance of 112.00 feet; thence bear S53°25'30"W, and parallel with Old State Highway No. 4A for a distance of 172.20 feet; thence bear N25°43'30"W, for a distance of 112.00 feet, back to the Point of Beginning, Containing 18,942 square feet.

TOGETHER WITH AND SUBJECT TO:

An Easement for the purpose of ingress, egress and utility distribution and maintenance over the Northeasterly 20.00 feet of the above described parcel.

NOTES:

1. This sketch represents a 'SKETCH OF DESCRIPTION' and is 'NOT A BOUNDARY SURVEY'.
2. The Bearing Base for this Sketch is the Southeasterly right of way line of Old State Highway No. 4A having a Bearing of N53°25'30"E, and was derived from Descriptions in the Public Records of Monroe County, Florida.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



Florida Certificate of Authorization No. LB 7882
 I hereby certify that the survey herein was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
 Digitally signed by David S. Massey
 Date: 2024.09.16 08:24:02 -0400

MASSEY-RICHARDS SURVEYING & MAPPING, LLC
 Client: Mau
 Section 5 - Township 64 South, Range 37 East
 Upper Matecumbe Key - Monroe County, Florida
 Drafted: 9/15/24 - Fieldbook No. N.A.
 Drawing No. 20247 - Drawn By: DSM - Scale: 1" = 80'

Phone: (305)853-0066 / Fax: (305)853-0233
 88888 Overseas Highway / P.O. Box 619, Tavernier, FL 33070

DATA & ANALYSIS

The property has already been combined (with approval of the Village of Islamorada) to be unified with the owners' adjacent residential parcels; therefore, a change in zoning and future land use map is appropriate to match the existing SR for the parcels with which the subject parcels are unified. The intended residential use has heretofore been explained and identified to village staff in pre-application meetings. The residential use, combined with the existing residential structures, creates less demand on public facilities than would otherwise be required/allowed under Residential High usage. The compatibility of the property with the adjacent Residential Property is wholly consistent with the neighborhood and presents a more appropriate use than Residential High.

EXPLANATION

- a) As a result, the change in zoning and Future Land Use Maps strengthens the local government's capabilities for managing land use and development so that the Village of Islamorada is able to achieve its objectives without continuing the area of critical state concern designation. It actually improves local standing in that regard.
- b) The change will not negatively affect any marine more wildlife habitat.
- c) The change will not negatively affect any tropical biological communities', wetlands or tropical vegetation.
- d) The change ensures the maximum well-being of the Florida Keys and its citizens and is consistent with sound economic development for the Village of Islamorada.
- e) The change limits adverse impacts of development on the quality of water throughout the Florida Keys and in fact improves that possibilities as it reduces density.
- f) The change is a benefit to the local community as it is compatible with the character of the Florida Keys and the neighboring properties as opposed to historic use and any possible multifamily use under Residential High. The neighborhood is in favor of this change.
- g) There is no change to the historical heritage of the Florida Keys, and the proposed use improves the intentions for a more beautiful Islamorada as opposed to the previous use of the property.
- h) The proposed change is a positive, efficient and cost effective improvement to the
 - a. Florida Keys aqueduct and water supply facilities and in fact lessens demand from currently allowed uses;
 - b. Sewage collection treatment and disposal facilities and in fact lessens demand from currently allowed uses;
 - c. Solid waste treatment collection and disposal facilities and in fact lessens demand from currently allowed uses;

Further;

- d. It has no effect on the US Naval Air Station or other military facilities

- e. It has no negative effect on transportation facilities and in fact, lessens transportation requirements.
- f. It has no negative effect on federal parks, wildlife refuges or marine sanctuaries. The smaller environmental impact is a positive rather than what would be allowed under current zoning.
- g. It has no negative effect on state parks, recreational facilities, aquatic preserves or other publicly owned properties. The smaller environmental impact is a positive rather than what would be allowed under current zoning.
- h. It lessens the impact on city electrical services and the Florida Keys Electric Cooperative from otherwise available uses under Residential High use as well as previous uses.
- i. It lessens the impact on any and all other utilities from what is currently allowed.

