



Council Communication

To: Mayor and Village Council
From: Robert Mather, Review Engineer, Jennifer DeBoisbriand , Planning Director
Date: October 7, 2025
SUBJECT: **Administrative Appeal of Dwelling Unit Determination for 107 Carroll St**

Background:

The subject property is located at 107 Carroll Street with the Real Estate Number 00400690-000000 (the "Property"), and is within the Settlers Residential zoning district.

On January 4, 2017, a pre-application conference was held with Village staff and James S. Lupino regarding five properties adjacent to 81801 Overseas Highway. One of these properties discussed in the conference was 107 Carroll Street.

On February 22, 2017, Village staff provided a pre-application conference summary ("PC-17-06") to Mr. Lupino. One of the questions addressed in PC-17-06 related to the number of development rights existing on the Property. Village staff had recognized two (2) residential dwelling units on the Property consisting of 1,459 square feet.

In June of 2025, the Applicant requested a dwelling unit determination searching for recognition of three residential rights. Staff applied Village Code procedures and conducted a thorough review of past records, historical permits, prior Monroe County Zoning regulations, and application submittals which led to the Village issuing a determination recognizing two (2) residential dwelling units on the Property, maintaining consistency with the 2017 determination.

Analysis:

Staff's complete analysis of the dwelling unit determination for the Property can be found in the letter dated July 17, 2025.

Village Code Section 30-473(d) identifies certain criteria used to determine the existence of legally established dwelling units. Criteria (1) or (2) must be fully satisfied for recognition of residential units. Criteria (1) has not been satisfied as there were no official approvals or permits issued by either Monroe County or the Village for the requested three residential units.

Criteria (2) could only be satisfied for two residential dwelling units, consistent with the Village's prior determination. Section 30-473(d) requires that all criteria listed in Criteria (2) must be fully satisfied in order to determine if dwelling units are legally existing. The Applicant has provided utility invoices from 2025 associated with three electric meters serving the Property. It should be noted that although there is evidence of three electric meters, the possibility that two meters served a duplex and the third served a common area should not be ruled out. Criteria (2)a. specifically requires utility invoices that show the units being served

during April 1990, which have not been provided.

Additionally, Criteria (2)a. can be satisfied via a Monroe County property record card showing the existence of the unit(s) in 1990. A property record card from 1979 was identified which clearly indicates the structure is a duplex. Photographs on the property record card clearly show two separated entry walkways to the duplex. As such, Criteria (2)a. has only been satisfied for two (2) units.

Criteria (2)b. has been met to the extent practicable via aerial imagery that show the structure in existence before and after 1990. It should be noted that aerial imagery can not determine the amount of dwelling units within a structure.

Criteria (2)c. is a determination by the Village that the use could have been legally permitted under the zoning and building codes in effect for the parcel at the time the structure was constructed. The parcel was located in the RU-3 multiple-family hotel and motel district. The 1960 Monroe County Land Development Regulations were reviewed for the RU-3 district. RU-3 districts allow single family homes, duplexes in addition to apartment houses, apartment hotels, hotels and motels. The RU-3 regulations have a square foot content section which states: *The minimum square footage for an apartment house, apartment hotel or hotel shall be three (3) times the square feet specified for a single family residence in the area.* The construction requirements in the regulations state: *The minimum size principal single family dwelling shall be seven hundred and fifty (750) square feet of usable floor space.* Due to these specific requirements, staff determined that the structure would not have been legally permitted for a 3-unit apartment house at 1,459 sq ft. The structure would have to be a minimum of 2,250 sq ft to satisfy this criteria.

Staff has determined that a duplex would have been legally permitted. The lot area - minimums for a duplex are as follows: *Square footage of principal building or buildings shall be one and one-half (1-1/2) times the square footage that would be required for the construction of a single family residence in the zone.* Applying this criteria, a duplex would have a minimum size restriction of 1,125 sq ft, which has been met. As such, criteria (2)c. has been satisfied for two (2) units.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Based on the staff analysis and compliance with the Village Code, Staff recommends denial of the appeal.

- Attachments:**
1. PLPRE20250068 DRAFT APPEAL Reso
 2. Combined Appeal PLPRE20250068 Backup

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF NO. PLPRE20250068 FILED BY TY HARRIS, PA, AGENT FOR BRIAN MAGRANE (APPELLANT) RELATING TO A DWELLING UNIT DETERMINATION BY THE DIRECTOR OF PLANNING FOR PROPERTY LOCATED AT 107 CARROLL STREET, HAVING REAL ESTATE NUMBER 00400690-000000, ON UPPER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.

WHEREAS, Brian Magrane, (the "Appellant") filed an Application for Administrative Appeal (the "Appeal") pursuant to Section 30-281 of the Code of Ordinances of Islamorada, Village of Islands (the "Village"); and

WHEREAS, the purpose of the Appeal is to seek the Village Council's review of a determination made by the Director of Planning (the "Director") regarding a pre-application conference requesting a dwelling unit determination of the Appellant's property located at 107 Carroll Street, as legally described in Exhibit "A" attached hereto; and

WHEREAS, on July 17, 2025, the Planning and Development Services Department issued a determination recognizing two (2) legally established market rate dwelling units; and

WHEREAS, on August 14, 2025, the Appellant filed the Appeal of the Director's decision; and

WHEREAS, on October 9, 2025, a public hearing was held before the Village Council pursuant to Section 30-281 of the Village Code of Ordinances (the "Code").

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

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

Section 2. Findings of Fact.

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

- (1) The Council heard the Appeal on October 9, 2025.
- (2) The hearing was duly noticed pursuant to Section 30-213(j) of the Code and all interested parties concerned in the matter were given an opportunity to be heard.
- (3) The Director presented the written recommendation of the Village Staff dated October 9, 2025, to the Village Council.
- (4) The criteria required pursuant to Section 30-473(d)(1) of the Village Code (**has / has not**) been satisfied by the Appellant.
- (5) The criteria required pursuant to Section 30-473(d)(2) of the Village Code (**has / has not**) been satisfied by the Appellant.
- (6) The criteria required pursuant to Section 30-473(d)(3) of the Village Code (**has / has not**) been satisfied by the Appellant.
- (7) The granting of the appeal (**is / is not**) supported by the facts and documents presented.

Section 3. Conclusions of Law.

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

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

Section 4. Effective Date.

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

Remainder of the page intentionally left blank.

Motion to adopt by_____, second by_____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Sharon Mahoney _____

Vice Mayor Don Horton _____

Councilmember Deb Gillis _____

Councilmember Steve Friedman _____

Councilmember Anna Richards _____

PASSED AND ADOPTED THIS 9th DAY OF OCTOBER 2025.

SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

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

JOHN J. QUICK, VILLAGE ATTORNEY

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

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00400690-000000

PART OF LOT 2, BLOCK 10, STRATTON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: LOT A, A SUBDIVISION OF LOT 2, BLOCK 10, OF STRATTON'S SUBDIVISION, ON UPPER MATECUMBE KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE MINUTE DESCRIPTION GIVEN BY G.A. CRAWSHAW, REGISTERED SURVEYOR: FROM THE MOST WESTERLY CORNER OF SAID LOT 2 RUN NORTHEASTERLY ON THE NORTHWESTERLY SIDE OF SAID LOT 2, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED, THENCE CONTINUE NORTHEASTERLY ON THE NORTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 80 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE SAID NORTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 80 FEET; THENCE NORTHWESTERLY PARALLEL TO THE SAID SOUTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.



Islamorada, Village of Islands Planning & Development Services

86800 Overseas Highway, Islamorada, FL 33036

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

APPLICATION FOR ADMINISTRATIVE APPEAL

Pursuant to Code Chapter 30, Article IV, Division 4

Application Type:	Fee:	*Deposit:	Total Fee:
Residential	\$1,800.00	\$500.00	\$2,300.00
Nonresidential	\$3,900.00	\$500.00	\$4,400.00

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

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

APPELLANT:

Name: Ty Harris PA on behalf of the homeowner- see below.

Mailing Address: 110 Plantation Shores Drive Tavernier FL

Primary Phone: 386 956 8776

Fax: N/A

Email: tyharrispa@gmail.com

AGENT (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: Ty Harris PA

Mailing Address: 110 Plantation Shores Drive

Primary Phone: 386 956 8776

Fax: N/A

Email: tyharrispa@gmail.com

PROPERTY OWNER:

Name: Brian Magrane

Mailing Address: 107 Carroll Street (00400690-000000)

Primary Phone: see agent

Fax: N/A

Email: see agent

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

Physical Address: 107 Carrol Street

Mile Marker: 80

Lot: LOT 2 SQR A

Block: PB 2-38

Subdivision: STRATTONS SUBD

☐ Plantation Key

☐ Windley Key

☒ Upper Matecumbe Key

☐ Lower Matecumbe Key

Real Estate (RE) Number: 00400690-000000

Alternate Key: 1492981

Zoning District: RM

Future Land Use Category: SR

Application for Administrative Appeal

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

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


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

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

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

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

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


Signature of Applicant

April 18/25
Date

Print Name: Ty Harris

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of ☒ physical appearance or ☐ online notarization, this 14th day of August, 2025, by Ty Harris (name of person signing the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Applicant (name of entity or party on behalf of whom application was executed).


Signature of Notary Public

SEAL:



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

☒ Personally Known ☐ Produced Identification

Type of ID _____



AGENT AUTHORIZATION LETTER

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

Note: Pursuant to Section 30-212(d)(2) of the Code of Ordinances of Islamorada, Village of Islands, Florida (the "Village"), all owners and any person having a contractual interest in the land shall give their permission for every application for a development permit. Therefore, more than one agent authorization letter must be submitted if there are multiple owners or persons having a contractual interest in the site.

Date: 6/16/2025

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

to be listed as authorized agent on behalf of Brian Magrane
(Name of Owner or Person Having Contractual Interest)

for the purpose of conducting all business necessary to process and obtain approval from the Village Planning and Development Services Department, in regard to:

Zoning applications.
(Project Name / Application Type)

Property Address: 107 Carroll Street

Real Estate Number(s): 0400690-000000

This authorization shall be effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned owner. This authorization acts as a durable power of attorney only for the purposes stated herein.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility, thus holding the Village harmless, for any and all of the actions of the agent named, related to the acquisition of development permits for the aforementioned owner/applicant.

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

Property Owner Signature: [Signature]

Printed Name: Brian Magrane

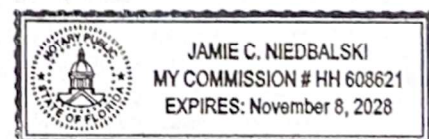
STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ☒ physical appearance or ☐ online notarization, this 16th day of June, 2025, by Brian Magrane (name of person signing the application) as owner (type of authority e.g. officer, manager / member, trustee, attorney in fact) for _____ (name of entity or party on behalf of whom application was executed).

Jamie C. Niedbalski
Signature of Notary Public - State of Florida

SEAL:



☒ Personally Known ☐ Produced Identification Type of ID _____

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00400690-000000
Account# 1492981
Property ID 1492981
Millage Group 50VI
Location 107 CARROLL St, UPPER MATECUMBE KEY
Address
Legal PT LOT 2 SQR 10 (LOT A) STRATTONS SUBD PB 2-38 UPPER MATECUMBE G24-94
Description G59-286 G73-464 OR161-66 OR532-466 OR776-698 OR923-1950 OR927-1765
OR973-1164 OR1330-1315 OR1380-58 OR1392-1740 OR1412-1614 OR2254-1555
OR2328-1420 OR2999-1205 OR3064-688 OR3157-1255 OR3208-1078
(Note: Not to be used on legal documents.)
Neighborhood 1503
Property Class MULTI-FAMILY TRIPLEX (0803)
Subdivision STRATTON'S SUBD
Sec/Twp/Rng 28/63/37
Affordable No
Housing



Owner

CLL 2013 REVOCABLE TRUST 10/24/13
C/O CYNTHIA LEINGANG TRUSTEE
107 CARROLL STREET
Islamorada FL 33036

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$280,012	\$229,527	\$236,840	\$178,089
+ Market Misc Value	\$27,542	\$10,744	\$11,134	\$11,457
+ Market Land Value	\$546,480	\$291,060	\$229,680	\$213,840
= Just Market Value	\$854,034	\$531,331	\$477,654	\$403,386
= Total Assessed Value	\$854,034	\$525,419	\$477,654	\$403,386
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$854,034	\$531,331	\$477,654	\$403,386

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$291,060	\$229,527	\$10,744	\$531,331	\$525,419	\$0	\$531,331	\$0
2021	\$229,680	\$236,840	\$11,134	\$477,654	\$477,654	\$0	\$477,654	\$0
2020	\$213,840	\$178,089	\$11,457	\$403,386	\$403,386	\$0	\$403,386	\$0
2019	\$194,040	\$156,132	\$5,245	\$355,417	\$355,417	\$0	\$355,417	\$0
2018	\$194,040	\$156,132	\$5,311	\$355,483	\$329,340	\$0	\$355,483	\$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
MULTI RES DRY (080D)	8,000.00	Square Foot	80	100

Buildings

Building ID	21575	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1958	
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2010	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	1459	Roof Type	GABLE/HIP	
Finished Sq Ft	1459	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CERM/CLAY TILE	
Condition	GOOD	Heating Type	WALL HEATERS	
Perimeter	164	Bedrooms	3	
Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	15	Grade	550	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,459	1,459	0
TOTAL		1,459	1,459	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1984	2007	9 x 29	1	261 SF	2
CONC PATIO	2007	2008	4 x 13	1	52 SF	2
CONC PATIO	2007	2008	4 x 20	1	80 SF	2
WALL AIR COND	1984	2007	0 x 0	1	3 UT	2
FENCES	2019	2020	5 x 100	1	500 SF	5
FENCES	2019	2020	6 x 45	1	270 SF	3
FENCES	2022	2023	5 x 280	1	1400 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/3/2023	\$1,300,000	Warranty Deed	2403534	3208	1078	01 - Qualified	Improved		
2/23/2022	\$550,000	Warranty Deed	2363367	3157	1255	37 - Unqualified	Improved		
12/15/2020	\$550,000	Warranty Deed	2295989	3064	688	01 - Qualified	Improved		
12/2/2019	\$425,000	Warranty Deed	2248647	2999	1205	01 - Qualified	Improved		
10/22/2007	\$550,000	Warranty Deed		2328	1428	Q - Qualified	Improved		
11/20/2006	\$500,000	Warranty Deed		2254	1555	Q - Qualified	Improved		
3/1/1996	\$161,600	Warranty Deed		1392	1740	Q - Qualified	Improved		
11/1/1994	\$138,500	Warranty Deed		1330	1315	Q - Qualified	Improved		
10/1/1978	\$38,000	Conversion Code		776	698	Q - Qualified	Improved		

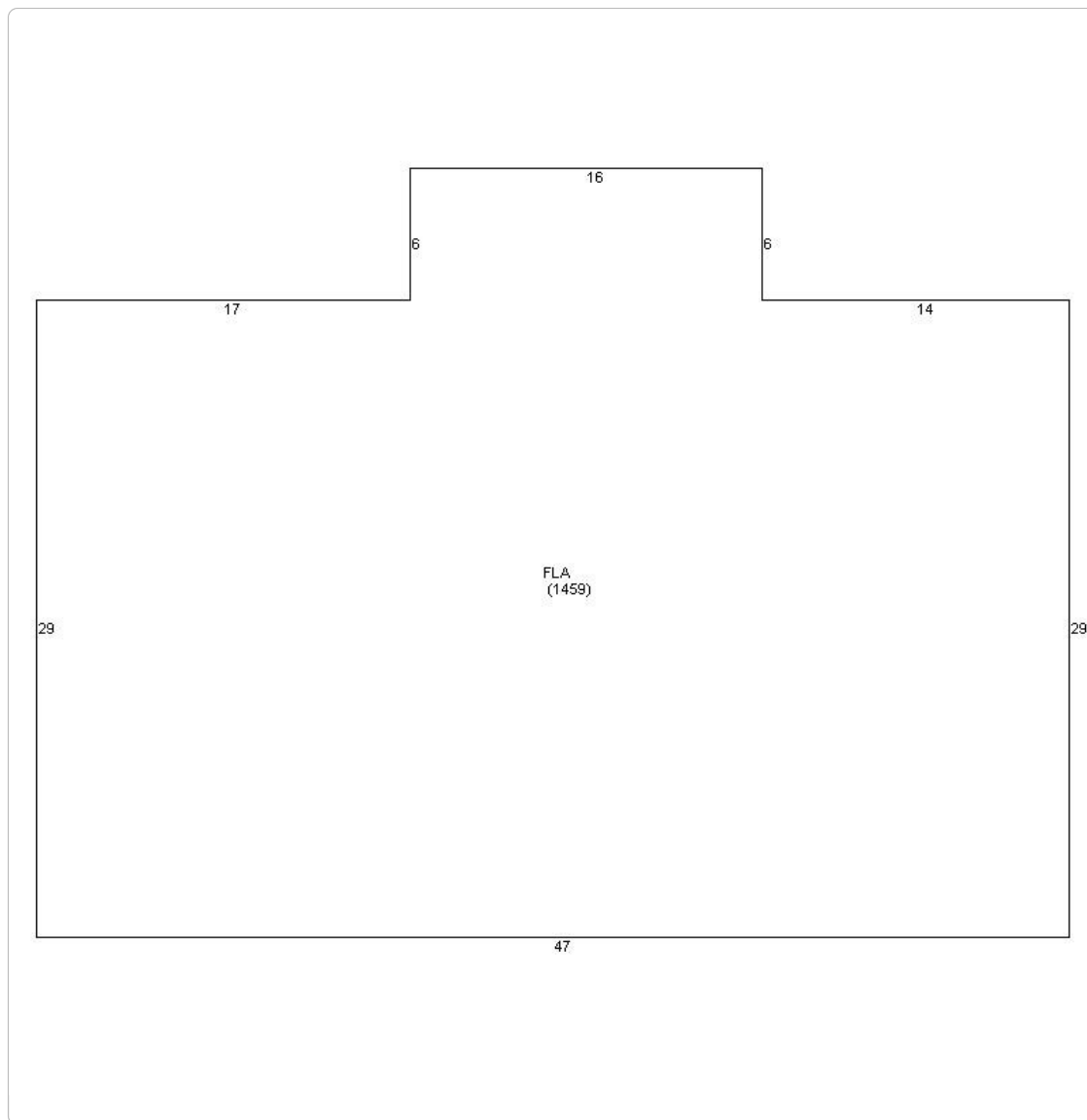
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
PRBLD202200236	2/27/2023		\$50,000	Residential	INT REMODEL TO FLOOR PLAN (NO ADDED FOOTPRINT)
PRBLD202200465	5/6/2022	6/27/2022	\$12,500	Residential	
PRBLD202200288	3/24/2022	12/6/2022	\$24,136	Residential	R/R 16 WINDOWS & 4 DOORS W/ IMPACT. DECORATIVE STUCCO BANDING/ SIDING OVER CBS/STUCCO
PRBLD201901626	1/7/2020	1/5/2021	\$4,200	Residential	ADD INTERIOR NON-STRUCTURAL WALLS, ADD TILE FLOORING THROUGHOUT, RELOCATE BATH
PRBLD201901646	12/6/2019	12/19/2019	\$3,900	Residential	100 LF OF 5' HIGH WOODEN SHADOW BOX FENCE (BACK OF PROPERTY)
PRBLD201901366	10/29/2019	2/14/2020	\$3,500	Residential	SWAP KITCHEN CABINETS, RETILE BATHROOM

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/25/2024, 8:09:20 AM](#)

[Contact Us](#)

Developed by



1000 k

7000.00
18.50
7018.50

Prepared by and return to:
Anthony Barrows
Wright Barrows PLLC
9711 Overseas Highway
Marathon, FL 33050
(305) 743-8118
File Number: 25-203-CV
Will Call No.:

Parcel Identification No. 00400690-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 6th day of May, 2025 between Cynthia Leingang, a married woman, individually and as Trustee of the CLL 2013 Revocable Trust dtd 10/24/13, joined by her spouse, Allen Leingang whose post office address is 107 Carroll Street, Islamorada, FL 33036 of the County of Monroe, State of Florida, grantor*, and Brian Magrane and Lisa Magrane, Husband and Wife whose post office address is 107 Carroll Street, Islamorada, Florida 33036 of the County Monroe of, State of Florida, grantee*,

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

Part of Lot 2, in Block 10, of STRATTON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 38 of the Public Records of Monroe County, Florida, being more particularly described as follows:

Lot "A", a subdivision of Lot 2, in Block 10, of STRATTON'S SUBDIVISION, on Upper Matecumbe Key, according to the Plat thereof, as recorded in Plat book 2, Page 38 of the Public Records of Monroe County, Florida; the minute description given by G.A. Crawshaw, Registered Surveyor: From the most Westerly corner of said Lot 2, run Northeasterly on the Northwestern side of said Lot 2, a distance of 20.00 feet to the point of beginning of the parcel hereinafter described; thence continue Northeasterly on the Northwestern side of Lot 2, a distance of 80.00 feet; thence Southeasterly parallel to the Southwesterly side of Lot 2, a distance of 100.00 feet; thence Southwesterly parallel to the said Northwestern side of Lot 2, a distance of 80.00 feet; thence Northwesterly parallel to the said Southwesterly side of Lot 2 a distance of 100.00 feet to the point of beginning.


Parcel Number: 00400690-000000


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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

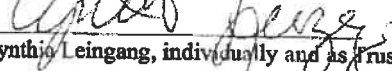
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Michele Brossard
P.O. Address: 9711 Overseas Hwy.
Marathon FL 33050


Witness
Printed Name: Susan M. Louley
P.O. Address: 9711 Overseas Hwy.
Marathon, FL 33050

CLL 2013 Revocable Trust dtd 10/24/13, a Florida Trust

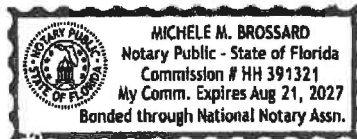
By: 
Cynthia Leingang, individually and as Trustee


Allen Leingang

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2025 by Cynthia Leingang, individually and as Trustee of the CLL 2013 Revocable Trust dtd 10/24/13, joined by her spouse, Allen Leingang who ☒ are personally known or ☐ have produced a driver's license as identification.

[Seal]




Notary Public

Print Name: _____

My Commission Expires: _____

Ty Harris P.A.
110 Plantation Shores Drive
Islamorada, FL 33070
Tyharrispa.com
tyharrispa@gmail.com
(386) 956-8776

June 14, 2025

Via EMAIL

Jennifer DeBoisbriand
Director of Planning
Islamorada, Village of Islands
Village Administrative Center
86800 Overseas Highway
Islamorada, FL 33036

RE: Rights Determination through Section 30-473, Code of Ordinances for 107 Carroll Street (00400690-000000)

Dear Jennifer,

This law firm represents Brian Magrane, the owner of 107 Carroll Street in connection with the afore-referenced application for recognition of three residential rights.

The Property: Is an existing residential building from 1958 with three (3) electric meters. The Parcel ID is 0400690-000000 and the address is 107 Carroll Street (the “Property”). The FLUM is Mixed-Use (“RM”), and the Zoning is Highway Commercial (“SR”).

The Project: The existing building was constructed in 1958 which pre-dates modern zoning in the Florida Keys. The 1958 building was developed in accordance with Monroe County code requirements of that era. The Property was originally permitted as a duplex; however, the zoning was RU-3.

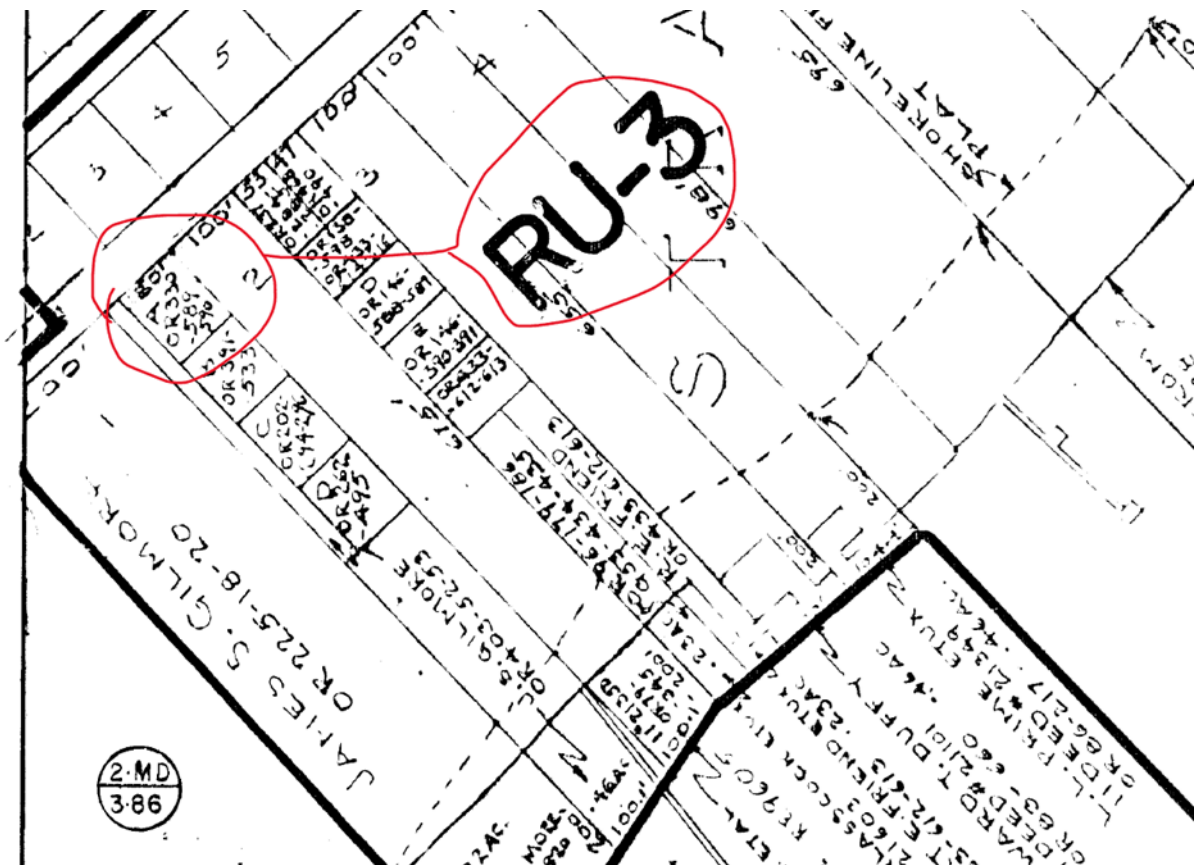
At some point the Property was converted legally to a triplex as demonstrated by the three electric meters. Many of the relevant historical building and planning files were most likely destroyed in a storm and then a subsequent purging of building and planning files by Village staff has left “gaps” in the approval history of this building. In fact, the “Monroe County Green Card” notes that it is a replacement card because the original was lost by Monroe County. Section 30-473 of the Code of Ordinances provides one method of recognizing the existing rights.

The relevant criteria in Section 30-473 as follows:

(d) Criteria. Criteria for determining the existence of a legally established residential dwelling unit or nonresidential floor area. A dwelling unit or an amount of nonresidential floor area shall be determined to legally exist if the parcel meets at a minimum all the criteria of either (1) or (2) below:

(1) A permit or other official approval was issued by the Village or Monroe County for the unit(s) or floor area for residential dwelling units or nonresidential floor area and the unit(s) or floor area was accounted for in the village comprehensive plan building permit allocation system and ROGO [Rate of Growth Ordinance (Monroe County Ordinance 016-1992 as amended)], which shall be proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 Census or was issued a certificate of occupancy subsequent to April 1990.

The replacement 1979 Green Card depicts a duplex in RU-3 zoning. The Property was converted sometime before April 1990 to the triplex. There are three existing electric meters on the Property. This condition is satisfied to the extent practicable.



(2) If a permit or other official approval is not available, for residential dwelling units or nonresidential floor area, the criteria listed below shall be used to establish proof that the residential dwelling unit or nonresidential floor area was legally established:

- a. The structure in which the unit or nonresidential floor area is located is currently habitable as determined by the building official, or utility invoices/receipts from Florida Keys Electric Cooperative or Florida Keys Aqueduct Authority are provided that clearly indicate by separate meter that the unit or nonresidential building was being served during April 1990, or Monroe County property record card showing the existence of the unit or nonresidential floor area in 1990, or occupational license or other state license for 1990 for a nonresidential use of a property, or insurance policy records for the building for a nonresidential use of a property that clearly delineate the amount of floor area; and

There is no disagreement, and the Village does not contend that the existing structure is not habitable and served by Florida Keys Electric Cooperative and the Florida Keys Aqueduct Authority. Existing meters clearly indicate that the Property was being served during April 1990. Accordingly, this element is satisfied.

- b. Aerial photograph(s) or signed and sealed survey(s) clearly showing existence of the dwelling unit or nonresidential structure either in 1990, or if not available for 1990 then both prior to and after 1990; and

Historical surveys and pictures are attached to the replacement Green Card and have been provided to the Village. From the surveys and aerial photographic evidence, it is unmistakable that the residential building has never been expanded. This condition is satisfied to the extent practicable.

- c. A determination by the village that the use could have been legally permitted under the zoning and building codes in effect for the parcel at the time the structure was constructed, or the business was established. This not only refers to the type of use but also to the parameters of the building construction; or

The Village does not contend that the existing residential use was not legally permitted. Accordingly, this criterion is satisfied. Moreover, the County zoning at the time specifically provided for triplex uses.

- d. The applicant meets the criteria listed above in subsections b. and c. but does not meet the criteria in a. then the director shall forward the application to the village council for a determination only if the applicant produces any other documentary evidence showing the existence of a unit or nonresidential floor area consistent with subsections b. and c. above. The council shall hold a quasi- judicial hearing to review the application in accordance with the procedures in article IV, division 3 of [Chapter 30](#) of the Village Code.

Response: The applicant has provided sufficient evidence to determine that three residential rights are attached to the Property; however, if the Village cannot make an administrative determination with respect to existing entitlements under Section 30-473, the applicant respectfully requests that the application be forwarded to the Village Council for a determination of rights.

Enclosures.

1. Application Fee of \$300.
2. Application letter.
3. Property Record Card.
4. Location Map.
5. Photographs.
6. Survey.
7. Green Card.

If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,



Ty Harris



ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway ♦ Islamorada, Florida 33036 ♦ 305-664-6400 ♦
www.islamorada.fl.us

July 17, 2025

Ty Harris
110 Plantation Shores Drive
Tavernier, FL 33070

Subject: Pre-Application (File No. PLPRE20250068)

Dear Ty Harris:

Thank you for your Application for a Pre-Application Conference ("Application"). The following is the Planning and Development Services Department's ("Staff") analysis of your questions and a summary of the meeting held on 7/16/2025. The purpose of the Pre-Application Conference is to familiarize the applicant with the applicable provisions of Chapter 30, *Land Development Regulations (LDRs)*, of the Code of Ordinances ("Code") of Islamorada, Village of Islands, Florida (the "Village"), the processes required to permit the proposed development indicated by your application.

The property is located at 107 CARROLL ST, Upper Matecumbe Key, FL with the Real Estate Number 00400690-000000 (the "Property"). The Property is categorized within the Future Land Use Map (FLUM) as Mixed Use and is within the Settlers Residential Zoning District.

The following were the questions presented by the applicant:
Dwelling Unit Determination of 3 units at 107 Carroll Street.

The Village of Islamorada has previously held a pre-application conference (PC-17-06) involving this parcel. The pre-application summary letter dated February 22, 2017, indicated the following:

Property: 107 Carroll Street; 00400690-000000; Settlers Residential (SR) Zoning District
According to Monroe County Property Appraiser's property record card, the subject property consists of a residential use building with a total coverage of 1,459 square feet. The structure was originally constructed in 1958, prior to the requirements for a building permit; however, according to the Historical Property Record Card of 1979 Monroe County recognized the primary structure as being a Duplex with two (2) dwelling units. Therefore, pursuant to Code

Section 30-473(d), the Village recognizes two (2) residential dwelling units consisting of 1,459 square feet.

This letter confirms that Islamorada, Village of Islands has maintained consistent recognition of the two (2) residential dwelling units located on the parcel. This determination is based on the prior pre-application conference and the following criteria listed in Section 30-473(d) of Village Code.

(d) Criteria. Criteria for determining the existence of a legally established residential dwelling unit or nonresidential floor area. A dwelling unit or an amount of nonresidential floor area shall be determined to legally exist if the parcel meets at a minimum all of the criteria of either (1) or (2) below:

(1) A permit or other official approval was issued by the village or Monroe County for the unit(s) or floor area for residential dwelling units or nonresidential floor area and the unit(s) or floor area was accounted for in the village comprehensive plan building permit allocation system and ROGO [Rate of Growth Ordinance (Monroe County Ordinance 016-1992 as amended)], which shall be proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 Census or was issued a certificate of occupancy subsequent to April 1990.

No permits or other official approvals were identified from the Village or the County for the residential dwelling units, therefore criterion for (1) has not been met.

(2) If a permit or other official approval is not available, for residential dwelling units or nonresidential floor area, the criteria listed below shall be used to establish proof that the residential dwelling unit or nonresidential floor area was legally established:

a. The structure in which the unit or nonresidential floor area is located is currently habitable as determined by the building official, or utility invoices/receipts from Florida Keys Electric Cooperative or Florida Keys Aqueduct Authority are provided that clearly indicate by separate meter that the unit or nonresidential building was being served during April 1990, or Monroe County property record card showing the existence of the unit or nonresidential floor area in 1990, or occupational license or other state license for 1990 for a nonresidential use of a property, or insurance policy records for the building for a nonresidential use of a property that clearly delineate the amount of floor area; and

The available Monroe County Real Property Record Card dated 1979 shows the existence of a residential duplex on the subject property. The applicant has provided separate invoices from June 2025 for three electric meters serving the structure. The meters are labeled 107A, 107B, and 107C Carroll St.



ISLAMORADA, VILLAGE OF ISLANDS
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86800 Overseas Highway ♦ Islamorada, Florida 33036 ♦ 305-664-6400 ♦
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Criteria (2)a. requires the invoices clearly indicate by separate meter that the unit or nonresidential building was being served during April 1990, therefore, this criteria has not been met.

b. Aerial photograph(s) or signed and sealed survey(s) clearly showing existence of the dwelling unit or nonresidential structure either in 1990, or if not available for 1990 then both prior to and subsequent to 1990; and

Aerial photographs from 1985 and 1991 show the existence of the structure.

c. A determination by the village that the use could have been legally permitted under the zoning and building codes in effect for the parcel at the time the structure was constructed or the business was established. This not only refers to the type of use but also to the parameters of the building construction; or

The structure was constructed in 1958. The 1963 zoning maps show that the property is located within the RU-3, multiple family hotel and motel district. Apartment houses were a permitted use with the RU-3 zone, provided a minimum lot area per family or living unit for an apartment house, motel, or hotel shall be four hundred (400) square feet. The square foot content of the LDR's require that the minimum square footage for an apartment house, apartment hotel, or motel shall be three (3) times the square feet specified for a single family residence in the area. Section 17 of the 1963 LDR's states that the minimum size principal single family dwelling shall be seven hundred and fifty (750) square feet of usable floor space.

Applying the minimum square footage for the requested three units in the RU-3 zoning, the structure would have to be a minimum of 2,250 square feet. The Monroe County Property Record card lists the structure at 1,459 square feet, failing to meet this criterion.

d. The applicant meets the criteria listed above in subsections b. and c. but does not meet the criteria in a. then the director shall forward the application to the village council for a determination only if the applicant produces any other documentary evidence showing the existence of a unit or nonresidential floor area consistent with subsections b. and c. above. The council shall hold a quasijudicial hearing to review the application in accordance with the procedures in article IV, division 3 of chapter 30 of the village Code.

The applicant does not meet the criteria in a. or c for the requested three (3) dwelling units.

This pre-application letter is based solely upon the information provided by the applicant and is only intended to familiarize the applicant with the provisions of the land development regulations currently in effect that may be applicable to the development project proposed by the applicant. The information provided herein is subject to change based upon the adoption of new policies or regulations, the repeal of existing policies or regulations, submission of additional information, or a determination that incomplete/inaccurate information or misstatements of fact were provided by the applicant. This letter is not a development approval, order or permit, and nothing contained herein shall be construed or interpreted as conveying, conferring, granting or denying any building, development or vested rights. This is not an administrative decision or interpretation regarding the provisions of the comprehensive plan or land development regulations. A final decision or interpretation of the applicable policies and regulations cannot be made until the applicant submits a complete development application for review.

Pursuant to Section 30-281(a) of the Code of Ordinances: Any person aggrieved by an administrative decision or interpretation of the director of planning and development services, the building official or other village administrative official regarding the provisions of this chapter may appeal such decision or interpretation. The appeal shall be initiated within 30 days of the date of receipt by the aggrieved person of mailed, or posted, or published notice of the administrative decision or interpretation by filing an appeal with the director in a form specified by the planning and development services department for reviewing the application, and shall be accompanied by an application fee that is established by the village council from time to time to defray the actual cost of processing the appeal. Failure to file an appeal within the timeframe specified, and exhaust all administrative remedies provided for in this chapter, shall constitute a waiver of all rights to appeal any interpretation or determination made by the village.

If you require additional information, please feel free to contact me.

Sincerely,

Robert Mather

Robert Mather
Planning Engineer
86800 Overseas Highway, Islamorada, FL 33036
305-664-6416
robert.mather@islamorada.fl.us



Islamorada, Village of Islands

SENT VIA E-MAIL: jlupino@hlylaw.com
mvanheusen@hlylaw.com

February 22, 2017

James S. Lupino, ESQ.
c/o Melissa VanHeusen
Hershoff, Lupino & Yagel, LLP
90130 Old Highway
Tavernier, FL 33070

Project: Pre-Application Conference Cheeca Lodge (PC-17-06) Summary
Location: 101 Carroll Street, Upper Matecumbe Key, Islamorada, FL 33036
Parcel #: 00400660-000000, 00400690-000000, 00400720-000000, 00400680-000000 and 00400700-000000

Dear Mr. Lupino:

Thank you for your Application for a Pre-Application Conference ("Application"). The following is the Planning and Development Services Department's ("Staff") analysis of your questions and a summary of the meeting held on Wednesday, January 4, 2017 that James S. Lupino attended along with Senior Planner Brad Stein, AICP. The purpose of the Pre-Application Conference is to familiarize the applicant with the applicable provisions of Chapter 30, *Land Development Regulations (LDRs)*, of the Code of Ordinances ("Code") of Islamorada, Village of Islands, Florida (the "Village"), and the processes required to permit the proposed development.

Background:

The property located adjacent to 81801 Overseas Highway, Islamorada, FL 33036, Upper Matecumbe Key with the Parcel ID numbers 00400660-000000, 00400690-000000, 00400720-000000, 00400680-000000 and 00400700-000000 (the "Properties"). The Properties total approximately 5.96 Acres (259,642 SF). The Properties have Future Land Use Map (FLUM) designations consisting of Mixed Use (MU), Residential Medium (RM), and Residential Low (RL) and Zoning designations within the Tourist Commercial (TC) Zoning District, Settlers Residential (SR) Zoning District and the Residential Estate (RE) Zoning District.

Analysis:

Based upon the information provided in the Application and the provisions of the LDRs in effect at the time of the Application, this summary shall serve as a description of, in general, what provisions of the LDRs apply to the proposed development, and shall serve as an overview of the development review process. The following provides a written response to the questions/topics posed in the application and at the meeting.

1. What is the process/potential for re-zoning?

In order to Rezone the Properties to Tourist Commercial (TC), the properties must have a Future Land Use Map designation that is consistent with the Mixed Use (MU) FLUM category. Currently, the Properties have a variety of FLUM designations consisting of Mixed Use (MU), Residential Medium (RM), and Residential Low (RL). The Tourist Commercial (TC) Zoning District is permitted within the Mixed Use (MU) FLUM category; the Settlers Residential (SR) Zoning District and the Residential Estate (RE) Zoning District is not permitted within the Mixed Use (MU) FLUM category. Therefore, in order to rezone the Properties to Tourist Commercial (TC), the Properties would first require a FLUM amendment from Residential Medium (RM) and Residential Low (RL) to Mixed Use (MU).

Additionally, the development rights associated with the Properties are both transient (hotel/motel) and residential in nature. Therefore, in order to allow the future redevelopment of the Properties, the Property Owner would need to seek an amendment to a zoning district that permits both transient and residential uses. The Tourist Commercial (TC) Zoning District permits both transient and residential uses. Pursuant to [Code Section 30-693](#), single-family dwelling units of 25 dwelling units or less, (except the conversion of existing hotels or motels to single-family dwelling units is not permitted), deed restricted affordable housing dwelling units of 25 dwelling units or less, (except the conversion of existing hotels or motels to single-family dwelling units is not permitted); and hotels and motels with 25 rooms or less are all permitted uses within the TC Zoning District. However, the Property would need to have a FLUM designation that allows the proposed TC Zoning District. In order to achieve the stated goals of redeveloping the existing market rate single-family dwelling units, redeveloping the existing transient dwelling units and transferring in additional residential dwelling units on the Properties, the applicant may consider the following:

- Future Land Use Map (FLUM) Amendment from Residential Medium (RM) and Residential Low (RL) to Mixed Use (MU) for Parcels 00400680-000000, 00400690-000000, 00400700-000000 and 00400660-000000; and
- Establish a sub-area policy through a site specific text amendment to the Comprehensive Plan consistent with Objective 1-2.11 for Parcels 00400720-000000, 00400680-000000, 00400690-000000, 00400700-000000 and 00400660-000000 to limit the maximum amount of residential density on the Parcels; and
- Official Zoning Map Amendment from Settlers Residential (SR) and Residential Estate (RE) to Tourist Commercial (TC) for Parcels 00400680-000000, 00400690-000000, 00400700-000000 and 00400660-000000; and

The necessary FLUM, Zoning map and site specific text amendments may be applied for under a [combined application](#). Similar to the FLUM amendment, all applications for a zoning map amendment must submit an explanation of how the application satisfies each of the applicable criteria in the Land Development Regulations, Comprehensive Plan, and the Principles for Guiding Development in the Florida Keys Area of Critical State Concern pursuant to § 380.0552(7), Florida Statutes.

FLUM, Zoning map and site specific text amendments are reviewed by Planning Staff; the DRC makes a recommendation to the Director of Planning; the Local Planning Agency makes a recommendation to the Village Council at a noticed public hearing; and then the Village Council decides whether to approve or deny each of the applications by ordinance during two separate noticed public hearings. The Department of Economic Opportunity ("DEO") has the right to request an administrative hearing on any Comprehensive Plan

amendment. Additionally, the DEO has the right to appeal the zoning map amendment. For further details, please refer to [Code Chapter 30, Article IV, Division 9](#), as well as the above referenced Florida Statute. This process may take up to twelve to fifteen months to complete.

2. As they exist today, how many development rights exist on each said property, and what can each be used for?

Property: 109 #9 Carroll Street; 00400720-000000; Tourist Commercial (TC) Zoning District

According to the Monroe County Property Appraiser's property record card, the subject property is a vacant commercial property that does not contain any residential or non-residential structures. No original permit for building construction could be found; however, in a Building Permit Application submitted and issued in 2009 (Permit No: DMC200900189) the Village recognized the demolition and future replacement of Sea Isle Resort a three (3) unit motel (Attachment A). The approved April 30, 2009 permit indicated the building to be 1,928 square feet. Therefore, pursuant to Code Section 30-473(d), the Village recognizes three (3) transient residential dwelling units consisting of 1,928 square feet.

Property: 109C Carroll Street; 00400680-000000; Settlers Residential (SR) Zoning District

According to the Monroe County Property Appraiser's property record card, the subject property consists of a residential use building with a total coverage of 1,020 square feet. The structure was constructed in 1959 prior to the requirement for a building permit; however, in a Building Permit Application submitted and issued in 2009 (Permit No: DMR200900190) the Village recognized the demolition and future replacement of an existing single-family residence (Attachment B). The approved April 30, 2009 permit indicated the building to be 1,020 square feet. Therefore, pursuant to Code Section 30-473(d), the Village recognizes one (1) residential dwelling unit consisting of 1,020 square feet pursuant to Code Section 30-473(d). The single-family dwelling unit was not demolished and currently exists on Parcel 00400680-000000.

Property: 109E Carroll Street; 00400700-000000; Settlers Residential (SR) Zoning District

According to the Monroe County Property Appraiser's property record card, the subject property consists of a residential use building with a total coverage of 1,627 square feet. The structure was constructed in 1961 prior to the requirement for a building permit. Therefore, pursuant to Code Section 30-473(d), the Village recognizes one (1) residential dwelling unit consisting of 1,627 square feet.

Property: 107 Carroll Street; 00400690-000000; Settlers Residential (SR) Zoning District

According to Monroe County Property Appraiser's property record card, the subject property consists of a residential use building with a total coverage of 1,459 square feet. The structure was originally constructed in 1958, prior to the requirements for a building permit; however, according to the Historical Property Record Card of 1979 Monroe County recognized the primary structure as being a Duplex with two (2) dwelling units (Attachment C). Therefore, pursuant to Code Section 30-473(d), the Village recognizes two (2) residential dwelling units consisting of 1,459 square feet.

Property: 101 Carroll Street; 00400660-000000; Residential Estate (RE) Zoning District

According to the Monroe County Property Appraiser's property record card, the subject property consists of a residential use building with a total coverage of 959 square feet. The original permit for the building construction from 1960 could not be found; however, in a Building Permit Application submitted in 1965 (Permit No: 9837) Monroe County recognized the conversion of a non-sea going steel barge to a livable house boat - single family residence (Attachment D). Therefore, pursuant to Code Section 30-473(d), the Village recognizes one (1) residential dwelling unit consisting of 959 square feet.

a. Are the development rights impacted if we do not keep the existing

structures?

The dwellings units and hotel/motel units vested rights may be retained by utilizing a survey with the total square footage and number units of buildings when demolishing the structures from the Properties provided a building permit is approved and issued for demolition.

3. Number of hotel rooms that can be built on each said property and in total?

With the current zoning designations for Parcels 00400680-000000, 00400690-000000, 00400700-000000 and 00400660-000000, zero (0) hotel rooms may be built on these Properties as the zoning district(s) do not allow hotels/motels. The property with the Parcel ID 00400720-000000 may develop three (3) hotel units with the current vested rights of units, provided compliance is demonstrated with the Village's Land Development Regulations and the Comprehensive Plan. To build additional units would require Transfer of Development Rights (TDR) of transient units from another eligible sender site within the Village. Please see Sec. 30-506. - Transfer of development rights (TDRs) for residential dwelling units and density.

If all the Properties were approved following the process from Question 1 for a FLUM and zoning change to MU/TC, then the amount of hotel rooms would be limited to the vested rights or total number of units obtained through TDR. The maximum density permitted through the transfer of development rights is 12 dwelling units per acre. It should be noted that another factor limiting the number of units would be the requirements of the Village's LDRs for height, setbacks, parking, landscaping, bufferyards, open space, and stormwater retention.

4. Amount of meeting / other commercial space that can be built?

The Properties with their current zoning designations for Parcels 00400680-000000, 00400690-000000, 00400700-000000 and 00400660-000000, zero (0) nonresidential square footage may be obtained on these sites as the current zoning designation does not allow commercial (nonresidential) uses.

The property with the Parcel ID 00400720-000000 may develop nonresidential square footage provided compliance with the Village's Land Development Regulations and the Comprehensive Plan is demonstrated and the Property Owner obtains an allocation of nonresidential square footage from the Building Permit Allocation System (BPAS). According to the property appraiser's website there is approximately 67,500 square feet of uplands which would allow maximum Floor Area Ratio (FAR) of 0.25 (16,875 square feet) or 0.35 (23,625 square feet) with TDRs. It should be noted the maximum nonresidential floor area for a principal structure shall be 10,000 square feet. Also, another factor limiting the nonresidential square footage would be the requirements of the Village's LDRs for height, setbacks, parking, landscaping, bufferyards, open space, and stormwater retention.

a. Are there limitations on commercial uses on the site?

Yes, Parcels 00400680-000000, 00400690-000000, 00400700-000000 and 00400660-000000 are not within a zoning district that allows for commercial (nonresidential) uses. If all the properties were approved following the process from Question 1 for a FLUM and zoning change to MU/TC respectively, then the commercial (nonresidential) uses that are indicated as permitted or conditional uses within the TC zoning district would be allowed. For your reference, Code Section 30-693 is provided below.

Sec. 30-693. - Tourist commercial (TC) zoning district.

(a) Purpose and intent.

- (1) The purpose of the tourist commercial (TC) zoning district is to accommodate existing tourist lodging, tourist attractions and supportive facilities.

- (2) This zoning district is established within the Mixed Use (MU) FLUM category.
- (b) *Permitted uses.* The following uses are permitted uses provided that they do not contain a drive-in or drive-through component.
 - (1) Single family dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to single-family dwelling units is not permitted;
 - (2) Deed restricted affordable housing dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to dwelling units is not permitted;
 - (3) Hotels and motels with 25 rooms or less;
 - (4) Recreational equipment rental;
 - (5) Restaurants less than 1,500 square feet;
 - (6) Brewpubs less than 1,500 square feet; and
 - (7) Accessory uses and structures, excluding guesthouses.
- (c) *Uses reviewed as a minor conditional use.* The following uses are reviewed as minor conditional uses provided that they do not contain a drive-in or drive-through component.
 - (1) Any permitted residential use, greater than 25 dwelling units, except that motels and hotels shall not be considered a residential use;
 - (2) Bars, taverns and drinking places less than 5,000 square feet;
 - (3) Brewpubs of 1,500 to 3,000 square feet;
 - (4) Commercial recreational facility less than 5,000 square feet;
 - (5) Community pier or public dock;
 - (6) Docking facility;
 - (7) Hotels or motels having more than 25 rooms and less than 50 rooms;
 - (8) Infrastructure and municipal utility facilities;
 - (9) Restaurants of 1,500 to 3,000 square feet; and
 - (10) Attached wireless facility.
- (d) *Uses reviewed as a major conditional use.*
 - (1) Hotels or motels having 50 rooms or more;
 - (2) Brewpubs of 3,001 to 5,000 square feet;
 - (3) Commercial recreational uses of 5,000 square feet or greater;
 - (4) Marina redevelopment;
 - (5) Restaurants of 3,001 to 5,000 square feet;
 - (6) Stealth wireless facility;
 - (7) Outdoor storage and display areas pursuant to article VI, division 8 of this chapter; and
 - (8) Any use listed above as a permitted or minor conditional use, or a major conditional use listed herein, provided that the use contains a drive-in or drive-through component.
- (e) *Site development standards.*
 - (1) Minimum lot area: Not applicable.
 - (2) Maximum building height: 35 feet.
 - (3) Maximum developable lot coverage: Not applicable.

(4) **Setbacks:**

- a. Front yard: Minimum 25 feet. Front yard setback may be reduced to the minimum required bufferyard width pursuant to division 6 of this article only for covered unenclosed areas, outdoor seating areas, balconies, roof overhangs, walkways, stairways and entryways.
 - b. Street side yard: Minimum ten feet, or the required bufferyard width pursuant to division 6 of this article, whichever is less.
 - c. Interior side yard: Minimum ten feet.
 - d. Rear yard: Minimum 20 feet.
 - e. Rear yard on shoreline: See article VII, division 2 of this chapter.
- (5) Floor area: Maximum floor area for principal structures: 0.25 FAR or 0.35 FAR with TDRs or with working waterfronts pursuant to article IV, division 17 of this chapter.
- (6) Density: Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or affordable housing, or up to 15 affordable housing dwelling units per acre may be permitted if the proposed development provides for an increase of one Class in all required bufferyards; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 12 dwelling units per acre, notwithstanding any nonresidential floor area or FAR, or market rate residential dwelling units; except that on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 dwelling units per acre, notwithstanding any nonresidential floor area or FAR, or market rate residential dwelling units, if the proposed development provides for an increase of one Class in all required bufferyards.
- (7) Open space: See article VII, division 4 of this chapter.
- (8) Landscape requirements: See division 6 of this article.
- (9) Parking requirements: See division 7 of this article.
- (10) Maximum principal building size: The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.

5. **Will employee housing be required for any of this, including pre-approved units?**

Yes, employee housing would be required following the standards of [DIVISION 16. - Affordable Housing Standards](#). Additional units and increases in square footage trigger inclusionary zoning that mandates units be developed or a fee in-lieu of be paid, depending on the impact and required mitigation. The division linked above outlines the affordable housing requirements.

6. **Would adding more employee housing than required provide for more development rights?**

Unfortunately, there is no mechanism to obtain additional development rights by adding additional affordable dwelling units.

7. **Can existing vested units at Cheeca be utilized on these sites?**

No, not all of the Parcels currently allow for transient uses. However, if the Properties were approved following the process from Question 1 for a FLUM and zoning change to MU/TC respectively, and the sites were combined with a method sufficient to the Village Attorney through either a Unity of Title or Declaration of Restrictive Covenants, then the existing vested units may be redeveloped on the Properties provided compliance is demonstrated with the Village's Land Development Regulations and the Comprehensive Plan. Additionally, the Property Owner may be able to develop transient units on the other properties following a transfer utilizing the TDR process in [DIVISION 12. - Transfer of Development Rights](#).

8. Can the sites be combined with Cheeca if acquired?

The sites could be combined with a method sufficient to the Village Attorney either through a Unity of Title or Declaration of Restrictive Covenants.

9. If these sites were combined through unity of title into overall Cheeca site, does that change what can be built (i.e., # of units)?

If the Properties were approved following the process from Question 1 for a FLUM and zoning change to MU/TC respectively, then the regulations for TC Zoning District would apply. Code Section 30-693 provided above outlines the permitted and conditional uses within the TC Zoning District.

10. What if no unity of title?

Please see answer to Questions 3 and 4.

11. Can the existing road at Cheeca be extended to combine the sites by road?

If all of the properties were unified with a method sufficient to the Village Attorney, either through a Unity of Title or Declaration of Restrictive Covenants, the existing access drive on Cheeca's property could be extended to the other properties.

12. Can a building be built that crosses the current site boundary between Cheeca and the Gilmore site?

If the properties are unified with a method sufficient to the Village Attorney, either through a Unity of Title or Declaration of Restrictive Covenants, and a site plan was approved as a part of a conditional use approval, a building could be built on the boundary line of the properties.

a. Does whether a unity of title occurs impact this?

Yes, see answer above.

13. Are the sites hooked up to sewer?

00400660-000000 - 101 Carroll Street is not connected
00400690-000000 - 107 Carroll Street is not connected
00400720-000000 - 109 #9 Carroll Street is not connected
00400680-000000 - 109 C Carroll Street is not connected
00400700-000000 - 109 E Carroll Street is connected

14. If they are, is there a further activation fee?

None that I am aware of for existing connections.

a. If not, what are the fees?

The building permit fee is \$112.00 per connection.

15. Are there limitations on usage of the dock on the site?

There is a permitted existing dock on the parcel with the ID# 00400720-000000 and general docking would be permitted, but it is currently not permitted for any commercial activities. Any change of use or commercial uses would need to be applied for prior to commencing activity. [Sec. 30-1555. - Nonconforming water-dependant structures.](#)

16. Any environmental issues on the site known by the Village or in remediation?

According to the Village's existing habitat map, the Properties are considered disturbed. Any proposed redevelopment application would require a vegetation survey consistent with Code Section 30-1614(e).

Any vegetation that is removed on the Property would be required to be mitigated in accordance with Code Section 30-1615.

Property: 109 #9 Carroll Street; 00400720-000000; Tourist Commercial (TC) Zoning District

According to the Federal Emergency Management Agency (FEMA) Threatened and Endangered Species focus areas within the Village the property contains a suitable habitat for the Eastern Indigo Snake (common name).

Property: 109C Carroll Street; 00400680-000000; Settlers Residential (SR) Zoning District

According to the Federal Emergency Management Agency (FEMA) Threatened and Endangered Species focus areas within the Village the property does not contain any of the registered threatened and endangered species.

Property: 109E Carroll Street; 00400700-000000; Settlers Residential (SR) Zoning District

According to the Federal Emergency Management Agency (FEMA) Threatened and Endangered Species focus areas within the Village the property does not contain any of the registered threatened and endangered species.

Property: 107 Carroll Street; 00400690-000000; Settlers Residential (SR) Zoning District

According to the Federal Emergency Management Agency (FEMA) Threatened and Endangered Species focus areas within the Village the property does not contain any of the registered threatened and endangered species.

Property: 101 Carroll Street; 00400660-000000; Residential Estate (RE) Zoning District

According to the Federal Emergency Management Agency (FEMA) Threatened and Endangered Species focus areas within the Village the property contains a suitable habitat for the Eastern Indigo Snake (common name).

17. Any limitations to food and beverage or liquor sales?

The current zoning designations for parcels 00400680-000000, 00400690-000000, 00400700-000000 and 00400660-000000, do not permit commercial (nonresidential) uses and zero (0) nonresidential square footage can be established on these sites with their current zoning designations. With the current designation, food and beverage or liquor sales would not be permitted on these parcels.

For the property with the Parcel ID 00400720-000000 with the zoning designation TC there are no known limitations that that staff is currently aware of that would limit an application for an alcoholic beverage use permit; however, please review the section of the LDRs that address alcoholic beverage permits - [DIVISION 11. - Alcoholic Beverage Use Permit](#). Additionally, the link to the application for [Alcoholic Beverage Permits](#) has been provided. Any new construction of a restaurant or bar that is open to the public would require a nonresidential square footage allocation and would require compliance with the Village's LDR and building code.

18. Any limitations to pool(s) being built?

A pool is permitted as an accessory structure to a principal use. The requirements of the Village's LDRs for setbacks, landscaping, bufferyards, open space, and stormwater retention would have to be met.

In addition to the LDRs, the proposed development must be found consistent with the purposes, goals, objectives and policies of the Islamorada [Comprehensive Plan](#). If you have any further questions or need additional clarification, please feel free to contact me at 305-664-6424 or brad.stein@islamorada.fl.us.

Conclusion:

This pre-application letter is based solely upon the information provided by the applicant and is only intended to familiarize the applicant with the provisions of the land development regulations currently in effect that may be applicable to the development project proposed by the applicant. The information provided herein is subject to change based upon the adoption of new policies or regulations, the repeal of existing policies or regulations, submission of additional information, or a determination that incomplete/inaccurate information or misstatements of fact were provided by the applicant. This letter is not a development approval, order or permit, and nothing contained herein shall be construed or interpreted as conveying, conferring, granting or denying any building, development or vested rights. This is not an administrative decision or interpretation regarding the provisions of the comprehensive plan or land development regulations. A final decision or interpretation of the applicable policies and regulations cannot be made until the applicant submits a complete development application for review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brad Stein', is positioned above the printed name.

Brad Stein, AICP
Senior Planner



Islamorada, Village of Islands

86800 Overseas Highway

Islamorada, FL 33036

Phone: (305) 664-6400 Fax: (305) 664-6469

PERMIT TYPE: INTERIOR REMODEL

Permit:	PRBLD201901626	Applied:	November 27, 2019
Job Cost:	\$4,200.00	Issued:	January 07, 2020
Total Fees: (deposit incl.)	\$797.60	Property:	107 CARROLL ST
Paid:	\$689.60	Construction:	RESIDENTIAL

Legal Description:	STRATTONS SUBD PB 2-38 UPPER MATECUMBE PT LOT 2 SQR 10 (LOT A) G24-94 G59-286 G73-464 OR161-66 OR532-466 OR776-698 OR923-1950 OR927-1765DC OR973-1164/70WILCASE #86-148-CP-09 OR1330-1315/16RS OR1380-58 OR1392-1740 OR1412-1614M/L OR2254-1555T/C OR2328-1420/21
--------------------	---

Total Square Footage:	465	Parcel #	00400690-000000
-----------------------	-----	----------	-----------------

Zoning:

Property:	SR	Flood:	Fire:	UMK	Special:
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Owner:	Agent:	Contractor:
FORM PALS LLC 1817 WESTGATE PKWY SW ATLANTA, GA 30336(305) 970-8656		NATIVE CONSTRUCTION CONTRACTING INC 100 WRENN ST TAVERNIER, FL 33070 (305) 852-3116

Description of Work:	ADD INTERIOR NON STRUCTURAL WALLS, MINOR UPDATE TO ELECTRICAL, USE EXISTING LIGHTS-NO NEW CEILING LIGHTS, ADD TILE FLOORING THROUGHOUT. RELOCATE BATHROOM
----------------------	---

Sub Permits:

PRBLD201901626	BUILDING	NATIVE CONSTRUCTION CONTRACTING INC	(305) 852-3116
PRBLD201901626	ELECTRICAL	DUNN ELECTRICAL SERVICE INC	(305) 360-7576
PRBLD201901626	PLUMBING	BAYSIDE COMPANIES INC DBA BAYSIDE PLUMBING & MAINTENANCE	(305) 453-5435

Permit Conditions:

Department	Condition	Status

Issuance of a development permit by the Village does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant or permit holder shall obtain all applicable state and federal permits prior to the start of construction for the development authorized pursuant to this permit.

This permit becomes null and void if an approved inspection has not been recorded in the Building Department within 180 days of the valid date of the permit, or once the initial inspection is approved and recorded, subsequent inspections are not approved and recorded within 180 days of the previous approved and recorded inspection.

I hereby certify that I have read and examined this document and know the same to be true and correct. I further agree that I will in all respects construct the above described improvement in accordance with this statement and the plans and specifications herewith filed, and in accordance with the ordinances of Islamorada, Village of Islands. Granting of a permit does not presume to give authority to violate or cancel provisions of any state or local laws regulating construction or the performance of construction.

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney before recording your Notice of Commencement. Once recorded, the Notice of Commencement MUST BE POSTED AT THE JOB SITE.

		01/07/2020
--	--	------------

1003

OFFICE COPY



APPROVED PLANS TO
BE AT JOBSITE FOR
REQUIRED INSPECTIONS

201901026

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans, Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures, Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures, Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles, Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT6, TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors, Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

APPROVED

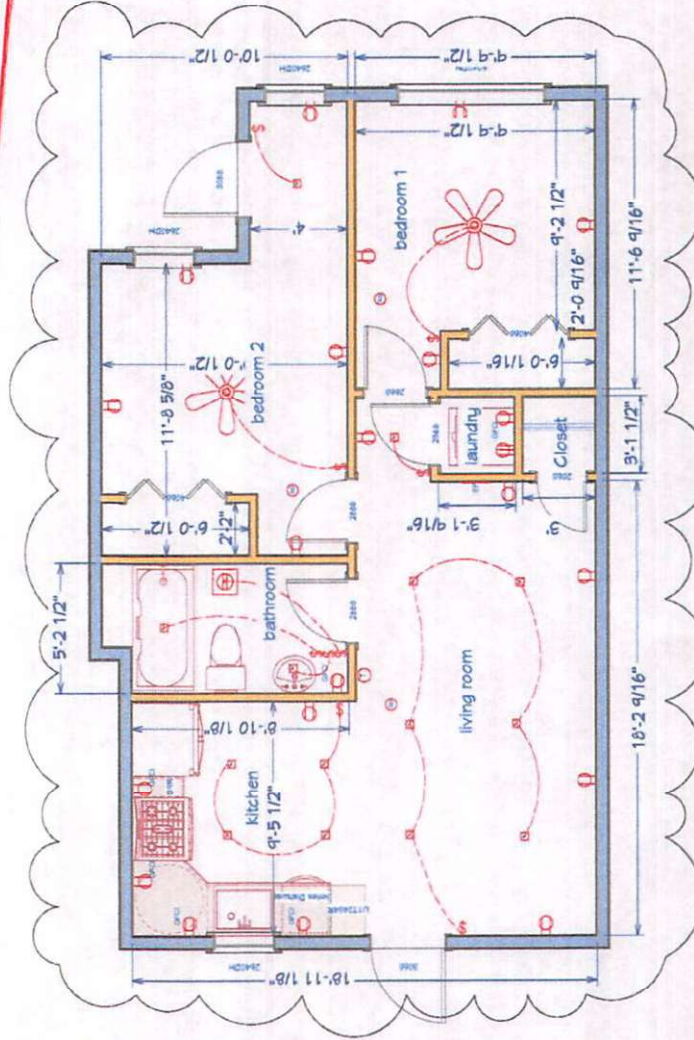
PERMIT NO. 201901026

VILLAGE OF ISLAMORADA

BUILDING OFFICIAL
PLAN APPROVAL DOES NOT AUTHORIZE VIOLATION
OF ANY TECHNICAL CODES, LOCAL, STATE,
OR FEDERAL LAWS

Proposed new floor plan
LIVING AREA
670 SQ. FT.

NOTICE
ALL PERMITS REQUIRE
A FINAL INSPECTION
FAILURE TO OBTAIN
INSPECTION WILL RESULT IN
CODE ENFORCEMENT ACTION



**MUST COMPLY WITH
FLORIDA
BUILDING CODE**

- Electrical
 - Install spray foam insulation in roof system R-30
 - Relocate existing panel to new location
 - Install 4" recessed can lighting throughout living space
 - Install under cabinet lights in kitchen
 - All outlets in laundry and kitchen area to be GFCI protected
- Plumbing
 - Relocate existing bathroom
 - replace all waste & water lines
- No HVAC work to be done

DATE	12/12/2019
SCALE	
SHEET	As Built

Form Pals, LLC
107 Carroll St
Islamorada FL 33036

Island Villa Construction
PO Box 12
Islamorada FL 33036

Teak Esslinger
C6C# 1524397

3200

STRATTONS SUBD PB2-
UPPER MATECUMBE
PT. LOT 2 SQR10
(LOT D)
OR532-466 OR776-698

400690-0000
REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

[illegible]

22-40069.

12-64

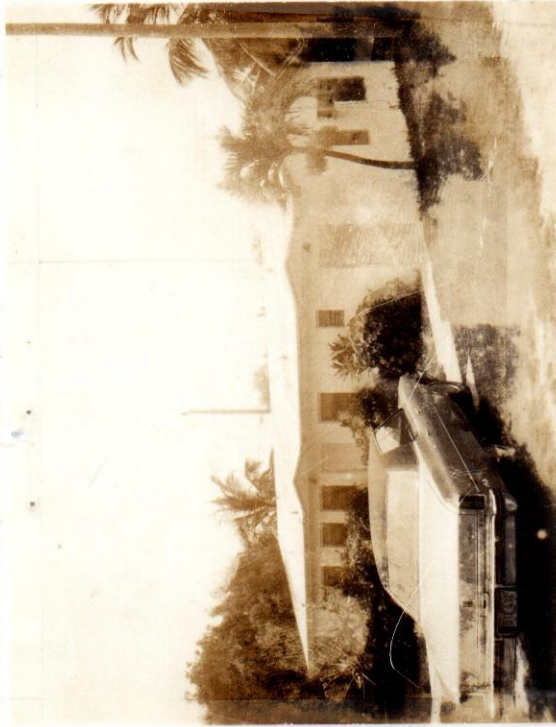
5-22-75 RF 40069



DT Lot, B/K 10 STRAFION

5-23-79

RR 4006 69084



PT Lot 2 B/K 10 STATION

DUPLICATE

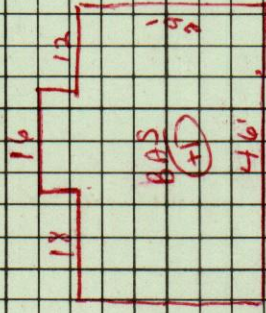
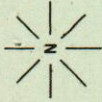
DATE: 11/21/00

[illegible]

— NOTES —

Original Card Missing
Made up new card
7/11/79 (SL)

Haupl is now assessed
on this lot was assessed
incorrectly on 40067
per Horace 7/11/79 sh



CARD /	SCALE 1" =	LAND USE CODE
PLOTTED	FLDWK. BY	DATE
RANDOM	CLASS BY	DATE

CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	Dwlex			
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts.				
— Rm. Apts.				
— Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
— Fict. R. Rms.				
— Fict. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Car. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Centrl. Heating				
Centrl. Cooling				
Centrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE				
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
E.F.				
E.F.				
REP. COST NEW				
CONDITION				
DEP. REP. VALUE				
DEPRECIATION ADJUSTMENT				
NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				

TWITCHELL, CARE A
% CHEECA FARM
HOLMDEL, NJ 07733

STRATTONS SUB'D
UPPER MATECUMBE
PT LOT 2 SQR 10

OR532-466

PB 2-38
PC/DO

00/24

PT LOT 2 SQR 10

OR532-466

AK 149298

LAND COMPUTATIONS

600

LAND COMPUTATIONS						
QUAN. - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
PT Lot 2	100x80					3200
see deed,						3800
TOTAL						16240

5274

18 valve 7225

MP. 21

PHOTO
MAP #2

2700
2700

2000

REAL PROPERTY RECORD CARD


MONROE COUNTY, FLORIDA

VALUATION TOTALS	
1966	LAND
	IMPROVEMENTS
	TOTAL
1971	LAND
	IMPROVEMENTS
	TOTAL
1971	LAND
	IMPROVEMENTS
	TOTAL
1974	LAND
	IMPROVEMENTS
	TOTAL
19__	LAND
	IMPROVEMENTS
	TOTAL
19__	LAND
	IMPROVEMENTS
	TOTAL
19__	LAND
	IMPROVEMENTS
	TOTAL

-- NOTES --

73/28,200

N/C VACANT 7-21-77

											SCALE 1"=		LAND USE CODE	
											FLOWK. BY		DATE	
											CLASSIFIED BY		DATE	
CARD														
PLOTTED														
RANDOM														

CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	INTERIOR FINISH			
	Unfinished			
YEAR BUILT	Wd. or Cell. Bds.			
	Wallboard			
	Plaster, No Furring			
	Plaster, Furring			
	Drywall			
	Wood Panel			
ROOMS				
Total Rooms				
Eff. Apts.				
— Rm. Apts.				
— Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
— Fixt. R. Rms.				
— Fixt. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G. B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
State				
Gypsum				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE				
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
E.F.				
E.F.				
REP. COST NEW				
CONDITION				
DEP. REP. VALUE				
DEPRECIATION ADJUSTMENT				
NO.	PHY.	ADJUSTMENT		% COND.
1				
2				
3				
4				

009

STRATTONS SUB'D
UPPER MATECUMBE
PT LOT 2 SQR 10
OR532-466

PB 2-38
AC/DO

OR532-466

LAND COMPUTATIONS						
QUAN - TYPE - DESC	SIZE - AREA	UNIT PRICE	D F	C F	PRICE PER FRONT FOOT	VALUE
Tr lot 2	100x80					3800
See Deed,						3800

4722

TOTAL

2408

78 val 7225

Photo Map

1945
1946

三才圖會

004006902

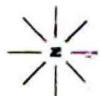
MONROE COUNTY, FLORIDA

VALUATION TOTALS													
1966	<table border="1"> <tr><td>LAND</td><td>2400</td></tr> <tr><td>IMPROVEMENTS</td><td>2400</td></tr> <tr><td>TOTAL</td><td>3200</td></tr> <tr><td>LAND</td><td>3200</td></tr> <tr><td>IMPROVEMENTS</td><td>3200</td></tr> <tr><td>TOTAL</td><td>3800</td></tr> </table>	LAND	2400	IMPROVEMENTS	2400	TOTAL	3200	LAND	3200	IMPROVEMENTS	3200	TOTAL	3800
LAND	2400												
IMPROVEMENTS	2400												
TOTAL	3200												
LAND	3200												
IMPROVEMENTS	3200												
TOTAL	3800												
1971	<table border="1"> <tr><td>LAND</td><td>3800</td></tr> <tr><td>IMPROVEMENTS</td><td>3800</td></tr> <tr><td>TOTAL</td><td>3800</td></tr> </table>	LAND	3800	IMPROVEMENTS	3800	TOTAL	3800						
LAND	3800												
IMPROVEMENTS	3800												
TOTAL	3800												
1972	<table border="1"> <tr><td>LAND</td><td>3800</td></tr> <tr><td>IMPROVEMENTS</td><td>3800</td></tr> <tr><td>TOTAL</td><td>3800</td></tr> </table>	LAND	3800	IMPROVEMENTS	3800	TOTAL	3800						
LAND	3800												
IMPROVEMENTS	3800												
TOTAL	3800												
1974	<table border="1"> <tr><td>LAND</td><td>3600</td></tr> <tr><td>IMPROVEMENTS</td><td>3600</td></tr> <tr><td>TOTAL</td><td>3600</td></tr> </table>	LAND	3600	IMPROVEMENTS	3600	TOTAL	3600						
LAND	3600												
IMPROVEMENTS	3600												
TOTAL	3600												
19—	<table border="1"> <tr><td>LAND</td><td></td></tr> <tr><td>IMPROVEMENTS</td><td></td></tr> <tr><td>TOTAL</td><td></td></tr> </table>	LAND		IMPROVEMENTS		TOTAL							
LAND													
IMPROVEMENTS													
TOTAL													
19—	<table border="1"> <tr><td>LAND</td><td></td></tr> <tr><td>IMPROVEMENTS</td><td></td></tr> <tr><td>TOTAL</td><td></td></tr> </table>	LAND		IMPROVEMENTS		TOTAL							
LAND													
IMPROVEMENTS													
TOTAL													
19—	<table border="1"> <tr><td>LAND</td><td></td></tr> <tr><td>IMPROVEMENTS</td><td></td></tr> <tr><td>TOTAL</td><td></td></tr> </table>	LAND		IMPROVEMENTS		TOTAL							
LAND													
IMPROVEMENTS													
TOTAL													

— NOTES —

73/28.200

N/C DASHUT 7-21-77



CARD /	SCALE 1" =	LAND USE CODE
PLOTTED	FLOWN BY	DATE
RANNOOM	CLASSIFIED BY	DATE

CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE				
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Appts				
— Rm. Appts				
— Rm. Appts				
No. of Baths				
No. of Rest Rm.				
— First R. Rm.				
— First R. Rm.				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Appl. Equip.				
Partitions				
Special Use				
ELECTRICITY				
Wellboard				
Corr. Material				
Corr. Absorption				
Wd. Fr. Stucco				
Wd. Fr. Absorption				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Stucco				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
HEATING				
Unit Heat				
Chim. Heating				
Chim. Ceiling				
Chim. Cool & Heat				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asphalt Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Oak Tile				
Marble				
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Gds.				
Wellboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
ELECTRICITY				
None				
Average				
Good				
CLASS & SCALE				
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
DEPRECIATION ADJUSTMENT				
BASE RATE				
ADJ. RATE				
AREA				
E.F.				
E.F.				
REP. COST NEW				
CONDITION				
DEP. REP. VALUE				
NO. PHT. ADJUSTMENT % COM.				
1				
2				
3				
4				



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.

P.O. BOX 377 TAVERNIER FL 33070-0377

COOPERATIVE LOCATIONS:

TAVERNIER OFFICE: 91630 Overseas Hwy Phone: (305) 852-2431
MARATHON OFFICE: 3421 Overseas Hwy
TOLL FREE PHONE: 1-800-858-8845 WEBSITE: www.fkec.com
OFFICE HOURS: 8:00 AM TO 5:00 PM Monday - Thursday

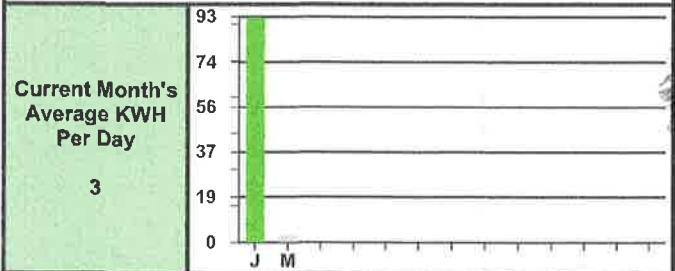
1052 0 AB 0.593
BRIAN P MAGRANE
LISA MAGRANE
206 BOUGAINVILLEA ST
TAVERNIER FL 33070-2206

5 1052
C-4



- * Payment is not avoided by failure to receive a bill.
- * EMPLOYEE IDENTIFICATION - Our authorized representatives carry Cooperative identification with a photograph. Please do not hesitate to ask for identification before admitting any employee to your premises.
- * If service is interrupted, check your fuses or circuit breakers. See if neighbors have service. Please report promptly if you believe trouble is on FKEC lines.
- * When reporting trouble or anything unusual, please give your NAME, ACCOUNT NUMBER, and METER NUMBER as listed on this bill.
- * It is your responsibility to insure we have access to all meters.
- * Next reading date is subject to change.
- * **Next reading date is: 07/11/2025**
- * Payment is due before 5:00 pm on the DELINQUENT DATE.

KWH USAGE HISTORY



ACCOUNT NUMBER	METER NUMBER	BILL MAILED	LOCATION PHONE	OTHER PHONE	MOBILE PHONE
6707300035	99183827	06/11/2025		(305) 304-9421	(305) 942-6744
ACCOUNT LOCATION 107A CARROLL ST / OCEAN VIEW					
ACTIVITY SINCE LAST BILL		\$ AMOUNT	CURRENT BILL INFORMATION		\$ AMOUNT
PREVIOUS BALANCE		2.00	DAILY SYSTEM ACCESS CHARGE 1.00 X 31		31.00
PAYMENT		2.00 CR	POWER COST		6.91
			EQUITY CHARGE		2.25
			GROSS RECPT TAX		1.03
			OPER ROUNDUP		0.81
BILLING PERIOD DATES		RATE	TOTAL DUE NOW		42.00
05/09/2025 TO 06/09/2025		RESIDENTIAL SERVICE	DELINQUENT DATE		07/01/2025
TO		CODE	AFTER DELINQUENT DATE PAY		42.63
		REGULAR	POWER COST PER KWH		.0742700
KWH METER READING	MULTIPLIER	USAGE	USAGE 1 YEAR AGO	*NEW Business Hours: Mon-Thurs, 8AM-5PM* Our offices are closed on Fridays. Pay online 24/7 at www.fkec.com or call 855-940-4007. We accept checks and credit or debit cards. Visit our offices or mail your payment with the stub below.	
FROM	TO				
15468	15561	1	93		

PLEASE INDICATE CHANGE OF ADDRESS/PHONE NUMBER HERE.

MAILING ADDRESS		
CITY	STATE	ZIP
LOCATION PHONE NUMBER		MOBILE PHONE NUMBER
() ()		() ()
MEMBER'S SIGNATURE (REQUIRED TO CHANGE ADDRESS)		

BILLS ARE DUE UPON RECEIPT

DELINQUENT DATE	ACCOUNT NO.	AMOUNT DUE
07/01/2025	6707300035	42.00



2000049620
BRIAN P MAGRANE
LISA MAGRANE
206 BOUGAINVILLEA ST
TAVERNIER FL 33070-2206

FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.
PO BOX 377
TAVERNIER FL 33070-0377



110246707300035000004200000004263061120257



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.

P.O. BOX 377 TAVERNIER FL 33070-0377

COOPERATIVE LOCATIONS:

TAVERNIER OFFICE: 91630 Overseas Hwy Phone: (305) 852-2431
MARATHON OFFICE: 3421 Overseas Hwy
TOLL FREE PHONE: 1-800-858-8345 WEBSITE: www.fkec.com
OFFICE HOURS: 8:00 AM TO 5:00 PM Monday - Thursday

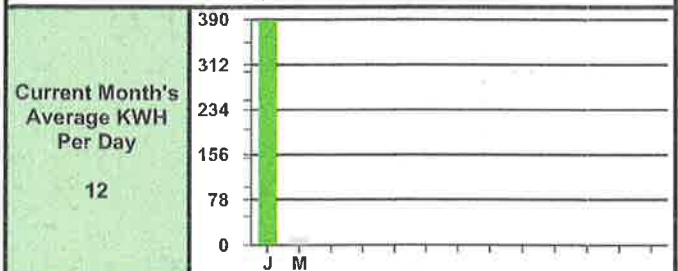
1053 0 AB 0.593
BRIAN P MAGRANE
LISA MAGRANE
206 BOUGAINVILLEA ST
TAVERNIER FL 33070-2206

5 1053
C-4



- * Payment is not avoided by failure to receive a bill.
- * EMPLOYEE IDENTIFICATION - Our authorized representatives carry Cooperative identification with a photograph. Please do not hesitate to ask for identification before admitting any employee to your premises.
- * If service is interrupted, check your fuses or circuit breakers. See if neighbors have service. Please report promptly if you believe trouble is on FKEC lines.
- * When reporting trouble or anything unusual, please give your NAME, ACCOUNT NUMBER, and METER NUMBER as listed on this bill.
- * It is your responsibility to insure we have access to all meters.
- * Next reading date is subject to change.
- * **Next reading date is: 07/11/2025**
- * Payment is due before 5:00 pm on the DELINQUENT DATE.

KWH USAGE HISTORY



ACCOUNT NUMBER	METER NUMBER	BILL MAILED	LOCATION PHONE	OTHER PHONE	MOBILE PHONE
6707300518	99183826	06/11/2025		(305) 304-9421	(305) 942-6744
ACCOUNT LOCATION 107B CARROLL ST / OCEANVIEW					
ACTIVITY SINCE LAST BILL		\$ AMOUNT	CURRENT BILL INFORMATION		\$ AMOUNT
PREVIOUS BALANCE		3.00	DAILY SYSTEM ACCESS CHARGE 1.00 X 31		31.00
PAYMENT		3.00 CR	POWER COST		28.97
			EQUITY CHARGE		9.44
			GROSS RECPT TAX		1.78
			OPER ROUNDUP		0.81
BILLING PERIOD DATES		RATE	TOTAL DUE NOW		72.00
05/09/2025 TO 06/09/2025		RESIDENTIAL SERVICE	DELINQUENT DATE		07/01/2025
TO		CODE	AFTER DELINQUENT DATE PAY		73.08
		REGULAR	POWER COST PER KWH		0.742700
KWH METER READING	MULTIPLIER	USAGE	USAGE 1 YEAR AGO	*NEW Business Hours: Mon-Thurs, 8AM-5PM* Our offices are closed on Fridays. Pay online 24/7 at www.fkec.com or call 855-940-4007. We accept checks and credit or debit cards. Visit our offices or mail your payment with the stub below.	
FROM	TO				
12819	13209	1	390		

PLEASE INDICATE CHANGE OF ADDRESS/ PHONE NUMBER HERE

MAILING ADDRESS		
CITY	STATE	ZIP
LOCATION PHONE NUMBER	MOBILE PHONE NUMBER	
()	()	
MEMBER'S SIGNATURE (REQUIRED TO CHANGE ADDRESS)		

BILLS ARE DUE UPON RECEIPT

DELINQUENT DATE	ACCOUNT NO.	AMOUNT DUE
07/01/2025	6707300518	72.00



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.
PO BOX 377
TAVERNIER FL 33070-0377

2000049620
BRIAN P MAGRANE
LISA MAGRANE
206 BOUGAINVILLEA ST
TAVERNIER FL 33070-2206



110246707300518000007200000007308061120258



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.

P.O. BOX 377 TAVERNIER FL 33070-0377

COOPERATIVE LOCATIONS:

TAVERNIER OFFICE: 91630 Overseas Hwy Phone: (305) 852-2431
MARATHON OFFICE: 3421 Overseas Hwy
TOLL FREE PHONE: 1-800-858-8845 WEBSITE: www.fkec.com
OFFICE HOURS: 8:00 AM TO 5:00 PM Monday - Thursday

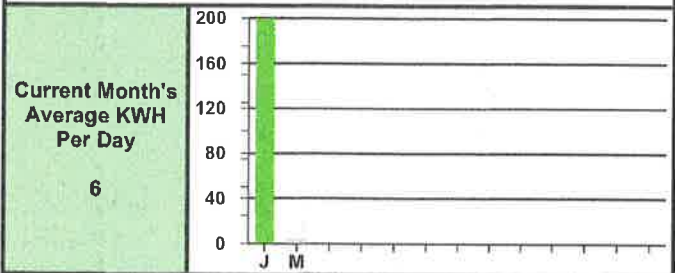
1054 0 AB 0.593
BRIAN P MAGRANE
LISA MAGRANE
206 BOUGAINVILLEA ST
TAVERNIER FL 33070-2206

5 1054
C-4



- * Payment is not avoided by failure to receive a bill.
- * EMPLOYEE IDENTIFICATION - Our authorized representatives carry Cooperative identification with a photograph. Please do not hesitate to ask for identification before admitting any employee to your premises.
- * If service is interrupted, check your fuses or circuit breakers. See if neighbors have service. Please report promptly if you believe trouble is on FKEC lines.
- * When reporting trouble or anything unusual, please give your NAME, ACCOUNT NUMBER, and METER NUMBER as listed on this bill.
- * It is your responsibility to insure we have access to all meters.
- * Next reading date is subject to change.
- * **Next reading date is: 07/11/2025**
- * Payment is due before 5:00 pm on the DELINQUENT DATE.

KWH USAGE HISTORY



ACCOUNT NUMBER	METER NUMBER	BILL MAILED	LOCATION PHONE	OTHER PHONE	MOBILE PHONE
6707301026	99183825	06/11/2025		(305) 304-9421	(305) 942-6744
ACCOUNT LOCATION 107C CARROLL ST / OCEANVIEW					
ACTIVITY SINCE LAST BILL		\$ AMOUNT	CURRENT BILL INFORMATION		\$ AMOUNT
PREVIOUS BALANCE PAYMENT		2.00 2.00 CR	DAILY SYSTEM ACCESS CHARGE 1.00 X 31 POWER COST EQUITY CHARGE GROSS RECPT TAX OPER ROUNDUP		31.00 14.85 4.84 1.30 0.01
BILLING PERIOD DATES		RATE	TOTAL DUE NOW		52.00
05/09/2025 TO 06/09/2025 TO		RESIDENTIAL SERVICE	DELINQUENT DATE		07/01/2025
		CODE	AFTER DELINQUENT DATE PAY		52.78
		REGULAR	POWER COST PER KWH		.0742700
KWH METER READING		MULTIPLIER	USAGE	USAGE 1 YEAR AGO	*NEW Business Hours: Mon-Thurs, 8AM-5PM* Our offices are closed on Fridays. Pay online 24/7 at www.fkec.com or call 855-940-4007. We accept checks and credit or debit cards. Visit our offices or mail your payment with the stub below.
FROM	TO				
8422	8622	1	200		

PLEASE INDICATE CHANGE OF ADDRESS/ PHONE NUMBER HERE.

MAILING ADDRESS		
CITY	STATE	ZIP
LOCATION PHONE NUMBER	MOBILE PHONE NUMBER	
()	()	
MEMBER'S SIGNATURE (REQUIRED TO CHANGE ADDRESS)		

2000049620
BRIAN P MAGRANE
LISA MAGRANE
206 BOUGAINVILLEA ST
TAVERNIER FL 33070-2206

BILLS ARE DUE UPON RECEIPT

DELINQUENT DATE	ACCOUNT NO.	AMOUNT DUE
07/01/2025	6707301026	52.00

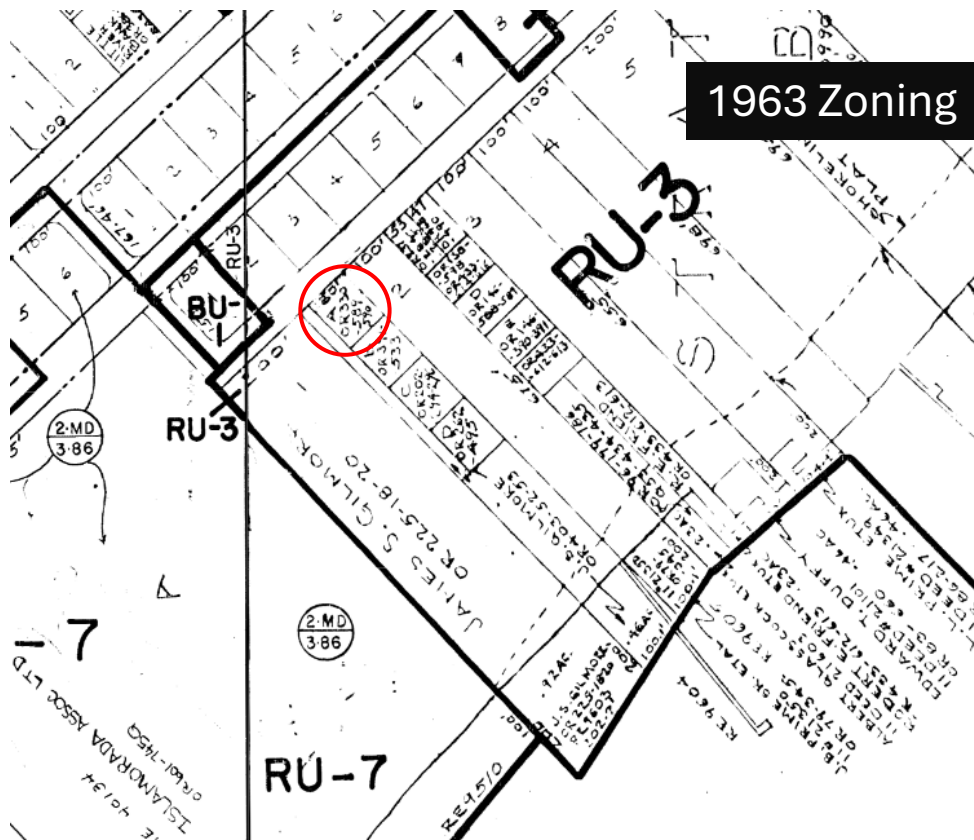


FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC.
PO BOX 377
TAVERNIER FL 33070-0377



110246707301026000005200000005278061120255





A SINGLE FAMILY RESIDENCE ON A LOT OF REQUIRED SIZE IN THIS ZONE MAY BE JOINED TO A SINGLE FAMILY RESIDENCE ON AN ADJACENT LOT BY MEANS OF A COMMON PORTE CONCHERE OF TWO (2) CAR WIDTH; PROVIDED THE BUILDINGS ARE ENTIRELY OF MASONRY CONSTRUCTION, ARE CONSTRUCTED SIMULTANEOUSLY, AND THE SETBACK OF THE SITES OPPOSITE THE JOINED BUILDINGS EACH ARE INCREASED AT LEAST BY THE DISTANCE SAVED BY SAID JOININGS, AND NO ACCESSORY BUILDING IS CONSTRUCTED ON LOTS SO OCCUPIED.

3. EVERY USE AS A SECONDARY OR SUBORDINATE SINGLE FAMILY RESIDENCE OR ONE (1) FAMILY GARAGE APARTMENT ON THE REAR PORTION OF A LOT WHERE THERE IS ONLY ONE (1) SINGLE FAMILY RESIDENCE ON THE FRONT PORTION OF SAID LOT, AT LEAST FIFTEEN FEET (15') BETWEEN BUILDINGS.

PROHIBITED USES:

1. THE USE OF ANY LOT IN A SUBDIVISION PLATTED AND RECORDED PRIOR TO THE ADOPTION OF THESE REGULATIONS FOR MORE THAN A ONE (1) FAMILY RESIDENCE IS PROHIBITED WHERE THE AREA OF THE LOT IS SMALLER THAN SPECIFIED IN THIS SECTION. NEITHER THE GUEST HOUSE NOR SERVANTS' QUARTERS SHALL BE PERMITTED ON A SINGLE LOT HAVING LESS THAN SEVEN THOUSAND FIVE HUNDRED FEET (7,500') SQUARE IN AN AREA WHICH IS OCCUPIED BY A TWO (2) FAMILY OR TWO (2) SINGLE RESIDENCES IN AN RU-2 ZONE.

LOT AREA - MINIMUMS:

SQUARE FOOTAGE OF PRINCIPAL BUILDING OR BUILDINGS SHALL BE ONE AND ONE-HALF ($1\frac{1}{2}$) TIMES THE SQUARE FOOTAGE THAT WOULD BE REQUIRED FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE IN THE ZONE.

LOT AREA 6,000 SQUARE FEET -	FRONTAGE	60 FEET
	DEPTH	75 FEET

SECTION 9

ZONE RU-3 MULTIPLE FAMILY HOTEL AND MOTEL DISTRICT:

THE FOLLOWING REGULATIONS SHALL APPLY IN ALL RU-3 DISTRICTS:

NO LAND, BODY OF WATER AND/OR NO STRUCTURE SHALL BE USED OR PERMITTED TO BE USED, AND NO STRUCTURE SHALL BE HEREAFTER ERECTED, CONSTRUCTED, MOVED, RECONSTRUCTED OR STRUCTURALLY ALTERED OR MAINTAINED IN ANY ZONE OF CLASSIFICATION RU-3, WHICH IS DESIGNED, ARRANGED OR INTENDED TO BE USED OR OCCUPIED FOR ANY PURPOSE, EXCEPTING FOR ONE (1) OR MORE OF THE FOLLOWING USES, UNLESS OTHERWISE PROVIDED

USES:

1. EVERY USE PERMITTED IN THE PRECEDING RU-1 AND RU-2

ZONES, SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS SPECIFIED THEREFOR IN SAID ZONES.

2. APARTMENT HOUSES.

3. APARTMENT HOTELS.

4. HOTELS AND MOTELS.

5. BUSINESS OR COMMERCIAL ESTABLISHMENTS OF THE BU-1 TYPE AND BARS SHALL BE PERMITTED IN HOTELS, MOTELS OR APARTMENT HOTELS WITH FIFTY (50) OR MORE GUEST ROOMS OR APARTMENT UNITS, PROVIDING THE EXTERIOR OF ANY SUCH BUILDING SHALL NOT HAVE STORE FRONTS OR GIVE THE APPEARANCE OF COMMERCIAL OR MERCANTILE ACTIVITY AS VIEWED FROM THE HIGHWAY. SUCH BUSINESS OR COMMERCIAL ESTABLISHMENTS IN THIS DISTRICT SHALL BE ENTERED ONLY FROM WITHIN THE BUILDING, EXCEPT THAT AN ADDITIONAL ENTRANCE OR DOOR SHALL BE PERMITTED WHERE THE SAME OPENS UNTO A COURTYARD OR PATIO (AWAY FROM THE STREET SIDE) WHICH IS ENCLOSED AND WHICH IS NOT VISIBLE FROM THE STREET, AND EXCEPT THAT A FIRE DOOR OR EXIT SHALL BE PERMITTED, PROVIDING THAT THE SAME IS EQUIPPED WITH PANIC-TYPE HARDWARE AND LOCKS, AND IS MAINTAINED IN A LOCKED POSITION EXCEPT IN EMERGENCY. HOTELS AND APARTMENT-HOTELS WHICH EXTEND FROM A STREET TO THE OCEAN OR BAY, WHICH HAVE THE REQUIRED FIFTY (50) GUEST ROOMS OR APARTMENT UNITS, MAY HAVE THE BUSINESS OR COMMERCIAL ESTABLISHMENT ON THE EXTREME END OF THE STRUCTURE ON THE WATERWAY SIDE, WITH A DIRECT OPENING PROVIDING THAT THE OPENING IS FROM THE WATERWAY SIDE AND CANNOT BE VIEWED FROM A STREET OR HIGHWAY. THESE RESTRICTIONS SHALL NOT APPLY WHEN THE SITE IS IN A COMMERCIAL DISTRICT, AND THESE COMMERCIAL USES ARE A PERMITTED USE IN SAID DISTRICT. ALSO, HOTELS OR MOTELS IN AN RU-3 DISTRICT WITH TWENTY (20) OR MORE GUEST ROOMS, MAY HAVE A RESTAURANT FOR THE ACCOMMODATION OF ITS GUESTS, PROVIDED IT CAN MEET THE REQUIREMENTS OF THIS PARAGRAPH.

6. HOSPITALS, CONVALESCENT HOMES, ELEMOSYNARY AND PHILANTHROPIC INSTITUTIONS. PUBLIC HEARING FOR MENTAL, ETC.

7. MULTIPLE FAMILY HOUSING PROJECTS - WHERE IT IS DESIRED TO LOCATE BUILDINGS WITHOUT REGARD TO INTERIOR SIDE LOT LINES, REAR LOT LINES AND SPECING REQUIREMENTS. PERMITTED ONLY AFTER PUBLIC HEARING.

8. PRIVATE CLUBS, LODGES, FRATERNITIES AND SORORITIES WHOSE PARENT ORGANIZATION IS STATEWIDE OR NATIONAL IN SCOPE; PROVIDED PARENT ORGANIZATION HAS BEEN IN EXISTENCE FIVE (5) YEARS, OTHERWISE A PUBLIC HEARING SHALL BE HELD.

9. CABANAS, PROVIDED THEY ARE STRICTLY INCIDENTAL TO APARTMENT HOUSE, APARTMENT HOTEL, MOTEL OR HOTEL. CABANAS SHALL NOT BE USED FOR OVERNIGHT SLEEPING QUARTERS.

10. PUBLIC ART GALLERIES, PUBLIC LIBRARIES, PUBLIC MUSEUMS, MEDICAL AND DENTAL CLINICS.

11. HOTELS OR APARTMENT HOTELS WITH FIFTY (50) OR MORE GUEST ROOMS OR APARTMENT UNITS MAY CONTAIN LIQUOR PACKAGE USE ON THE PREMISES, FOR THE ACCOMMODATION AND USE OF THEIR GUESTS ONLY, PROVIDING THE ESTABLISHMENT HOUSING SUCH USE IS ENTERED ONLY FROM WITHIN THE BUILDING AND DOES NOT HAVE THE APPEARANCE OF COMMERCIAL OR MERCANTILE ACTIVITY AS VIEWED FROM THE HIGHWAY. NO ADVERTISE-

MENT OF THE USE WILL BE PERMITTED WHICH CAN BE SEEN FROM THE OUT-
SIDE OF THE BUILDING. THESE RESTRICTIONS SHALL NOT APPLY WHEN THE
HOTEL, MOTEL OR APARTMENT HOTEL SITE IS IN A COMMERCIAL DISTRICT
AND THE PACKAGE STORE IS A PERMITTED USE.

12. KINDERGARTENS AND DAY NURSERIES.

LOT AREA - MINIMUMS:

LOT AREA 10,000 SQUARE FEET - FRONTAGE 100 FEET
DEPTH 100 FEET

MINIMUM LOT AREA PER FAMILY OR LIVING UNIT FOR AN APARTMENT
HOUSE, MOTEL OR HOTEL SHALL BE FOUR HUNDRED (400) SQUARE FEET.

LOT COVERAGE:

THE MAXIMUM AREA COVERED BY ALL BUILDINGS ON THE LOT SHALL
NOT EXCEED FIFTY PERCENT (50%) OF THE LOT.

PRINCIPAL BUILDING SETBACKS:

1. MINIMUM SETBACK FROM THE FRONT RIGHT-OF-WAY LINE
SHALL BE TWENTY-FIVE FEET (25').
2. MINIMUM SETBACK FROM ANY SIDE PROPERTY LINE ABUTTING
A HIGHWAY RIGHT-OF-WAY SHALL BE FIFTEEN FEET (15').
3. MINIMUM SETBACK FROM AN INTERIOR SIDE PROPERTY LINE
SHALL BE TEN FEET (10'), EXCEPT THAT UNDER THE FOLLOWING CON-
DITIONS A FIFTEEN-FOOT (15') SIDE SETBACK WILL BE PERMITTED:

- (A) WHEN THE STRUCTURE IS LIMITED TO NOT MORE THAN
TWO (2) STORIES IN HEIGHT.
- (B) WHERE DOORS, WINDOWS OR OTHER OPENINGS IN THE
BUILDING WALL OF A LIVING UNIT FACE A WALL OF
THE WING OF THE SAME BUILDING AND/OR A WALL OF
ANOTHER BUILDING ON THE SAME SITE, THERE SHALL
BE PROVIDED A MINIMUM CLEAR DISTANCE OF NOT
LESS THAN THIRTY FEET (30'). SAID DISTANCE
BE MEASURED ON A LINE PROJECTED AT RIGHT ANGLE
AT THE OPENING, FROM THE WALL CONTAINING THE
OPENING TO THE OPPOSITE WALL. THESE SPACING
REQUIREMENTS SHALL APPLY TO ALL STRUCTURES ON
THE SITE; PROVIDED FURTHER THAT CANTILEVERS
AND OPEN PORCHES MAY PROJECT FROM THE BUILDING
WALL INTO THE REQUIRED OPEN SPACE (COURT ONLY)
NOT MORE THAN FOUR FEET (4'), AND THAT STAIR-
WAYS MAY PROJECT FROM THE BUILDING WALL NOT
THE REQUIRED OPEN SPACE (COURT ONLY) NOT MORE
THAN SEVEN AND ONE-HALF FEET (7½').

STAIRWAYS, WHEN LOCATED IN THE REQUIRED OPEN
SPACE (COURT), SHALL BE SUPPORTED BY THE NECESSARY
COLUMNS ONLY, SUPPORT BY A WALL IS STRICTLY
PROHIBITED.

ACCESSORY BUILDINGS (WHERE NOT IN VIOLATION
WITH THE FOREGOING REQUIREMENTS) MAY BE LOCATED

NOT NEARER THAN FIFTEEN FEET (15') TO THE PRINCIPAL STRUCTURE OR STRUCTURES.

- (c) WHERE STRUCTURES ARE MORE THAN TWO (2) STORIES IN HEIGHT, MINIMUM REQUIRED SPACING SHALL BE FORTY FEET (40').

OTHER SPACING:

NO HOSPITAL, CONVALESCENT HOME, ELEEMOSYNARY OR PHILANTHROPIC INSTITUTION SHALL BE LOCATED WITHIN ONE HUNDRED FEET (100') OF ANY EU, RU-1 OR RU-2 ZONES, OR WITHIN FIFTY FEET (50') OF ANY PROPERTY UNDER DIFFERENT OWNERSHIP.

SQUARE FOOT CONTENT:

THE MINIMUM SQUARE FOOTAGE FOR AN APARTMENT HOUSE, APARTMENT HOTEL OR HOTEL SHALL BE THREE (3) TIMES THE SQUARE FEET SPECIFIED FOR A SINGLE FAMILY RESIDENCE IN THE AREA.

CONSTRUCTION:

1. ALL MULTIPLE FAMILY STRUCTURES AND ACCESSORY BUILDINGS THERETO SHALL BE OF MASONRY CONSTRUCTION.

2. HOTELS, APARTMENT HOTELS, HOTELS, APARTMENT HOUSES AND ROOMING HOUSES SHALL BE CONSTRUCTED OR REMODELED IN ACCORDANCE WITH THE RULES OF THE FLORIDA HOTEL COMMISSION. MINIMUM LOT AREA REQUIRED PER LIVING UNIT OR GUEST ROOM SHALL BE FOUR HUNDRED (400) SQUARE FEET.

3. ANY BUILDING ERECTED IN THIS ZONE WHICH EXCEEDS TWO (2) STORIES IN HEIGHT SHALL BE OF FIRE RESISTIVE CONSTRUCTION AS SPECIFIED IN THE BUILDING CODE.

4. CABANAS AND OTHER ACCESSORY BUILDINGS SHALL COMPLY WITH THE BUILDING CODE.

OTHER REQUIREMENTS:

PROVISIONS SHALL BE MADE FOR A PARKING AREA OFF THE HIGHWAY RIGHT-OF-WAY, AS PROVIDED ELSEWHERE IN THESE REGULATIONS.

SECTION 10

ZONE BU-1 - NEIGHBORHOOD RETAIL BUSINESS DISTRICT:

NO LAND, BODY OF WATER AND/OR NO STRUCTURE SHALL BE USED OR PERMITTED TO BE USED, AND NO STRUCTURE SHALL BE HEREAFTER ERECTED, CONSTRUCTED, MOVED, RECONSTRUCTED OR STRUCTURALLY ALTERED OR MAINTAINED IN ANY ZONE OF CLASSIFICATION BU-1, WHICH IS DESIGNED, ARRANGED OR INTENDED TO BE USED OR OCCUPIED FOR ANY PURPOSE, EXCEPTING FOR ONE (1) OR MORE OF THE FOLLOWING USES, UNLESS OTHERWISE PROVIDED:

2. IF SUCH EXISTING STRUCTURE DOES NOT WARRANT REMODELING OR RELOCATING, THEN A NEW STRUCTURE MAY BE ERECTED ON THE REMAINING PORTION OF THE PREMISES, PROVIDING THE SAME DOES NOT EXCEED IN SIZE THE ORIGINAL STRUCTURE AND PROVIDING THAT THE NEW STRUCTURE CAN BE ERECTED ON THE SITE IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS.

4. IF THE EXISTING STRUCTURE IS SUCH THAT IT CAN BE RELOCATED ON THE PORTION OF PREMISES REMAINING, THEN THE SAME CAN BE RELOCATED, PROVIDING IT COMPLIES WITH APPLICABLE ZONING REGULATIONS.

SECTION 17

CONSTRUCTION REQUIREMENTS:

1. THE VALUE OF BUILDINGS, INCLUDING BUSINESS AND INDUSTRIAL, SHALL BE IN KEEPING WITH EXISTING, UNBROKEN DEED RESTRICTIONS, AND SHALL BE IN REASONABLE RELATION TO AVERAGE VALUES IN THE NEIGHBORHOOD.

2. AS A BASIS FOR JUDGING VALUES, REQUIRING SAFE CONSTRUCTION AND APPLYING THE STANDARDS REQUIRED BY THESE REGULATIONS, THE SOUTHERN BUILDING CODE WILL PROVIDE STRUCTURAL REQUIREMENTS FOR BUILDING, ALTERING OR REPAIRING, BUT ONLY INsofar AS THEY APPLY TO STRUCTURAL REQUIREMENTS, SHALL BE AND HEREBY ARE INCORPORATED IN THIS RESOLUTION AND MADE A PART THEREOF, EXCEPT WHERE OTHERWISE EXPRESSLY PROVIDED HEREIN; AND ALL PROVISIONS, REQUIREMENTS, RESTRICTIONS AND REGULATIONS OF SAID BUILDING CODE SHALL APPLY TO ANY BUILDING TO BE ERECTED, ALTERED, REPAIRED, IMPROVED OR MOVED WITHIN SAID UNINCORPORATED AREAS OF MONROE COUNTY.

3. THE FOUNDATION OF A STRUCTURE SHALL BE STARTED WITHIN THIRTY (30) DAYS AFTER ISSUANCE OF A PERMIT OR THE PERMIT SHALL BECOME NULL AND VOID. IN THIS EVENT, A NEW PERMIT SHALL BE OBTAINED BEFORE CONSTRUCTION IS COMMENCED. IF SAID PERMIT IS RENEWED WITHIN SIXTY (60) DAYS, CREDIT SHALL BE GIVEN FOR THE ORIGINAL FEE PAID. UNLESS AGREEMENT IS APPROVED IN WRITING BY THE ZONING DIRECTOR FOR TIME EXTENSION, THE OUTSIDE OF ALL STRUCTURES SHALL BE COMPLETED AND PAINTED OR SUITABLY DECORATED WITHIN NINETY (90) DAYS AFTER FOUNDATIONS ARE STARTED.

4. WHERE METHODS OF CONSTRUCTION OR USE OF MATERIAL OTHER THAN REQUIRED BY THE PROVISIONS OF THIS RESOLUTION ARE PROPOSED, APPLICANT FOR SUCH SPECIAL PERMIT SHALL MAKE WRITTEN REQUEST TO THE ZONING DIRECTOR FOR APPROVAL OF SAID ALTERNATE MATERIALS OR METHODS OF CONSTRUCTION AND SAME SHALL NOT BE USED UNLESS AND UNTIL SAID ZONING DIRECTOR HAS GIVEN HIS APPROVAL THEREOF IN WRITING.

5. UNLESS OTHERWISE PROVIDED IN THIS RESOLUTION OR SUBSEQUENT ZONING RESOLUTIONS, OR DELINEATED ON THE COUNTY ZONING MAPS THE MINIMUM SIZE PRINCIPAL SINGLE FAMILY DWELLING SHALL BE SEVEN HUNDRED AND FIFTY (750) SQUARE FEET OF USABLE FLOOR SPACE, EXCLUSIVE OF BREEZEWAYS, PORCHES, CARPORTS AND GARAGES.

To Whom It May Concern:

08/08/2025

As the former listing agent for 107 Carroll St, in 2004, my determination that the property was a triplex was based on the presence of three electric meters, the garbage assessment records, and the EDU (Equivalent Dwelling Unit) count.

During my time as a council member, it was standard practice to use the number of electric meters as the primary indicator of the number of dwelling units on a property. While questions occasionally arose regarding water meters, it was well understood that in the 1970s and 1980s, the cost of installing additional water meters was prohibitively high, often upwards of \$15,000 each. As a result, property owners rarely installed more than the minimum number of water meters required to operate a property.

Sincerely,

Jim Mooney
Jim Mooney (Aug 8, 2025 14:11:58 EDT)

08/08/2025

Jim Mooney

March 25, 2024

To Whom It May Concern:

I was the owner of 107 Carroll Street A, B and C, Islamorada, Florida from 1994 to 1996. When I bought and sold the property, it was a triplex and it had three separate electric meters. As far as I am aware, the property was always a triplex.

The property has also been known as 107 E Carroll St, and 107 Carroll St. The property ID is 00400690-00000.

Thank you very much,

Pauline Robbins

Pauline Robbins

352.208.2113



Regina Behlen
3/26/24

105 San Juan Dr
Islamorada, FL 33036

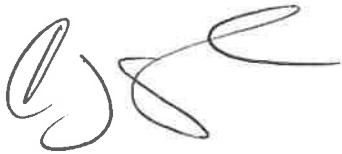
April 6, 2024

To Whom It May Concern:

In 1996, my husband and I purchased 107 Carroll St, A, B and C. It was a triplex with three electric meters. The seller was Pauline Robbins. We sold it in 2006 the same way we bought it, as a triplex with three electric meters.

The property had also been known to us as 107 E Carroll St. A, B and C.

Thank you

A handwritten signature in dark ink, appearing to be 'CH' followed by a stylized flourish.

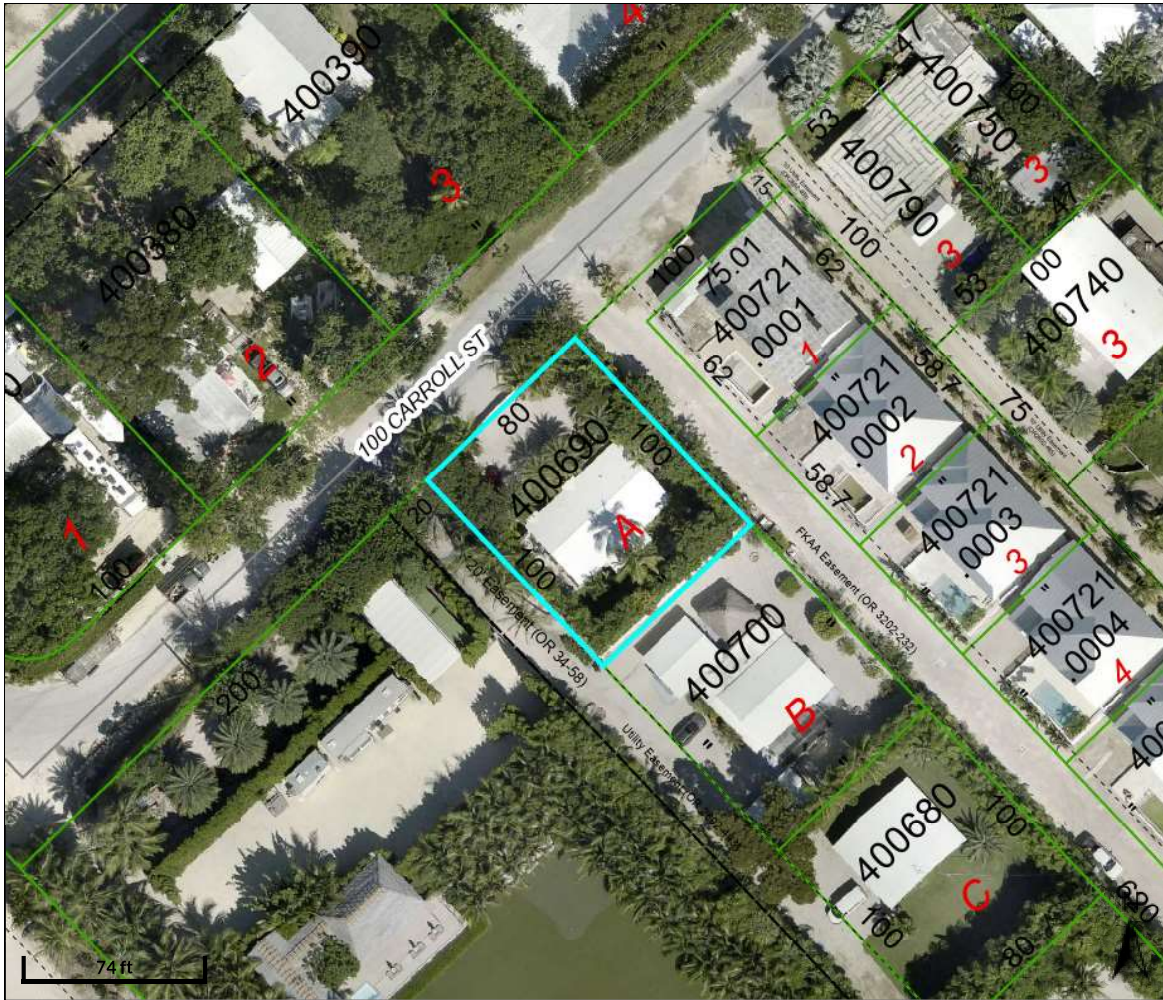
Christy Hughes



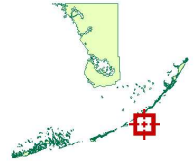
1492981-20230125



Monroe County, FL



Overview



Legend

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

Parcel ID 00400690-000000 **Alternate ID** 1492981 **Owner Address** CLL 2013 REVOCABLE TRUST 10/24/13
Sec/Twp/Rng 28/63/37 **Class** MULTI-FAMILY TRIPLEX **C/O CYNTHIA LEINGANG TRUSTEE**
Property Address 107 CARROLL St
UPPER MATECUMBE KEY
Islamorada, FL 33036
District 50VI
Brief Tax PT LOT 2 SQR 10 (LOT A) STRATTONS SUBD PB 2-38 UPPER MATECUMBE G24-94 G59-286 G73-464 OR161-66 OR532-466 OR776-
Description 698 OR923-1950 OR927-1765 OR973-1164 OR1330-1315 OR1380-58 OR1392-1740 OR1412-1614 OR2254-1555 OR2328-1420
OR2999-1205 OR3064-688 OR3157-1255 OR3208-1078
(Note: Not to be used on legal documents)

Date created: 10/6/2024

Last Data Uploaded: 10/5/2024 4:32:28 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Ty Harris <tyharrispa@gmail.com>

Fw: FCAA 545101-009898 107 S Carroll St.

1 message

Lisa Magrane <bmagranemd@bellsouth.net>

Wed, Aug 27, 2025 at 4:24 PM

To: Ty Harris <tyharrispa@gmail.com>

Hi Ty

We have some useful additional evidence to add to our case. We were investigating our high water bill and found out that there are 3 EDU's assigned to 107 Carroll St. These are not easy to set up and certainly supports a Triplex. The Village accepted the 3 EDU according to FCAA which would date it to the village inception and be evidence that it was in place before.

(see below)

Thank you

Brian

----- Forwarded Message -----

From: Lisa Magrane <lmagrane@bellsouth.net>**To:** "bmagranemd@bellsouth.net" <bmagranemd@bellsouth.net>**Sent:** Wednesday, August 27, 2025 at 03:44:18 PM EDT**Subject:** Fwd: FCAA 545101-009898 107 S Carroll St.

Sent from my iPhone

Begin forwarded message:

From: Ashley Schindler <aschindler@fcaa.com>**Date:** August 27, 2025 at 3:42:18 PM EDT**To:** lmagrane@bellsouth.net**Subject:** FCAA 545101-009898 107 S Carroll St.

Good Afternoon Lisa,







Your base Wastewater is being billed from the Village of Islamorada 3 EDU's which is \$121.23 instead of \$40.41.

We bill third party for them so you would need to contact them if this is incorrect and they will reach out to us to change it.

Let me know if you have any questions.

Thank you.

Date	Details	Amount
8/15/2025	Reading for meter 07091381	
	W RES 5/8 Prev. = 2548778 Curr. = 2555363 Diff. = 6585	
	W RES 5/8 Water base facil,EF-10/1/2024, 22.88	22.88
	W RES 5/8 Water usage char,EF-10/1/2024, 6000 x 0.00961	57.66
	W RES 5/8 Water usage char,EF-10/1/2024, 585 x 0.01405	8.22
	W RES 5/8 Water restrictio,EF-10/1/2024, 6000 x 0	
	W RES 5/8 Water restrictio,EF-10/1/2024, 585 x 0	
	WW ISLA CUSTOME WW Islamorada Cu,EF-10/1/2019, 10.56	10.56
	WW RSA MULT RES Wastewater Base ,EF-10/1/2019, 40.41	121.23
	WW RSA MULT RES Wastewater Flow ,EF-10/1/2019, 6585 x 0.00652	42.93
	Total current charges	263.48

Actions		File	Tools	Help
Connection Number		4		
Meter Group				
Multiplier Group				
Remote Meter				
Install Date	0/0/0000			
Remote Type				
Transformers				
Meter Housing				
Transponder				
Channel				
Multipliers				
Fixed	3.00000			
Rate	1.00000			
Range and Minimum	1.00000			
Consumption	1.00000			
Loss	1.00000			
Meter	1.00000			
Total	1.00000			
Pressure Code		None 		
GIS Identifier				
X				
Y				

Ashley Schindler | Florida Keys Aqueduct Authority -www.fkaa.com

Customer Service Representative

[3200 Overseas Hwy](#)

[Marathon, FL. 33050](#)

aschindler@fkaa.com

305-295-2253 direct

305-296-2454

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