



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: September 11, 2025
SUBJECT: **Major Conditional Use - Transfer of Development Rights - LAH Islander LLC**

Background:

LAH ISLANDER, LLC, has submitted an application for the transfer of six (6) hotel/motel units, pursuant to Chapter 30, Article IV, Division 12, Transfer of Development Rights, of the Village Code of Ordinances (the "Code"). The Applicant is represented by Smith Hawks, PL.

The Sender Site is located at 81450 Overseas Hwy on Upper Matecumbe Key with Real Estate Number 00404630-000000 (the "Sender Site") and is located within the Tourist Commercial (TC) Zoning District. The Sender Site contains a shoreline and is previously developed with a mix of uses.

The Receiver Site is located at 82100 Overseas Hwy on Upper Matecumbe Key with Real Estate Number 00400810-000000 (the "Receiver Site") and is located within the Tourist Commercial (TC) Zoning District. The Receiver Site contains a shoreline and is previously developed with a resort hotel and amenities.

The Applicant proposes the transfer of six (6) hotel/motel units from the Sender Site to the Receiver Site. This proposal requires the Application be reviewed pursuant to the Major Conditional Use procedures outlined in Section 30-218 of the Code. The Applicant has filed a Declaration of Covenants and Restrictions removing the proposed rights from the Sender Site. The Declaration is attached to your packet. If approved twenty-five (25) hotel/motel units will remain on the sender site. The Receiver Site has received a Major Conditional Use Approval pursuant to Resolution No. 24-12-140 for the development of an additional fifty (56) hotel/motel units to the existing one hundred and fourteen (114) hotel/motel units. This application is a companion to that approval. The applicant had previously received approval to transfer fifty (50) hotel/motel unit from Creekside Inn pursuant to Resolution No. 24-12-124.

Analysis:

Pursuant to Code Section 30-504 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"), the following criteria apply to all applications for the transfer of development rights:

(a) The applicant(s) must provide documentation of ownership of sender and receiver sites through the form of a deed or other legal documentation as approved by the village attorney. For the purposes of this division, sender site and receiver site shall mean those parcels of land

as they legally existed on November 29, 2007.

The Applicant has provided documented ownership of the sender and receivers sites through Quitclaim Deeds. Both the sender and receiver parcels exist as they legally existed on November 29, 2007.

(b) The receiver site shall be less environmentally sensitive than the sender site, according to a vegetation survey and/or a habitat analysis conducted by a certified biologist, and verified unless otherwise exempted or limited by the director of planning and development services or his designee, pursuant to habitat classifications described in subsection 30-1616(b)(2) of this Code, whereby the following conditions additionally apply:

- (1) Transfer shall be permitted from Class I parcels to Class II or Class III parcels;
- (2) Transfer shall be permitted from Class II parcels to Class II or Class III parcels; and
- (3) Transfer shall be permitted from Class III parcels to Class III parcels.

Staff has determined that the properties contain similar environmental characteristics and are both Class III parcels. Neither the Sender Site nor the Receiver Site contain any protected habitat.

(c) Eligible receiver sites shall demonstrate compliance with all applicable criteria set forth in this chapter.

The Receiver Site satisfies the density requirements established within the Tourist Commercial (TC) Zoning District. Any resulting development will be required to comply with setbacks, open space, or other restrictions as set forth in Code Section 30-693.

(d) An application for transfer of development rights shall be submitted to the director of planning and development services, in accordance with the provisions of this section, accompanied by a cost recovery fee as established, and may be amended by resolution, by the village council. The application shall contain the information required on a form provided by the director of planning and development services.

The Applicant has submitted a complete application with the correct application fee.

(e) No application for transfer of development rights (TDRs) shall be processed if the sender or receiver site has any open permits or active code violations; all bonds, assessments, back village taxes, fees and liens (other than mortgages) affecting the lot(s) shall be paid in full prior to approval of transfer of development rights.

A search of applicable Village records did not indicate the existence of any open code violations. The only open permits are related to the redevelopment of this project at the Islander. There appear to be some fees owed the Village regarding Fire Inspections. Any approval received could be conditioned on payment of those fees.

(f) After receipt of a complete application for transfer of development rights, the director of planning and development services shall initiate a review of the application to determine compliance with this division and chapter. The director of planning and development services and/or the village council, in accordance with the procedures, standards, and limitations of this chapter, shall approve, approve with conditions, or deny an application for transfer of development rights (TDRs).

After review of the Application, Staff recommends APPROVAL.

Pursuant to Code Section 30-506 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"), the transfer of five (5) or more hotel or motel units shall be reviewed using the procedures for major conditional use review pursuant to Code Section 30-218 and shall be noticed pursuant to the procedures in Code Section 30-213(i). Additionally, according to Code Section 30-506(b)3, the receiver site shall be located in either the Village Center (VC), Tourist Commercial (TC) or Highway Commercial (HC) zoning district.

Pursuant to Code Section 30-216(d), when considering an application for a transfer of

development rights utilizing the conditional use review process as required by Code Section 30-506, the Director of Planning (the "Director") and the Village Council shall consider the following factors, and no conditional use shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest.

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

The Applicant proposes the transfer of six (6) hotel/motel units. The Sender Site has a Mixed Use (MU) FLUM designation. The Receiver Site has a Mixed Use (MU) FLUM designation. The density (with TDRs) for MU has a maximum density of 12 units per acre; the Property will not exceed the allowable density with the transfer of six hotel/motel units. The Application is consistent with Comprehensive Plan Policy 1-2.1.4: Restrict Density and Intensity of Development.

IN COMPLIANCE

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

The Applicant is proposing the transfer of six (6) hotel/motel units from a Sender Site in the Tourist Commercial (TC) Zoning District to a Receiver Site in the Tourist Commercial (TC) Zoning District. Per Code Section 30-506, parcels that are within the TC Zoning District are eligible receiver sites for hotel/motel units located on sender sites within the TC Zoning District.

The TC Zoning District, per Code Section 30-693(e)(6), may have up to twelve (12) dwelling units per acre with TDRs. The resulting density from the proposed TDRs will not exceed the allowable density for the TC Zoning District.

Any development resulting from the proposed TDRs would be required to comply with all regulations set forth in the Village's Code and Comprehensive Plan.

IN COMPLIANCE

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

The surrounding land is characterized within the Future Land Use Maps (FLUM) as mostly Mixed Use (MU), a pocket of Residential Medium (RM), and a pocket of Residential Low (RL), with Zoning Districts including Tourist Commercial, Village Center, Settlers Residential, and Residential Estate. The Receiver Site is adjacent to other Properties with existing transient and commercial uses as well as some single-family residences. The proposed TDRs are consistent with the uses and character of the surrounding land.

The Property and the adjacent lands are mixed use in nature. The proposed transfer of development rights would comply with Comprehensive Plan Objective 1-2.4: Recognize Mixed Use Development Patterns.

IN COMPLIANCE

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

Any development resulting from the proposed transfer of development rights would be required to follow all necessary guidelines set forth in the Village's Land Development Regulations and Comprehensive Plan governing intensity, bufferyards, open space, setbacks, and shoreline development.

IN COMPLIANCE

(5) The Proposed Development complies with Division 30-IV-5 (Concurrency Management) of Village Code;

A traffic study and letters of coordination had been provided with the Major Conditional Use application which the approval of this Application is a companion to. Staff does not anticipate that the resulting development from the TDRs will negatively impact to LOS standards for other public facilities.

IN COMPLIANCE

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

The Proposed TDR is for the transfer of six (6) hotel/motel units. Any development resulting from the proposed transfer of development rights would be required to follow all necessary guidelines set forth in the Village's Land Development Regulations and Comprehensive Plan governing intensity, bufferyards, open space, setbacks, and shoreline development.

IN COMPLIANCE

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

The proposed TDRs is companion to the Approved Major Conditional Use. Staff notes the request proposes an increase of fifty-six (56) hotel units from the one hundred and fourteen (114) hotel units that exist on the Receiver Site. After the transfer twenty-five (25) vested hotel/motel rights remain on the Sender Site.

IN COMPLIANCE

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff recommends that the Village Council approve with conditions the Applicant's request for Transfer of Development Rights through adoption of the attached Resolution with the following conditions:

1. Prior to issuance of any building permits the Applicant shall record the executed Declaration of Covenants, Conditions, and Restrictions provided herein, removing the six (6) hotel/motel development rights from the Sender Site.

- Attachments:**
1. Islander TDR CC Back up
 2. Reso 24-12-140 rerecorded 031825
 3. Resolution No. 24-12-142 TDR Islander Creekside
 4. Islander TDR Reso

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00400810-000000
 Account# 1493112
 Property ID 1493112
 Millage Group 50VI
 Location 82100 OVERSEAS Hwy, UPPER MATECUMBE KEY
 Address
 Legal Description BK 8 LTS 10-12 BK 9 LTS 11-12 BK 10 NE 1/2 LT 4 AND LTS 5-9 AND BAY BOTTOM SLY AND ADJ TO BK 10 NE 1/2 LT 4 AND LTS 5-9 BLK STRATTONS SUBD PB2-38 UPPER MATECUMBE G24-94 G45-384 G53-60 G53-227 G53-229 G53-250 G53-539 OR75-457(II DEED 21327) OR75-458(II DEED 21326) OR94-116(II DEED 21496) OR106-397(II DEED 21619) OR299-335/36 OR300-329/31 OR424-679/81 OR1607-23/27 OR1607-56/60 OR1909-2471/77 OR2081-1461/67DEC/REST OR2347-255 OR2465-1169/73 OR2686-1408 (RES NO.14-05-30) OR2703-225/28 OR3075-1032 OR3075-1038
 (Note: Not to be used on legal documents.)
 Neighborhood 10024
 Property Class HOTEL - PRIVATE (3902)
 Subdivision STRATTON'S SUBD
 Sec/Twp/Rng 28/63/37
 Affordable No
 Housing



Owner

[LAH ISLANDER LLC](#)
 510 Walnut St
 Fl 9
 Philadelphia PA 19106

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$18,857,424	\$18,284,495	\$15,950,000	\$8,684,930
+ Market Misc Value	\$8,672,325	\$2,826,027	\$2,403,944	\$964,992
+ Market Land Value	\$27,796,320	\$30,112,325	\$28,200,000	\$9,649,923
= Just Market Value	\$55,326,069	\$51,222,847	\$46,553,944	\$19,299,845
= Total Assessed Value	\$55,326,069	\$51,209,338	\$46,553,944	\$16,871,482
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$55,326,069	\$51,222,847	\$46,553,944	\$19,299,845

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$27,796,320	\$18,857,424	\$8,672,325	\$55,326,069	\$55,326,069	\$0	\$55,326,069	\$0
2023	\$30,112,325	\$18,284,495	\$2,826,027	\$51,222,847	\$51,209,338	\$0	\$51,222,847	\$0
2022	\$28,200,000	\$15,950,000	\$2,403,944	\$46,553,944	\$46,553,944	\$0	\$46,553,944	\$0
2021	\$9,649,923	\$8,684,930	\$964,992	\$19,299,845	\$16,871,482	\$0	\$19,299,845	\$0
2020	\$7,115,148	\$8,015,373	\$901,683	\$16,032,204	\$15,337,711	\$0	\$16,032,204	\$0
2019	\$13,040,581	\$1,173,623	\$1,304,058	\$15,518,262	\$13,943,374	\$0	\$15,518,262	\$0
2018	\$10,903,048	\$9,812,743	\$1,090,305	\$21,806,096	\$12,675,795	\$0	\$21,806,096	\$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
(3900)	920,050.00	Square Foot	0	0
(9500)	28.70	Acreage	0	0

Buildings

Building ID	42917	Exterior Walls	C.B.S.	
Style		Year Built	1973	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4467	Roof Type		
Finished Sq Ft	2184	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	230	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,138	0	0
SPX	EXEC SC PORCH	1,020	0	0
FLA	FLOOR LIV AREA	2,184	2,184	0
SBF	UTIL FIN BLK	125	0	0
TOTAL		4,467	2,184	0

Building ID	42926	Exterior Walls	C.B.S.	
Style		Year Built	1951	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4669	Roof Type		
Finished Sq Ft	2280	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	238	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,165	0	0
SPX	EXEC SC PORCH	1,140	0	0
FLA	FLOOR LIV AREA	2,280	2,280	0
SBF	UTIL FIN BLK	84	0	0
TOTAL		4,669	2,280	0

Building ID	42927	Exterior Walls	C.B.S.	
Style		Year Built	1951	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4522	Roof Type		
Finished Sq Ft	2112	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	236	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,198	0	0
SPX	EXEC SC PORCH	1,080	0	0
FLA	FLOOR LIV AREA	2,112	2,112	0
SBF	UTIL FIN BLK	132	0	0
TOTAL		4,522	2,112	0

Building ID	42928	Exterior Walls	C.B.S.
Style		Year Built	1951
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020
Building Name		Foundation	
Gross Sq Ft	4763	Roof Type	
Finished Sq Ft	2328	Roof Coverage	

Stories	1 Floor				Flooring Type	
Condition	GOOD				Heating Type	
Perimeter	242				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	6				Grade	500
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
OPX	EXC OPEN PORCH	776	0	0		
SPX	EXEC SC PORCH	1,044	0	0		
FLA	FLOOR LIV AREA	2,328	2,328	0		
OPF	OP PRCH FIN LL	435	0	0		
SBF	UTIL FIN BLK	180	0	0		
TOTAL		4,763	2,328	0		

Building ID	42929				Exterior Walls	C.B.S.
Style					Year Built	1951
Building Type	HOTELS/MOTEL A / 39A				EffectiveYearBuilt	2020
Building Name					Foundation	
Gross Sq Ft	6758				Roof Type	
Finished Sq Ft	5652				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	GOOD				Heating Type	
Perimeter	467				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	6				Grade	500
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
OPX	EXC OPEN PORCH	272	0	0		
SPX	EXEC SC PORCH	408	0	0		
FLA	FLOOR LIV AREA	5,652	5,652	0		
PTO	PATIO	378	0	0		
SBF	UTIL FIN BLK	48	0	0		
TOTAL		6,758	5,652	0		

Building ID	42931				Exterior Walls	C.B.S.
Style					Year Built	1951
Building Type	HOTELS/MOTEL A / 39A				EffectiveYearBuilt	2020
Building Name					Foundation	
Gross Sq Ft	4724				Roof Type	
Finished Sq Ft	2304				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	GOOD				Heating Type	
Perimeter	240				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	6				Grade	500
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
OPX	EXC OPEN PORCH	1,198	0	0		
SPX	EXEC SC PORCH	1,080	0	0		
FLA	FLOOR LIV AREA	2,304	2,304	0		
SBF	UTIL FIN BLK	142	0	0		
TOTAL		4,724	2,304	0		

Building ID	42932				Exterior Walls	C.B.S.
Style					Year Built	1951
Building Type	HOTELS/MOTEL A / 39A				EffectiveYearBuilt	2020
Building Name					Foundation	
Gross Sq Ft	4301				Roof Type	
Finished Sq Ft	2136				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	GOOD				Heating Type	
Perimeter	226				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	6				Grade	500
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
OPX	EXC OPEN PORCH	1,107	0	0		
SPX	EXEC SC PORCH	936	0	0		
FLA	FLOOR LIV AREA	2,136	2,136	0		

Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	122	0	0
TOTAL		4,301	2,136	0

Building ID	42933	Exterior Walls	C.B.S.	
Style		Year Built	1951	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4232	Roof Type		
Finished Sq Ft	2208	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	232	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,330	0	0
SPX	EXEC SC PORCH	644	0	0
FLA	FLOOR LIV AREA	2,208	2,208	0
SBF	UTIL FIN BLK	50	0	0
TOTAL		4,232	2,208	0

Building ID	42918	Exterior Walls	C.B.S.	
Style		Year Built	1951	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4446	Roof Type		
Finished Sq Ft	2256	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	236	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,340	0	0
SPX	EXEC SC PORCH	752	0	0
FLA	FLOOR LIV AREA	2,256	2,256	0
SBF	UTIL FIN BLK	98	0	0
TOTAL		4,446	2,256	0

Building ID	42919	Exterior Walls	C.B.S.	
Style		Year Built	1951	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4446	Roof Type		
Finished Sq Ft	2256	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	236	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,340	0	0
SPX	EXEC SC PORCH	752	0	0
FLA	FLOOR LIV AREA	2,256	2,256	0
SBF	UTIL FIN BLK	98	0	0
TOTAL		4,446	2,256	0

Building ID	42920	Exterior Walls	C.B.S.
Style		Year Built	1951
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020
Building Name		Foundation	
Gross Sq Ft	4306	Roof Type	
Finished Sq Ft	2134	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	GOOD	Heating Type	

Perimeter	238	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,400	0	0
SPX	EXEC SC PORCH	679	0	0
FLA	FLOOR LIV AREA	2,134	2,134	0
SBF	UTIL FIN BLK	93	0	0
TOTAL		4,306	2,134	0

Building ID	42921	Exterior Walls	C.B.S.	
Style		Year Built	2004	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name	BUILDING #510	Foundation		
Gross Sq Ft	3629	Roof Type		
Finished Sq Ft	2560	Roof Coverage		
Stories	3 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	406	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	321	0	0
SPX	EXEC SC PORCH	676	0	0
FLA	FLOOR LIV AREA	2,560	2,560	0
OPF	OP PRCH FIN LL	72	0	0
TOTAL		3,629	2,560	0

Building ID	42922	Exterior Walls	C.B.S.	
Style		Year Built	2004	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	2728	Roof Type		
Finished Sq Ft	1900	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	202	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	608	0	0
FLA	FLOOR LIV AREA	1,900	1,900	0
OPF	OP PRCH FIN LL	220	0	0
TOTAL		2,728	1,900	0

Building ID	42923	Exterior Walls	C.B.S.	
Style		Year Built	2004	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	3324	Roof Type		
Finished Sq Ft	2508	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	218	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	608	0	0
FLA	FLOOR LIV AREA	2,508	2,508	0
OPF	OP PRCH FIN LL	104	0	0
SPF	SC PRCH FIN LL	32	0	0
SBF	UTIL FIN BLK	72	0	0
TOTAL		3,324	2,508	0

Building ID	42924	Exterior Walls	AVE WOOD SIDING	
Style		Year Built	2004	
Building Type	NIGHT CLUBS, BARS C / 33C	EffectiveYearBuilt	2020	
Building Name	TIDES BEACHSIDE BAR	Foundation		
Gross Sq Ft	1600	Roof Type		
Finished Sq Ft	1040	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	132	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,040	1,040	0
SBF	UTIL FIN BLK	560	0	0
TOTAL		1,600	1,040	0

Building ID	42925	Exterior Walls	C.B.S.	
Style		Year Built	2004	
Building Type	HOTEL/MOTEL D / 39D	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	792	Roof Type		
Finished Sq Ft	682	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	106	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	110	0	0
FLA	FLOOR LIV AREA	682	682	0
TOTAL		792	682	0

Building ID	806	Exterior Walls	C.B.S.
Style		Year Built	1951
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020
Building Name		Foundation	
Gross Sq Ft	4175	Roof Type	
Finished Sq Ft	2231	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	240	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	500
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,215	0	0
SPX	EXEC SC PORCH	679	0	0
FLA	FLOOR LIV AREA	2,231	2,231	0
SBF	UTIL FIN BLK	50	0	0
TOTAL		4,175	2,231	0

Building ID	807	Exterior Walls	C.B.S.	
Style		Year Built	1951	
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4275	Roof Type		
Finished Sq Ft	2231	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	240	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	500	
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,305	0	0
SPX	EXEC SC PORCH	679	0	0
FLA	FLOOR LIV AREA	2,231	2,231	0
SBF	UTIL FIN BLK	60	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		4,275	2,231	0

Building ID	927	Exterior Walls	C.B.S.
Style		Year Built	2004
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020
Building Name		Foundation	
Gross Sq Ft	13085	Roof Type	
Finished Sq Ft	4568	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	793	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	500
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	728	0	0
OPX	EXC OPEN PORCH	5,952	0	0
SPX	EXEC SC PORCH	1,705	0	0
FLA	FLOOR LIV AREA	4,568	4,568	0
SBF	UTIL FIN BLK	132	0	0
TOTAL		13,085	4,568	0

Building ID	943	Exterior Walls	C.B.S.
Style		Year Built	2004
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2020
Building Name		Foundation	
Gross Sq Ft	9765	Roof Type	
Finished Sq Ft	6693	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	699	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	500
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	756	0	0
SPX	EXEC SC PORCH	2,316	0	0
FLA	FLOOR LIV AREA	6,693	6,693	0
TOTAL		9,765	6,693	0

Building ID	67050	Exterior Walls	C.B.S.
Style	2 STORY ON GRADE	Year Built	2013
Building Type	TOURIST ATTRAC-D- / 35D	EffectiveYearBuilt	2015
Building Name	FLORIDA KEYS HISTORY AND DISCOVERY CENTER	Foundation	
Gross Sq Ft	21485	Roof Type	FLAT OR SHED with 0% MANSARD
Finished Sq Ft	17927	Roof Coverage	ROLLED COMPOS with 0% METAL
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	0	Bedrooms	
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,520	0	504
FLA	FLOOR LIV AREA	17,927	17,927	771
OPF	OP PRCH FIN LL	1,038	0	466
TOTAL		21,485	17,927	1,741

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1975	1976	0 x 0	1	13458 SF	2
CONC PATIO	1975	1976	0 x 0	1	2184 SF	3
CONC PATIO	1975	1976	0 x 0	1	9288 SF	5
WROUGHT IRON	2013	2014	6 x 50	1	300 SF	4
ASPHALT PAVING	2014	2025	0 x 0	1	17042 SF	2
BRICK PATIO	2014	2025	0 x 0	1	5254 SF	2
CUSTOM POOL	2004	2025	0 x 0	1	1284 SF	1
CUSTOM POOL	2004	2025	0 x 0	1	2570 SF	1