NEEDS ANALYSIS

The proposed changes are needed and required to conform the subject parcels which have been unified with the adjacent parcels, which have SR zoning / FLUM. These changes were approved by the Village of Islamorada, which now requires this conformity to proceed with the known/long-planned project of additions to existing residential development.



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	\$3,000.00	\$8,120.00
<input type="checkbox"/>	Zoning Only	\$2,500.00	\$3,000.00	\$5,500.00

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: MAU ROBERT E FLORIDA RESIDENCE TRUST & MAU KATHY G FLORIDA RESIDENCE TRUST 5/1/2017 C/O James S. Lupino, Esq.as agent
Mailing Address: 9350 S. Dixie Hwy Suite 1470 Miami, FL 33156
Primary Phone: 305-852-8440 Fax: N/A
Email: JLupino@hlylaw.com & GPereyra@hlylaw.com

PROPERTY OWNER:

Name: MAU ROBERT E FLORIDA RESIDENCE TRUST & MAU KATHY G FLORIDA RESIDENCE TRUST 5/1/2017
Mailing Address: 3537 21st SE St SE Minot, ND 58701
Primary Phone: 305-852-8440 Fax: N/A
Email: JLupino@hlylaw.com & GPereyra@hlylaw.com

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

Physical Address: 80839 Old Hwy Islamorada, FL 33036 & 80739 OLD Hwy Islamorada, FL 33036 Mile Marker: _____
Lot: _____ Block: _____ Subdivision: _____
 Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key
Real Estate (RE) Number: 00096240-000000 & 00096240-000100 Alternate Key: 1111881 & 8689667

Please refer to attached tab "C" for full legal description

PROPERTY DESCRIPTION:

Total Land Area: 33824.3 Square Feet Approx. 2.33 Acres
Existing Use of Property: Vacant LAnd but unified with residential
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: RH Current Zoning District: MF
Proposed Future Land Use Map Category: RM Proposed Zoning District: SR

SUBMITTAL REQUIREMENTS:

- Correct application fee.** Check or money order to "Islamorada, Village of Islands".
- 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 of Applicant _____ Date 2/24/26


Print Name: James Lupino, as Agent for owner

STATE OF Florida
 COUNTY OF Miami-Dade

Sworn to and subscribed before me by means of physical appearance or _____ online notarization, this 25 day of February, 20 26, by JAMES S. LUPINO (name of person signing the application) as Attorney/Agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Mau Robert E Florida (name of entity or party on behalf of whom application was executed).

Mau Kathy G Florida Residence trust 5/1/2017

Signature of Notary Public _____

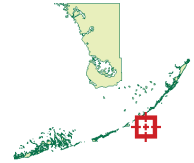
SEAL: 

Personally Known Produced Identification

Type of ID _____



Overview



Legend

- Centerline
- - - Easements
- Hooks
- - - Lot Lines
- Road Center
- - - Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- ▭ Parcels

Parcel ID	00096240-000100	Alternate ID	8689667	Owner Address	MAU ROBERT E FLORIDA RESIDENCE TRUST 5/1/2017 3537 21st SE St SE Minot, ND 58701
Sec/Twp/Rng	05/64/37	Class	SINGLE FAMILY RESID		
Property Address	80839 OLD Hwy UPPER MATECUMBE KEY				
District	50VI				
Brief Tax Description	5 64 37 PT LT 6 PB1-41 ISLAND OF UPPER MATECUMBE AND ADJ BAY BTM - II DEED NO 27949 OR155-407 OR216-353 OR265-24(II DEED 22284) OR449-350(II DEED 22285) OR449-353 OR449-356/357 OR479-382 OR495-294 OR638-290 OR638-547 OR660-835 OR695-768 OR695-770 OR695-772 OR776-734 OR788-308 OR796-168 OR796-170 OR813-80 OR846-192 OR846-194T/C OR848-473 OR960-861 OR1016-2069 OR1234-1873C/T OR1656-2096 OR1764-1339 OR1804-1932 OR1804-1936 OR1804-1940MT OR2276-1298 OR2277-997D/C OR2309-1099 OR2309-1103 OR2311-1329 OR2320-2344P/R OR2544-2303C OR2544-2310 OR2544-2314 OR2544-2318 OR2544-2330 OR2544-2332 OR2544-2334E OR2544-2318 OR2544-2322 OR2544-2326 OR2544-2330 OR2577-558 OR2876-213 OR2904-116 OR2904-120C OR3194-1267 OR3332-717				

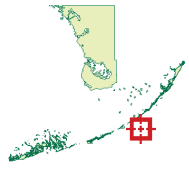
(Note: Not to be used on legal documents)

Date created: 2/27/2026
Last Data Uploaded: 2/27/2026 1:58:32 AM

Developed by SCHNEIDER
GEOSPATIAL



Overview



Legend

- Centerline
- Easements
- Hooks
- - Lot Lines
- Road Center
- - Rights of Way
- Shoreline
- [] Condo Building
- Key Names
- Parcels

Parcel ID	00096240-000000	Alternate ID	111881	Owner Address	MAU ROBERT E FLORIDA RESIDENCE TRUST 5/1/2017 3537 21st St SE Minot, ND 58701
Sec/Twp/Rng	05/64/37	Class	SINGLE FAMILY RESID		
Property Address	80739 OLD Hwy UPPER MATECUMBE KEY				
District	50VI				
Brief Tax Description	5 64 37 PT LT 6 ISLAND OF UPPER MATECUMBE PB1-41 OR155-407 OR216-353 OR449-353 OR449-357 OR495-294 OR638-290 OR638-547 OR660-835 OR776-734 OR788-308 OR796-168 OR846-192 OR1764-1339 OR2276-1298 OR2277-997D/C OR2309-1099 OR2309-1103 OR2311-1329 OR2320-2344P/R OR2544-2318 OR2544-2318 OR2544-2330 OR2876-213 OR2904-120 OR3194-1267 OR3332-0711				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/27/2026
Last Data Uploaded: 2/27/2026 1:58:32 AM





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

POSTING OF PROPERTY AFFIDAVIT

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

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

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

I certify that on the 29 day of April, 2020 the Notice of Public Hearing signs in accordance with Village Code and other applicable guidelines were posted on the property located with Real Estate numbers 00096240-000000 and 00096240-000100, so as to be clearly seen from the right-of-way providing primary vehicular access. File Number: PLMA20260030.

Sworn and subscribed before me this 29 day of April, 2020 Personally know/produced identification. Type of ID produced: personally known

[Signature]
 Signature of Applicant or Agent
James S. Lupino
 Printed Name

[Signature]
 Signature of Notary Public

SEAL:















Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Daniel Parobok, Senior Environmental Planner/Biologist
Date: May 18, 2026
Subject: Ordinance Amending Official Zoning Map for 80839 Old Hwy

Background: The applicant, James Lupino, Esq. on behalf of the property owners Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has submitted a map amendment application requesting a Zoning Map Amendment from Multifamily (MF) District to Settlers Residential (SR) District on the subject property, located at 80839 Old Highway (RE #00096240-000000 and 00096240-000100), comprising approximately 2.75 acres of land area. The current use of the property is residential, with a single-family home, pool, and other hardscaping located on the property. This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from Residential High (RH) to Residential Medium (RM) 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 existing Settlers Residential (SR) and Multifamily (MF) Zoning District designations. The properties to the North, across Old Highway, are designated Settlers Residential (SR) and Highway Commercial (HC). Properties to the east are designated Settlers Residential (SR). The properties to the west are designated Multifamily (MF). The character of the surrounding area is mostly residential with some commercial uses to the north, across Old Highway.

The property is mostly scarified and contains no protected habitat. The property is not recognized as habitat to any state or federal listed animal species. Pursuant to the Village's GIS data and records, the parcel does not contain any mapped habitats.