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WATER FEATURE	2019	2025	25 x 20	1	500 UT	5
WATER FEATURE	2020	2025	0 x 0	1	220 UT	5
TIKI	2020	2025	15 x 14	1	210 SF	5
TIKI	2020	2025	15 x 18	1	270 SF	2
TIKI	2020	2025	26 x 18	1	468 SF	2
ASPHALT PAVING	1975	1976	0 x 0	1	5780 SF	3
ASPHALT PAVING	1975	1976	0 x 0	1	87208 SF	3
FENCES	1975	1976	0 x 0	1	3270 SF	3
FENCES	2020	2025	6 x 370	1	2220 SF	2
FENCES	2020	2025	6 x 86	1	516 SF	2
WOOD DOCKS	2020	2025	20 x 30	1	600 SF	3
WOOD DOCKS	2020	2025	5 x 220	1	1100 SF	3
SEAWALL	1999	2025	9 x 1400	1	12600 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/28/2021	\$100	Quit Claim Deed	2303860	3075	1038	11 - Unqualified	Improved		
1/28/2021	\$57,000,000	Warranty Deed	2303859	3075	1032	05 - Qualified	Improved		
8/25/2014	\$0	Warranty Deed		2703	225	11 - Unqualified	Improved		
1/1/2010	\$0	Warranty Deed		2465	1169	11 - Unqualified	Improved		
12/2/1999	\$1	Warranty Deed		1607	56	M - Unqualified	Improved		
12/2/1999	\$1	Warranty Deed		1607	23	M - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202400961	12/12/2024	Completed	\$95,000	Commercial	COMM'L POOL RENO (TILE, REMOVE WATERFEATURE, & NEW INT FINISH)
PRPLB202400863	10/18/2024	Completed	\$192,000	Commercial	IRRIGATION INSTALLATION (LAWN SPRINKLERS) PHASE 2
PRPLB202400668	07/31/2024	Completed	\$13,250	Commercial	Irrigation Installation (Lawn Sprinklers) Master Permit PRBLD202301110
PRBLD202400536	07/29/2024	Completed	\$27,173	Commercial	Renovation of selected guestrooms, public restrooms and meeting areas. Replacement in kind of light fixtures and ceiling fans, replacement of bathroom vanities and accessories. New interior finishes. The exterior renovations are limited to the installation of privacy screens, decorative posts and picket fences at the selected exterior guestroom corridors.
PRBLD202301110	01/09/2024	Active	\$550,000	Commercial	CONSTRUCTION OF NEW TIKI HUT AND STAIRS ADJACENT TO EXISTING POOL BAR BUILDING. SELECTIVE RENOVATION OF EXISTING POOL BAR BUILDING INCLUDING MINOR DEMOLITION, REPLACEMENT OF FINISHES AND LIGHT FIXTURES. NEW LANDSCAPE AND HARDSCAPE ASSOCIATED WITH NEW TIKI HUT.
PRBLD202201065	11/14/2023	Active	\$600,000	Commercial	CONSTRUCTION OF (2) SOUTH POOLS PER ATTACHED PLANS HARDSCAPE AND LANDSCAPE INCLUDED.
PRPLB202301079	11/08/2023	Completed	\$82,000	Commercial	INSTALL AUTOMATIC IRRIGATION SYSTEM
PRBLD202300545	09/29/2023	Completed	\$200,000	Commercial	INTERIOR DEMO OF 2 GUESTROOMS & STORAGE SPACE TO BE CONVERTED TO A COVERED BREEZEWAY, NEW PUBLIC RESTROOMS & HOUSEKEEPING AREA
PRBLD202300730	09/25/2023	Completed	\$861,000	Commercial	RECONFIGURATION OF PARKING AREAS & WALKWAYS, MISC SITE WORK & LANDSCAPING
PRBLD202300716	08/15/2023	Completed	\$1,200,000	Commercial	RENOVATION OF ROOM INTERIORS, LIGHTING FIXTURES & CEILING FANS, REPLACE BATHROOM VANITIES, NEW INT FINISHES, INSTALL PRIVACY SCREENS, ORNAMENTAL COLUMNS & PICKET FENCES AT EXT COVERED CORRIDOR.
PRBLD202200953	11/01/2022	Completed	\$25,000	Commercial	REVISION #1 PRE-EXCAVATION TO A DEPTH OF 12"-18" AND BACKFILL AS PER ATTACHED PLANS. Demolition of Splash pad and accessories per attached plans.
PRPLB202101609	12/30/2021	Completed	\$243,000	Commercial	REPLACEMENT OF EXISTING STORMWATER PIPING 1070 LF.
PRBLD201900232	03/20/2020	Completed	\$15,000	Commercial	SUPPLY AND INSTALL NEW CONCRETE SLAB AND PREFABRICATED STEEL BUS SHELTER ON SOUTH SIDE OF US1 RESORT MAIN ENTRANCE 8X14 CONCRETE SLAB 12-8'X6-8" BUS SHELTER
PRELT201901404	10/16/2019	Completed	\$3,000	Commercial	ELETRICAL MISC-RELOCATION OF SERVICE METER SOCKET BUILDINGS 110, 120, 130, AND 140.
PRELT201901058	09/05/2019	Completed	\$1,570,000	Commercial	#1 REV. 1/27/2020 SOLAR PV GRID-TIED SYSTEM. REVISION- NO PANELS ON BUILDINGS 530 & 520. PANELS ADDED TO BUILDING 120 AND ADDITIONAL PANELS ON BUILDINGS 410 & 420. SAME TOTAL KW OVERALL. CHANGES REVIEWED/APPROVED BY FKEC.1/27/2020
PRELT201900666	06/10/2019	Completed	\$3,500	Commercial	INSTALL KOHLER GENERATER FOR CONFERENCE CENTER/MUSEUM AND INSTALL NEW ELECTRICAL FOR MUSEUM AQUARIUMS
PRMCH201900357	04/11/2019	Completed	\$8,000	Commercial	INSTALL KITCHEN HOOD SYSTEM **ATF**
PRMCH201900651	04/11/2019	Completed	\$2,500	Commercial	HOOK UP OF UL 300 FIRE SUPPRESSION SYSTEM FOR HOOD
PRBLD201900344	04/04/2019	Completed	\$7,500	Commercial	NEW VINYLE CHAIN LINK FENCE AROUND EXISTING RECLAIM WATER TANKS. 6' X 400 LF
PRBLD201900345	04/04/2019	Completed	\$7,500	Commercial	FENCE IN DOG AREA WITH GREEN VINYL CHAIN LINK FENCE 6' TALL X 300 LF
PRBLD201802085	03/08/2019	Completed	\$20,000	Commercial	INSTALL NEW 6' HIGH CHAIN LINK FENCE WITH THREE GATE ACCESS POINTS, APPROX 1200 LF OF FENCE.
PRBLD201802370	01/11/2019	Completed	\$15,000	Commercial	4 CHICKEE HUTS 1-10 X10, 1-12 X12 AND 2-16 X24
prelt201802431	12/11/2018	Completed	\$75,000	Commercial	ATF - NEW FIRE ALARM SYSTEM

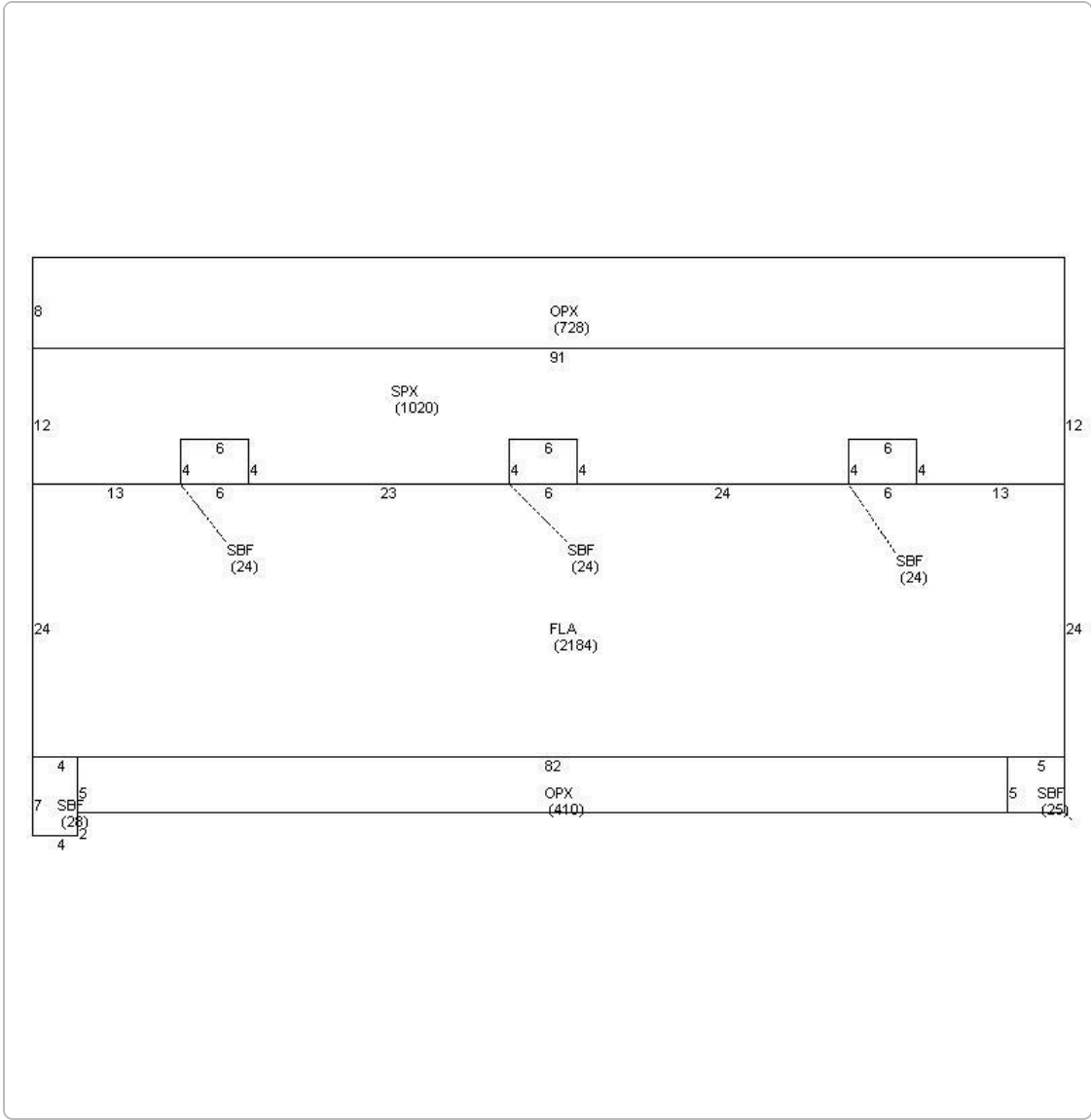
Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD201801312	08/13/2018	Completed	\$485,000	Commercial	REV. #1 TO SHOW ADDITIONAL GRADING DETAILS, JERSEY BARRIER RETAINING WALL, LOCATION OF POTTED PLANT NURSEY AND GRAVEL LOCATIONS SLOPED TOWARDS CATCH BASIN. NEW WATER RECLAMATION SYSTEM
PRBLD201801497	07/27/2018	Completed	\$75,000	Commercial	SECURITY PAVILION / DRIVEWAY
PRBLD201801381	07/18/2018	Completed	\$30,000	Commercial	NEW FOUNTAIN
PRBLD201801484	07/03/2018	Completed	\$50,000	Commercial	REST ROOMS FOR NEW SPLASH PAD
PRBLD201801336	06/13/2018	Completed	\$200,000	Commercial	WATER FEATURE FOR POOL
PRBLD201800575	06/11/2018	Completed	\$103,000	Commercial	REVISION 1 - 1/28/19 CHANGE IN DOOR LOCATIONS DINNING RM REMODEL NO INCREASE IN FOOTPRINT TOTAL SEATS TO STAY THE SAME. BAR AREA WITH NEW CABINETS AND U SHAPED BAR SEATING REWORK PLUMBING AND ELECTRICAL
PRBLD201800577	06/11/2018	Completed	\$98,000	Commercial	INT/EXT REMODEL - BAR, COOLER, PLUMBING, ELECTRIC
PRBLD201801200	05/30/2018	Completed	\$10,000	Commercial	CONSTRUCT CONCRETE SLAB 16 X 20
PRBLD201800576	05/15/2018	Completed	\$53,000	Commercial	REVISION 1 1/28/19 INTERIOR WALL LAYOUT - CHANGE TO TANKLESS WATER HEATERS, CHANGE ELECTRIC SERVICE.
PRBLD201800571	03/06/2018	Completed	\$24,800	Commercial	REVISION 1 1/2/19 - LOBBY REVISION INSTALL NEW IMPACT STORE FRONT FIXED WINDOWS AND NEW IMPACT FRENCH DOOR. EXTEN NEW PARTITION WALL AND ADD 3-0 DOOR FOR NEW SALES OFFICE. BUSINESS CENTER CONVERT LOBBY AREA TO NEW OFFICES NO INCREASE IN FOOTPRINT NEW FRAME WALLS AND INTERIOR DOOR. DRYWALL, PAINT, 19 NEW RECEPTACLES, IT LINES ISW AND 4 NEW CELING LITES.
PRBLD201800571	03/06/2018	Completed	\$4,800	Commercial	INT REMODEL - CONVERT LOBBY TO OFFICES
PRBLD201701593	01/29/2018	Completed	\$3,285,000	Commercial	INT/EXT REPAIRS OF HURRICANE DAMAGE
PRBLD201701573	10/02/2017	Completed	\$215,000	Commercial	DOCK, DECKING, STRINGERS, PILINGS
PRRFG201700112	01/26/2017	Completed	\$0	Commercial	ROOF
PRRFG201603120	12/22/2016	Completed	\$45,712	Commercial	ROOF/PORTOCHERE, BLDG 440 (RECEPTION)
PRRFG201603016	12/02/2016	Completed	\$21,100	Commercial	ROOF, BLDG 340
PRRFG201602886	11/09/2016	Completed	\$30,000		R/R ROOF WITH 5V CRIMP METAL (BONEFISH BLDG [RESTAURANT, MAINT., FITNESS]). GALVALUME EAVE DROP.
PRRFG201602477	09/21/2016	Completed	\$16,086		RE-ROOF W/5V CRIMP METAL. INSTALL CUSTOM 3"X3" EAVE DRIP.
PRRFG201602363	09/07/2016	Completed	\$18,146		REPLACE EXISTING METAL ROOF WITH 5V CRIMP METAL GALVALUME. INSTALL CUSTOM 3"X3" EAVE DRIP.
PRRFG201602364	09/07/2016	Completed	\$16,880		R/R METAL ROOF WITH 5V CRIMP. INSTALL CUSTOM 3"X3" EAVE DRIP.
PRRFG201602365	09/07/2016	Completed	\$16,880		RE-ROOF TO 5V CRIMP METAL OF BLDG 140. INSTALL CUSTOM 3"X3" EAVE DRIP.
PRBLD201602193	08/18/2016	Completed	\$1,443		INSTALL (18X3) RAILING ON RAMP. METAL?
PRRFG201501268	08/06/2015	Completed	\$15,086		R/R ROOF - METAL (BLDG 420)
PRRFG201500937	07/06/2015	Completed	\$15,880		R/R ROOF - METAL (BLDG 130)
PRRFG201500938	07/06/2015	Completed	\$15,086		R/R ROOF - METAL (BLDG 410)
PRRFG201500939	07/06/2015	Completed	\$15,086		R/R ROOF - METAL (BLDG 410)
PRRFG201500820	06/18/2015	Completed	\$17,071		R/R ROOF - METAL (BLDG 320)
PRRFG201500821	06/18/2015	Completed	\$15,880		R/R ROOF - METAL (BLDG 120)
PRRFG201500776	06/04/2015	Completed	\$15,880		R/R ROOF - METAL (BLDG 110)
INC201300904	10/24/2013	Completed	\$4,200	Commercial	R/R EXT DOOR & WINDOW/ INSTALL MINI SPLIT A/C
FWC201200957	05/02/2013	Completed	\$2,400	Commercial	FENCE (PROTECT A/C CHILLER)
COB201300014	01/25/2013	Completed	\$50,000	Commercial	EXT RENOVATION - RAISE ROOF, ADD WINDOW, & PAVERS
ACC201200693	09/07/2012	Completed	\$3,500	Commercial	REMOVE A/C UNITS FOR ROOF REPAIRS
RFG201200712	08/19/2012	Completed	\$1,500	Commercial	ROOF REPAIRS
TTR201200185	03/13/2012	Completed	\$4,843	Commercial	INTSALL TEMPORARY 60 FT MOBILE OFFICE
ELC201100710	10/10/2011	Completed	\$1	Commercial	ELECTRICAL
COB201100711	10/03/2011	Completed	\$1	Commercial	ELECTRICAL
COB201100529	09/28/2011	Completed	\$1	Commercial	MUSEUM AND CONVENTION CENTER
COB201100529	09/28/2011	Completed	\$1	Commercial	NEW - IRVING EYSTER MUSEUM AND CONVENTION CENTER. BPAS-COMMERCIAL.
20052267	10/14/2005	Completed	\$1	Commercial	REP DECKING AND STRINGERS ON DOCK
900348	09/12/2005	Completed	\$1	Commercial	DEMOLITION OF HOUSEKEEPING AND 2 STORY RENTAL UNITS
20054677	06/07/2005	Completed	\$1	Commercial	FIRE SUPRESSION SYSTEM IN KITCHEN HOOD TIKI POOL BAR
200474	01/16/2004	Completed	\$1	Commercial	POOL,SPA,TIKI,BAR,BATH
0201774	09/11/2003	Completed	\$1	Commercial	REMODEL EMPLOYEE HSING
0300750	09/04/2003	Completed	\$1	Commercial	POOL/SPA/POOL BTH HOUSE
0300427	06/06/2003	Completed	\$1	Commercial	CL FENCE AROUND LIFT STA
0200200	04/11/2003	Completed	\$1	Commercial	NEW BLDG UNIT 510
0300285	04/11/2003	Completed	\$1	Commercial	NEW BLDG UNIT 520
0300286	04/11/2003	Completed	\$1	Commercial	NEW BLGD UNIT 530
0300167	03/20/2003	Completed	\$1	Commercial	NEW DRIVEWAY US1 TO ISLA
0300012	03/14/2003	Completed	\$1	Commercial	REMODEL
0300013	03/14/2003	Completed	\$1	Commercial	REMODEL
0300014	03/14/2003	Completed	\$1	Commercial	REMODEL
0300015	03/14/2003	Completed	\$1	Commercial	REMODEL
0300016	03/14/2003	Completed	\$1	Commercial	REMODEL
0202081	02/25/2003	Completed	\$1	Commercial	REM UNITS 150 & MTG RM
0300159	02/12/2003	Completed	\$1	Commercial	DEMO RF & INT MTG RM/BLD

Number	Date Issued	Status	Amount	Permit Type	Notes
0201003	08/29/2002	Completed	\$1	Commercial	REMODEL UNIT 210
0200846	07/23/2002	Completed	\$1	Commercial	REMOD BLDG 430, LAUNDRY
0200966	07/23/2002	Completed	\$1	Commercial	REMOD BLDG 330 & LOBBY
0101074	09/21/2001	Completed	\$1	Commercial	REMODEL
0101631	09/11/2001	Completed	\$1	Commercial	RELOCATE METER
0101075	09/10/2001	Completed	\$1	Commercial	REMODEL
0101071	08/08/2001	Completed	\$1	Commercial	REMODEL
0101076	08/08/2001	Completed	\$1	Commercial	REMODEL
0101270	07/24/2001	Completed	\$1	Commercial	RIP RAP/SWIM AREA
0101072	07/11/2001	Completed	\$1	Commercial	REMODEL
0006153	03/27/2001	Completed	\$1	Commercial	SEWER TREATMENT PLANT
9905164	05/26/1999	Completed	\$1	Commercial	DOCK

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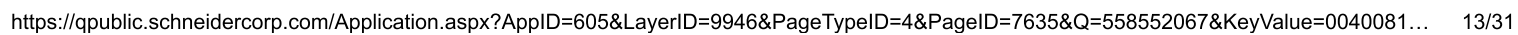
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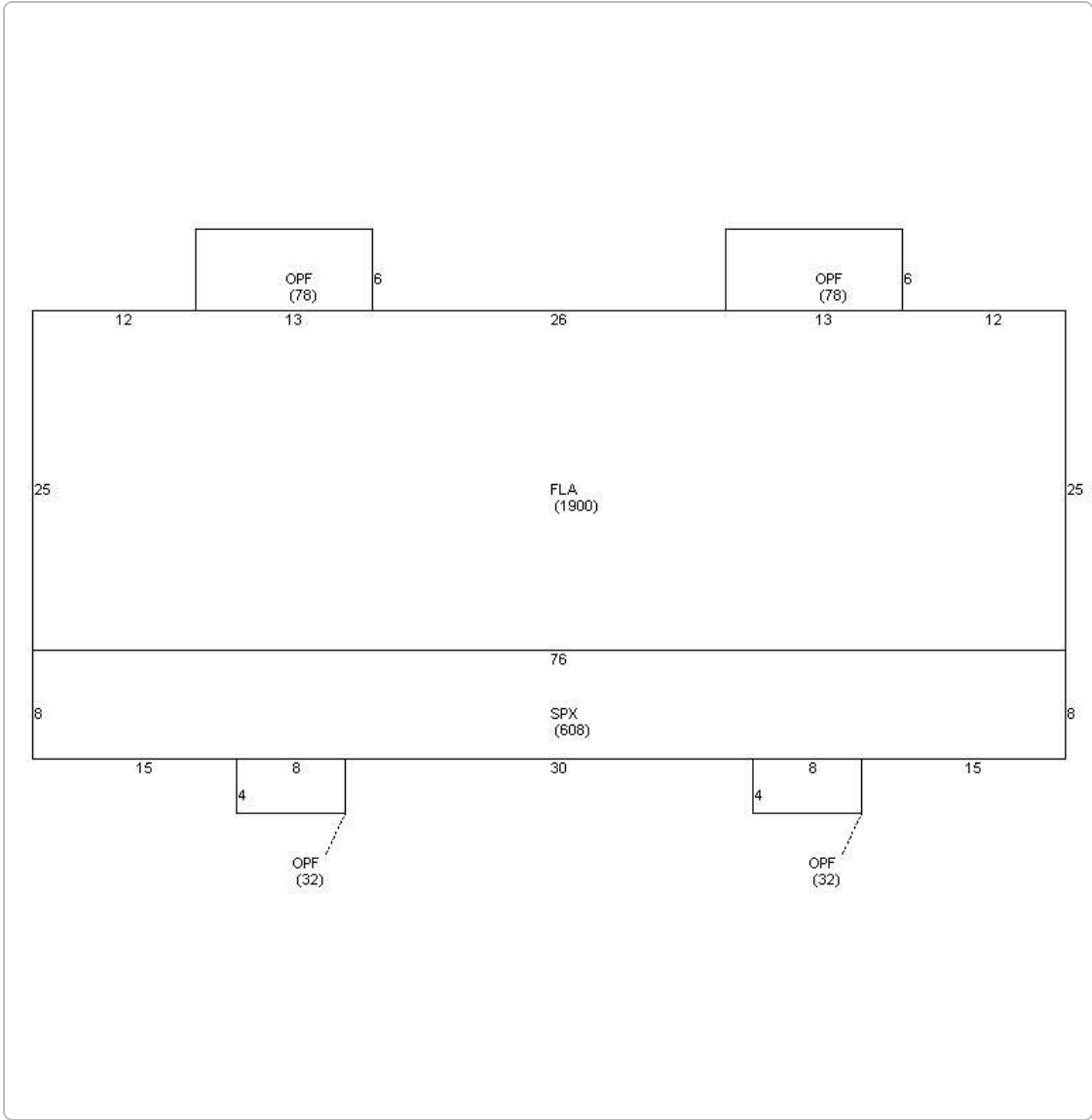
Sketches (click to enlarge)

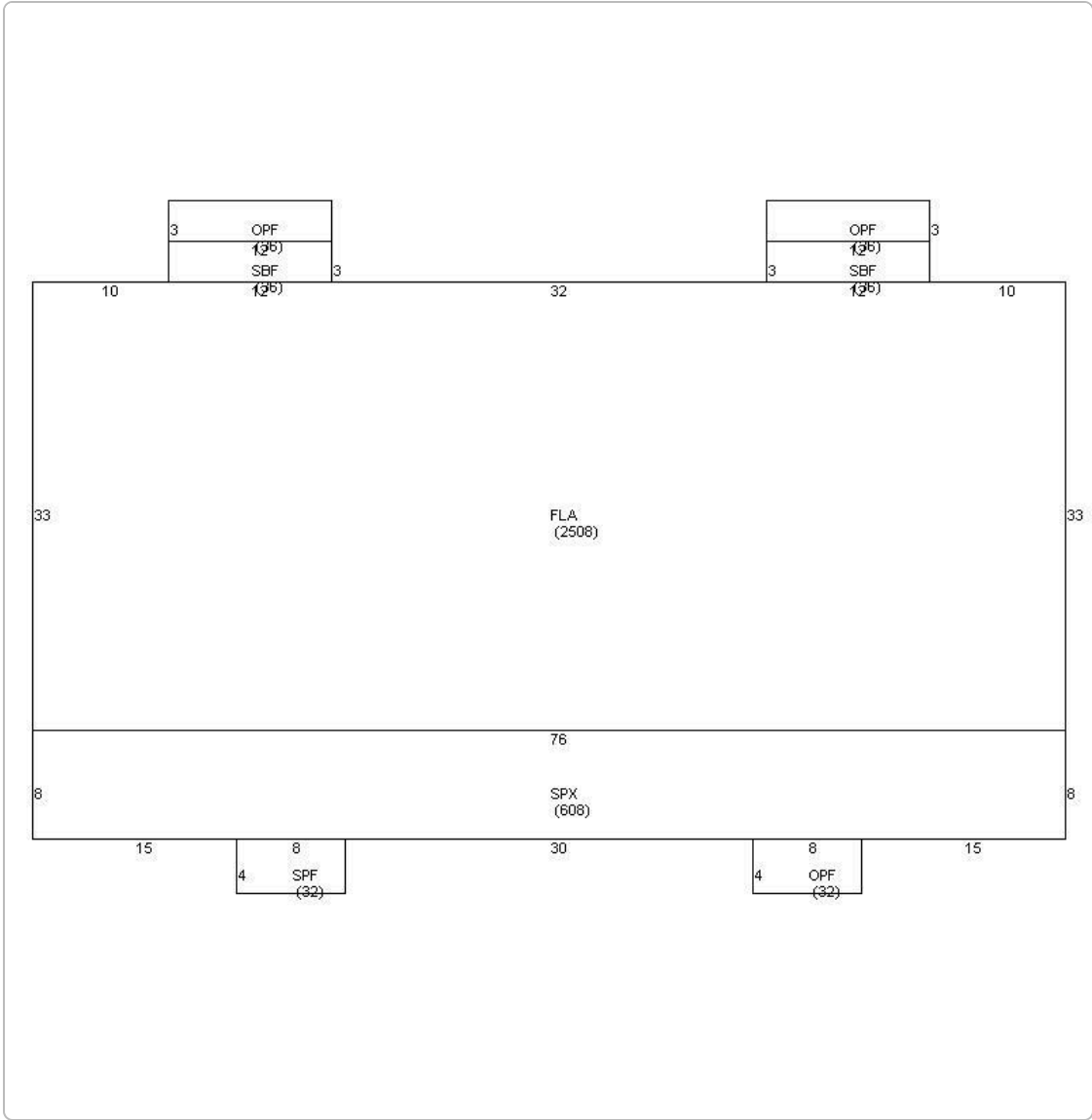


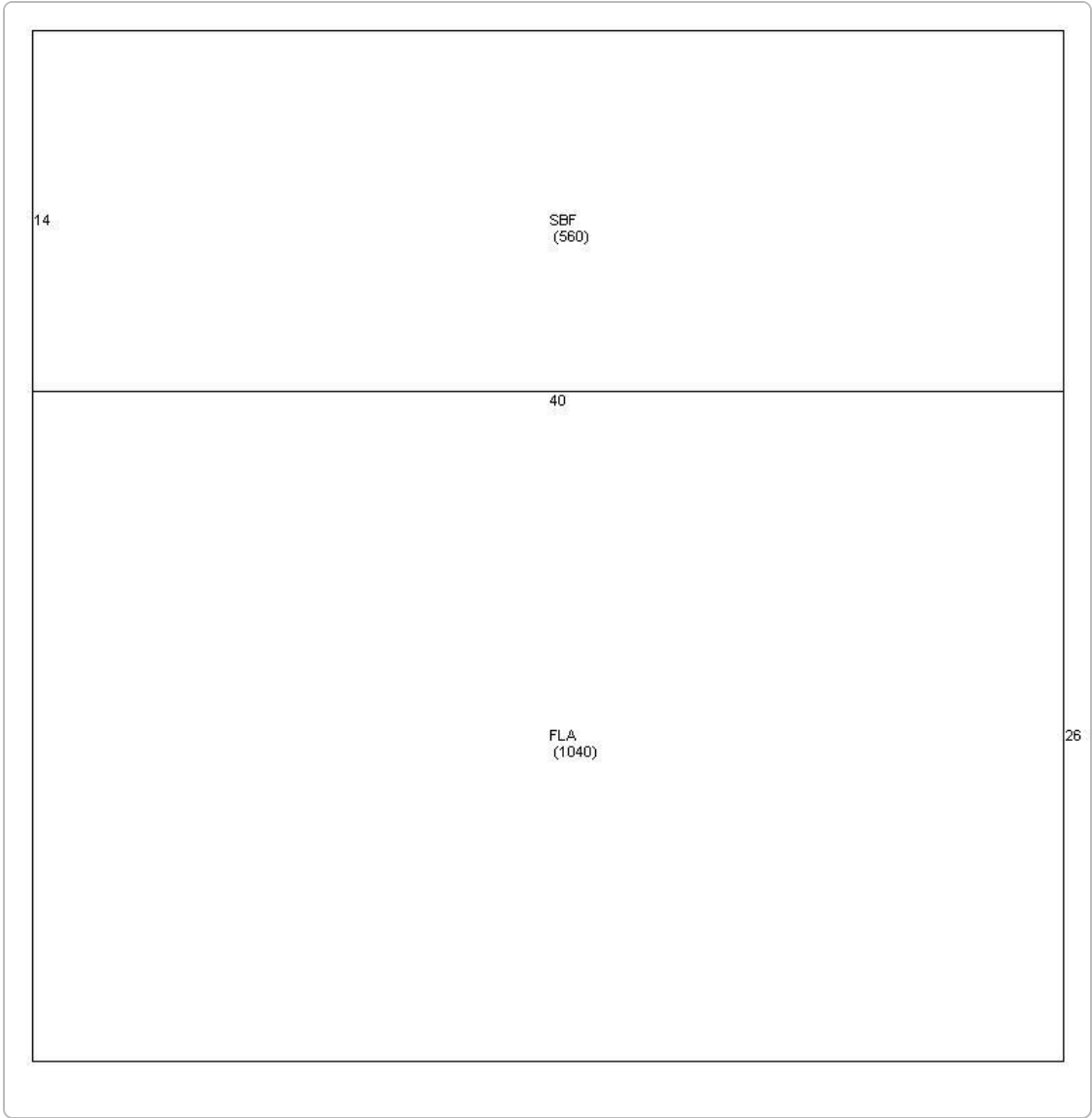
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	94		
8	SPX (752)		
	94		
24	FLA (2256)		24
7	80		7
7	OPX (400)		5
7	SBF (49)		7
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7	7		7

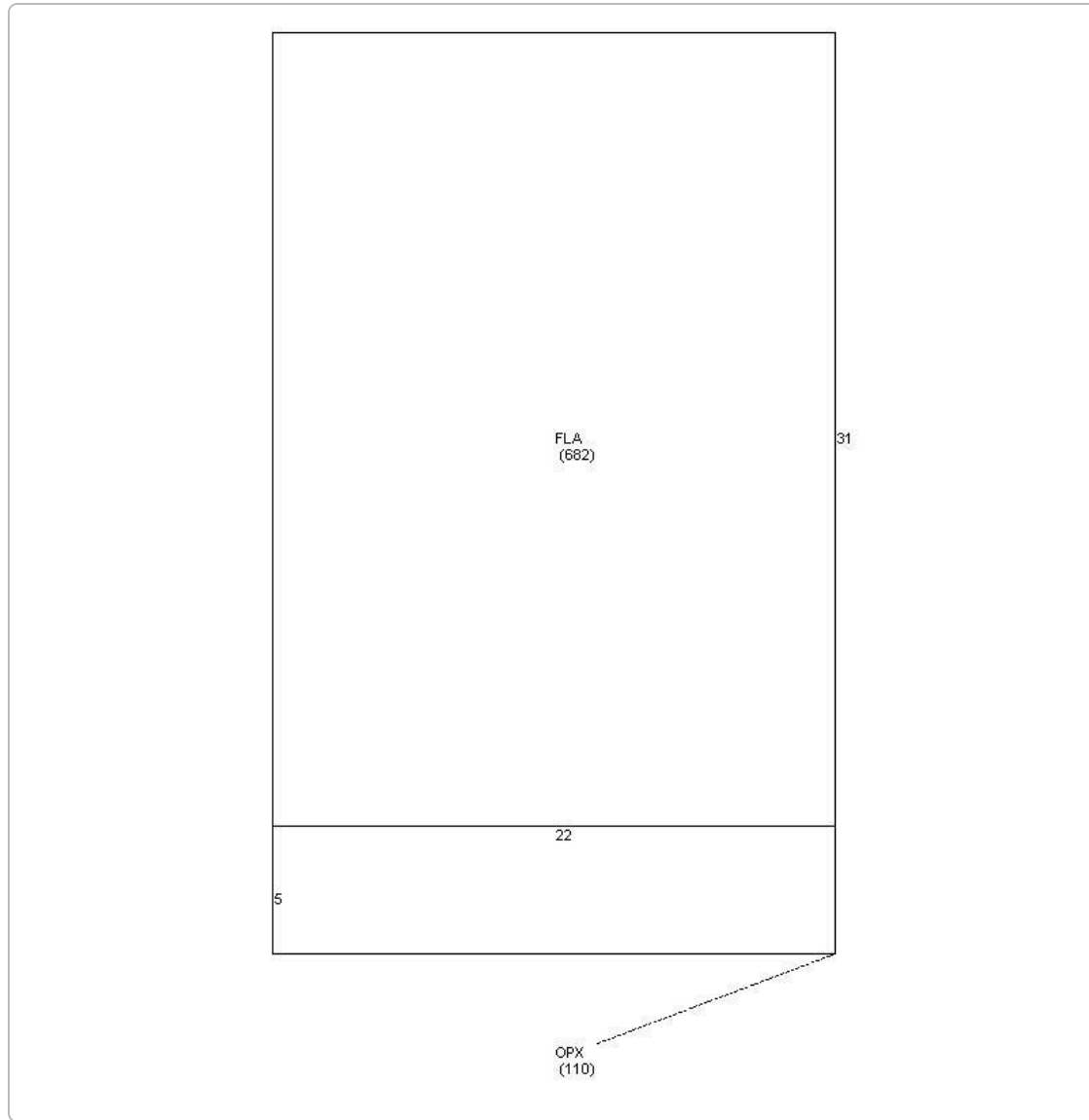
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	97		
7	SPX (679)		
	97		
	FLA (2134)		
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7	7	86	4
7	SBF (49)	OPX (430)	5
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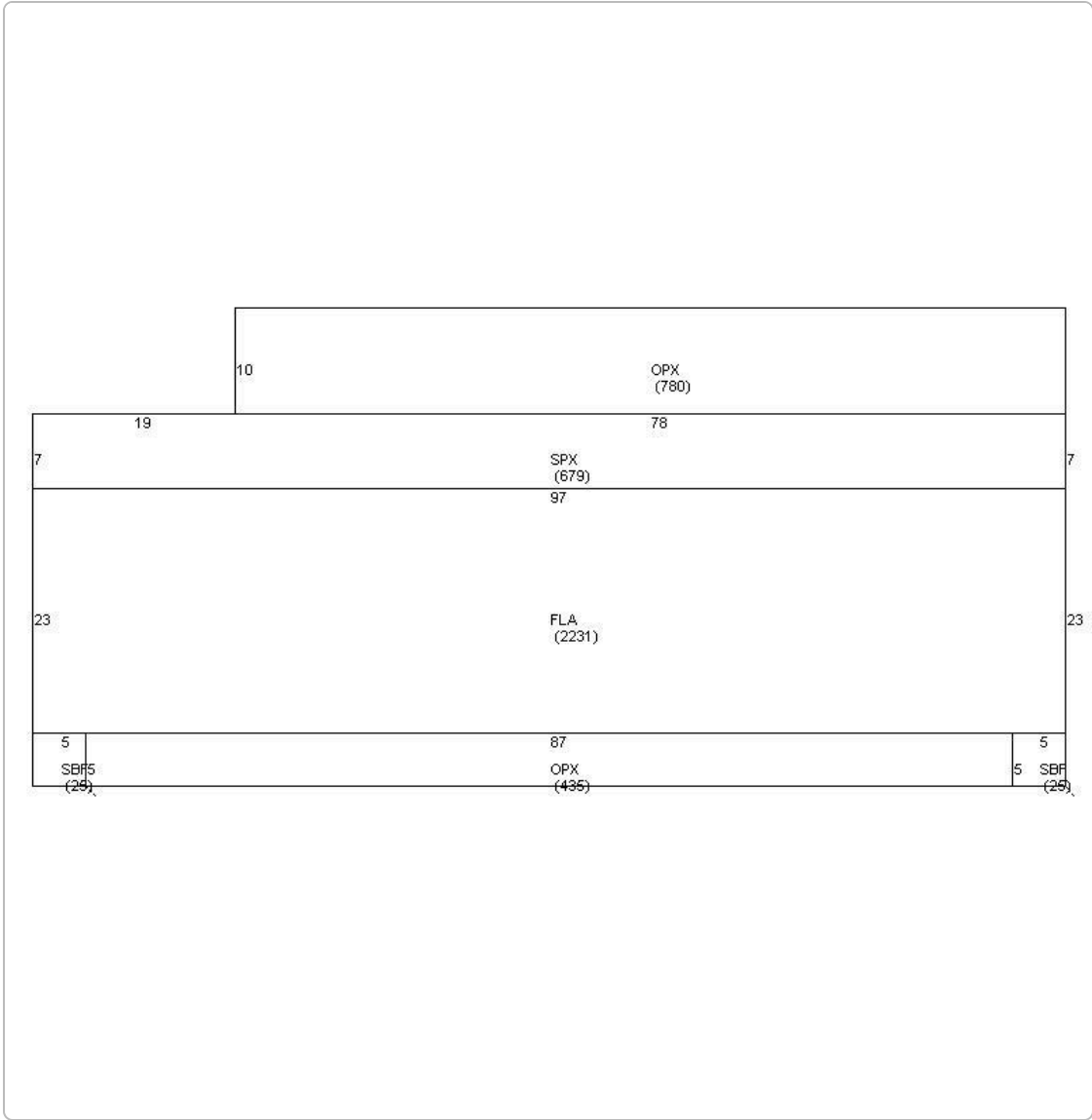


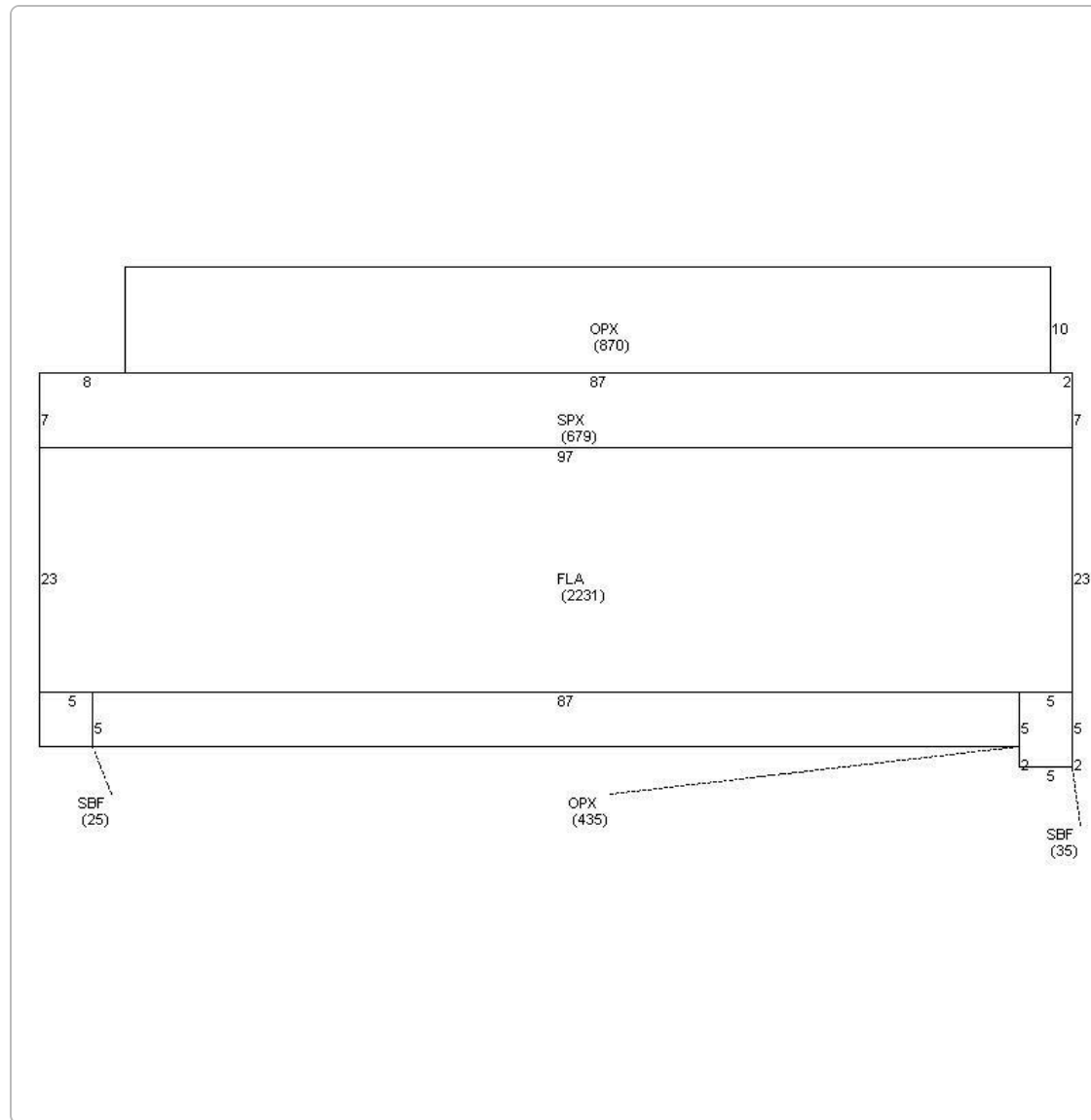


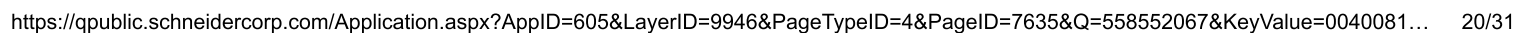


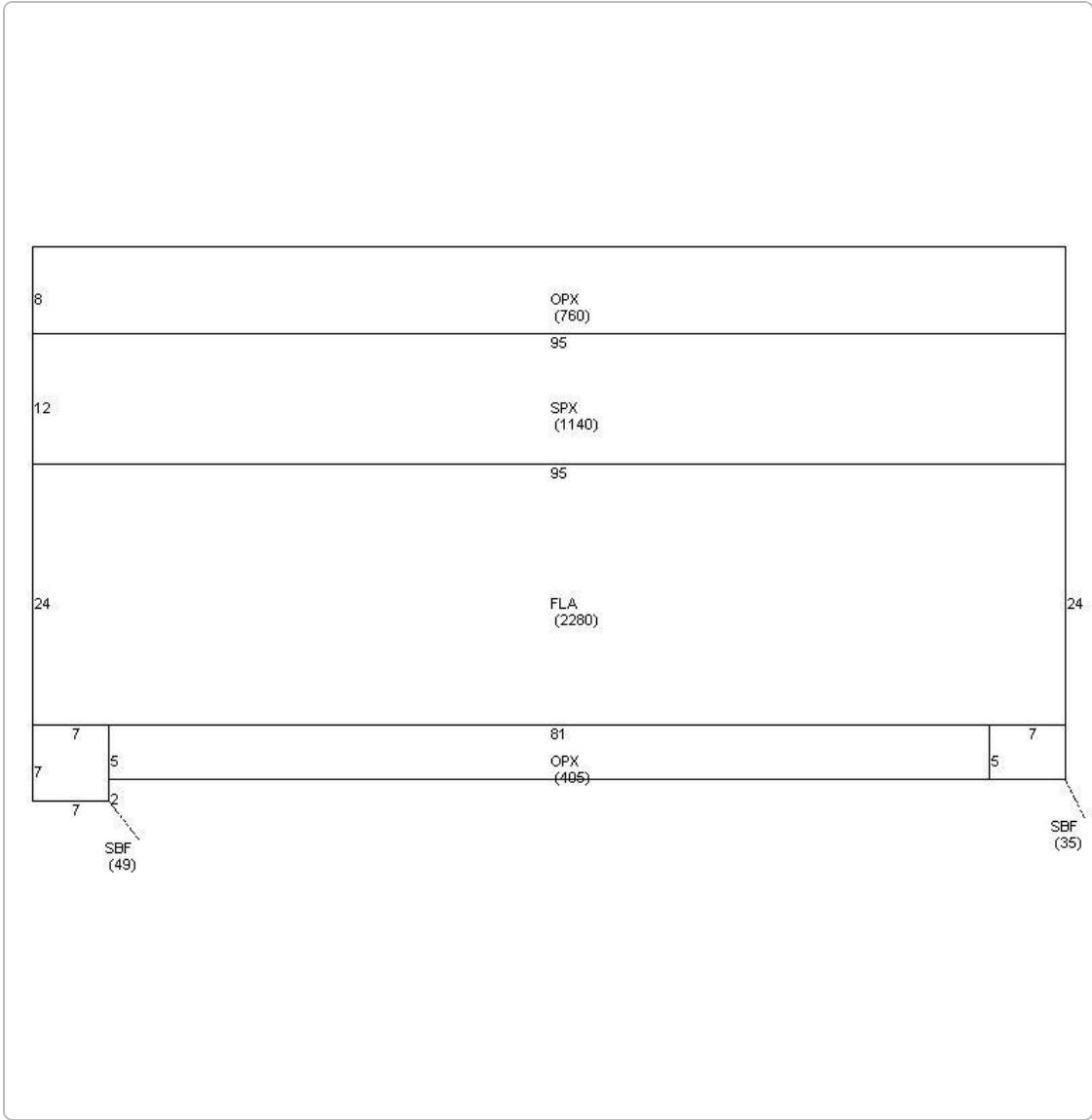


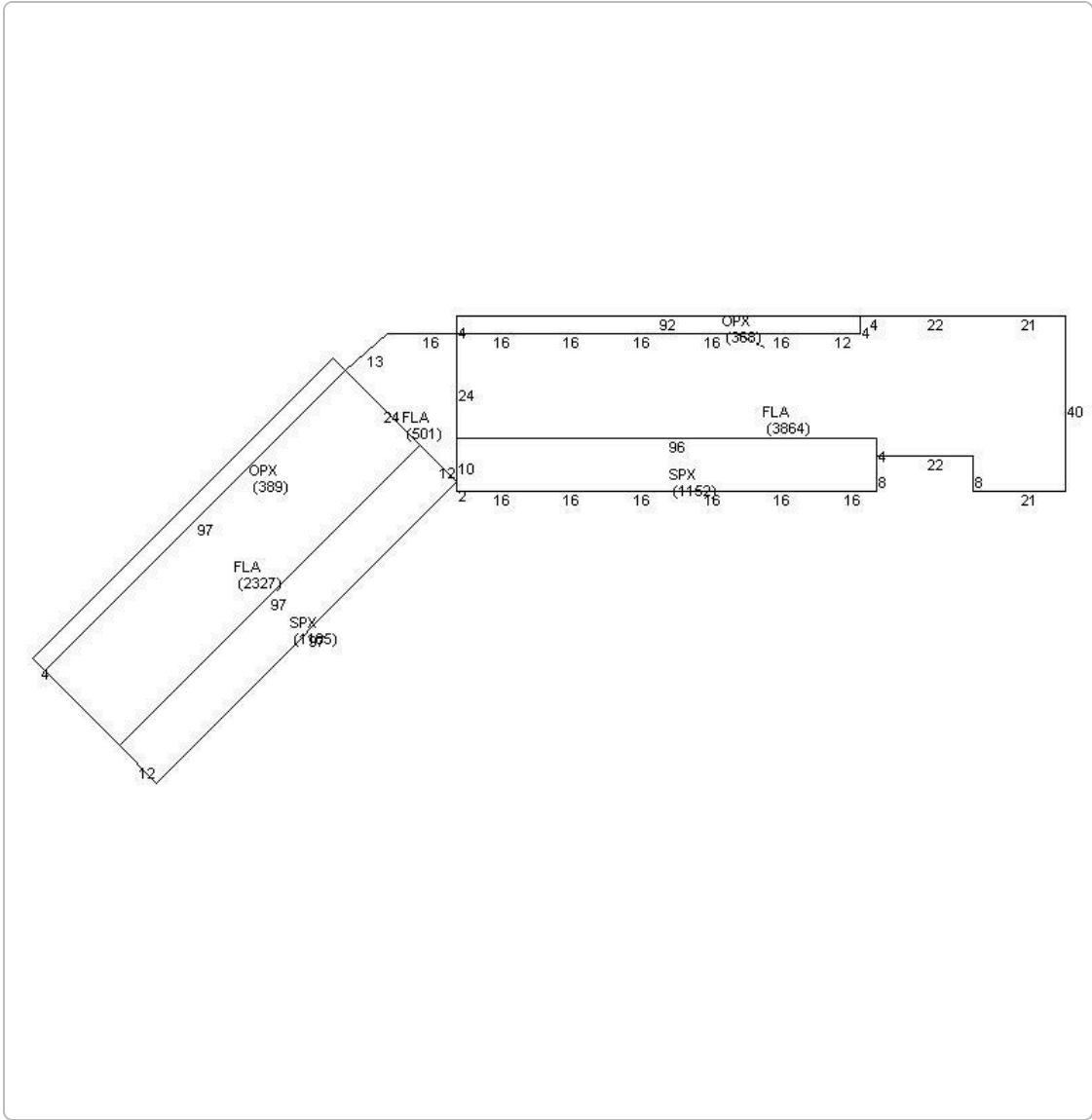


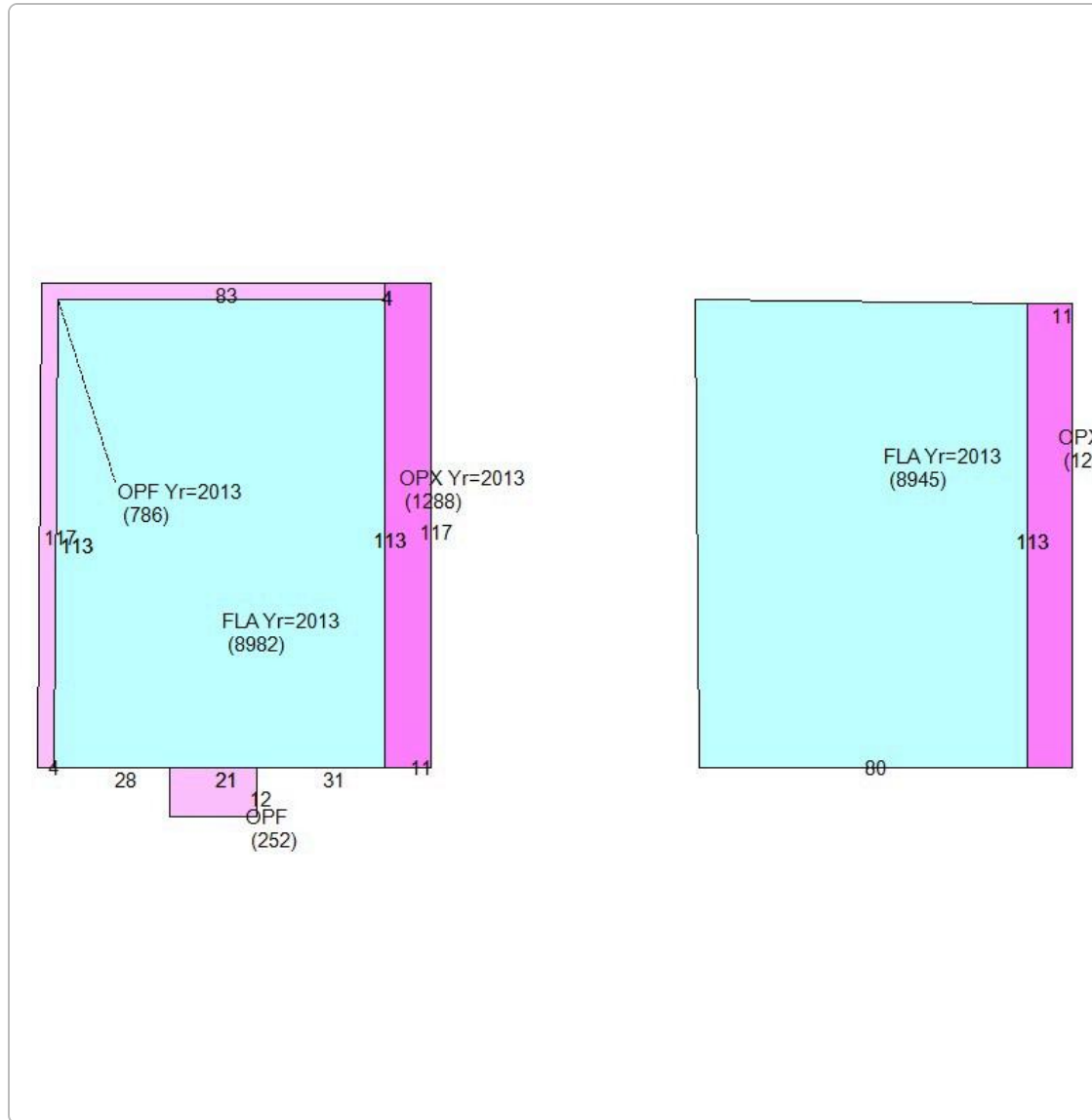


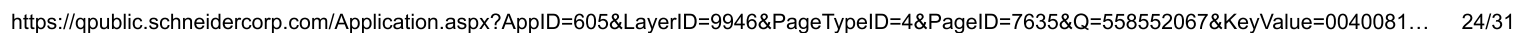


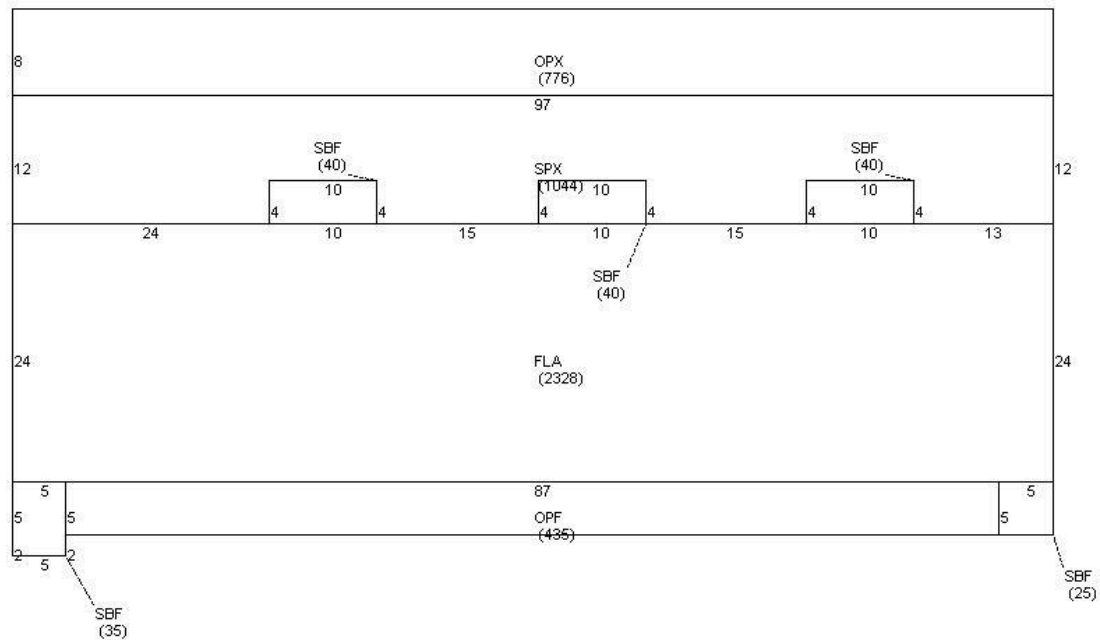


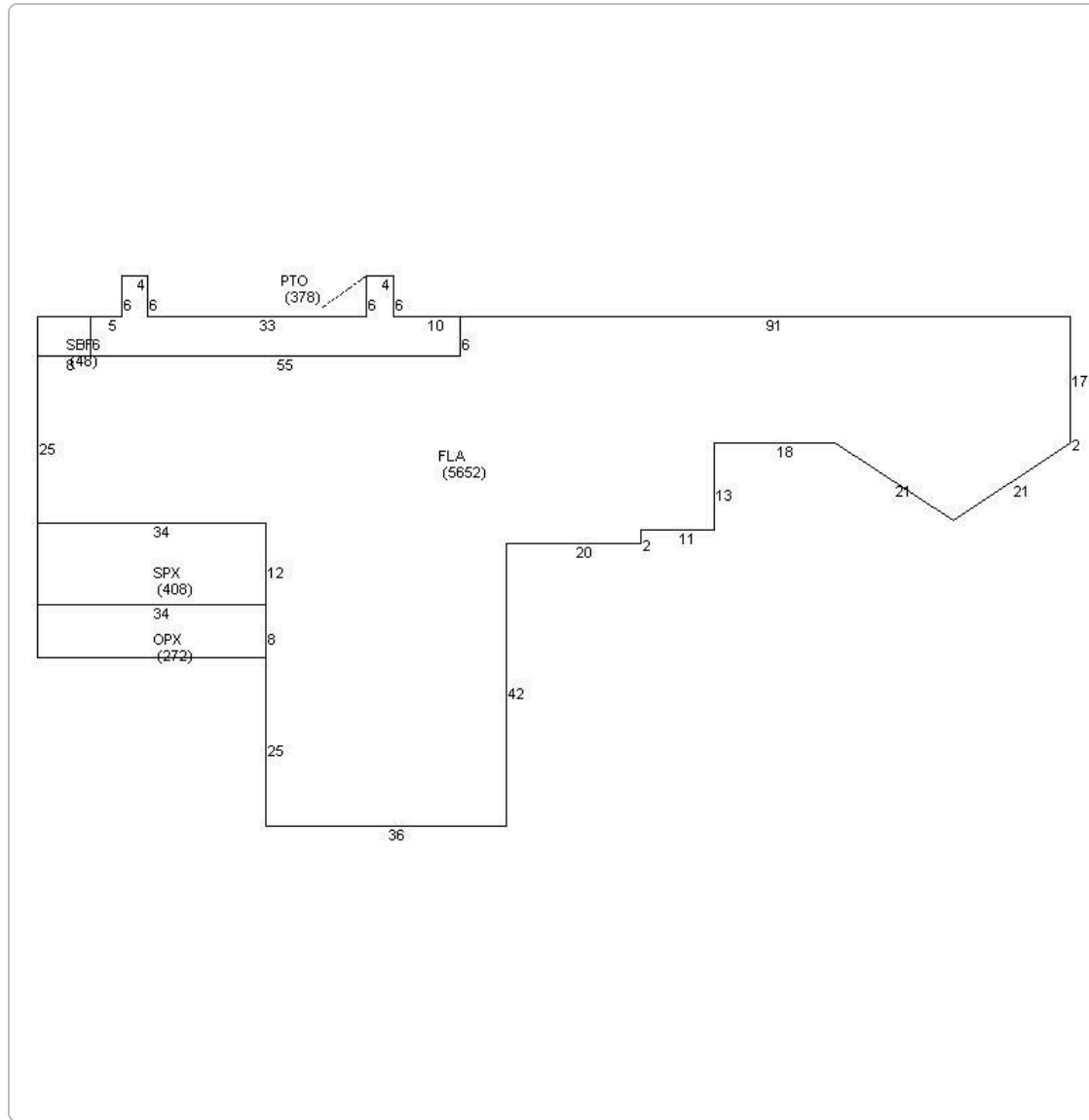


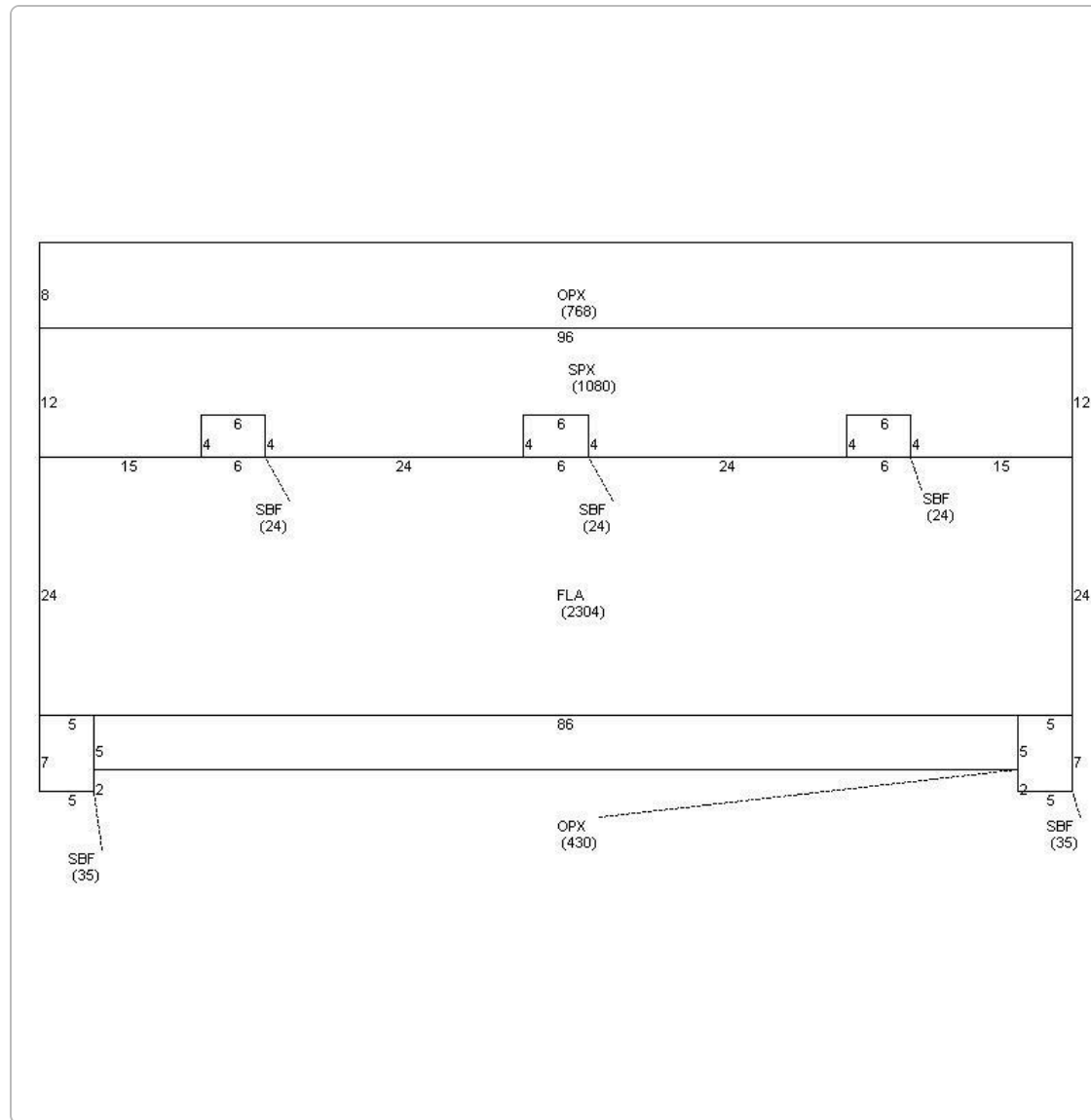


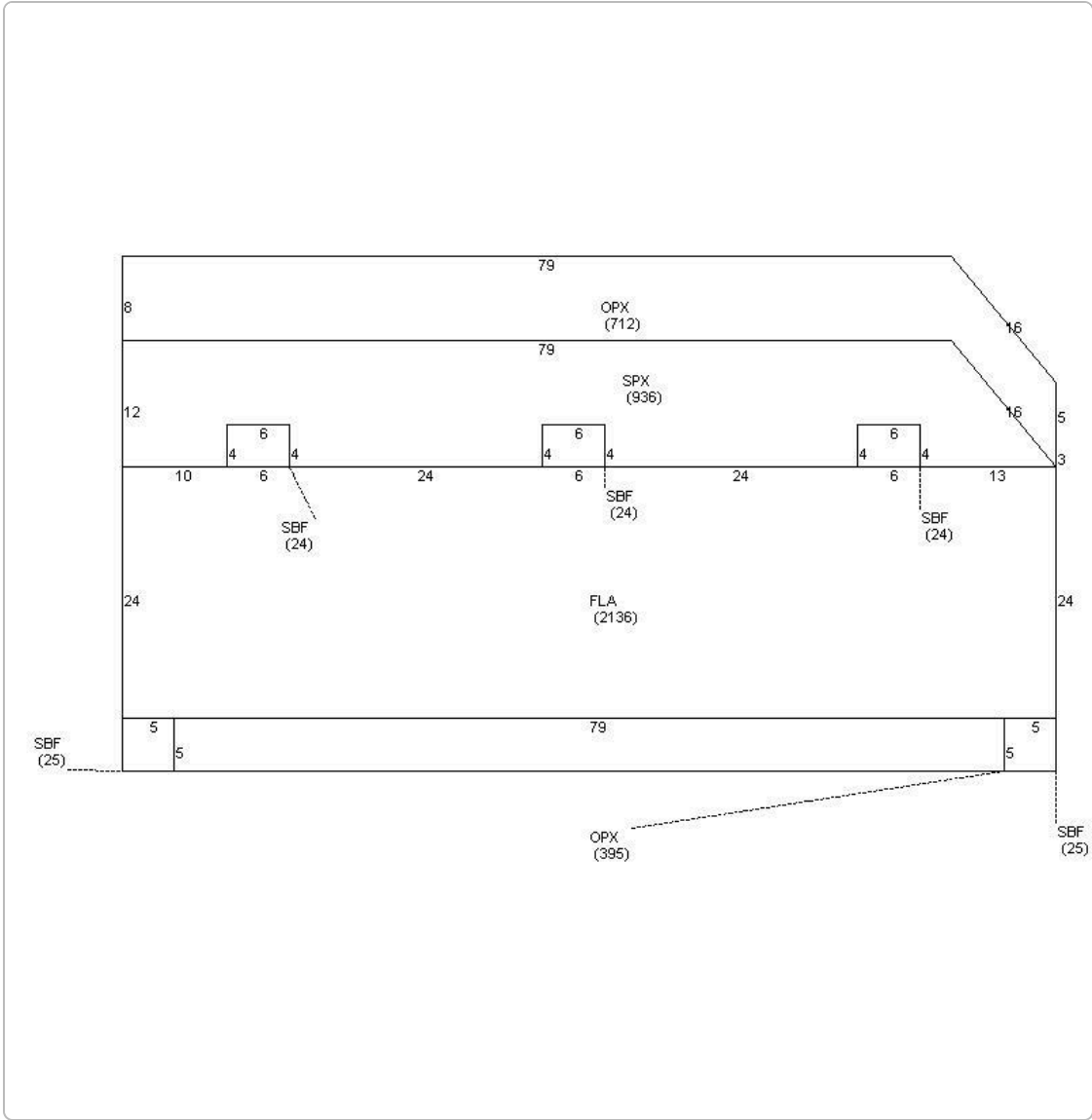




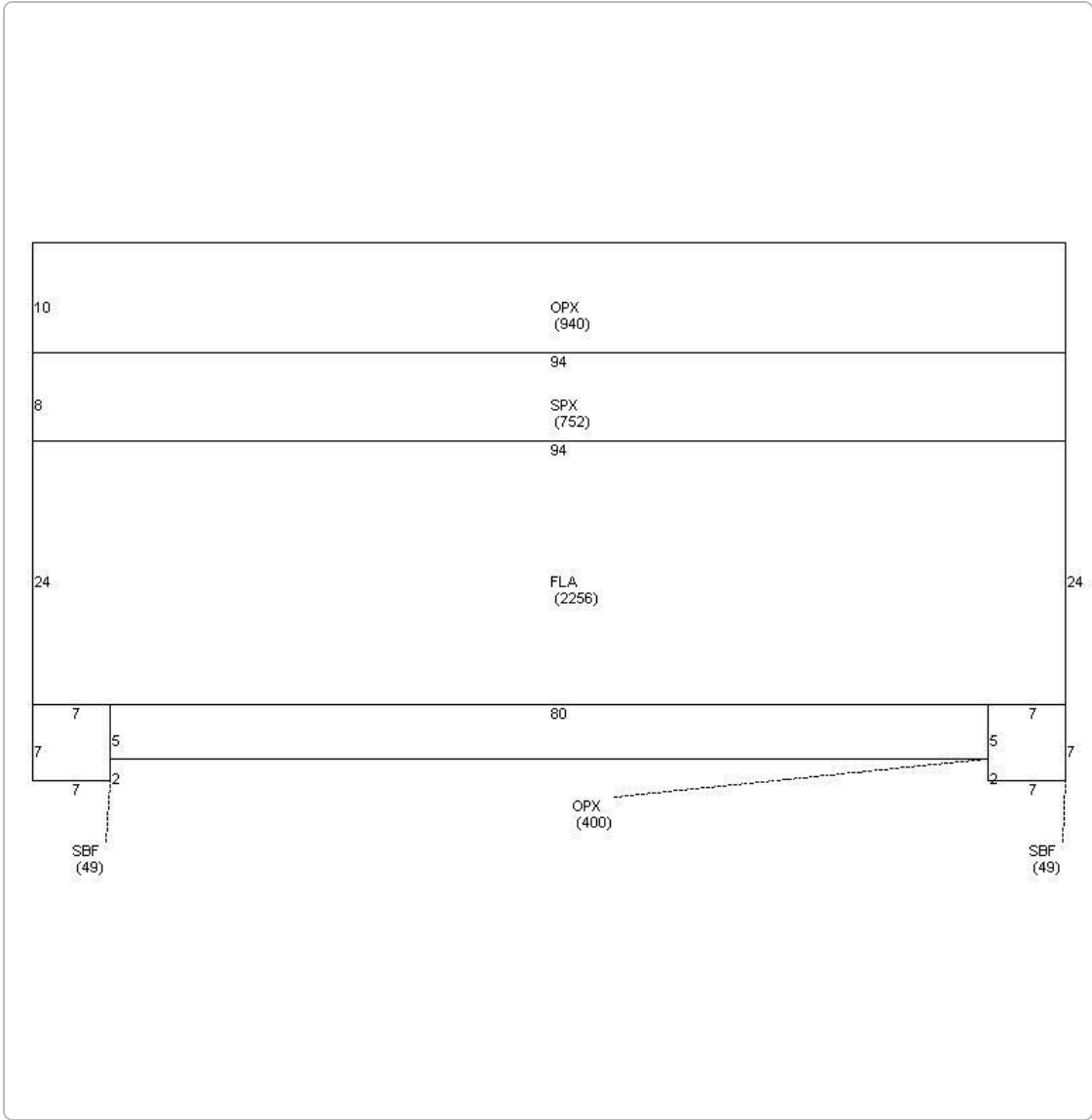








10	OPX (920)	
7	92 SPX (644)	
24	92 FLA (2208)	
5	82	5
5	OPX (410)	5
SBF (25)		SBF (25)



Photos



Map



TRIM Notice

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

Summary

Parcel ID 00404630-000000
 Account# 1496880
 Property ID 1496880
 Millage Group 50VI
 Location 81450 OVERSEAS Hwy, UPPER MATECUMBE KEY
 Address
 Legal Description SUBDIVISION OF LOTS 3-4 UPPER MATECUMBE PB2-59 TRACTS 7 AND PART OF TRACT 8 ADJ BAY BTM OR251-52(II DEED 23077) OR362-468(II DEED 24126) OR560-76-77 OR614-124 OR614-856 OR631-545/46 OR653-371 OR656-482 OR662-723 OR697-539CT OR724-285 OR825-567/68 OR867-2089/90 OR918-516 OR933-400/02 OR947-1266 OR955-2280/81 OR1169-1449/50 OR1169-1451/52 OR1961-1899/1902 OR2432-2097/2100 OR2454-1342/45 OR2454-1346/49 OR2454-1352/440 (CERT) OR2506-157/58 OR3075-0915 OR3075-919
 (Note: Not to be used on legal documents.)
 Neighborhood 10024
 Property Class HOTEL - PRIVATE (3902)
 Subdivision MATECUMBE SUB LOTS 3 & 4
 Sec/Twp/Rng 32/63/37
 Affordable No
 Housing



Owner

[LAH ISLANDER LLC](#)
 510 Walnut St
 Fl 9
 Philadelphia PA 19106

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$4,073,997	\$5,283,697	\$4,788,429	\$2,448,461
+ Market Misc Value	\$1,760,284	\$754,814	\$684,061	\$272,051
+ Market Land Value	\$6,298,628	\$8,057,766	\$8,208,735	\$2,720,513
= Just Market Value	\$12,132,909	\$14,096,277	\$13,681,225	\$5,441,025
= Total Assessed Value	\$12,132,909	\$14,096,277	\$13,681,225	\$4,994,482
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$12,132,909	\$14,096,277	\$13,681,225	\$5,441,025

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$6,298,628	\$4,073,997	\$1,760,284	\$12,132,909	\$12,132,909	\$0	\$12,132,909	\$0
2023	\$8,057,766	\$5,283,697	\$754,814	\$14,096,277	\$14,096,277	\$0	\$14,096,277	\$0
2022	\$8,208,735	\$4,788,429	\$684,061	\$13,681,225	\$13,681,225	\$0	\$13,681,225	\$0
2021	\$2,720,513	\$2,448,461	\$272,051	\$5,441,025	\$4,994,482	\$0	\$5,441,025	\$0
2020	\$2,368,940	\$1,886,061	\$285,438	\$4,540,439	\$4,540,439	\$0	\$4,540,439	\$0
2019	\$2,880,267	\$2,592,241	\$288,027	\$5,760,535	\$4,461,138	\$0	\$5,760,535	\$0
2018	\$2,656,630	\$2,390,967	\$265,663	\$5,313,260	\$4,055,580	\$0	\$5,313,260	\$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
(3900)	82,330.00	Square Foot	0	0
(9500)	0.70	Acreage	0	0

Buildings

Building ID	4673	Exterior Walls	AB AVE WOOD SIDING		
Style		Year Built	2010		
Building Type	OFF BLDG-1 STY-B / 17B	EffectiveYearBuilt	2010		
Building Name		Foundation			
Gross Sq Ft	719	Roof Type			
Finished Sq Ft	544	Roof Coverage			
Stories	1 Floor	Flooring Type			
Condition	GOOD	Heating Type			
Perimeter	100	Bedrooms	0		
Functional Obs	0	Full Bathrooms	0		
Economic Obs	0	Half Bathrooms	0		
Depreciation %	19	Grade	350		
Interior Walls		Number of Fire Pl	0		
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	544	544	0	
PTO	PATIO	175	0	0	
TOTAL		719	544	0	

Building ID	4672	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	2010	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	13085	Roof Type		
Finished Sq Ft	7109	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	1394	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	4,340	0	0
OPX	EXC OPEN PORCH	1,636	0	0
FLA	FLOOR LIV AREA	7,109	7,109	0
TOTAL		13,085	7,109	0

Building ID	4674	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	2010	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	4146	Roof Type		
Finished Sq Ft	2220	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	416	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	1,398	0	0
OPX	EXC OPEN PORCH	480	0	0
FLA	FLOOR LIV AREA	2,220	2,220	0
OPF	OP PRCH FIN LL	48	0	0
TOTAL		4,146	2,220	0

Building ID	4676	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	2010
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	2020
Building Name		Foundation	
Gross Sq Ft	4146	Roof Type	
Finished Sq Ft	2220	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	416	Bedrooms	0
Functional Obs	0	Full Bathrooms	0

Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	1,398	0	0
OPX	EXC OPEN PORCH	480	0	0
FLA	FLOOR LIV AREA	2,220	2,220	0
OPF	OP PRCH FIN LL	48	0	0
TOTAL		4,146	2,220	0

Building ID	4678	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	2010	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	11196	Roof Type		
Finished Sq Ft	6106	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	1198	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	3,694	0	0
OPX	EXC OPEN PORCH	1,396	0	0
FLA	FLOOR LIV AREA	6,106	6,106	0
TOTAL		11,196	6,106	0

Building ID	4684	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	2010	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	9273	Roof Type		
Finished Sq Ft	5016	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	982	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	3,057	0	0
OPX	EXC OPEN PORCH	1,200	0	0
FLA	FLOOR LIV AREA	5,016	5,016	0
TOTAL		9,273	5,016	0

Building ID	4687	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	2010	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	2020	
Building Name		Foundation		
Gross Sq Ft	2707	Roof Type		
Finished Sq Ft	2182	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	464	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	525	0	0
FLA	FLOOR LIV AREA	2,182	2,182	0
TOTAL		2,707	2,182	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
COMM POOL	2010	2011	22 x 47	1	1034 SF	1
DET CABANA	2010	2011	12 x 12	1	144 SF	3
CONCRETE DOCK	2010	2011	4 x 400	1	1600 SF	5
BRICK PATIO	2010	2011	75 x 255	1	19125 SF	2
WROUGHT IRON	2010	2011	5 x 40	1	200 SF	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	2010	2011	10 x 250	1	2500 SF	1
WROUGHT IRON	2010	2011	2 x 160	1	320 SF	5
WOOD DOCKS	2010	2011	3 x 14	1	42 SF	5
WOOD DOCKS	2010	2011	3 x 14	1	42 SF	5
WOOD DOCKS	2010	2011	3 x 14	1	42 SF	5
WOOD DOCKS	2010	2011	3 x 14	1	42 SF	5
WOOD DOCKS	2010	2011	3 x 14	1	42 SF	5
WOOD DOCKS	2010	2011	3 x 14	1	42 SF	5
WOOD DOCKS	2010	2011	3 x 14	1	42 SF	5
FENCES	2010	2011	4 x 160	1	640 SF	4
CUSTOM PATIO	2010	2011	4 x 185	1	740 SF	4
RW2	2010	2011	2 x 400	1	800 SF	4
UTILITY BLDG	2014	2025	10 x 10	1	100 SF	3
GARAGE	2006	2025	18 x 42	1	756 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/28/2021	\$100	Quit Claim Deed	2303842	3075	919	11 - Unqualified	Improved		
1/28/2021	\$16,000,000	Warranty Deed	2303841	3075	0915	01 - Qualified	Improved		
2/23/2011	\$6,180,000	Warranty Deed		2506	157	01 - Qualified	Improved		
2/18/2010	\$0	Quit Claim Deed		2454	1346	11 - Unqualified	Vacant		
2/18/2010	\$4,800,000	Warranty Deed		2454	1342	19 - Unqualified	Vacant		
6/22/2009	\$5,000,000	Quit Claim Deed		2432	2097	19 - Unqualified	Vacant		
12/22/2003	\$4,950,000	Warranty Deed		1961	1899	Z - Unqualified	Improved		
6/1/1985	\$500,000	Warranty Deed		947	1266	Q - Qualified	Improved		
2/1/1970	\$160,000	Conversion Code		662	723D	Q - Qualified	Improved		

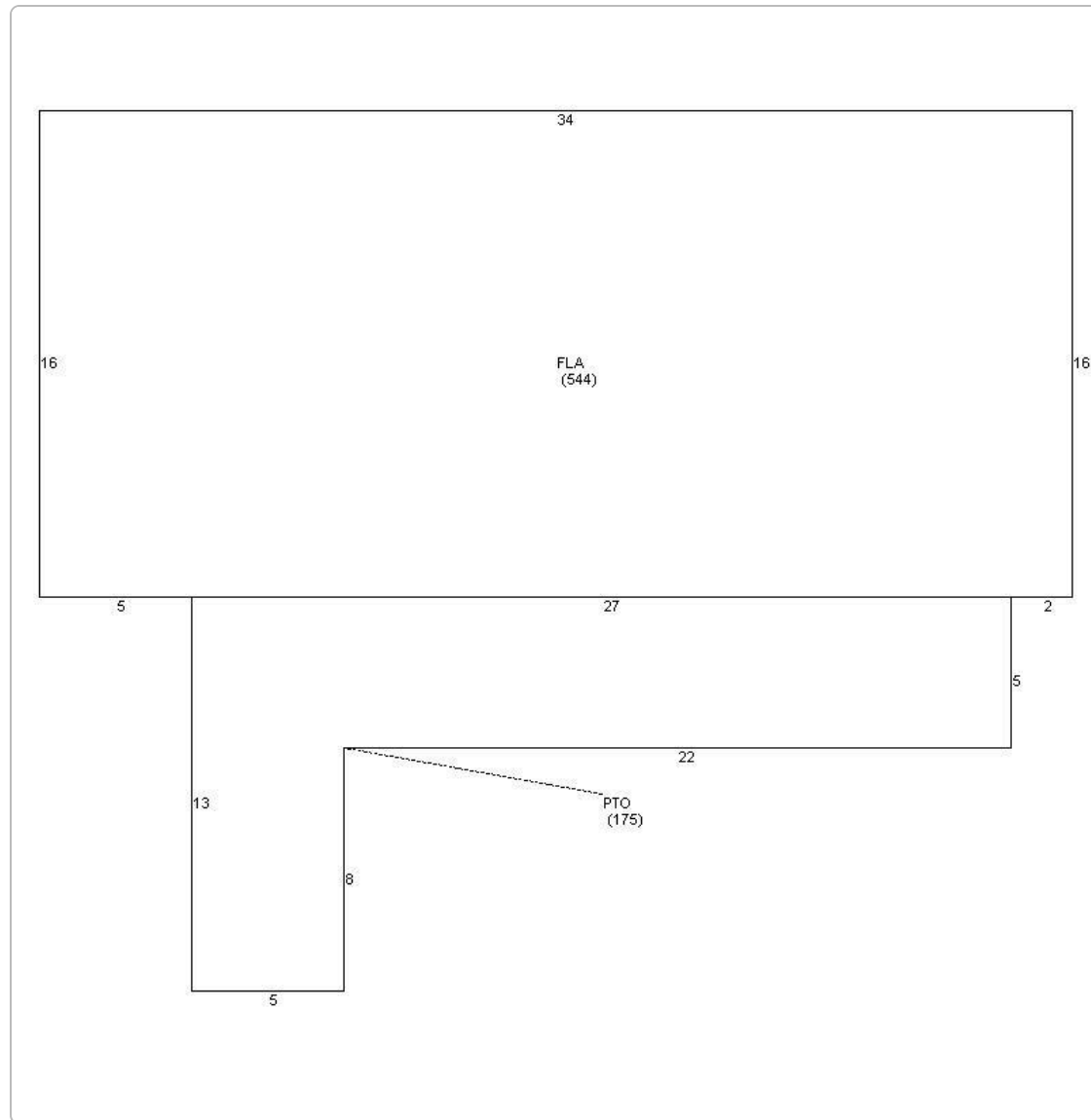
Permits

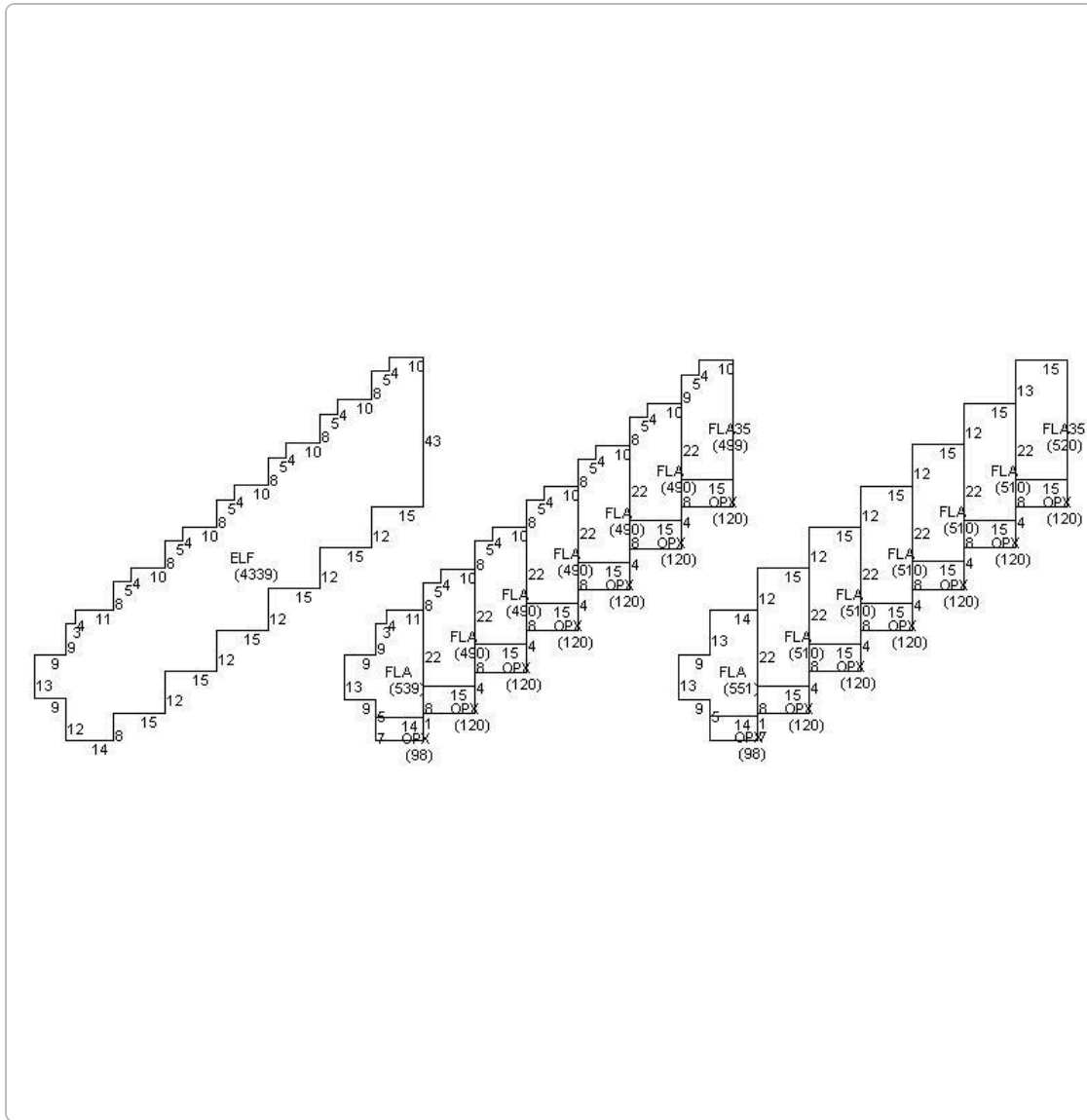
Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202300748	09/12/2023	Completed	\$1,400,000	Commercial	RENOVATION OF ROOM INTERIORS; REPLACEMENT OF LIGHT FIXTURES, CEILING FANS, AND BATHROOM VANITIES. CONVERT BATH TUBS TO SHOWERS. NEW INT FINISHES.
PRBLD201801243	12/10/2020	Completed	\$15,000	Commercial	ELOCATING WASTE WATER TREATMENT PLANT
PRBLD201901272	11/14/2019	Completed	\$25,000	Commercial	NEW TRUSS ROOF W/ 5 V CRIMP METAL, 1- NEW GARAGE DOOR, AND 1- SIDE ENTRY DOOR.
PRMCH201801837	08/22/2018	Completed	\$4,500	Commercial	REPLACE A/C
PRMCH201801667	08/02/2018	Completed	\$4,500	Commercial	REPLACE A/C
PRMCH201800966	04/26/2018	Completed	\$4,166	Commercial	REPLACE A/C
PRMCH201702324	12/04/2017	Completed	\$4,456	Commercial	REPLACE A/C (UNIT 116)
PRMCH201702269	11/29/2017	Completed	\$4,455	Commercial	REPLACE A/C (UNIT 121)
FWC20100473	06/01/2010	Completed	\$1		160 ft of fence along south side of property line
2007321	05/13/2008	Completed	\$1		Install New Pool
2007321	05/13/2008	Completed	\$1		POOL
20061099	06/19/2006	Completed	\$1		Revision to Office #20051122
20051892	02/01/2006	Completed	\$1		Dock Only
20052370	11/16/2005	Completed	\$1		REVISIONS TO BLDG #1 AND #5 SLAB AND BEAM
2005912	08/29/2005	Completed	\$1		INFRASTRUCTURE
20051111	08/18/2005	Completed	\$1		BLDG #1 (7 UNITS @ 934 SF AND 1 UNIT @ 1040 SF)
20051112	08/18/2005	Completed	\$1		NEW BLDG # 2 (2 UNITS @ 1092 SF)
20051114	08/18/2005	Completed	\$1		NEW BLDG # 3 (2 UNITS @ 1092 SF)
20051116	08/18/2005	Completed	\$1		NEW BLDG #4 (5 UNITS @ 934 SF) (1 UNIT @ 1040 SF)
20051117	08/18/2005	Completed	\$1		BLDG 5 (5 UNITS @ 934 SF)
20051122	08/18/2005	Completed	\$1		NEW OFFICE BLDG
20051123	08/09/2005	Completed	\$1		POOL PAVILLION WITH HANDICAP RAMP AND BATH
20051120	08/08/2005	Completed	\$1		NEW BLDG #6 (1 UNIT @ 934 SF AND ADA UNIT WITH ELEVATOR AND ADA RAMP AT 1006 SF)
2005842	05/12/2005	Completed	\$1		REPLACE SEAWALL
2004566	03/23/2004	Completed	\$1		DEMO BLDGS & REM ROADS
2004111	01/22/2004	Completed	\$1		FENCE

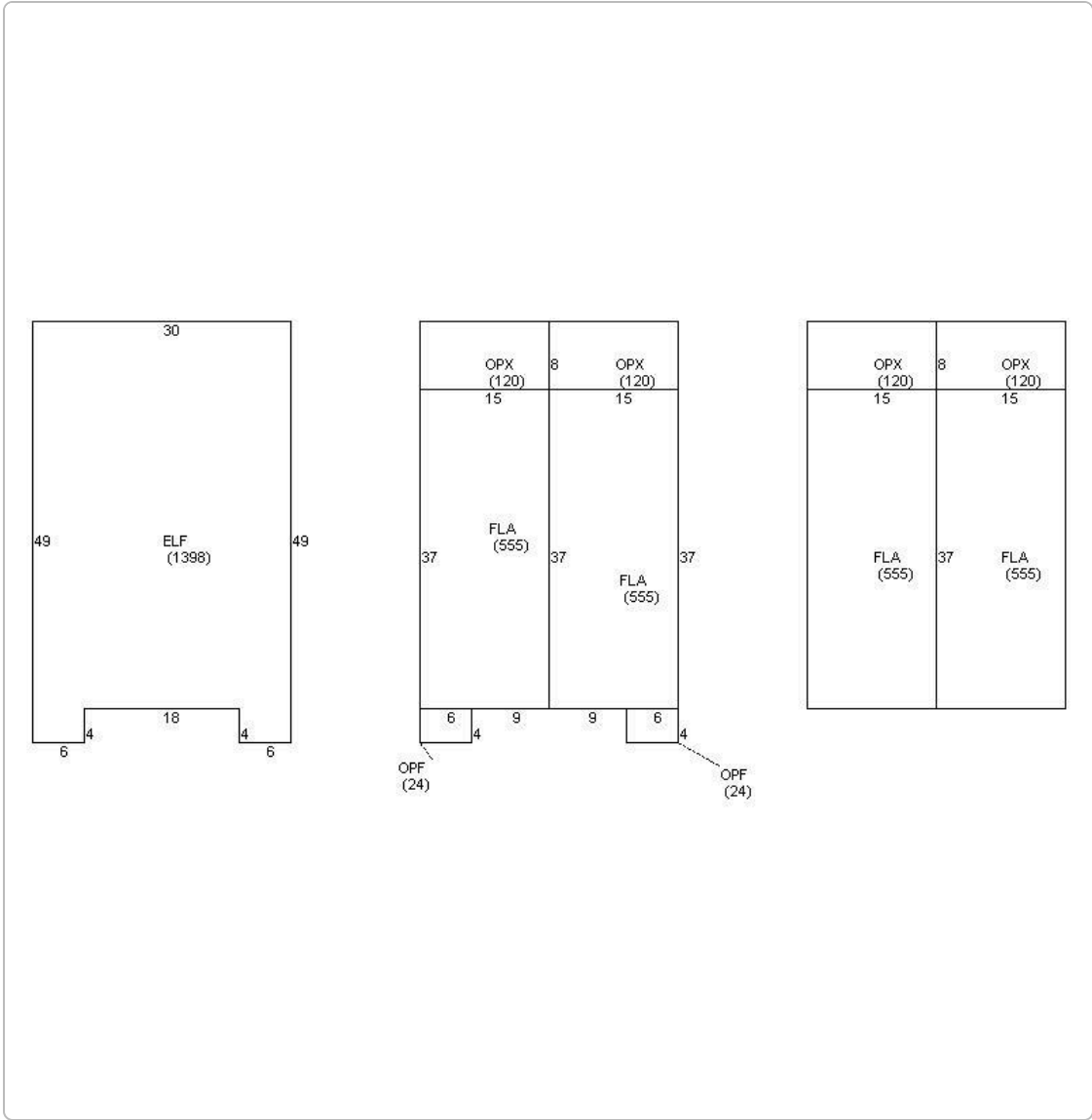
View Tax Info

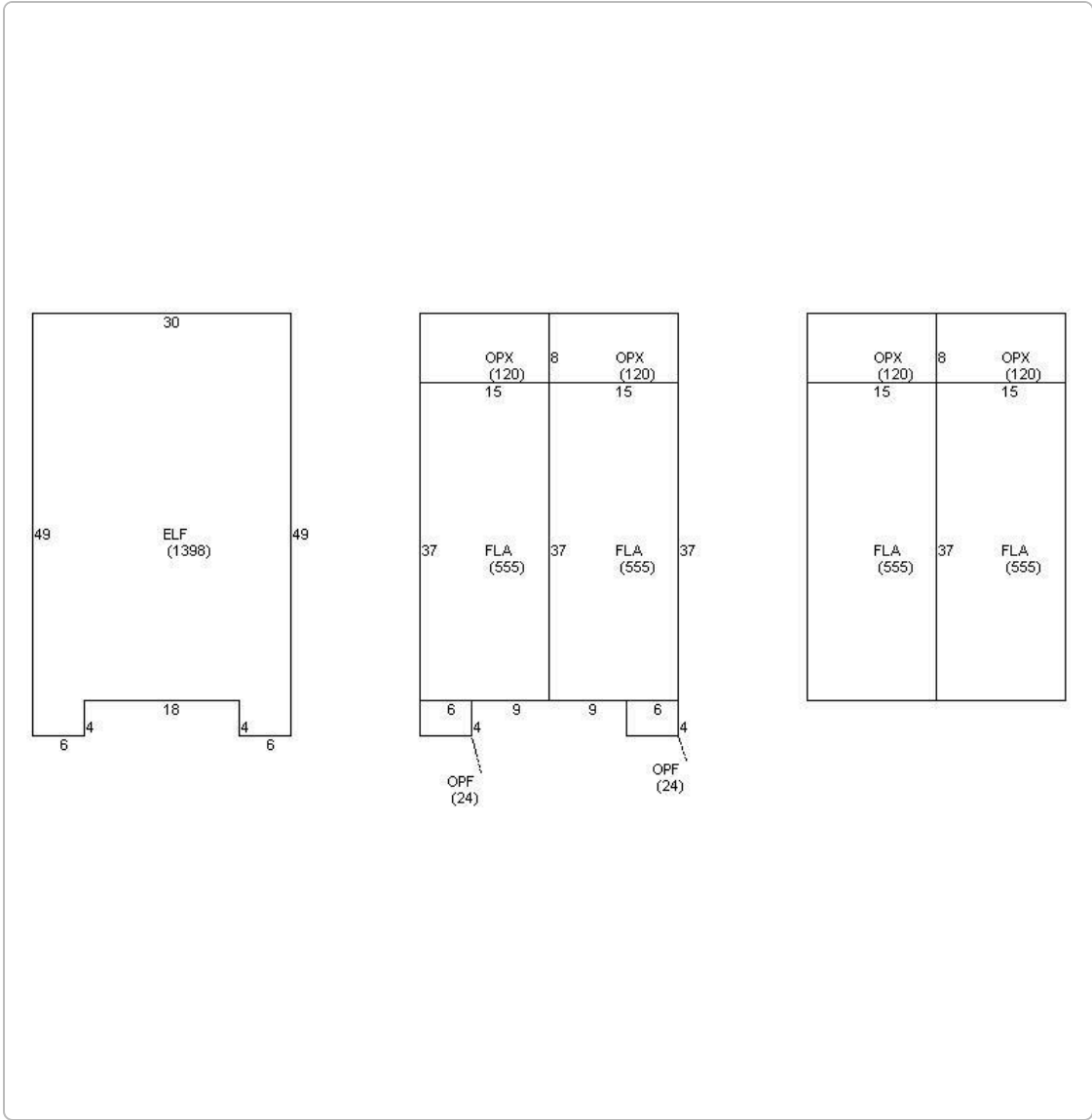
[View Taxes for this Parcel](#)

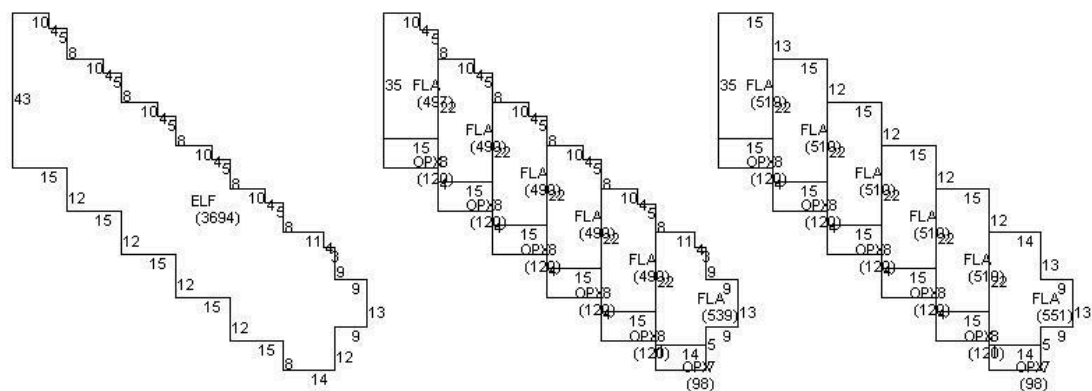
Sketches (click to enlarge)

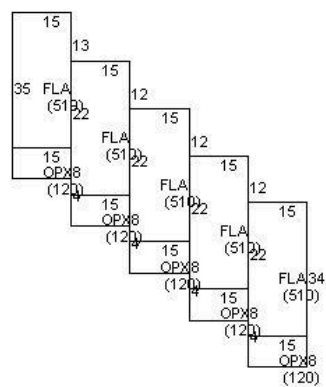


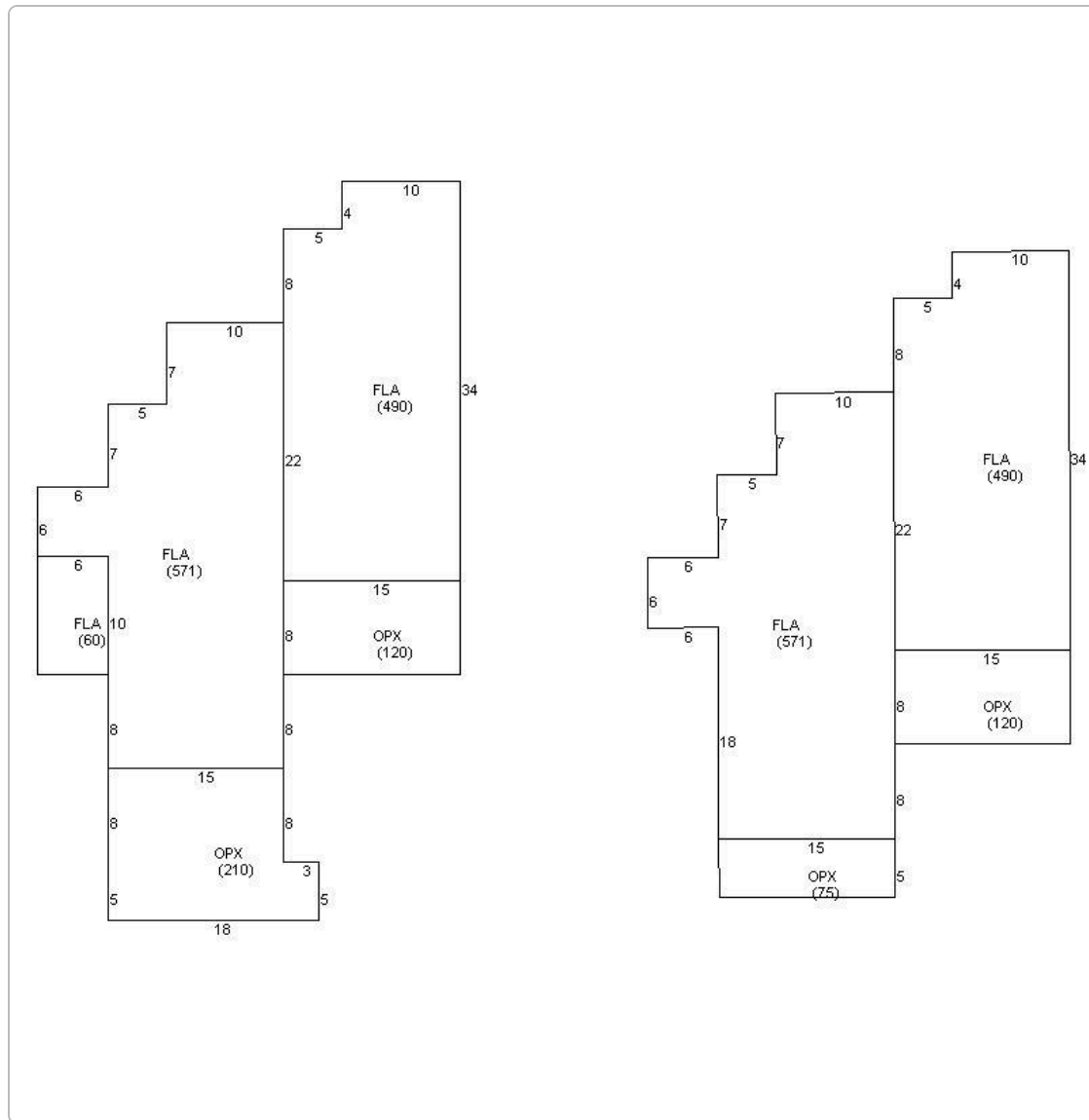












Photos



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Jess@SmithHawks.com
Brandi@SmithHawks.com

UPLOADED TO CITYVIEW ePORTAL

July 1, 2025

Jennifer DeBoisbriand, *Planning Director*
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036
Email: PlanningDirector@islamorada.fl.us

**RE: APPLICATION FOR A MAJOR CONDITIONAL USE APPROVAL –
TRANSFERABLE ROGO EXEMPTION TRANSFER – [LAH ISLANDER LLC's]**

Dear Jennifer,

Please allow this correspondence to serve as the background letter in support of our clients, LAH ISLANDER LLC's ("Applicant") application for a Major Conditional Use Approval for the transfer of six (6) lawfully recognized Transferable ROGO exemptions (TRES) ("Application"), in accordance with the Code of Ordinances Islamorada, Village of Islands, Florida ("Code") Section 30-506 from the sender site located at 81450 Overseas Hwy, Upper Matecumbe Key, Village Of Islamorada, Florida 33036, having Monroe County Parcel Identification Number 00404630-000000 ("Sender Site") to a receiver site located at 82100 Overseas Hwy, Upper Matecumbe Key, FL 33036, having Monroe County Parcel Identification Number 00400810-000000 ("Receiver Site") as part of the redevelopment of the Receiver Site pursuant to an amendment to a Major Conditional Use Permit approved by the Village of Islamorada City Council Resolution No. 24-12-140.

I. BACKGROUND INFORMATION:

- | | |
|---|---|
| a. Location: | MM 81/82, Village of Islamorada, Florida |
| b. Address: | 81450 Overseas Hwy, Upper Matecumbe Key, Village of Islamorada, Florida 33036 |
| c. Real Estate (RE) Number: | 00404630-000000 |
| d. Property Owner/Applicant: | LAH ISLANDER LLC |
| e. Total Property Area: | Approximately 1.89 upland acres |
| f. Land Use District: | Tourist Commercial (TC) |
| g. Future Land Use Map (FLUM) Designation: | Mixed Use (MU) |
| h. Flood Zone: | Multiple on site: AE8, AE9, VE 12 |
| i. Existing Uses: | Motel/Hotel |

- j. **Community Character of Immediate Vicinity:** Adjacent land uses include residential; vacant land; and commercial.

II. **SENDER SITE**

The Sender Site is located is located 81450 OVERSEAS Hwy, UPPER MATECUMBE KEY, Village of Islamorada, Florida 33036, at approximate mile marker 82. Site Boundaries are shown on the Bayside Survey uploaded simultaneously with the Application. The Sender Site has a Land Use District designation of Tourist Commercial (“TC”) and a Future Land Use Map (FLUM) designation of Mixed use (“MU”). The Sender Site has a gross acreage of approximately 2.87 acres, consisting of approximately 1.89 acres of upland and 0.98 acres of submerged land.

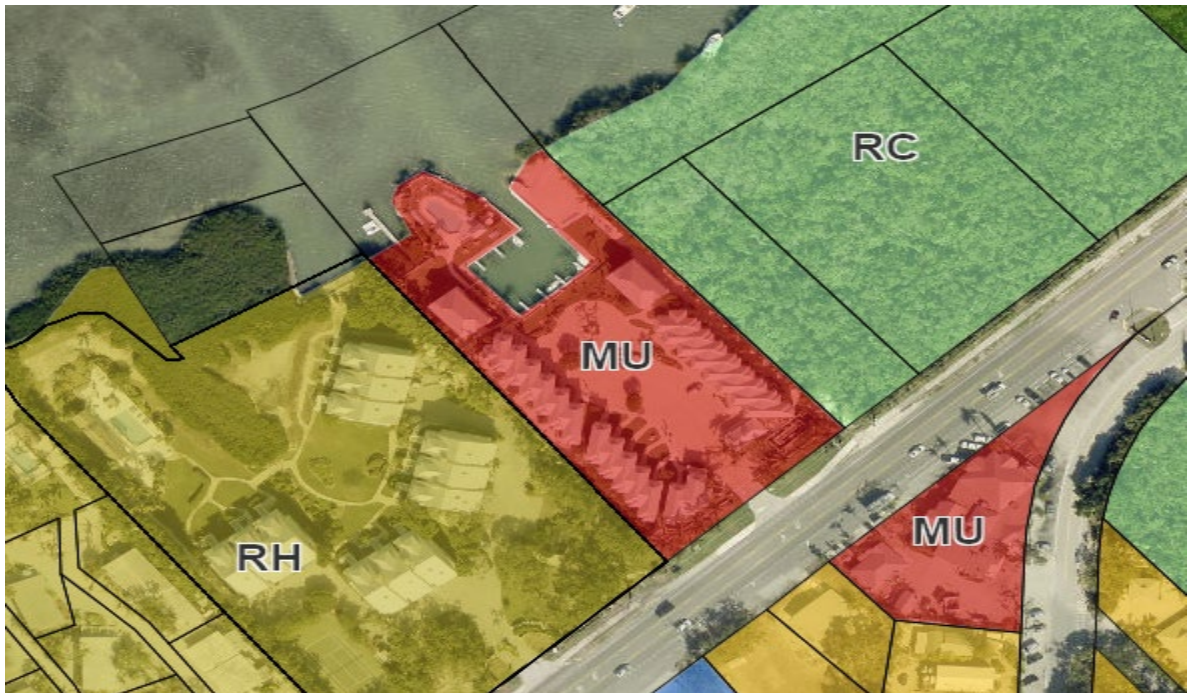


Existing land use on the Sender Site consists of a mix of uses including but not limited to hotels, commercial retail, office space, residential uses, and restaurants.

- a. Zoning: RE: 00404630-000000 (Tourist Commercial):



- b. FLUM: RE: 00404630-000000 (Mixed Use):



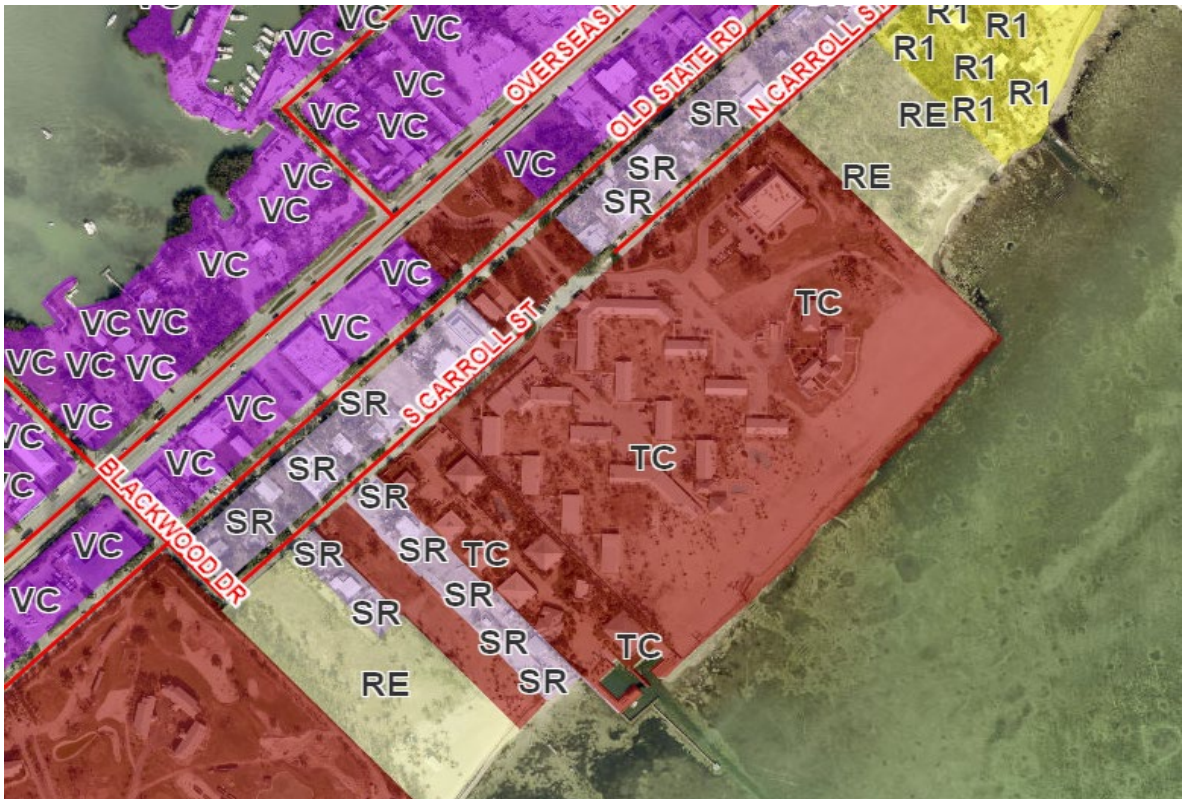
III. RECEIVER SITE

The Receiver Site is located at 82100 Overseas Highway Village of Islamorada, Florida 33036, at approximate mile marker 82 (Atlantic side of U.S. 1). Site Boundaries are shown on the Islander survey uploaded simultaneously with the Application.

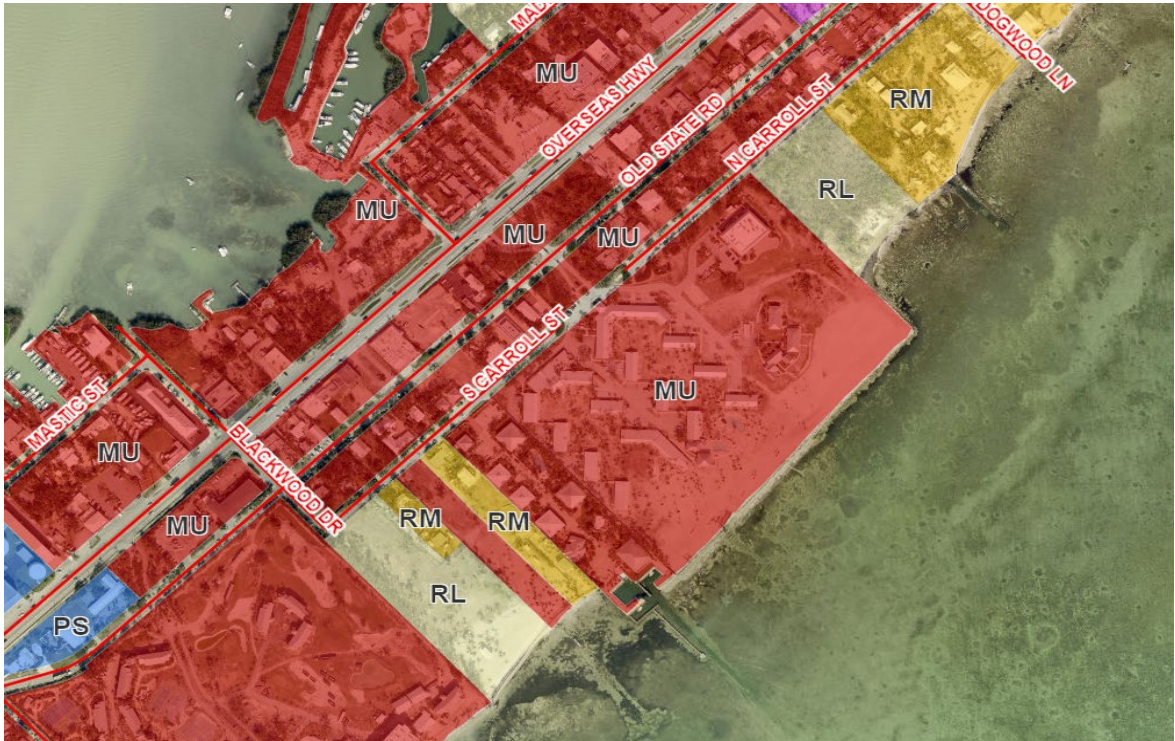
The Receiver Site has a Land Use District designation of Tourist Commercial (“TC”) and Settlers Residential (SR) and a Future Land Use Map (FLUM) designation of Mixed use (“MU”). The Receiver Site has a gross acreage of approximately 50.55 acres, consisting of approximately 22.08 acres of upland and 28.48 acres of submerged land.

The Receiver Site is a resort hotel with amenities including meeting facilities; 1,100 feet of white coral sand beach; a lighted fishing pier; two (2) heated pools; shuffleboard; volleyball; and coin operated laundry facilities. The Receiver Site is developed as a hotel and contains a 15,336 sf, museum, and conference center.

- a. Zoning: RE: 00404630-000000 (Tourist Commercial):



b. FLUM: RE: 00404630-000000 (Mixed Use):



The Receiver Site has received approval for redevelopment pursuant to the Major Conditional Use Permit approved by the Village of Islamorada City Council Resolution No. 24-12-140 (the “MCUP”). Pursuant to the MCUP, the Receiver Site is approved for the construction of fifty-six (56) additional hotel units and is in compliance with all required Village Code provisions relating to the approved development. The Village of Islamorada Village Council approved the transfer of fifty (50) hotel/motel units from the real property located at 90611, 90655, 90691, and 90701 Old State Highway, Tavernier, Florida to the Receiver Site, pursuant to Village of Islamorada City Council Resolution 24-12-142. This Application is to transfer the remaining six (6) hotel/motel units, from the Sender Site to the Receiver Site, contemplated under the approved MCUP.

Pursuant to the MCUP, the Receiver Site has sufficient density to receive the six (6) hotel/motel units, and the approved development of the fifty-six (56) hotel/motel units is compliant with all required Village code.

IV. RELEVANT PRIOR CITY ACTIONS

Receiver Site:

- a. On January 9, 2001, the Village Council of Islamorada granted with conditions a waiver from the commercial moratorium imposed by the Village Ordinance to apply for conditional use approval for development at the Receiver Site (Resolution No. 01-05-31).

- b. On July 26, 2001, the Village Planning Commission approved Resolution No. 01-07-60 granting S&H, Inc. a Major Conditional Use Approval with conditions for development at the Receiver Site.
- c. On June 25, 2002, the Village Council approved Resolution No. 02-05-29 granting S&H Inc. an amendment to major conditional use approval for deleting the previously approved thirty (30) transient units to be transferred from Sunset Inn; deleting the previously approved transfer of 11,252 sf of commercial square footage from Sunset Inn; removing three (3) affordable housing units; remodeling existing development; replacing six (6) existing transient units; and reconfiguring existing commercial square footage to accommodate both a beach/pool restaurant/bar facility and a small retail shop approximately 262 sf in area.
- d. On September 9, 2011, the Village Council approved Resolution No. 11-06-33 granting H&C Islander Resort, LLC an amendment to major conditional use to allow for the construction of a museum and conference center and required affordable residential dwelling units on property located at 82100 Overseas Hwy.
- e. On June 23, 2011, the Village Council executed Resolution No. 11-06-34 approving an affordable housing mitigation agreement with H&C Islander Resort, LLC; authorizing the appropriate Village Officials to execute the affordable housing mitigation agreement and to take all actions necessary to implement the terms and conditions of the affordable housing mitigation agreement.
- f. On April 25, 2013, the Village Council granted Resolution No. 13-04-18 approving the first amendment to an affordable housing mitigation agreement with H&C Islander Resort, LLC, authorizing the appropriate Village Officials to execute the affordable housing mitigation agreement and to take all actions necessary to implement the terms and conditions of the affordable housing mitigation agreement.
- g. On December 12, 2024, the Village Council granted Resolution No. 24-12-140 approving an amendment to a Major Conditional Use Approval for the expansion of the existing hotel for property located at 82100 and 81998 Overseas Highway within the TC district.
- h. On December 12, 2025, the Village Council granted Resolution No. 24-12-142 approving the transfer of fifty (50) development rights from the property located at 90611, 90655, 90691 and 90701 Old Highway in Tavernier with Real Estate numbers 00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000 to property located at 82100 and 81998 Overseas Highway with real estate number 00400810-000000.

Sender Site:

- i. On March 24, 2005, the Planning Director granted with conditions a site plan approval (SP 05-04) approving the redevelopment of a 25 Room Hotel, by redeveloping a portion of the existing 31 transient motel units and accessory structures in the Tourist Commercial (TC) Zoning District.
- j. The Site Plan Approval References a Site Plan Approved that is stamped and dated March 25, 2005. The Site Plan approval table lists 26 units as follows:
 1. 19 A units consisting of 2-bedroom 1.5-bathroom, 4 B units consisting of 2-bedroom 2-bathroom, 2 C units consisting of 2-bedroom 1.5 bathroom and 1 D unit consisting of 2 bedroom 2 baths. The site plan depicts 25 units consisting of the A, B and C units. There appears to be no D unit on the site plan. The height data table only provides for 25 units, missing 1 C unit.

V. TRANSFER REQUEST:

The Applicant is requesting the transfer of six (6) Transferable Development Rights from the Sender Site to the Receiver Site pursuant to Village of Islamorada Code of Ordinance Section. The Sender Site is located at 81450 OVERSEAS Hwy, UPPER MATECUMBE KEY, Village of Islamorada, Florida 33036, at approximate mile marker 82. Site Boundaries are shown on the Bayside Survey included with the application package. The Sender Site has a Property Land Use District designation of Tourist Commercial (“TC”) and a Future Land Use Map (FLUM) designation of Mixed use (“MU”). The Sender Site has a gross acreage of approximately 2.87 acres, consisting of approximately 1.89 acres of upland and 0.98 acres of submerged land.

The Sender Site is legally recognized as having 31 transient hotel/motel units that was redeveloped as twenty-five (25) 2-bedroom hotel rooms serving as dwelling units. Section 30-506 of the LDRs permits the transfer of 5 or more hotel/motel units with the use of a major conditional use approval.

On March 24, 2005, the Planning Director, granted with conditions a site plan approval (SP 05-04) approving the redevelopment of a 25 Room Hotel, by redeveloping a portion of the existing 31 transient motel units and accessory structures in the Tourist Commercial (TC) Zoning District (“Site Plan Approval”).

The Site Plan Approval contains an approved Site Plan that is stamped and dated March 25, 2005. The Site Plan Approval table lists 26 units as follows:

1. 19 A units consisting of 2-bedroom 1.5-bathroom, 4 B units consisting of 2-bedroom 2-bathroom, 2 C units consisting of 2-bedroom 1.5 bathroom and 1 D unit consisting of 2 bedroom 2 baths.
2. The site plan depicts 25 units consisting of the A, B and C units. There appears to be no D unit on the site plan. The height data table only provides 25 units, missing 1 C unit.

The following Density analysis will be for the Property:

Upland Acres = 1.89 acres

Buildable Acres = 1.512 acres (Upland acres x 0.8)

	<u>Number of Units or SF</u>	<u>Allocated</u>	<u>Max Net per Buildable Acre</u>	<u>Intensity</u>	<u>Square Feet</u>	<u>Percent Used</u>
Residential	31	11.34	18.144			170%
Non-Residential				25%		
Office Building	408					
Pool Pavilion	61					
Beach hut	510					
Total	2,050				20,582.1	9.9%

The Sender Site is currently nonconforming as to density pursuant to the LDRs. However, pursuant to Comp. Plan policy 1-2.2.4 and the LDRs, even though it is non-conforming as to Density, it is legally permitted to redevelop, repair, or replace the same density, provided the development is brought into compliance with all other code. Comp. Plan Policy 1.-2.2.4 specifically provides: “Legally permitted uses that exceed the density requirements of the Future Land Use Map category and the Land Development Regulations, and the structure in which the use is located is damaged, destroyed or redeveloped so as to require substantial improvement, may be repaired, replaced or restored to the same density, provided that the development is brought into compliance with all other applicable codes and regulations. The Land Development Regulations shall provide a process by which the Director of Planning and Development Services may consider a reduction of any of the applicable regulations upon a finding that the reduction is consistent with the intent of the Plan. Uses that are non-conforming as to density may be expanded as long as the non-conformity is not further increased and the expansion is consistent with all other applicable codes and regulations”.

Pursuant to the Site Plan Approval, the Sender Site was redeveloped utilizing twenty-five (25) of the recognized thirty-one (31) transient motel units. The Site Plan Approval approved the redevelopment of the Sender Site pursuant to Comp. Plan Policy 1-2.2.4, which permits Legally permitted uses that exceed the density requirements of the Future Land Use Map category and the Land Development Regulations, and the structure in which the use is located is damaged, destroyed or redeveloped so as to require substantial improvement, may be repaired, replaced or restored **to the same density**, provided that the development is brought into compliance with all other applicable codes and regulations. The Site Plan Approval approved the redevelopment utilizing twenty-five (25) of the recognized non-conforming transient units into two story two (2) bedroom and up to two (2) bathroom hotel units, leaving six (6) lawfully recognized transient motel units associated with the Sender Site, which can be redeveloped on site or transferred off-site pursuant to the requirements of the LDR.

Jennifer DeBoisbriand, *Planning Director*
Major Conditional Use Approval – TRE Transfer
July 1, 2025
Page 9 of 9

VI. TRANSFER REQUEST:

Based on the above, the Applicant is requesting the transfer of the six (6) remaining transient motel units from the Sender site to the Receiver Site.


If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,



Jess Miles Goodall

BWS/JG/bg

	MASSEY-RICHARDS
	PH
	Section 32, Townsh
	Upper Matecumbe Key

Drawing No.: 16669

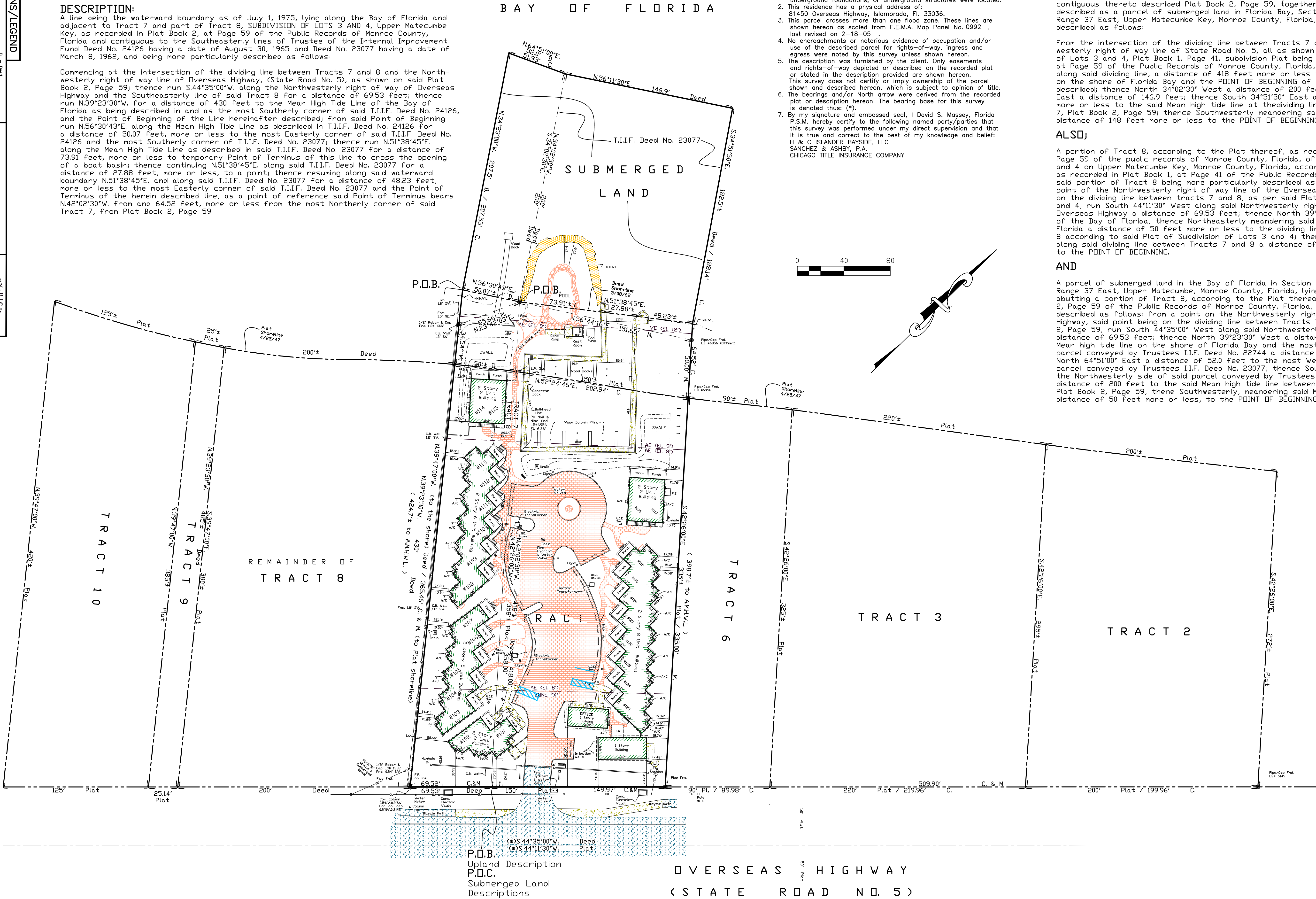
BOX 619, - TAVERNIER, FL. 33070

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. Mossey, P.S.M., # 51725

A line being the waterward boundary as of July 1, 1975, lying along the Bay of Florida and adjacent to Tract 7 and part of Tract 8, SUBDIVISION OF LOTS 3 AND 4, Upper Matecumbe Key, as recorded in Plat Book 2, at Page 59 of the Public Records of Monroe County, Florida and contiguous to the Southeasterly lines of Trustee of the Internal Improvement Fund Deed No. 24126 having a date of August 30, 1965 and Deed No. 23077 having a date of March 8, 1962, and being more particularly described as follows:

Commencing at the intersection of the dividing line between Tracts 7 and 8 and the Northwesterly right of way line of Overseas Highway, (State Road No. 5), as shown on said Plat Book 2, Page 59; thence run S.44°35'00"W. along the Northwestern right of way of Overseas Highway and the Southeastely line of said Tract 8 for a distance of 69.53 feet; thence run N.39°23'30"W. for a distance of 430 feet to the Mean High Tide Line of the Bay of Florida as being described in and as the most Southerly corner of said T.I.I.F. Deed No. 24126, and the Point of Beginning of the Line hereinafter described; and said Point of Beginning run N.56°30'43"E. along the Mean High Tide Line as described in T.I.I.F. Deed No. 24126 for a distance of 50.07 feet, more or less to the most Easterly corner of said T.I.I.F. Deed No. 24126 and the most Southerly corner of said T.I.I.F. Deed No. 23077; thence run N.51°38'45"E. along the Mean High Tide Line as described in said T.I.I.F. Deed No. 23077 for a distance of 73.91 feet, more or less to temporary Point of Terminus of this line to cross the opening of a boat basin; thence continuing N.51°38'45"E. along said T.I.I.F. Deed No. 23077 for a distance of 27.88 feet, more or less, to a point; thence resuming along said waterway boundary N.51°38'45"E. and along said T.I.I.F. Deed No. 23077 for a distance of 48.23 feet, more or less to the most Easterly corner of said T.I.I.F. Deed No. 23077 and the Point of Terminus of the herein described line, as a point of reference said Point of Terminus bears N.42°02'30"W. from and 64.52 feet, more or less from the most Northerly corner of said Tract 7, from Plat Book 2, Page 59.



1. This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
2. This residence has been improved with a new roof. The address is 81450 Overseas Highway, Islamorada, FL 33036.
3. This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel No. 0992 ,
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. No other encroachment or other adverse claim, only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon.
6. This survey does not certify or imply ownership of the parcel.
7. The description of the subject is subject to opinion of title.
8. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*)
9. By the signature and embossed seal, I David S. Massey, Florida P.S.M. hereby certify to the following named party/parties that this survey was performed under my direct supervision and that it is true and correct to the best of my knowledge and belief:
10. H & J ISLANDER BAYSIDE, LLC
SANCHEZ & ASSOCIATES, P.A.
CHICAGO TITLE INSURANCE COMPANY

Tract 7, according to the Subdivision of Lots 3 and 4, Upper Matecumbe Key, according to the Plat thereof, as recorded in Plat Book 2, Page 59, together with baybottom contiguous thereto described Plat Book 2, Page 59, together with baybottom thereto described as a parcel of submerged land in Florida Bay, Section 32, Township 63 South, Range 37 East, Upper Matecumbe Key, Monroe County, Florida, more particularly described as follows:

From the intersection of the dividing line between Tracts 7 and 8, and the Northwesterly right of way line of State Road No. 5, all as shown on Plat of Subdivision of Lots 3 and 4, Plat Book 1, Page 41, subdivision Plat being recorded in Plat Book 2 at Page 59 of the Public Records of Monroe County, Florida, run North 42°02'30" West along said dividing line a distance of 418 feet more or less to the Mean High Tide Line of the Gulf of Mexico, Florida, hereinafter referred to as the MEAN HIGH TIDE LINE; thence North 34°51'50" West a distance of 200 feet; thence North 56°11'30" East a distance of 146.9 feet; thence South 34°51'50" East a distance of 182.5 feet, more or less to the said Mean high tide line at the dividing line between Tracts 6 and 7, Plat Book 2, Page 59; thence Southwesterly meandering said Mean high tide line a distance of 148 feet more or less to the POINT OF BEGINNING.

A portion of Tract 8, according to the Plat thereof, as recorded in Plat Book 2, at Page 59 of the public records of Monroe County, Florida, of a subdivision of Lots 3 and 4 on Upper Matecumbe Key, Monroe County, Florida, according to McDonalds Plat as recorded in Plat Book 2, Page 5 of the Public Records of Monroe County, Florida, and a portion of Tract 7 being more particularly described as follows: Beginning at the Point of the Northwestern right of way line of the Overseas Highway, said point being on the dividing line between tracts 7 and 8, as per said Plat of Subdivision of Lots 3 and 4, run South 44°11'30" West along said Northwestern right of way line of the Overseas Highway a distance of 69.53 feet; thence North 39°47' West to the shore of the Bay of Florida; thence Northeasterly meandering said shore of the Bay of Florida to the intersection of the shore line of the Bay of Florida between Tracts 7 and 8 according to said Plat of Subdivision of Lots 3 and 4; thence South 42°26' East along said dividing line between Tracts 7 and 8 a distance of 358 feet more or less to the POINT OF BEGINNING.

A parcel of submerged land in the Bay of Florida in Section 32, Township 63 South, Range 37 East, Upper Matecumbe, Monroe County, Florida, lying Northwestwesterly of and abutting a portion of Tract 8, according to the Plat thereof recorded in Plat Book 2, Page 59 of the Public Records of Monroe County, Florida, and being more particularly described as follows: Beginning at the POINT OF BEGINNING, thence North 39°23'00" West along the Highway, said point being on the dividing line between Tracts 7 and 8, per said Plat Book 2, Page 59, run South 44°35'00" West along said Northwestwesterly right of way line a distance of 69.53 feet; thence North 39°23'00" West a distance of 430 feet to the Mean high tide line on the shore of Florida Bay and the most Easterly corner of a parcel conveyed by Trustees I.I.F. Deed No. 22744 a distance of 207.5 feet; thence North 64°51'00" East a distance of 520 feet to the most Westerly corner of a parcel conveyed by Trustees I.I.F. Deed No. 23077 thence South 34°02'30" East along the Mean high tide line a distance of 200 feet to the most Easterly corner of a parcel conveyed by Trustees I.I.F. Deed No. 23077 a distance of 200 feet to the said Mean high tide line between Tracts 7 and 8 per said Plat Book 2, Page 59, thence Southwestwesterly, meandering said Mean high tide line a distance of 50 feet more or less, to the POINT OF BEGINNING.

This Instrument Was Prepared By:

Jess Miles Goodall, Esq.
Smith Hawks, PL
138 Simonton Street,
Key West, FL 33040

After Recording Return To:

Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

Sender Site - Parcel Identification Number: 00404630-000000

Receiver Site - Parcel Identification Number: 00400810-000000

_____[Space Above This Line For Recording Data]_____

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

(SENDER SITE)

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (“Declaration”) is made this _____ day of _____ 2025, by **LAH ISLANDER LLC**, a Delaware limited liability company, whose address is 510 Walnut Street, 9th Floor, Philadelphia, Florida 19106 (“Owner”) to and in favor of **LAH ISLANDER LLC**, a Delaware limited liability company, whose principal address is 510 Walnut Street, 9th Floor, Philadelphia, Florida 19106.

R E C I T A L S

1. The Owner holds fee simple title to real property located in Islamorada, Village of Islands (“Village”), Monroe County, Florida, as more particularly legally described as follows:

See Exhibit A (“Property”);

2. The Property consists of approximately 1.89 acres of upland with thirty-one (31) Hotel/Motel development rights, disturbed land, zoned Tourist Commercial (TC).
3. Pursuant to the Village Land Development Regulations, Chapter 30, Article IV, Division 12, and Section 30-506(1)(a), and Chapter 30, Article IV, Division 2, Owner has applied for an off-site Transfer of Development Rights (“TDR”) from the Property to the Receiver Site (as hereinafter described), which off-site transfer consists of six (6) Hotel/Motel units to the Receiver Site located at 82100 Overseas Highway, Upper Matecumbe Key, Florida, and legally described as follows:

See Exhibit B (“Receiver Site”);

4. The Owner has agreed to a TDR in the form of an off-site transfer of six (6) Hotel/Motel Units from the Property to the Receiver Site, which would allow for the development of six (6) Hotel/Motel units as part of the re-development of the existing resort on the Receiver Site;

5. The TDR of six (6) Hotel/Motel Units from the Property to the Receiver Site reduces the remaining units on the Property to twenty-five (25) remaining development rights for the Property; and
6. As a condition of approval of the TDR from the Property to the Receiver Site, and in order to document and restrict the remaining density or acreage on the Property, and as condition for the issuance of permits on the Receiver Site, the Village requires that the Owner execute this Declaration.

NOW, THEREFORE, in order to assure the Village that the representations made by the Owner during the TDR process from the Sender Site to the Receiver Site will be abided by, and as a condition to the issuance of a permit to the Receiver Site, the Owner freely, voluntarily and without duress, hereby declares, covenants, and agrees that the Property shall be held and conveyed subject to the following restrictions, covenants and conditions, which shall run with the Property and be binding upon all persons having any right, title or interest in the Property or any part thereof.

1. **Recitals Adopted.** Each of the above recitals is hereby confirmed and adopted.
2. **Village's Right to Inspect Property.** The Owner hereby acknowledges and agrees that any official Village inspector or duly authorized agent of the Village has the right to enter upon and inspect the use of the Property at any time during normal working hours to determine whether the Owner is in compliance with the conditions of this Declaration.
3. **Covenant Running with the Land.** This Declaration shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the Public Records of Monroe County, Florida. This Declaration shall remain in full force and effect and be binding upon the Owner, and all parties having any right, title or interest in the Property or any part thereof, and their heirs, successors, and assigns, until such time as the same is modified, amended, or released pursuant to paragraph 5 herein below.
4. **Term.** This Declaration shall be binding on the Owner and all subsequent owners of the Property for a period of thirty (30) years from the date this Declaration is recorded, after which time the Declaration shall be extended automatically for successive periods of ten (10) years each.
5. **Modification, Amendment Release.** This Declaration may only be modified, amended, or released by a written instrument executed by the Director of the Village's Planning and Development Services Department, or his/her designee.
6. **Enforcement.** This Declaration may be enforced by the Village against any party or person violating, or attempting to violate, any of the covenants and restrictions contained herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, reasonable attorneys' fees and costs as well as attorneys' fees and cost incurred in enforcing this

prevailing parties' attorneys' fees provision. This enforcement provision shall be in addition to any other remedies available at law or in equity.

7. **Authorization for Village to Withhold Permits and Inspections.** If the terms of this Declaration are not being complied with, in addition to any other remedies available at law or in equity, the Village is hereby authorized to withhold any permits regarding the Property or any portion thereof, and to refuse to make any inspections or grant any approvals for the Property or any portion thereof, until such time as the Owner is in compliance with the covenants of this Declaration.
8. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges. The Owner or the Village shall be entitled to pursue all actions at law or in equity including, but not limited to, injunctive relief.
9. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

**[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK -
SIGNATURE PAGE TO FOLLOW]**

Signed, witnessed, executed, and acknowledged on this day of _____, 2025.

Signed, Sealed and Delivered in
the presence of:

WITNESSES:

OWNER:

LAH ISLANDER, LLC,
a Delaware limited liability company

Witness Name: _____
Address: _____

By: _____
Name: _____
Title: _____
Address: _____

Witness Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this _____ day of _____, 2025, by _____,
as _____ for LAH ISLANDER, LLC, a Delaware limited liability company,
who is ☐ personally known to me or ☐ produced _____ as Identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

Legal Description of Sender Site

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

Beginning at the intersection of the dividing line between Tracts 6 and 7, as recorded in Plat Book 2, Page 59 of the Monroe County Records with the northwest right-of-way of Overseas Highway and a 1" iron pipe; thence South 44°35'00" West, along said northwest right-of-way of Overseas Highway, passing through a 5/8" iron rebar at a distance of 150.03 feet, a total distance of 219.51 feet to a 1/2" iron rebar; thence North 39°31'11" West, passing through a 1/2" rebar at a distance of 401.67 feet, a total distance of 430.00 feet to a 5/8" iron rebar with cap stamped 'PSM 7351' set; thence North 34°30'41" West, passing through a a distance of 207.55 feet; thence North 64°43'19" East, a distance of 51.93 feet; thence North 56°09'26" East, a distance of 149.35 feet; thence South 34°45'49" East, a distance of 188.14 feet to a 5/8" iron rebar with cap stamped 'PSM 7351' set; thence South 41°56'29" East, passing through a 2" iron pipe at a distance of 16.79 feet, and passing through a 1/2" iron rebar at an additional distance of 46.93 feet, a total distance of 399.52 feet to the Point of Beginning.

EXHIBIT B

Legal Description of Receiver Site

A PARCEL OF LAND AND SUBMERGED LAND IN A PART OF SECTION 32, TOWNSHIP 63 SOUTH, RANGE 37 EAST, UPPER MATECUMBE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN TRACTS 6 AND 7, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HIGHWAY (STATE ROAD NO. 5), AS SHOWN ON PLAT OF SUBDIVISION OF LOTS 3 AND 4, UPPER MATECUMBE KEY, RECORDED IN PLAT BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTH 44° 35' 00" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HIGHWAY AND THE SOUTHEASTERLY LINES OF TRACTS 7 AND 8 FOR A DISTANCE OF 219.53 FEET; THENCE RUN NORTH 39° 23' 30" WEST FOR A DISTANCE OF 430 FEET MORE OR LESS TO THE MEAN HIGH TIDE LINE OF THE BAY OF FLORIDA AND THE MOST SOUTHERLY CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 24126; THENCE RUN NORTH 34° 23' 00" WEST FOR A DISTANCE OF 207.55 FEET TO THE MOST WESTERLY CORNER OF SAID T.I.I.F. DEED NO. 24126; THENCE RUN NORTH 64° 51' 00" EAST FOR A DISTANCE OF 51.93 FEET TO THE MOST NORTHERLY CORNER OF SAID T.I.I.F. DEED NO. 24126 AND THE MOST WESTERLY CORNER OF T.I.I.F. DEED NO. 23077; THENCE RUN NORTH 56° 11' 30" EAST FOR A DISTANCE OF 146.9 FEET TO THE MOST NORTHERLY CORNER OF SAID T.I.I.F. DEED NO. 23077; THENCE RUN SOUTH 34° 51' 50" EAST ALONG THE NORTHEASTERLY LINE OF SAID T.I.I.F. DEED NO. 23077 FOR A DISTANCE OF 188.14 FEET TO A POINT ON THE MEAN HIGH TIDE LINE OF THE BAY OF FLORIDA AND THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID TRACT 7; THENCE RUN SOUTH 42° 02' 30" EAST ALONG THE NORTHWESTERLY PROJECTION OF AND ALONG THE NORTHEASTERLY LINE OF SAID TRACT 7 FOR A DISTANCE OF 399.52 FEET MORE OR LESS BACK TO THE POINT OF BEGINNING.



Islamorada, Village of Islands Planning & Development Services

86800 Overseas Highway, Islamorada, FL 3303

T: 305-664-6400, F: 305-664-6467

Application for Transfer of Development Rights

Pursuant to Code Chapter 30, Article IV, Division 12

Application Type: Nonresidential Floor Area	Fee	Deposit*	Total Fee
<input type="checkbox"/> Transfer of 4,999 square feet of nonresidential floor area or less:	\$1,500	\$500	\$2,000
<input type="checkbox"/> Transfer of 5,000 square feet of nonresidential floor area or more:	\$2,500	\$500	\$3,000

Application Type: Residential dwelling units and density or hotel/motel units	Fee	Deposit	Total Fee
<input type="checkbox"/> Transfer of four or less dwelling units or hotel/motel units:	\$1,500	\$500	\$2,000
<input checked="" type="checkbox"/> Transfer of five or more dwelling units or hotel/motel units:	\$2,500	\$500	\$3,000

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

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review.

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: Smith Hawks, PL - Barton W. Smith/Jess Miles Goodall

Mailing Address: 138 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 296 7227 Office: 305 296 7227 Fax: N/A

Email: Bart@SmithHawks.com/Jess@SmithHawks.com/Brandi@SmithHawks.com

Sender Site Property Owner: If multiple sender sites, please provide details of such on separate page.

Name: LAH ISLANDER LLC

Mailing Address: c/o Agent

City: c/o Agent State: c/o Agent Zip: c/o Agent

Home/Mobile Phone: c/o Agent Office: c/o Agent Fax: c/o Agent

Email: c/o Agent

Sender Site Legal Description: If in metes and bounds, attach legal description on separate page.

Physical Address: 81450 OVERSEAS Hwy, UPPER MATECUMBE KEY Mile Marker: 81

Lot: _____ Block: _____ Subdivision: _____

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

Real Estate (RE) Number: 00404630-000000 Alternate Key: 1496880

Zoning District: Tourist Commercial (TC)

Future Land Use Category: Mixed Use (MU)

Total Land Area: 82,328.4

Square Feet 1.89 acres of upland acres

Proposed TDR Sender Site:	Existing Development Rights	Proposed Transfer to Receiver Site(s)	Remaining Development Rights
Amount of nonresidential floor are in square feet (SF):			
Number of residential Market Rate dwelling units:			
Number of residential Affordable dwelling units:			
Amount of residential density in acres (AC):			
Number of hotel/motel units:	31	6	25

Receiver Site Property Owner: If multiple sender sites, please provide details of such on separate page.

Name: LAH ISLANDER LLC

Mailing Address: 510 Walnut St

City: Philadelphia State: PA Zip: 19106

Home/Mobile Phone: c/o Agent Office: c/o Agent Fax: c/o Agent

Email: c/o Agent

Receiver Site Legal Description: If in metes and bounds, attach legal description on separate page.

Physical Address: 82100 OVERSEAS Hwy, UPPER MATECUMBE KEY Mile Marker: 82

Lot: _____ Block: _____ Subdivision: _____

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

Real Estate (RE) Number: 00400810-000000 Alternate Key: 1493112

Zoning District: Tourist Commercial (TC) Future Land Use Category: Mixed Use (MU)

Total Land Area: 2,419,758 Square Feet 55.55 acres

Please submit the following documents for all applications:

☒ **Correct application fee:** Check or money order made payable to "Islamorada, Village of Islands".

☒ **Notarized agent authorization letter** from all owners of sender and receiver sites.

☒ **Proof of ownership** of sender and receiver sites (i.e. warranty deeds).

☒ **Signed and sealed survey** prepared by a Florida registered surveyor.

N/A **Vegetation survey and/or a habitat analysis** prepared by a qualified biologist of all sites.

☒ **Declaration of Covenants, Conditions and Restrictions** on the sender site indicating the recorded amount of nonresidential floor area, residential dwelling units or hotel/motel units remaining.

N/A **Grant of Conservation Easement Agreement** on the sender site prohibiting any future development on all hammock areas of the property.

N/A **Restoration plan** prepared by a qualified biologist in accordance with Code Section 30-1615.

If deemed necessary to complete a full review of the application, the Planning & Development Services Department reserve 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 or Agent: [Signature] Date: 07/01/2025
Print Name: Jess Miles Goodall

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of ☒ physical appearance or ☐ online notarization, this 1st day of July, 2025, by Jess Miles Goodall (name of person signing the application) as Agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for LAT ISLANDER LLC (name of entity or party on behalf of whom application was executed).

[Signature]
Signature of Notary Public –State of Florida

SEAL: 
Type of ID: N/A

☒ Personally Known ☐ Produced Identification

Prepared By:

Akerman LLP
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131
Attn: Jennifer Kramer

After Recording, Return To:

LAH Islander LLC
510 Walnut Street, 9th Floor
Philadelphia, PA 19106
Attn: Shawn Tuli and Legal Department

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of January 28, 2021, by **H&C ISLANDER RESORT LLC**, a Florida limited liability company, whose address is 4119 Massard Road, Fort Smith, Arkansas, 72903 ("**Grantor**"), to **LAH ISLANDER LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 510 Walnut Street, 19th Floor, Philadelphia, Pennsylvania 19106. (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns.)

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, remised, released and quitclaimed, and by these presents does grant, remise, release and quitclaim, to Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida (the "**Property**"), to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART
HEREOF.**

TO HAVE AND TO HOLD the Property with all and singular the rights, tenements, hereditaments, easements, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its heirs, successors and assigns forever.

Grantee, by the acceptance of this Quitclaim Deed, acknowledges that in giving this Quitclaim Deed that Grantor makes no representations or warranties, expressed or implied, with


respect to title to the Property, which is being conveyed subject to (a) any and all easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same, (b) all real estate taxes and all assessments for the year 2021 and subsequent years, which are not yet due and payable and (c) all zoning ordinances and other municipal, state and Federal laws as may be applicable.


[Signatures on Next Page]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESSES:


Printed Name: Jamie Gough


Printed Name: Kelli Peters

GRANTOR:

H&C ISLANDER RESORT LLC,
a Florida limited liability company

By: 
Name: Leslie Kimes
Title: Authorized Signatory

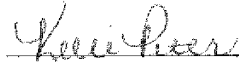
STATE OF ARKANSAS)

COUNTY OF SEBASTIAN)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2021, by Leslie Kimes, as Authorized Signatory of H&C ISLANDER RESORT LLC, a Florida limited liability company, on behalf of the limited liability company.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____


(Signature of Notary Public)
Kelli Peters
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 04/01/2028

Affix Notary SEAL

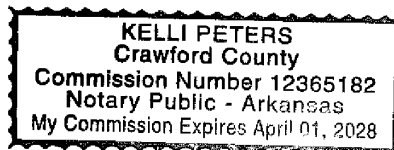


EXHIBIT A

LEGAL DESCRIPTION

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

TRACT 1:

Beginning at the southwest corner of Lot 8, Square 9, Stratton's Subdivision, as recorded in Plat Book 2, Page 38 of Monroe County Records and the northwest right-of-way of Carroll Street and a 5/8" iron rebar with cap stamped 'LS 1332'; thence North 43°50'45" West, a distance of 150.00 feet to the southeast right-of-way of Old State Road and a mag nail with tag stamped 'MRSM'; thence North 45°41'00" East, along said southeast right-of-way of Old State Road, a distance of 100.01 feet to a 1/2" iron rebar; thence South 43°50'45" East, a distance of 150.00 feet to said northwest right-of-way of Carroll Street and a 5/8" iron rebar with cap stamped 'PSM 7351' set; thence South 45°41'00" West, along said northwest right-of-way of Carroll Street, a distance of 100.01 feet to the Point of Beginning.

TRACT 2:

PARCEL A:

Beginning at the southwest corner of Lot 10, Square 8, Stratton's Subdivision, as recorded in Plat Book 2, Page 38 of Monroe County Records and the northwest right-of-way of Old State Road and a 1" iron pipe; thence North 43°50'45" West, a distance of 167.46 feet to the southeast right-of-way of Overseas Highway and a 1/2" iron rebar; thence North 45°41'00" East, along said southeast right-of-way of Overseas Highway, passing through a mag nail with tag stamped 'FDOT ROW' at a distance of 124.34 feet, a total distance of 300.03 feet to a 1" iron pipe; thence South 43°50'45" East, a distance of 167.46 feet to said northwest right-of-way of Old State Road and a 1" iron pipe; thence South 45°41'00" West, along said northwest right-of-way of Old State Road, a distance of 300.03 feet to the Point of Beginning.

PARCEL B:

Beginning at the southwest corner of Lot 11, Square 9, Stratton's Subdivision, as recorded in Plat Book 2, Page 38 of Monroe County Records and the northwest right-of-way of Carroll Street and a 5/8" iron rebar with cap stamped 'PSM 7351' set; thence North 43°50'45" West, a distance of 150.00 feet to the southeast right-of-way of Old State Road and 5/8" iron rebar with cap stamped 'PSM 7351' set; thence North 45°41'00" East, along said southeast right-of-way of Old State Road, a distance of 200.03 feet to a 5/8" iron rebar with cap stamped 'LB 24'; thence South 43°50'45" East, a distance of 150.00 feet to said northwest right-of-way of Carroll Street and a 1" iron pipe; thence South 45°41'00" West, along said northwest right-of-way of Carroll Street, a distance of 200.03 feet to the Point of Beginning.

PARCEL C:

Beginning at the northeast corner of Lot 9, Square 10, Stratton's Subdivision, as recorded in Plat Book 2, Page 38 of Monroe County Records and the southeast right-of-way of Carroll Street and a mag nail; thence South 43°50'45" East, passing through mag nail on stone at a distance of 150.48 feet, a total distance of 485.00 feet to a 1" iron pipe; thence South 43°50'45" East, a distance of 204.04 feet; thence South 43°50'45" East, a distance of 289.00 feet; thence South 46°09'15" West, a distance of 499.96 feet; thence South 43°50'45" East, a distance of 1720.53 feet; thence South 46°09'15" West, a distance of 600.00 feet; thence North 43°50'45" West, a distance of 2016.46 feet; thence North 43°50'45" West, a distance of 2016.46 feet to said southeast right-of-way of Carroll Street and a 5/8" iron rebar with cap stamped 'PSM 7351' set; thence North 45°41'00" East, along said southeast right-of-way of Carroll Street, passing through a 1/2" iron rebar with cap stamped 'DMLSI LB6956' at a distance of 600.00 feet, a total distance of 1100.00 feet to the Point of Beginning and containing.

PARCEL D:

Beginning at the southwest corner of Lot 4, Square 9, Stratton's Subdivision, as recorded in Plat Book 2, Page 38 of Monroe County Records and the northwest right-of-way of Carroll Street, from which point a 2" iron pipe bears South 22°30'28" East, a distance of 1.64 feet; thence North 43°50'45" West, a distance of 150.00 feet to the southeast right-of-way of Old State Road and a 2" iron pipe; thence North 45°41'00" East, along said southeast right-of-way of Old State Road, a distance of 100.01 feet to point, from which a 2" iron pipe bears South 74°52'12" East, a distance of 1.29 feet; thence South 43°50'45" East, a distance of 150.00 feet to said northwest right-of-way of Carroll Street from which point a 5/8" iron rebar with cap stamped 'LB24' bears North 76°35'16" West, a distance of 0.81 feet; thence South 45°41'00" West, along said northwest right-of-way of Carroll Street, a distance of 100.01 feet to the Point of Beginning.

Prepared By:

Akerman LLP
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131
Attn: Jennifer Kramer

After Recording, Return To:

LAH Islander LLC
510 Walnut Street, 9th Floor
Philadelphia, PA 19106
Attn: Shawn Tuli and Legal Department

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of January 28, 2021, by **H&C ISLANDER BAYSIDE, LLC**, a Florida limited liability company, whose address is 4119 Massard Road, Fort Smith, Arkansas, 72903 ("**Grantor**"), to **LAH ISLANDER LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 510 Walnut Street, 9th Floor, Philadelphia, Pennsylvania 19106. (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns.)

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, remised, released and quitclaimed, and by these presents does grant, remise, release and quitclaim, to Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida (the "**Property**"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the Property with all and singular the rights, tenements, hereditaments, easements, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its heirs, successors and assigns forever.

Grantee, by the acceptance of this Quitclaim Deed, acknowledges that in giving this Quitclaim Deed that Grantor makes no representations or warranties, expressed or implied, with

respect to title to the Property, which is being conveyed subject to (a) any and all easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same, (b) all real estate taxes and all assessments for the year 2021 and subsequent years, which are not yet due and payable and (c) all zoning ordinances and other municipal, state and Federal laws as may be applicable.

[Signatures on Next Page]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Jamie Gough
Printed Name: Jamie Gough

Kelli Peters
Printed Name: Kelli Peters

GRANTOR:

H&C ISLANDER BAYSIDE, LLC,
a Florida limited liability company

By: Leslie Kimes
Name: Leslie Kimes
Title: Authorized Signatory

STATE OF ARKANSAS)

COUNTY OF SEBASTIAN)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2021, by Leslie Kimes, as Authorized Signatory of H&C ISLANDER BAYSIDE, LLC, a Florida limited liability company, on behalf of the limited liability company.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

Kelli Peters
(Signature of Notary Public)

Kelli Peters
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 04-01-2028

Affix Notary SEAL

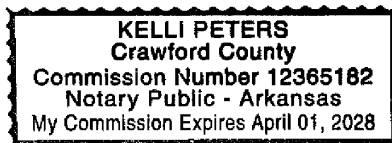


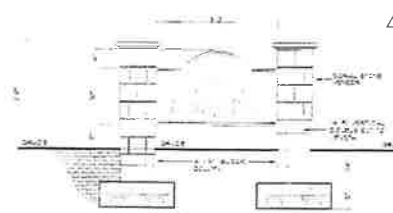
EXHIBIT A

LEGAL DESCRIPTION

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

Beginning at the intersection of the dividing line between Tracts 6 and 7, as recorded in Plat Book 2, Page 59 of the Monroe County Records with the northwest right-of-way of Overseas Highway and a 1" iron pipe; thence South 44°35'00" West, along said northwest right-of-way of Overseas Highway, passing through a 5/8" iron rebar at a distance of 150.03 feet, a total distance of 219.51 feet to a 1/2" iron rebar; thence North 39°31'11" West, passing through a 1/2" rebar at a distance of 401.67 feet, a total distance of 430.00 feet to a 5/8" iron rebar with cap stamped 'PSM 7351' set; thence North 34°30'41" West, passing through a a distance of 207.55 feet; thence North 64°43'19" East, a distance of 51.93 feet; thence North 56°09'26" East, a distance of 149.35 feet; thence South 34°45'49" East, a distance of 188.14 feet to a 5/8" iron rebar with cap stamped 'PSM 7351' set; thence South 41°56'29" East, passing through a 2" iron pipe at a distance of 16.79 feet, and passing through a 1/2" iron rebar at an additional distance of 46.93 feet, a total distance of 399.52 feet to the Point of Beginning.

1. NAME OF THE PERSON: [REDACTED] 2. DATE OF BIRTH: [REDACTED] 3. PLACE OF BIRTH: [REDACTED] 4. OCCUPATION: [REDACTED] 5. ADDRESS: [REDACTED] 6. PHONE NUMBER: [REDACTED] 7. EDUCATION: [REDACTED] 8. RELIGION: [REDACTED] 9. POLITICAL AFFILIATION: [REDACTED] 10. OTHER INFORMATION: [REDACTED]

[illegible]

1. RATIONALE OF REASONS APPLIED

2. CONVERTED "WORTHLESS" BUILDING TO "FINANCIAL DISTRESS"

3. CORRELATED SIZE OF PARKING LANDSCAPE PER

4. REMOVED PLANTS AROUND PER

5. REFINISHED "LAWNS" WITH LIVING ONE'S TO OFFICE

1. **Condominium documents** meeting the requirements of Section 4.9.1(c)(2) ("Plating") of the Land Development Regulations shall be submitted and approved by the Village Attorney prior to building permit application.
2. Any outstanding cost recovery fees shall be paid within 60 days of receipt of Cost Recovery Invoice from the Village.
3. Occupancy permits shall be submitted to transmit use only as defined in the Village Land Development Regulations.
4. A Unit of 1 acre between Parcel = 00-004303-000000 and 00-004366-000000, in a form acceptable to the Village Attorney, shall be submitted to the Village at time of building permit application
5. FDOT Approval is required prior to permit application for proposed access to US Highway 1.
6. No mooring of vessels shall be allowed on pier. Docking may be approved as a minor deviation if applicant demonstrates that sufficient water depth exists.
7. Surtax to be placed around pool shall comply with artwork
8. ACOE/DEP-SFWMD approval shall be required prior to application for benthic dock improvements.
9. No development is authorized within 20 feet of existing All High Water Line (Base) basis prior to ACOE/DEP/SFWMD approval.
10. A Transplantation/Restoration Plan shall be submitted for non-invasive trees in development area at time of application for building permit.
11. All provisions of NFPA 303 for marinas shall apply to the docking facility.
12. Any outstanding cost recovery fees shall be paid within 60 days of receipt of the Village Cost Recovery Invoice.
13. Impact fees shall be paid prior to issuance of associated building permits.



INDIGO BAY CONDO/HOTEL
2150 STATE ROAD NO. 5
MATECUMBE PET. MONROE COUNTY, FL 33644

RANDALL
STOFF
ARCHITECTS

Job No. INDIGO
Date 1/19/04
No. of sets

SP-1



LOT AREA TABULATION	
TOTAL LOT AREA	71,000 SF
TOTAL CULDED AREA	30,212 SF
EXCLUDES ALL WATER IN LOT AREA	7,000 SF
BUILDING COVERAGE INCLUDES 25 UNITS THRU M.T. LEACH TUFFRIDE	1,000 SF
PROPOSED HARVEST PLOWN CULDED	2,000 SF
UNITED STATES OF AMERICA	
WATER TREATMENT PLANT	1,000 SF
TOTAL CULDED AREA	30,212 SF
NET AVAILABLE AREA	40,788 SF
REQUIRED PARKING SPACES	200 MAXIMUM
PROPOSED PARKING SPACES	200 MAXIMUM

[illegible]

<p>LAND USE & ZONING CLASSIFICATION</p> <p>PROPERTY ADDRESS, THE STREET, SR PROPERTY TO THE NORTHEAST, NE PROPERTY TO THE SOUTHWEST, SW</p>
<p>LEGEND</p> <p>UNIMPROVED PAVED LOT</p> <p>EXISTING LOT, LOT, LOT</p>

Table 3.4

21584
MAR 16 2001

Prepared by and return to:
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

RESOLUTION NO. 24-12-140

*Re-recording due to missing
Exhibit "A" and*

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH ISLANDER LLC FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE APPROVAL FOR THE EXPANSION OF THE EXISTING HOTEL FOR PROPERTY LOCATED AT 82100 AND 81998 OVERSEAS HIGHWAY AND 132 CARROLL STREET ON UPPER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC) AND SETTLERS RESIDENTIAL (SR) ZONING DISTRICTS, WITH REAL ESTATE NUMBERS 00400810-000000 AND 00400450-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LAH Islander LLC, (the "Applicant") has submitted an application for a Major Conditional Use pursuant to Section 30-217 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to allow for the redevelopment of the existing hotel; for property located at 82100 Overseas Highway, 81998 Old Highway and 132 Carroll Street on Upper Matecumbe Key within the Village, as legally described herein (the "Property"); and,

WHEREAS, the Property is located within the Tourist Commercial (TC) Zoning District and the Settlers Residential (SR) Zoning District; and

WHEREAS, a Notice of Public Hearing was sent to adjacent property owners and posted a sign on the subject properties on or about July 17, 2024; and,

WHEREAS, on August 8, 2024, the Village Council held a Public Hearing.

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



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

Section 2. Findings of Fact.

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

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

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

STRATTONS SUBD PB 2-38 UPPER MATECUMBE LOT 8 SQR 9 and
BK 8 LTS 10-12 BK9 LTS 11-12 BK 10 NE 1/2 LT 4 AND LTS 5-9 AND BAY BOTTOM
SLY AND ADJ TO BK 10 NE 1/2 LT 4 AND LTS 5-9 BLK STRATTONS SUBD PB2-38
UPPER MATECUMBE and
BK 9 LT 4 STRATTONS SUBD PB2-38 UPPER MATECUMBE

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

1. Prior to the issuance of a Building permit water quantity calculations along with all applicable rainfall and soil data shall be provided to the planning review engineer to verify exfiltration trench design.
2. During review of Building permit applications, the following Fire Department Conditions shall be met:
 - a. Hydrant required, to be located by AHJ
 - b. Fire Alarm system required
 - c. Aldridge Bengé Signage is required where applicable.
 - d. The structure(s) shall be protected throughout by an approved, supervised automatic sprinkler system installed in accordance with NFPA 1-13.3.2.15.2. [101:30.3.5.1].
 - e. All fire lanes must be extended or have landscaping capable of supporting fire apparatus installed.

- f. Current fire lane access off of Carol St cannot be used as construction entrance. Construction traffic must use the main entrance off of Overseas Highway.
 - g. Further conditions may be applied when building permits are applied for.
- 3. Prior to the issuance of a Building Permit provide a copy of the SFWMD ERP Permit for the project
- 4. Project must comply with current Florida Building Code and Village Floodplain Ordinance.
- 5. Prior to the issuance of any Building Permit, the Applicant, their Successors or Assigns, shall have an approved Stormwater Management Plan for the proposed project and submit it to the Planning and Development Services Department.
- 6. Prior to the issuance of any Building Permit, the Applicant, their Successors or Assigns, shall coordinate with the Village's Wastewater consultant for the provision of wastewater services. The project shall comply in all aspects with Village Wastewater requirements.
- 7. No occupancy permits shall be issued until occupancy permits have been issued for Workforce/Affordable housing at Creekside Inn.
- 8. The proposed Major Conditional Use Permit shall allow for the construction of 56 hotel units and associated site improvements as defined in the Code of Ordinances as depicted on the Site Plan, prepared by Weiler Engineering Corporation dated February 7, 2024, and entitled 'Concept Best Management Practices Plan for Islander Resort.' All improvements shall be completed in substantial conformance with said Site Plan pursuant to the direction of the Department of Planning and Development Services.
- 9. Landscaping and buffer improvements shall be completed in substantial conformance with the Landscape Plan submitted as a part of the Application pursuant to the direction of the Department of Planning and Development Services prior to the issuance of any Certificates of Occupancy.
- 10. The Applicant shall meet the requirements of Comprehensive Plan Coastal Element - Policy 5-1.2.13, which requires a Water Quality Monitoring Program.
- 11. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
- 12. The improvement of the premises, in accordance with the determination of the Village, must commence within thirty-six (36) months after the date of the granting of the Major Conditional Use. If not commenced within this period, the Village reserves the right to revoke any and all approvals associated with the subject property after due public hearing. Thereafter, the operation of the use previously authorized shall be terminated and there shall be no right to non-conformity.
- 13. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
- 14. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persists.

Section 3. Conclusions of Law.

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

(1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and

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

- (a) Accorded procedural due process; and
- (b) Observed the essential requirements of the law; and
- (c) Supported its decision by competent substantial evidence contained within the record.

Section 4. Effective Date.

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

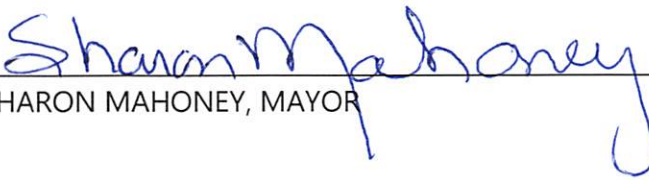
Motion to adopt by Councilwoman Gillis, second by Councilman Pinder.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Sharon Mahoney	NO
Vice Mayor Don Horton	YES
Councilman Joseph B. Pinder III	YES
Councilwoman Deb Gillis	YES
Councilman Steve Friedman	NO

PASSED AND ADOPTED THIS 12th DAY OF DECEMBER 2024.


SHARON MAHONEY, MAYOR

ATTEST:


MARNE MCGRATH, VILLAGE CLERK

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


JOHN J. QUICK, INTERIM VILLAGE ATTORNEY



EXHIBIT "A"
LEGAL DESCRIPTION

STRATTONS SUBD PB 2-38 UPPER MATECUMBE LOT 8 SQR 9 and
BK 8 LTS 10-12 BK9 LTS 11-12 BK 10 NE 1/2 LT 4 AND LTS 5-9 AND BAY BOTTOM
SLY AND ADJ TO BK 10 NE 1/2 LT 4 AND LTS 5-9 BLK STRATTONS SUBD PB2-38
UPPER MATECUMBE and BK 9 LT 4 STRATTONS SUBD PB2-38 UPPER
MATECUMBE

RESOLUTION NO. 24-12-142

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH ISLANDER LLC FOR A TRANSFER OF DEVELOPMENT RIGHTS OF FIVE OR MORE HOTEL/MOTEL UNITS FROM THE PROPERTY LOCATED AT 90611, 90655, 90691 AND 90701 OLD HIGHWAY IN TAVERNIER WITH REAL ESTATE NUMBERS 00437590-000000, 00437610-000000, 00437630-000000 AND 00437640-000000 AS LEGALLY DESCRIBED HEREIN TO PROPERTY LOCATED AT 82100 AND 81998 OVERSEAS HIGHWAY AND 132 CARROLL STREET ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00400810-000000 AND 00400450-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LAH Creekside LLC applied for the Transfer of Development Rights pursuant to Section 30-503 of the Code of Ordinances Islamorada, Village of Islands, FL on April 16, 2024, to transfer fifty (50) hotel/motel units from the real property located at 90611, 90655, 90691 AND 90701 Old Highway in Tavernier with Real Estate Numbers 00437590-000000, 00437610-000000, 00437630-000000 and 00437640-000000 (Sender Site) to the real property located at 82100 Overseas Highway and 81998 Old Highway and 132 Carroll Street on Upper Matecumbe Key, with real estate numbers 00400810-000000, 00400400-000000 and 00400450-000000 (Receiver Site); and

WHEREAS, the Staff reviewed the Request and recommended approval with conditions of the Request; and

WHEREAS, pursuant to the applicable provisions of the Code, the Staff Report dated August 8, 2024 recommended to the Village Council that the Request be approved with conditions; and

WHEREAS, the Village Council conducted a duly noticed Public Hearing regarding the application for Transfer of Development Rights and has considered the Request, the relevant supporting materials, the Staff's recommendations, public testimony and evidence given.

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

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

Section 2. Findings of Fact. The Village Council having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Transfer of Development Rights meets the requirements set forth in Village Code Chapter 30, Article IV, Division 12-Transfer of Development Rights and has demonstrated through competent substantial evidence that the criteria for granting the Request have been met.

(2) The Applicant has furnished the Village with a Declaration of Covenants, Conditions, and Restrictions for the Sender Site on a form acceptable to and approved by the Village Attorney affecting the removal of the fifty (50) development rights proposed for transfer from the Sender Site.

(3) The Request is consistent with the purposes, goals, objectives, and policies of the Village Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.

Section 3. Conclusions of Law. Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Request has been processed in accordance with the Village's Comprehensive Plan and Code, and

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

- (a) Accorded procedural due process; and
- (b) Observed the essential requirements of the law; and
- (c) Supported its decision by competent substantial evidence contained within

the record; and

(3) Imposed the following Conditions:

- 1. This approval shall not take effect prior to the effective date of the Resolution approving Major Conditional Use Application PLCUP20220131.
- 2. Upon approval of the Major Conditional Use PLCUP20220131, the Village shall record the executed Declaration of Covenants, Conditions, and Restrictions provided herein, removing the fifty (50) hotel/motel development rights from the Sender Site.
- 3. No occupancy permits shall be issued to the transferred units at the Receiver Site until occupancy permits are issued for Workforce/Affordable Housing at the Sender Site.

Section 4. Effective Date.

This approval shall not take effect prior to the effective date of the Resolution approving Major Conditional Use Application PLCUP20220131. This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following thirty (30) days, this Resolution shall not be effective or acted upon by the Applicant until forty-five (45)

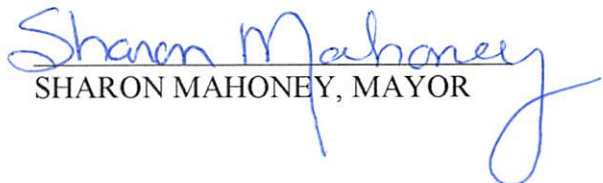
days following the rendition to the Florida Department Of Commerce ("DOC"), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by Councilwoman Gillis, second by Councilman Horton.

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

Mayor Sharon Mahoney	NO
Vice Mayor Don Horton	YES
Councilman Joseph B. Pinder III	YES
Councilwoman Deb Gillis	YES
Councilman Steve Friedman	NO

PASSED AND ADOPTED THIS 12th DAY OF DECEMBER, 2024


SHARON MAHONEY, MAYOR

ATTEST:


MARNE MCGRATH, VILLAGE CLERK

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


JOHN J. QUICK, INTERIM VILLAGE ATTORNEY



RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH ISLANDER LLC FOR A TRANSFER OF DEVELOPMENT RIGHTS OF FIVE OR MORE HOTEL/MOTEL UNITS FROM THE PROPERTY LOCATED AT 81450 OVERSEAS HIGHWAY IN UPPER MATECUMBE KEY WITH REAL ESTATE NUMBER 00404630-000000 AS LEGALLY DESCRIBED HEREIN TO PROPERTY LOCATED AT 82100 OVERSEAS HIGHWAY ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00400810-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LAH Creekside LLC applied for the Transfer of Development Rights pursuant to Section 30-503 of the Code of Ordinances Islamorada, Village of Islands, FL on July 4, 2025, to transfer six (6) hotel/motel units from the real property located at 81450 Overseas Highway in Upper Matecumbe Key with Real Estate Number 00404630-000000 (Sender Site) to the real property located at 82100 Overseas Highway on Upper Matecumbe Key, with real estate number 00400810-000000 (Receiver Site); and

WHEREAS, the Staff reviewed the Request and recommended approval with conditions of the Request; and

WHEREAS, pursuant to the applicable provisions of the Code, the Staff Report dated September 11, 2025 recommended to the Village Council that the Request be approved with conditions; and

WHEREAS, the Village Council conducted a duly noticed Public Hearing regarding the application for Transfer of Development Rights and has considered the Request, the relevant supporting materials, the Staff's recommendations, public testimony and evidence given.

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

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

Section 2. Findings of Fact. The Village Council having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Transfer of Development Rights meets the requirements set forth in Village Code Chapter 30, Article IV, Division 12-Transfer of Development Rights and has demonstrated through competent substantial evidence that the criteria for granting the Request have been met.

(2) The Applicant has furnished the Village with a Declaration of Covenants, Conditions, and Restrictions for the Sender Site on a form acceptable to and approved by the Village Attorney affecting the removal of the six (6) development rights proposed for transfer from the Sender Site.

(3) The Request **is** consistent with the purposes, goals, objectives, and policies of the Village Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.

Section 3. Conclusions of Law. Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Request has been processed in accordance with the Village's Comprehensive Plan and Code, and

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

- (a) Accorded procedural due process; and
- (b) Observed the essential requirements of the law; and
- (c) Supported its decision by competent substantial evidence contained within the record; and

(3) Imposed the following Conditions:

- 1. Prior to issuance of any building permits the Applicant shall record the executed Declaration of Covenants, Conditions, and Restrictions provided herein, removing the six (6) hotel/motel development rights from the Sender Site.

Section 4. Effective Date.

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

Motion to adopt by_____, second by_____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Sharon Mahoney _____

Vice Mayor Don Horton _____

Councilwoman Anna Richards _____

Councilwoman Deb Gillis _____

Councilman Steve Friedman _____

PASSED AND ADOPTED THIS 11th DAY OF SEPTEMBER, 2025.

SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

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

JOHN J. QUICK, INTERIM VILLAGE ATTORNEY