Analysis:

Pursuant to Section 30-691, the purpose of the Settlers Residential (SR) zoning district is to protect the unique residential character of the pre-FIRM single-family neighborhoods within and adjacent to the Upper Matecumbe village activity center. Single-family or multifamily residential uses, homeowners parks, and municipal utilities infrastructure are permitted uses.

Compatibility with Comprehensive Plan Policies:

Policy 1-1.11, Protect Residential Areas From Incompatible Development

Policy 1-2.1.4, Restrict Density And Intensity Of Development

Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments

Policy 1-2.3.2, Residential Medium (RM)

Comprehensive Plan Policy 1-1.11, Protect Residential Areas From Incompatible Development, states that stable residential areas shall be protected from encroachment by incompatible development.

The proposed amendment protects the surrounding Residential Medium (RM) areas from the higher allowable density of Residential High (RH). The proposed amendment changes an area of RH that is surrounded on three sides by RM. The higher density allowed by RH is not compatible with the current use of property, which is single family residential.

Comprehensive Plan Policy 1-2.1.4, Restrict Density And Intensity Of Development, states that the maximum range of allocated density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Regulations, for permitted uses in each future land use map category shall not exceed the thresholds established in accordance with the policy.

The proposed amendment neither increases the density nor intensity of development on the subject property. The proposed amendment decreases the maximum density based on the companion FLUM amendment to amend the FLUM on a portion of the property from Residential High (RH) to Residential Medium (RM). By proposing this change, the density decreases from 12 units per acre to one single family unit, two units (duplex), or up to 4 affordable units (affordable quadplex).

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. A portion of the property exists as a single-family residence and the other portion used to contain large communication equipment prior to the combination of the properties. The change has been requested to bring the property into compliance with the current use, under a single zoning district.

Comprehensive Plan Policy 1-2.3.3, Residential Medium (RM) states that 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 (1) lot of record, and duplexes. Duplexes shall only be permitted in Zoning

Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes or two (2) single-family deed-restricted detached dwelling units, triplexes or three (3) single-family deed-restricted detached dwelling units, and fourplexes or four (4) single-family deed-restricted detached dwelling units 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.

The existing single-family use is in compliance with this policy. Any future development will be held to all applicable policies and land development regulations.

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 165 parcels that are designated within the Settlers Residential (SR) District, which represents approximately 2.32 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 165 parcels that are designated within the Settlers Residential (SR) District, 17 parcels are vacant, which equates to approximately 10.30 percent of the total parcels.

2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed Zoning designation.

Finding: The site is mostly scarified and currently developed as single-family residential. The site does not contain any protected habitats. 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: No new issues exist at the time of review.

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

Finding: The Village is currently undergoing an update to the Comprehensive Plan. That

should be completed within the year. This change will be incorporated into any update.

6. Compatibility of the proposed district with the property surrounding the site of the requested rezoning and any applicable neighborhood or redevelopment plan.

Finding: The proposed zoning change to Settlers Residential is compatible with the surrounding properties. The adjacent properties to the east are also Settlers Residential.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff recommends approval.

Attachments:

1. 80839 Old Zoning ORD

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO. 26-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE OFFICIAL ZONING MAP FROM MULTIFAMILY (MF) TO SETTLERS RESIDENTIAL (SR) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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 applicant, James S Lupino, Esq, agent for Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has requested an Official Zoning Map amendment from the Multifamily (MF) District to the Settlers Residential (SR) Zoning District for a parcel consisting of approximately 2.75 acres of land, with Real Estate numbers 00096240-000000 and 00096240-000100, 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 "Village Code"), the Village Local Planning Agency publicly considered the Official Zoning Map Amendment during a duly noticed public hearing held on April 13, 2026; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code, the Village Local Planning Agency publicly considered the Zoning Map Amendment during a duly noticed public hearing held on April 13, 2026; 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:

5 64 37 PT LT 6 PB1-41 ISLAND OF UPPER MATECUMBE AND ADJ BAY BTM

Section 3. Transmittal. The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of 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 pursuant to Section 163.3184, Florida Statutes, or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

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

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

PASSED on the first reading this ____ day of _____, 2026.

[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 SOLE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY