



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand, Planning Director
Date: October 7, 2025
SUBJECT: **Administrative Appeal of Dwelling Unit Determination for 82925 and 82929 Overseas Hwy TAB C**

Background:

The subject properties are located at 82935, 82929 and 82925 Overseas Highway with the Real Estate Numbers 00403650-000000, 00403640-000000 and 00403630-000000 (the "Property"), and are within the Village Center (VC) zoning district.

In December of 2023, the Applicant requested a dwelling unit determination for the three properties he owns. After some research and a couple meetings the Village issued a determination recognizing two (2) legally established market rate dwelling units and 3,456 square feet of non-residential floor area. After the determination was issued the applicant requested reconsideration. The Planning Director was on vacation so to preserve their appeal rights the filed an appeal about a week later. As staff is not able to reconsider its decision, the applicant has asked that the appeal proceed.

Analysis:

Staff's complete analysis of the dwelling unit determination for the three lots owned by the Applicant can be found in the letter dated June 7, 2024. I will highlight some points here. The Village Comprehensive Plan, Chapter 3: Housing Element Data Inventory and Analysis table 3-13: Inventory of Existing Mobile Home Parks did not include or recognize the subject property(s) a lawfully established mobile home park.

The Monroe County zoning regulations did not allow for dwelling units without a primary commercial use. Mobile Homes/Trailer Parks were considered residential under the Monroe County Code.

Village Code Section 30-473 identifies certain criteria used to determine the existence of legally established dwelling units. For property 1 Criteria 1 & 3 have not been met. Property 1 meets the criteria listed in criteria 2 subsections a and b, but not c. The Village does not recognize any legally established dwelling units on Property 1. For property 2 criteria 1 & 3 have not been met. Property 2 meets the criteria listed in criteria 2 subsections a and b, but not c. The Village recognizes one dwelling unit, although the county regulations did not allow it without commercial use, there is some indication a portion of the garage addition was used in conjunction with the auto shop on Property 3. For property 3, Criteria 1 has been met. The Village recognizes one legally established dwelling unit and 3,456 square feet of non-residential floor area on Property 3.

In total the Village recognizes two (2) legally established dwelling units and 3,456 square feet of non-residential floor area.

That Applicant argues that "Howells Trailer Park" was licensed by the Department of Health and FL DBPR as early as 1977. However, our code requires licenses and permits from either Monroe County or the Village and there is a significant lapse in licensing. The licensing stopped sometime in the mid 1980's until about 2013.

The applicant refers to an email from the Florida Keys Electric Cooperative (FKEC) regarding the number of meters on the property. As many of us know, electric meters can be installed on a property for a variety of reasons. Having a meter does not mean there is a separate dwelling unit. That is why the code requires bills/receipts from the utility company.

Finally, the Applicant makes an estoppel argument based on wastewater connections. The number of Equivalent Dwelling Units (EDU's) for wastewater is calculated based on existing usage regardless of permitted uses/structures. Usage is typically calculated by using water records to estimate EDU's. There is no connection between usage and legally established dwelling units.

To succeed on an estoppel claim, the Applicant must show: (1) the Applicant relied in good faith; (2) upon a material act or omission of the Village; and (3) the Applicant made such a substantial change in position or incurred such extensive obligations and expenses in reliance on the act or omission that it would be highly inequitable and unjust to destroy the right the Applicant acquired. Essentially, the Applicant needs to prove that an act or omission by the Village caused the Applicant to expend such a significant amount of funds that not granting them the nine (9) additional dwelling units would be highly inequitable and unjust. The Village is unaware of an act or omission which Applicant relied upon in good faith which would support a claim for equitable estoppel.

After review with legal counsel, staff do not believe that an estoppel argument applies in this case.

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. Bologna Appeal CC Back up

2. 4BH1508-PLPRE20230193 Bologna Reso Final v.2



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: Gino Bologna and Piera Bologna

Mailing Address: Joanne Marie Pereira, Esq. 88539 Overseas Highway, Tavernier FL 33070

Primary Phone: 305-852-8440 Fax: 305-852-8848

Email: jpereira@hlylaw.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: Joanne Marie Pereira, Esq.

Mailing Address: 88539 Overseas Highway, Tavernier FL 33070

Primary Phone: 305-852-8440 Fax: 305-852-8848

Email: jpereira@hlylaw.com

PROPERTY OWNER:

Name: Gino Bologna and Piera Bologna

Mailing Address: Joanne Marie Pereira, Esq. 88539 Overseas Highway, Tavernier FL 33070

Primary Phone: 305-852-8440 Fax: 305-852-8848

Email: jpereira@hlylaw.com

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

Physical Address: 82935 OVERSEAS Hwy, 82929 OVERSEAS Hwy and 82925 OVERSEAS Hwy Mile Marker: 82

Lot: 15 Block: 1 Subdivision: Ocean View

Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key

Real Estate (RE) Number: 00403650-000000 - 00403640-000000 - 00403630-000000 Alternate Key: 1495964 - 1495956 - 1495948

Zoning District: Village Center (VC) Future Land Use Category: MU

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

Print Name: JOANNE MARIE PEREIRA

STATE OF Florida
COUNTY OF Miami - Dade

Date

7/8/2023

Sworn to and subscribed before me by means of physical appearance or online notarization, this 8th day of July, 20 24, by Joanne Marie Pereira (name of person signing the application) as Agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Gino Bologna (name of entity or party on behalf of whom application was executed).

Signature of Notary Public

Personally Known Produced Identification

SEAL:



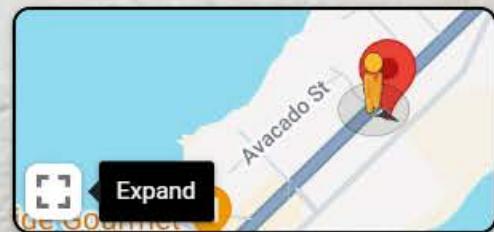
Type of ID _____

82935 Overseas Hwy

Islamorada, Florida

Google Street View

Jun 2023 [See more dates](#)



Google



Alternate Key
1495948

PARCEL - ACCOUNT
004036301

Subdivision	OCEAN VIEW	Lot	13	Block	1
P.C.	New Construction	Re-Sketch Existing Bldg.	Bldg. Sketch No Change	See Misc. Improvements	
12	<input checked="" type="checkbox"/>				

38'
52A-01
38'

BUILDING CHARACTERISTICS

Building Number	1 of 1	Quality Grade	3 0 0	Improvement Type	R 1
Effective Age Group	Mobile Home *	Actual Year Built	1978	- Functional Obsolescence	
Residential	1 0-3 yrs. 2 4-6 yrs. 3 7-9 yrs. 4 10-12 yrs. 5 13-15 yrs. 6 16-20 yrs.			% (Explain In Notes)	
Condition	<input type="checkbox"/> G Good A Average P Poor	Mobile Home	6	Locational Obsolescence	
Appraiser	0 0 4	Date of Appraisal	082086	Perimeter	
SPECIAL ARCHITECTURAL CODES					
Condition	Mobile Home	6	Multi Family	1	
Appraiser	0 0 4	Date of Appraisal	082086	Perimeter	

BUILDING REFINEMENTS

Roof Type	<input type="checkbox"/> 0 1	Heating Type/Method	0	Foundation	3
1 Flat or Shed 2 Gable or Hip 3 Mansard 4 Irregular - Custom 5 Reinforced Concrete 6 Prestress Concrete 7 Steel Truss		1 None 2 Wall Heaters 3 Floor Furnace 4 Convection 5 Forced Air Non-Ducted 6 Forced Air Ducted 7 Electric Radiant 8 Hot Water/Steam		1 Wood Piers 2 Concrete Pads - Wood 3 Concrete Block 4 Concrete Slab 5 Continuous Conc. Footer 6 Conc. Pilings - Auger Holes	
Roof Cover	<input type="checkbox"/> 0 2	Heating Fuel/Source	0	Number of Fireplaces	
1 Asphalt/Composition Rolled 2 Metal 3 Asphalt/Composition Shingle 4 Tar & Gravel 5 Wood Shingle 6 Concrete/Clay Tile 7 Minimum		1 Electric 2 Gas 3 Oil 4 None 5 Solar		1 Masonry - Minimum 2 Wall Board 3 Dry Wall 4 Plastered 5 Plywood Panel 6 Wood or Custom	
Number of Bedrooms	0 1	Interior Flooring	0 1	Air Conditioning	NO
Baths:	4 Fixtures	3 Fixtures	2 Fixtures	Extra Fixture	0 3
Built-Ins ("Y" if Yes)					
Range/Oven Dishwasher					
Garbage Disposal Intercom					
Compactor Vacuum System					

BUILDING CHARACTERISTICS - SECTIONS					
Type	Section I.D. Number (Wall Type)	Exterior Number Stories	Roll Year	Finished Attic (if "Y", if Yes)	Ground Floor Area
12		8	1	86	
FIELD NOTES					

(Howells Trail Park)

12/11/14
10-430
10-430
10-430



Ocean View #0403630 4-4-90

D.P.	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

BUILDING PERMITS

NOTES

Appraiser

MONTH DAY YEAR

8-20-86

RE: 403630-00000



Type	X If Notes	Number of Units	Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value	Comments
MISCELLANEOUS IMPROVEMENTS										
FIELD NOTES										

List Misc. Improvements	No Existing Misc.	Existing Improvements	Improvements	Add to Misc.	Type

Alternate Key
1495948

PARCEL - ACCOUNT
00403630-000000
Subdivision Ocean View Lot 13 Sq. 1
SEC. TWP RGE.

P.C.	New Construction	Re-Sketch Existing Bldg.	Bldg. Sketch No Change	See Misc. Improvements
0 2	X			

Y FLA 32
32

BUILDING CHARACTERISTICS

		Quality Grade		Improvement Type	
				<input checked="" type="checkbox"/> R1 Single Family <input type="checkbox"/> R2 Duplex <input type="checkbox"/> R3 Triple <input type="checkbox"/> R4 Quadplex	
Building Number 9 of 3				<input type="checkbox"/> Functional Obsolescence <input type="checkbox"/> % (Explain In Notes)	
		Effective Age Group		<input type="checkbox"/> Locational Obsolescence <input type="checkbox"/> % (Explain In Notes)	
Residential		Mobile Home *		<input type="checkbox"/> Actual Year Built <input checked="" type="checkbox"/> 1983	
0 - 4 years 5 - 12 years 13 - 20 years 21 - 40 years 41 - 50 years 51 + years		1 0 - 3 yrs. 2 4 - 6 yrs. 3 7 - 9 yrs. 4 10 - 12 yrs. 5 13 - 15 yrs. 6 16 - 20 yrs.			
Condition A		Mobile Home 6			
Appraiser 0 1 7		Date of Appraisal 040490		Perimeter	
SPECIAL ARCHITECTURAL CODES					
Multi Family 1					
BUILDING REFINEMENTS					
Roof Type 0 1		Heating Type/Method 0		Foundation 3	
1 Flat or Shed 2 Gable or Hip 3 Mansard 4 Irregular - Custom 5 Reinforced Concrete 6 Prestress Concrete 7 Steel Truss		1 None 2 Wall Heaters 3 Floor Furnace 4 Convection 5 Forced Air Non-Ducted 6 Forced Air Ducted 7 Electric Radiant 8 Hot Water/Steam		1 Wood Piers 2 Concrete Pads - Wood 3 Concrete Block 4 Concrete Slab 5 Continuous Conc. Footer 6 Conc. Pilings - Auger Holes	
Roof Cover 0 2		Heating Fuel/Source 0		Number of Fireplaces 0	
1 Asphalt/Composition Rolled 2 Metal 3 Asphalt/Composition Shingle 4 Tar & Gravel 5 Wood Shingle 6 Concrete/Clay Tile 7 Minimum		1 Electric 2 Gas 3 Oil 4 None 5 Solar		1 Masonry - Minimum 2 Wall Board 3 Dry Wall 4 Plastered 5 Plywood Panel 6 Wood or Custom	
Number of Bedrooms 0 1				1 Interior Wall/Ceiling 2 Wall Board 3 Dry Wall 4 Plastered 5 Plywood Panel 6 Wood or Custom	
Baths: 4		Fixtures 3		1 Air Conditioning 2 Extra Fixture 3 Extra Fixture 4 Extra Fixture	
Built-Ins ("Y" if Yes) Range/Oven Dishwasher				<input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Intercom <input type="checkbox"/> Compactor <input type="checkbox"/> Vacuum System	

FIELD NOTES
SITS ON HWY
FRONTAGE CLASSIC

BUILDING CHARACTERISTICS - SECTIONS					
Type	Section I.D.	Exterior Wall Type	Number Stories	Roll Year	Finished Attic ("Y" if Yes)
0 2			0 8 0 1	9 0	
Ground Floor Area					
1 Asphalt/Composition Rolled 2 Metal 3 Asphalt/Composition Shingle 4 Tar & Gravel 5 Wood Shingle 6 Concrete/Clay Tile 7 Minimum					



CLASS - 21

FOR REFERENCE ONLY

BUILDING PERMITS					
D.P.	Number	Permit Number	Date Completed	Date Issued	Amount
Description of Construction					

RECHECK ON THIS ENCL^{RE} PAGE E

NOTES

APPRAISER

Date of Appraisal

MONTH	DAY	YEAR
-------	-----	------

<input type="text"/>				
----------------------	----------------------	----------------------	----------------------	----------------------

Alternate Key
1495948

PARCEL - ACCOUNT
00403630-
SEC.
TWP
RGE

Subdivision OCEAN VIEW
Lot 13 Block 1

SEC.
TWP
RGE

P.C. New Construction Existing Bldg. Re-Sketch No Change See Misc. Improvements

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 <



OCEAN VIEW

FER REFERENCE ONLY

BUILDING PERMITS					
D.P.	Permit Number	Completion Date	Issued Date	Amount	Description of Construction

NOTES

MONTH	DAY	YEAR
-------	-----	------

Date of Appraisal

Appraiser

List Misc. improvements	No Existing Misc.	X indicates Delete Existing Misc. improvements	Improvements Misc. New Data	Flat Value Add New Data

AK: 1495948

RE: 00403630

PARCEL OR PROPERTY IDENTIFICATION NUMBER

RP
RP
RP

TAG NUMBER

DECLARATION OF MOBILE HOME AS REAL PROPERTY

To the Appraiser and Collector of Monroe County, Florida:

I, the undersigned, request that the mobile home described below be assessed as real property. Said mobile home, of which I am the registered owner, was previously licensed as a motor vehicle.

DESCRIPTION OF MOBILE HOME: SINGLE WIDE DOUBLE WIDE TRIPLE WIDE
Does your mobile home have an attachment or utility building? Yes No

NAME OF MODEL CLAS	MANUFACTURER	YEAR MANUFACTURED 83
IDENTIFICATION NUMBER GDOCF150829375	SERIAL NUMBER	TITLE NUMBER 20302886

YEAR PURCHASED	PRICE NEW \$	PRICE USED \$	LENGTH & WIDTH 36	CONDITION () NEW () FAIR () () GOOD () POOR REPOSSESSED
----------------	-----------------	------------------	----------------------	--

The said mobile home was permanently affixed on January 1 of the current year, is now permanently affixed, and it is my intention that the same remain permanently affixed to the following lands owned by me. An assessment for ad valorem taxation has been made on said lands for the current tax year.

DESCRIPTION OF LAND:

Ocean View, Upper Matecumbe

lot 13, Square 1

RP: as 1987

Mobile Home Assessed For Year(s) _____

I hereby make application for the issuance of an "RP" License Plate to identify the above described mobile home as real property.

The statements contained are true to the best of my knowledge and belief.

3-16-90
DATE

Gino J. Bologna
SIGNATURE OF APPLICANT

Gino Bologna

P. O. Box 451

Islamorada, Fl. 33036

PROPERTY APPRAISER TO COMPLETE THIS PORTION

Owner has presented Registration Certificate at time of application. () YES () NO

Owner has presented Bill of Sale at time of application. () YES () NO

I certify that the foregoing return was filed in the office of the property appraiser addressed, and that the above described mobile home is included in an assessment for ad valorem taxation of the property of the person described above as the registered owner of such mobile home.

3-16-90
DATE

Deanne N. Johnson
PROPERTY APPRAISER
Deputy

PROPERTY APPRAISER'S COPY

AK:

AK: 1495948

DR-402
R. 6/83

RE: 00403630

PARCEL OR PROPERTY IDENTIFICATION NUMBER

RP
RP
RP

TAG NUMBER

DECLARATION OF MOBILE HOME AS REAL PROPERTY

To the Appraiser and Collector of Monroe County, Florida:

I, the undersigned, hereby request that the mobile home described below be assessed as real property. Said mobile home, of which I am the registered owner, was previously licensed as a motor vehicle.

DESCRIPTION OF MOBILE HOME: SINGLE WIDE DOUBLE WIDE TRIPLE WIDE
 Does your mobile home have an attachment or utility building? Yes No

NAME OF MODEL	MANUFACTURER	YEAR MANUFACTURED
Marathon		1955

IDENTIFICATION NUMBER	SERIAL NUMBER	TITLE NUMBER
E493252		8694605

YEAR PURCHASED	PRICE NEW	PRICE USED	LENGTH & WIDTH	CONDITION
	\$	\$		() NEW () FAIR () () GOOD () POOR REPOSESSED

The said mobile home was permanently affixed on January 1 of the current year, is now permanently affixed, and it is my intention that the same remain permanently affixed to the following lands owned by me. An assessment for ad valorem taxation has been made on said lands for the current tax year.

DESCRIPTION OF LAND:

Ocean View, Upper Matecumbe

Lot 13, Square 1

RP: as of 1990

Mobile Home Assessed For Year(s) _____

I hereby make application for the issuance of an "RP" License Plate to identify the above described mobile home as real property.

The statements contained herein are true to the best of my knowledge and belief.

3-16-90

DATE

SIGNATURE OF APPLICANT

Gino Bologna

P. O. Box 451

Islamorada, Fl. 33036

PROPERTY APPRAISER TO COMPLETE THIS PORTION

Owner has presented Registration Certificate at time of application. () YES () NO
 Owner has presented Bill of Sale at time of application. () YES () NO

I hereby certify that the foregoing return was filed in the office of the property appraiser addressed, and that the above described mobile home is included in an assessment for ad valorem taxation of the property of the person described above as the registered owner of such mobile home.

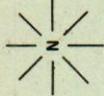
3-16-90

DATE

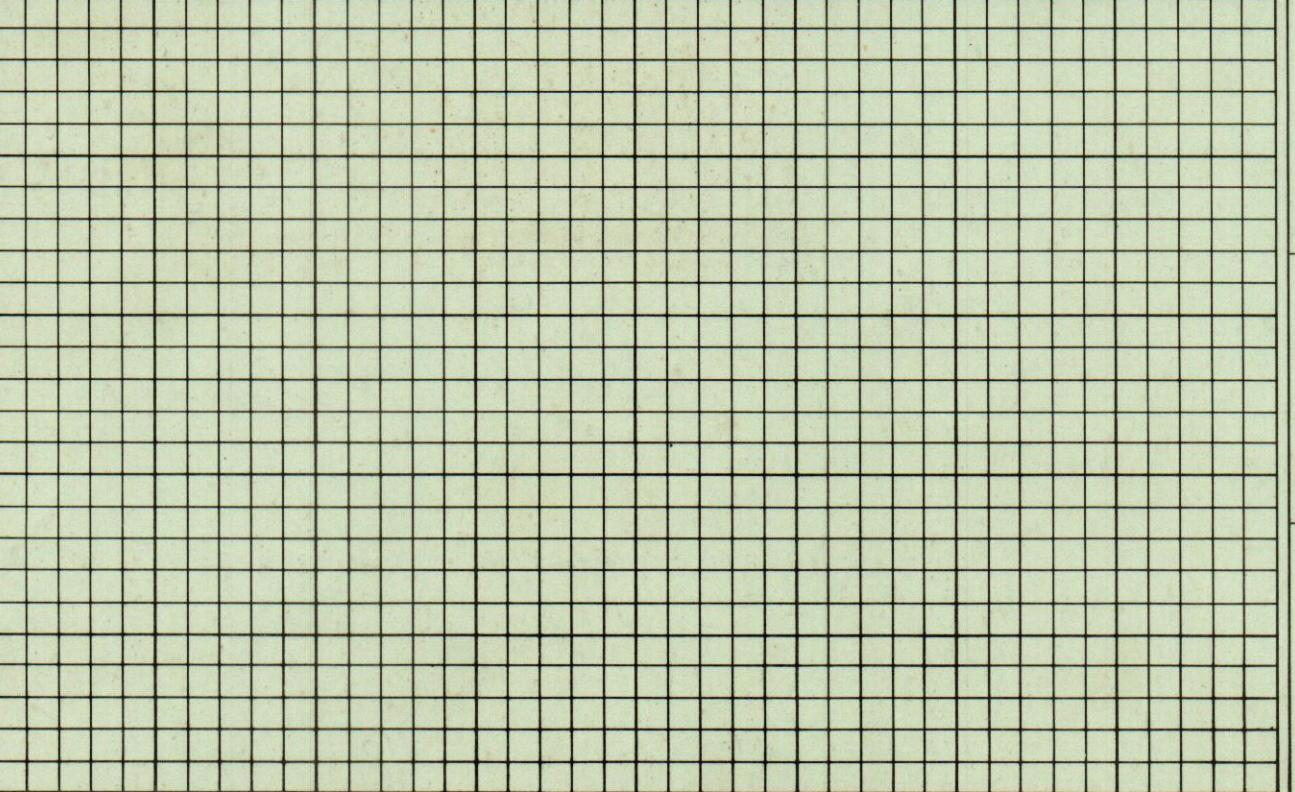
PROPERTY APPRAISER

Deputy

APPRASIER'S SIGN



IMPROVEMENT	CONSTRUCTION DATA				IMPROVEMENT				INTERIOR FINISH				4			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
TYPE OF STRUCTURE																
YEAR BUILT																
ROOMS																
Total Rooms									FLOORS							
Eff. Apts.									None							
— Rm. Apts.									Single Pine							
— Rm. Apts.									Concrete							
No. of Baths									Conc., Asph. Tile							
No. of Rest. Rms.									Conc., Terrazzo							
— Fixt. R. Rms.									Double Pine							
Total Fixtures									Double Hardwood							
Continuous Wall									Precast Conc.							
Piers									Parquet							
Piling									Conc. Q. Tile							
Frame									Conc. Cer. Tile							
Height									Marble							
ADJUSTMENTS																
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																
Sh. Mtl. Roll																
T. & G. B.U.																
Shing., Wd. Etc.																
Shing., Asbestos																
Tile, Cement																
Tile, Clay																
Bermuda																
Stone																
Gypsum																
DEPRECIATION ADJUSTMENT																
NO.																
COND.																

A4 Grid Plotting Sheet			
Scale: 1"			
Plot Area		Land Use Code	Date
 			
CARD	/	SCALE 1"	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	

00403640

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA
A/C: 1405256

VALUATION TOTALS					
LAND	4000				
IMPROVEMENTS	8390				
TOTAL	12390				
LAND	4000				
IMPROVEMENTS	14700				
TOTAL	18700				
LAND	5300				
IMPROVEMENTS	14700				
TOTAL	20000				
LAND	6400				
IMPROVEMENTS	14700				
TOTAL	21100				
LAND	9950				
IMPROVEMENTS	14700				
TOTAL	24400				
LAND	11100				
IMPROVEMENTS	14700				
TOTAL	29650				
LAND	11100				
IMPROVEMENTS	14700				
TOTAL	29650				
LAND	11100				
IMPROVEMENTS	14700				
TOTAL	29650				
LAND	11100				
IMPROVEMENTS	14700				
TOTAL	29650				

TRAILER PARK

LAND COMPUTATIONS

QUAN - TYPE-DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
Lot 14	50 x 150					5300 6400

TOTAL

1-4000

TOTAL

1-4000



HOWELLS CHARLES & ANNA M.
P.O. BOX 451
ISLAMORADA 33038
OR4-72-735-736
OR727-484 OR 732-374

PB 1-139
PB 1-193
PL-8102
LOT 14 SQR 1
OR4-72-735-736
OR727-484

1-3-66
11-3-66

OCEAN VIEW
UPPER MATECUMBE
LOT 14 SQR 1
OR4-72-735-736
OR727-484

PHOTO
IMP #4

PHOTO
IMP #3

7/8/77 N.C.
42500/77 08 265
248264 5 40363
61500/77 265
240363 40364



CARD	PLOT	SCALE	LAND USE CODE	
			FLDWK. BY	CLASSED BY
PLOTTED				
RANDOM				

BUILDING CHARACTERISTICS																															
Building Number	2 of 4	Quality Grade				Improvement Type																									
					R 1		R1 Single Family R2 Duplex R3 Triplex R4 Quadplex																								
Effective Age Group		Actual Year Built			- Functional Obsolescence			% (Explain In Notes)																							
Residential		Mobile Home *			- Locational Obsolescence																										
		<table border="1"> <tr><td>0 - 4 years</td><td>1</td></tr> <tr><td>5 - 12 years</td><td>2</td></tr> <tr><td>13 - 20 years</td><td>3</td></tr> <tr><td>21 - 40 years</td><td>4</td></tr> <tr><td>41 - 50 years</td><td>5</td></tr> <tr><td>51 + years</td><td>6</td></tr> </table>			0 - 4 years	1	5 - 12 years	2	13 - 20 years	3	21 - 40 years	4	41 - 50 years	5	51 + years	6	<table border="1"> <tr><td>0 - 3 yrs.</td><td>1</td></tr> <tr><td>4 - 6 yrs.</td><td>2</td></tr> <tr><td>7 - 9 yrs.</td><td>3</td></tr> <tr><td>10 - 12 yrs.</td><td>4</td></tr> <tr><td>13 - 15 yrs.</td><td>5</td></tr> <tr><td>16 - 20 yrs.</td><td>6</td></tr> </table>			0 - 3 yrs.	1	4 - 6 yrs.	2	7 - 9 yrs.	3	10 - 12 yrs.	4	13 - 15 yrs.	5	16 - 20 yrs.	6
0 - 4 years	1																														
5 - 12 years	2																														
13 - 20 years	3																														
21 - 40 years	4																														
41 - 50 years	5																														
51 + years	6																														
0 - 3 yrs.	1																														
4 - 6 yrs.	2																														
7 - 9 yrs.	3																														
10 - 12 yrs.	4																														
13 - 15 yrs.	5																														
16 - 20 yrs.	6																														
Condition		Mobile Home			Multi Family																										
G Good A Average P Poor		<table border="1"> <tr><td>0</td><td>0</td><td>4</td></tr> </table>			0	0	4	<table border="1"> <tr><td>6</td></tr> </table>			6																				
0	0	4																													
6																															
Appraiser		Date of Appraisal			Perimeter																										
		<table border="1"> <tr><td>0</td><td>8</td></tr> </table>			0	8	<table border="1"> <tr><td>2</td><td>0</td><td>8</td><td>6</td></tr> </table>			2	0	8	6																		
0	8																														
2	0	8	6																												
SPECIAL ARCHITECTURAL CODES																															
BUILDING REFINEMENTS																															
Roof Type		Heating Type/Method			Foundation			Number of Fireplaces																							
		<table border="1"> <tr><td>0</td><td>1</td></tr> </table>			0	1	<table border="1"> <tr><td>0</td></tr> </table>			0	<table border="1"> <tr><td>3</td></tr> </table>		3																		
0	1																														
0																															
3																															
Roof Cover		Heating Fuel/Source			Interior Wall/Ceiling																										
		<table border="1"> <tr><td>0</td><td>2</td></tr> </table>			0	2	<table border="1"> <tr><td>0</td></tr> </table>			0	<table border="1"> <tr><td>1</td></tr> </table>		1																		
0	2																														
0																															
1																															
Number of Bedrooms		Interior Flooring			Air Conditioning																										
		<table border="1"> <tr><td>0</td><td>1</td></tr> </table>			0	1	<table border="1"> <tr><td>0</td></tr> </table>			0	<table border="1"> <tr><td>0</td></tr> </table>		0																		
0	1																														
0																															
0																															
Baths:		4 Fixtures			3 Fixtures			2 Fixture																							
Built-Ins ("Y" if yes)					Garbage Disposal																										
Range/Oven																															
Dishwasher																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
Dishwasher																															
Garbage Disposal																															
Range/Oven																															
Intercom																															
D																															

FIELD NOTES	
-------------	--

(Howells' TRAILER PARK)

EMBA
SSY

321
141
10-141
321
141

9806-8

RE: 403640-000000



61407 105

OCEAN VIEW

BUILDING PERMITS					
D.P.	Number	Permit Number	Date Completed	Date Issued	Amount
					Description of Construction

NOTES

MONTH	DAY	YEAR
-------	-----	------

DATE OF APPROVAL

Appraise

FIELD NOTES

MISCELLANEOUS IMPROVEMENTS

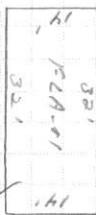
--	--	--	--	--

BUILDING CHARACTERISTICS									
Building Number	3	of	4	Quality Grade					
Effective Age Group				Actual Year Built					
Residential	Mobile Home *			<input type="checkbox"/> Functional Obsolescence <input type="checkbox"/> % (Explain in Notes)					
	0 - 4 years	1	0 - 3 yrs.	<input type="checkbox"/> % (Explain in Notes)					
	5 - 12 years	2	4 - 6 yrs.						
	13 - 20 years	3	7 - 9 yrs.						
	21 - 40 years	4	10 - 12 yrs.						
	41 - 50 years	5	13 - 15 yrs.						
	51 + years	6	16 - 20 yrs.						
Condition	<input type="checkbox"/> A			<input type="checkbox"/> Multi Family					
G Good	<input type="checkbox"/>			<input type="checkbox"/> % (Explain in Notes)					
A Average	<input type="checkbox"/>			<input type="checkbox"/> % (Explain in Notes)					
P Poor	<input type="checkbox"/>			<input type="checkbox"/> % (Explain in Notes)					
Appraiser	<input type="checkbox"/> 0 0 4			<input type="checkbox"/> 0 8 2 1 8 6					
SPECIAL ARCHITECTURAL CODES									
Date of Appraisal	Mobile Home			Perimeter					
MONTH	DAY	YEAR							
0 8	2 1	8 6							
BUILDING REFINEMENTS									
Roof Type	<input type="checkbox"/> 0 1			<input type="checkbox"/> 0 1					
1 Asphalt/Composition Rolled									
2 Metal									
3 Asphalt/Composition Shingle									
4 Tar & Gravel									
5 Wood Shingle									
6 Concrete/Clay Tile									
7 Minimum									
Number of Bedrooms	<input type="checkbox"/> 0 1			<input type="checkbox"/> 0 1					
Baths:	<input type="checkbox"/> 4 Fixtures			<input type="checkbox"/> 3 Fixtures					
Built-Ins ("Y" if Yes)	<input type="checkbox"/> Range/Oven			<input type="checkbox"/> Garbage Disposal					
Dishwasher	<input type="checkbox"/>			<input type="checkbox"/> Compactor					
	<input type="checkbox"/>			<input type="checkbox"/> Extra Fixture					
	<input type="checkbox"/>			<input type="checkbox"/> 0 3					
	<input type="checkbox"/>			<input type="checkbox"/> Security					
	<input type="checkbox"/>			<input type="checkbox"/> Vacuum System					
	<input type="checkbox"/>			<input type="checkbox"/> Intercom					

FIELD NOTES	
-------------	--

(Howells Trail Park)

#1-1182(a) ALUM. SHEET



HAZ. MARK

403640-000000 8-21-86

SD. 1 Lot 14

OCean View

FOR REFERENCE ONLY

D.P.	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

NOTES

MONTH DAY YEAR

MONTH DAY YEAR

Appraiser

Type	X If Notes	Number of Units	Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value
FIELD NOTES									
MISCELLANEOUS IMPROVEMENTS									

List Misc. Improvements	Add to Misc.	Existing Improvements	Misc. Improvements	Add New Data	Flat Value
					X

(HUELLS FRAILER PARK)

James F.

$$\frac{10 - 17}{38} = 12$$



41407 1985

OCEAN VIEW

18-02-8

RE: 403640-000 000

BUILDING PERMITS					
D.P.	Number	Permit Number	Date Completed	Date Issued	Amount
					Description of Construction

NOTES

Appraiser

Date of Appraisal

MONTH	DAY	YEAR
-------	-----	------

FIELD NOTES

List Misc. Improvements	Add to Misc.	Delete Existing Misc. Improvements	Implications of New Data	No Existing Misc.

DR-402
R. 6/83

RE:00403640-000000 Alt. 1495956

PARCEL OR PROPERTY IDENTIFICATION NUMBER

RP
RP
RP

TAG NUMBER

DECLARATION OF MOBILE HOME AS REAL PROPERTY

To the Appraiser and Collector of Monroe County, Florida:

I, the undersigned, hereby request that the mobile home described below be assessed as real property. Said mobile home, of which I am the registered owner, was previously licensed as a motor vehicle.

DESCRIPTION OF MOBILE HOME: SINGLE WIDE DOUBLE WIDE TRIPLE WIDE
 Does your mobile home have an attachment or utility building? Yes No

NAME OF MODEL	MANUFACTURER	YEAR MANUFACTURED
FAMI		1980 1981

IDENTIFICATION NUMBER	SERIAL NUMBER	TITLE NUMBER
FH5268		21161358

YEAR PURCHASED	PRICE NEW	PRICE USED	LENGTH & WIDTH	CONDITION
	\$	\$	38 L	() NEW () FAIR () () GOOD () POOR REPOSESSED

The said mobile home was permanently affixed on January 1 of the current year, is now permanently affixed, and it is my intention that the same remain permanently affixed to the following lands owned by me. An assessment for ad valorem taxation has been made on said lands for the current tax year.

DESCRIPTION OF LAND:

OCEAN VIEW Square 1 Lot 14

Mobile Home Assessed For Year(s) RP as of 1/1/87

I hereby make application for the issuance of an "RP" License Plate to identify the above described mobile home as real property.

The statements contained herein are true to the best of my knowledge and belief.

Jan. 14, 1987
DATE

X Anna M. Howells
SIGNATURE OF APPLICANT
Anna M. Howells
P.O. Box 451 (Howells Jct.)
Islamorada, Fla. 33036

PROPERTY APPRAISER TO COMPLETE THIS PORTION

Owner has presented Registration Certificate at time of application. () YES () NO

Owner has presented Bill of Sale at time of application. () YES () NO

I hereby certify that the foregoing return was filed in the office of the property appraiser addressed, and that the above described mobile home is included in an assessment for ad valorem taxation of the property of the person described above as the registered owner of such mobile home.

Jan. 14, 1987
DATE

E. Hanson
PROPERTY APPRAISER

Dep. Appr.

APPRaisal'S COPY

RE:403640-000000 Alt. 1495956

RP

PARCEL OR PROPERTY IDENTIFICATION NUMBER

TAG NUMBER

DECLARATION OF MOBILE HOME AS REAL PROPERTY

To the Appraiser and Collector of Monroe County, Florida:

I, the undersigned, hereby request that the mobile home described below be assessed as real property. Said mobile home, of which I am the registered owner, was previously licensed as a motor vehicle.

DESCRIPTION OF MOBILE HOME:

NAME OF MODEL	MANUFACTURER	YEAR MANUFACTURED		
EMBA		<input checked="" type="checkbox"/> 1984		
IDENTIFICATION NUMBER	SERIAL NUMBER	TITLE NUMBER		
GDOCFL418310178		20954555		
YEAR PURCHASED	PRICE NEW	PRICE USED	LENGTH & WIDTH	CONDITION
	\$	\$	32 L	(<input type="checkbox"/>) NEW (<input type="checkbox"/>) FAIR (<input type="checkbox"/>) (<input type="checkbox"/>) GOOD (<input type="checkbox"/>) POOR REPOSSESSED

The said mobile home was permanently affixed on January 1 of the current year, is now permanently affixed, and it is my intention that the same remain permanently affixed to the following lands owned by me. An assessment for ad valorem taxation has been made on said lands for the current tax year.

DESCRIPTION OF LAND:

OCEAN VIEW SQUARE 1 Lot 14

Mobile Home Assessed For Year(s) XXXXXXXXXXXXXX

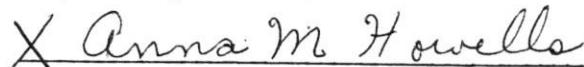
Jan. 1, 1987

I hereby make application for the issuance of an "RP" License Plate to identify the above described mobile home as real property.

The statements contained herein are true to the best of my knowledge and belief.

Jan. 14, 1987

DATE


 SIGNATURE OF APPLICANT

Anna M. Howells

P.O. Box 451 (Howells Jct.)

Islamorada, Fla. 33036

PROPERTY APPRAISER TO COMPLETE THIS PORTION

Owner has presented Registration Certificate at time of application. () YES () NO

Owner has presented Bill of Sale at time of application. () YES () NO

I hereby certify that the foregoing return was filed in the office of the property appraiser addressed, and that the above described mobile home is included in an assessment for ad valorem taxation of the property of the person described above as the registered owner of such mobile home.

Jan. 14, 1987

DATE


 PROPERTY APPRAISER

Dep. Appr.

APPRaisal's COPY

DR-402
R. 6/83

00403640-000000 Alt. 1495956

PARCEL OR PROPERTY IDENTIFICATION NUMBER

RP
RP
RP

TAG NUMBER

DECLARATION OF MOBILE HOME AS REAL PROPERTY

To the Appraiser and Collector of Monroe County, Florida:

I, the undersigned, hereby request that the mobile home described below be assessed as real property. Said mobile home, of which I am the registered owner, was previously licensed as a motor vehicle.

DESCRIPTION OF MOBILE HOME: SINGLE WIDE DOUBLE WIDE TRIPLE WIDE
 Does your mobile home have an attachment or utility building? Yes No

NAME OF MODEL	MANUFACTURER	YEAR MANUFACTURED		
XXXX PACE		1982		
IDENTIFICATION NUMBER	SERIAL NUMBER	TITLE NUMBER		
GDOCFL45818369		21681706		
YEAR PURCHASED	PRICE NEW	PRICE USED	LENGTH & WIDTH	CONDITION
	\$	\$	32 L	() NEW () FAIR () () GOOD () POOR REPOSSESSED

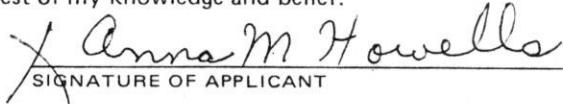
The said mobile home was permanently affixed on January 1 of the current year, is now permanently affixed, and it is my intention that the same remain permanently affixed to the following lands owned by me. An assessment for ad valorem taxation has been made on said lands for the current tax year.

DESCRIPTION OF LAND:

OCEAN VIEW	Square 1 Lot 14
Mobile Home Assessed For Year(s) <u>Jan. 1, 1987</u>	

I hereby make application for the issuance of an "RP" License Plate to identify the above described mobile home as real property.

The statements contained herein are true to the best of my knowledge and belief.

DATE Jan. 14, 1987

 SIGNATURE OF APPLICANT

 Anna M. Howells
 P.O. Box 451 (Howells Jct.)
 Islamorada, Fla. 33036

PROPERTY APPRAISER TO COMPLETE THIS PORTION

Owner has presented Registration Certificate at time of application. () YES () NO
 Owner has presented Bill of Sale at time of application. () YES () NO

I hereby certify that the foregoing return was filed in the office of the property appraiser addressed, and that the above described mobile home is included in an assessment for ad valorem taxation of the property of the person described above as the registered owner of such mobile home.

DATE Jan. 14, 1987

 PROPERTY APPRAISER

Dep. Appraiser

APPRaisal'S COPY

DR 402
R. 7/81
XX

Alt. 1495956
RE;00403640-000000

RP

PARCEL OR PROPERTY IDENTIFICATION NUMBER

TAG NUMBER

DECLARATION OF MOBILE HOME AS REAL PROPERTY

To the Appraiser and Collector of Monroe County, Florida:

I, the undersigned, hereby request that the mobile home described below be assessed as real property. Said mobile home, of which I am the registered owner, was previously licensed as a motor vehicle.

DESCRIPTION OF MOBILE HOME:

NAME OF MODEL	MANUFACTURER	YEAR MANUFACTURED		
XXXX Family		1980		
IDENTIFICATION NUMBER	SERIAL NUMBER	TITLE NUMBER		
FH4416		17577687		
YEAR PURCHASED	PRICE NEW	PRICE USED	LENGTH & WIDTH	CONDITION
	\$	\$	38C	(<input type="checkbox"/>) NEW (<input type="checkbox"/>) FAIR (<input type="checkbox"/>) (<input type="checkbox"/>) GOOD (<input type="checkbox"/>) POOR REPOSSESSED

The said mobile home was permanently affixed on January 1 of the current year, is now permanently affixed, and it is my intention that the same remain permanently affixed to the following lands owned by me. An assessment for ad valorem taxation has been made on said lands for the current tax year.

DESCRIPTION OF LAND:

OCEAN VIEW Square 1 XXXXX Lot 14

Mobile Home Assessed For Year(s) RP as of 1/1/87

I hereby make application for the issuance of an "RP" License Plate to identify the above described mobile home as real property.

The statements contained herein are true to the best of my knowledge and belief.

Jan. 14, 1987
DATE

X Anna M Howells
SIGNATURE OF APPLICANT

Anna M. Howells

P.O. Box 451 (Howells Jct.)
Islamorada, Fla. 33036

PROPERTY APPRAISER TO COMPLETE THIS PORTION

Owner has presented Registration Certificate at time of application. () YES () NO
Owner has presented Bill of Sale at time of application. () YES () NO

I hereby certify that the foregoing return was filed in the office of the property appraiser addressed, and that the above described mobile home is included in an assessment for ad valorem taxation of the property of the person described above as the registered owner of such mobile home.

Jan. 14, 1987
DATE

S. Hanson
PROPERTY APPRAISER

Dep. Appr.

APPRAISER'S COPY

MONROE COUNTY
OFFICIAL RECORDSFILE # 1 1 2 3 8 7 7
BK# 1 5 7 6 PG# 6 6 2

RETURN TO:
 This Document prepared by:
WILLIAM S. WOOD, ESQ.
 Attorney at Law
 P.O. Box 33469
 Tequesta, FL 33469

RCD May 13 1999 03:37 PM
 DANNY L KOLHAGE, CLERK

DEED DOC STAMPED 490.00
 05/13/1999 *[Signature]* DEP CLK

TITLE TO DEMISED PROPERTY HAS NOT BEEN EXAMINED AT REQUEST OF SELLER AND BUYER

WARRANTY DEED

THIS WARRANTY DEED made and executed the 28th day of April, 19 99, by
 MARION T. BOLOGNA, a single person, also known as MARIAN T. BOLOGNA,
 hereinafter called the "Grantor",
 to GINO S. BOLOGNA and PIERA BOLOGNA, Husband and Wife,

whose Social Security Numbers are _____ and _____,
 respectively; and

whose address is: 451 HARS WAY JUNO BEACH, FL 33408
 hereinafter called the "Grantee".

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations,
 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:

TAX ID NO.

Lot 15, Block 1, OCEAN VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 1, Page 193, of the
 Public Records of Monroe County, Florida.

SUBJECT TO: restrictions, reservations, easements of record and taxes levied subsequent to December 31, 1998.

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

AND the Grantor covenants with the Grantee that it is lawfully seized of said land in fee simple; it has good
 right and lawful authority to sell and convey said land; it hereby fully warrants the title to said land and will defend
 it against the lawful claim of all persons whomsoever.

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

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

Signed, sealed and delivered by all in our presence:

[Signature]
 Sign Name

WILLIAM S. WOOD
 Print Name

Suzanne M. Chacmas
 Sign Name
SUZANNE M. CHACMAS
 Print Name

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally
 appeared MARION T. BOLOGNA, a single person, a/k/a MARIAN T. BOLOGNA, who is personally known to me or
 who has produced a driver's license as identification, to be the person(s) described in and who executed the
 foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of
April, 19 99.

[Signature]
 Sign Name

(NOTARY SEAL)



Print Name
 Notary Public, State of Florida at Large

RECEIVED 5/7/99 A1 P1C
 SENT TO KEY WEST FOR RECORDING

MONROE COUNTY
OFFICIAL RECORDS

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	00403650-000000
Account#	1495964
Property ID	1495964
Millage Group	50VI
Location Address	82935 OVERSEAS Hwy, UPPER MATECUMBE KEY
Legal Description	BK 1 LT 15 OCEAN VIEW PB1-193 UPPER MATECUMBE OR591-34 OR1556-1807D/C OR1576-662 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	10024
Property Class	STORE COMBO (1200)
Subdivision	OCEAN VIEW
Sec/Twp/Rng	28/63/37
Affordable	No
Housing	



Owner

[BOLOGNA GINOS](#)
PO Box 451
Islamorada FL 33036

[BOLOGNA PIERA](#)
PO Box 451
Islamorada FL 33036

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$216,245	\$216,245	\$216,245	\$243,276
+ Market Misc Value	\$9,695	\$9,695	\$9,695	\$9,695
+ Market Land Value	\$325,238	\$325,238	\$325,238	\$325,238
= Just Market Value	\$551,178	\$551,178	\$551,178	\$578,209
= Total Assessed Value	\$534,534	\$485,940	\$441,764	\$401,604
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$551,178	\$551,178	\$551,178	\$578,209

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$325,238	\$216,245	\$9,695	\$551,178	\$485,940	\$0	\$551,178	\$0
2021	\$325,238	\$216,245	\$9,695	\$551,178	\$441,764	\$0	\$551,178	\$0
2020	\$325,238	\$243,276	\$9,695	\$578,209	\$401,604	\$0	\$578,209	\$0
2019	\$278,775	\$194,621	\$9,695	\$483,091	\$365,095	\$0	\$483,091	\$0
2018	\$215,625	\$180,377	\$8,855	\$404,857	\$331,905	\$0	\$404,857	\$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
(1200)	7,500.00	Square Foot	50	150

Buildings

Building ID	43015	Exterior Walls	C.B.S.	
Style		Year Built	1975	
Building Type	APTS-D / 03D	Effective Year Built	1975	
Building Name		Foundation		
Gross Sq Ft	5610	Roof Type		
Finished Sq Ft	3312	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	FAIR	Heating Type		
Perimeter	328	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	60	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,312	3,312	0
OUF	OP PRCH FIN UL	498	0	0
PTO	PATIO	1,800	0	0
TOTAL		5,610	3,312	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1975	1976	6 x 400	1	2400 SF	2
ASPHALT PAVING	1975	1976	15 x 50	1	750 SF	2
CONC PATIO	1980	1981	0 x 0	1	1400 SF	2

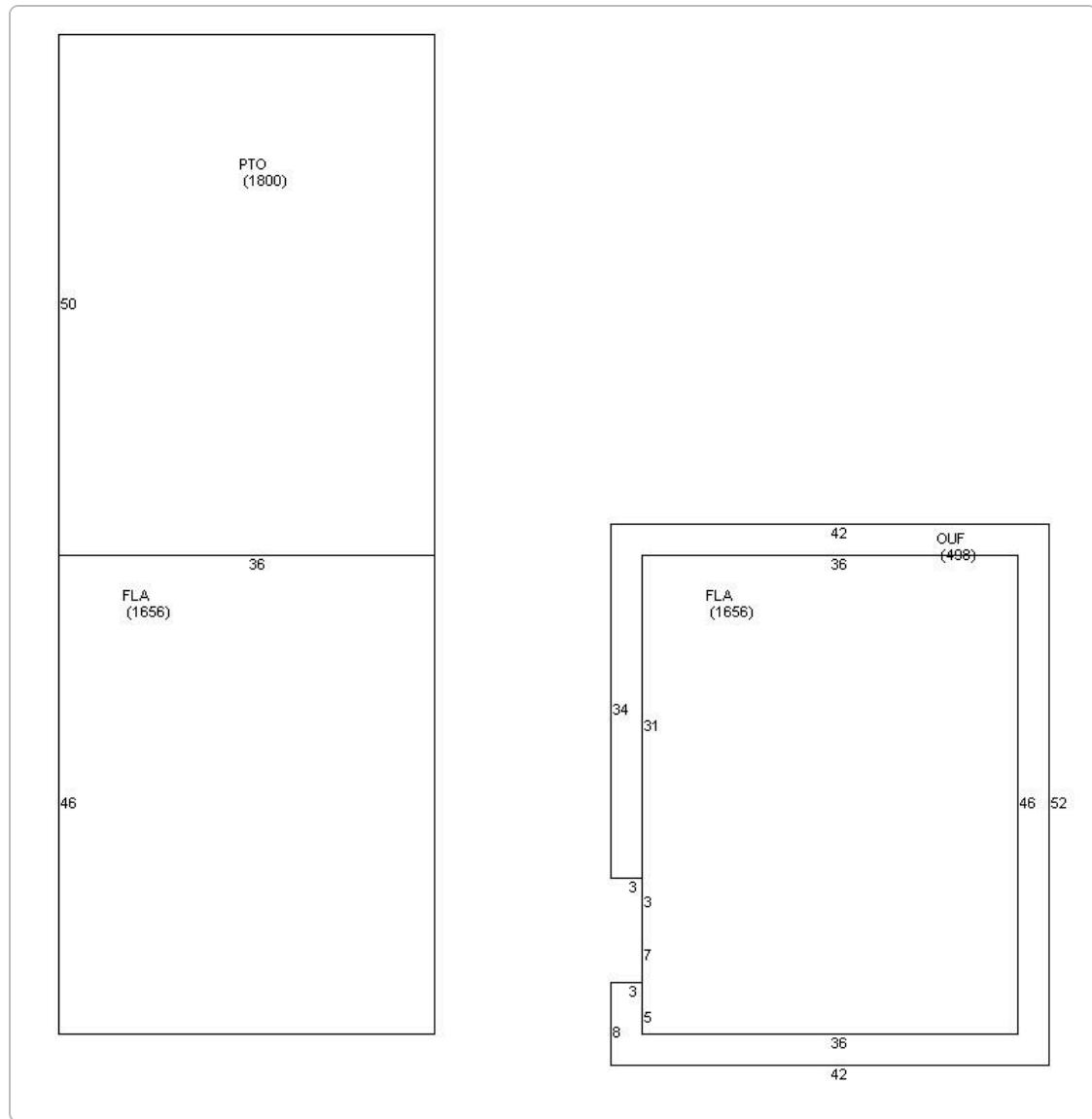
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/28/1999	\$70,000	Warranty Deed		1576	662	K - Unqualified	Improved		
2/1/1974	\$16,000	Conversion Code		591	34	Q - Qualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map**TRIM Notice**[2023 TRIM Notice \(PDF\)](#)**No data available for the following modules:** Permits.

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: 6/27/2024, 5:21:59 AM

[Contact Us](#)

Developed by



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	00403640-000000
Account#	1495956
Property ID	1495956
Millage Group	50VI
Location	82929 OVERSEAS Hwy, UPPER MATECUMBE KEY
Address	
Legal Description	BK 1 LT 14 OCEAN VIEW PB1-193 UPPER MATECUMBE OR425-866/867 OR472-735/736 OR727-484 OR732-374 UNRECORDED D/C ON FILE OR928-15/17 CASE#84-365-CP-23 OR1040-2477 OR1127-654 (Note: Not to be used on legal documents.)
Neighborhood	4450
Property Class	MULTI-FAMILY 5 UNITS (0805)
Subdivision	OCEAN VIEW
Sec/Twp/Rng	28/63/37
Affordable Housing	No



Owner

[BOLOGNA GINO S](#)
PO Box 451
Islamorada FL 33036

[BOLOGNA PIERA](#)
PO Box 451
Islamorada FL 33036

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$241,765	\$245,939	\$181,722	\$185,218
+ Market Misc Value	\$5,059	\$5,059	\$7,099	\$7,099
+ Market Land Value	\$190,369	\$158,194	\$131,381	\$131,381
= Just Market Value	\$437,193	\$409,192	\$320,202	\$323,698
= Total Assessed Value	\$387,444	\$352,222	\$320,202	\$323,698
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$437,193	\$409,192	\$320,202	\$323,698

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$158,194	\$245,939	\$5,059	\$409,192	\$352,222	\$0	\$409,192	\$0
2021	\$131,381	\$181,722	\$7,099	\$320,202	\$320,202	\$0	\$320,202	\$0
2020	\$131,381	\$185,218	\$7,099	\$323,698	\$323,698	\$0	\$323,698	\$0
2019	\$130,463	\$193,717	\$7,147	\$331,327	\$331,327	\$0	\$331,327	\$0
2018	\$123,375	\$196,719	\$6,814	\$326,908	\$326,908	\$0	\$326,908	\$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 HWY (080H)	7,500.00	Square Foot	50	150

Buildings

Building ID	21741	Exterior Walls	C.B.S. with 2% WD FRAME
Style	MANUFACTURED HOME	Year Built	1963
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1980
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	1896	Roof Type	FLAT OR SHED
Finished Sq Ft	1362	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	POOR	Heating Type	FCD/AIR NON-DC with 0% NONE
Perimeter	252	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	42	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	160	0	52
FLA	FLOOR LIV AREA	1,362	1,362	236
OUF	OP PRCH FIN UL	168	0	52
PTO	PATIO	60	0	33
PUF	SC PRCH FIN UL	50	0	30
SBF	UTIL FIN BLK	96	0	56
TOTAL		1,896	1,362	459

Building ID	21742	Exterior Walls	METAL/ALUM
Style		Year Built	1980
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1980
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	448	Roof Type	FLAT OR SHED
Finished Sq Ft	448	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	92	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	71.4	Grade	250
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	448	448	0
TOTAL		448	448	0

Building ID	21743	Exterior Walls	METAL/ALUM
Style		Year Built	1980
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1980
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	448	Roof Type	FLAT OR SHED
Finished Sq Ft	448	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	92	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	71.4	Grade	250
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	448	448	0
TOTAL		448	448	0

Building ID	21744	Exterior Walls	METAL/ALUM
Style		Year Built	1978
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1978
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	456	Roof Type	FLAT OR SHED
Finished Sq Ft	456	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	100	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	74.8	Grade	250
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	456	456	0
TOTAL		456	456	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1977	1978	12 x 38	1	456 SF	1
CONC PATIO	1990	2010	0 x 0	1	318 SF	1
ASPHALT PAVING	1995	2010	0 x 0	1	340 SF	2
FENCES	2000	2010	3 x 28	1	84 SF	2
WALL AIR COND	1998	2010	0 x 0	1	9 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1988	\$150,000	Warranty Deed		1040	2477	M - Unqualified	Improved		

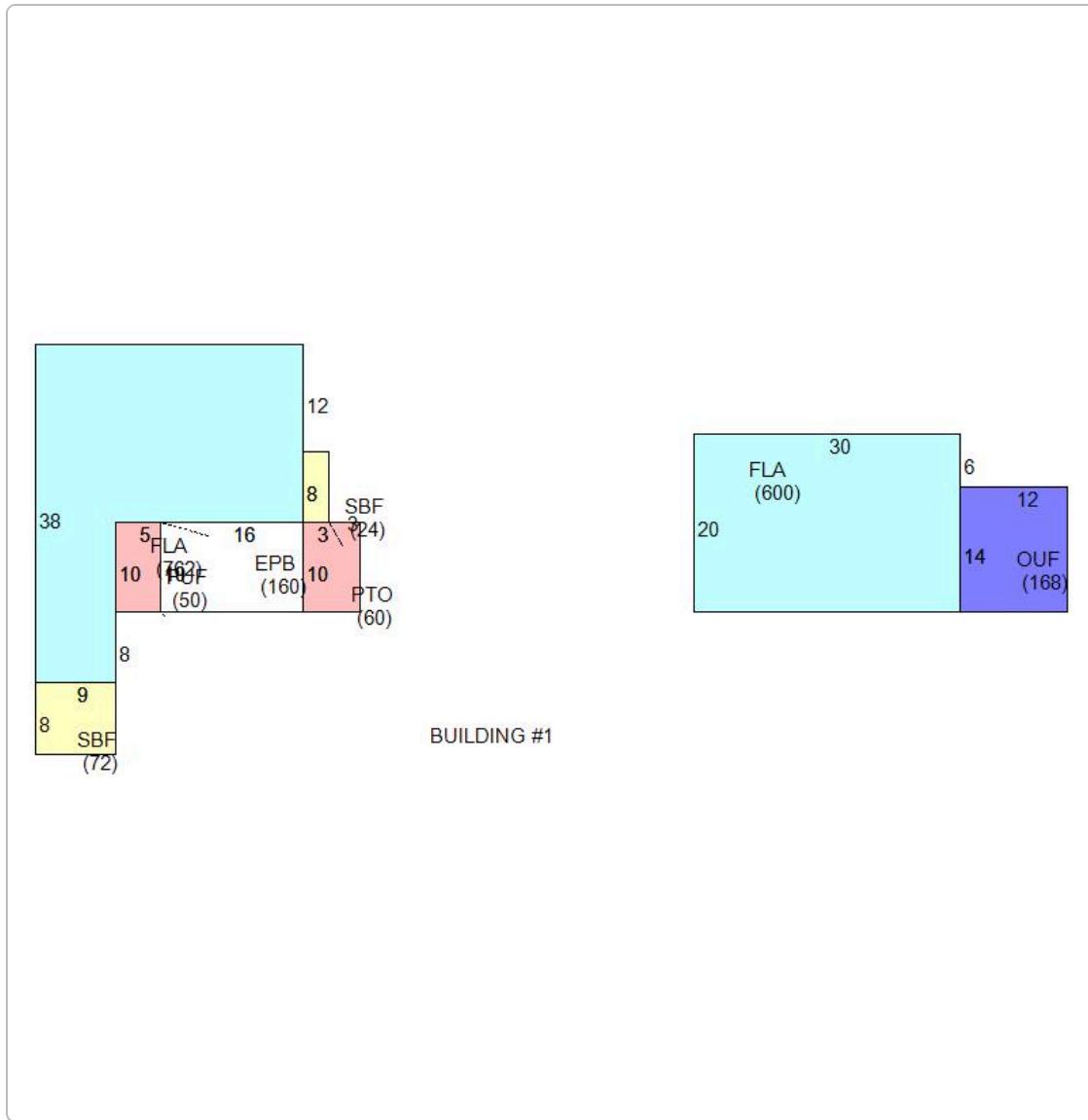
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
PRBLD202300817	9/18/2023		\$400	Residential	DEMO 3 RV ELECTRIC HOOK-UP POLES, REMOVE WATER & ELECTRIC FROM SITES, CAPPING OFF THE WASTEWATER BACK AT THE MAILIN LINE OF THE RV SPOTS
200800387	4/14/2008	1/21/2009	\$1		INTERIOR RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



32

FLA
(448)

14

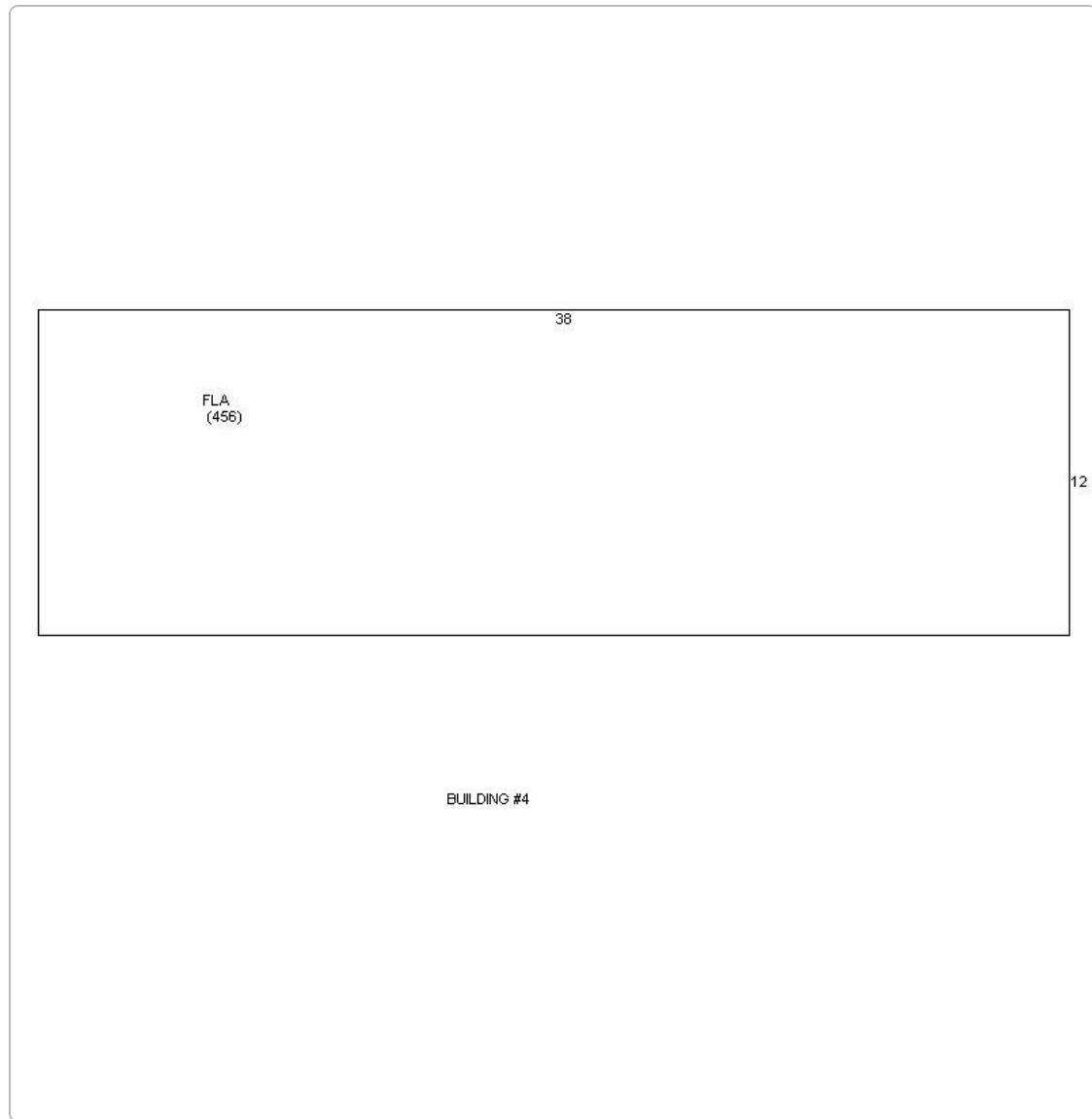
BUILDING #2

32

FLA
(448)

14

BUILDING #3



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: 6/27/2024, 5:21:59 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL

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	00403630-000000
Account#	1495948
Property ID	1495948
Millage Group	50VI
Location	82925 OVERSEAS Hwy, UPPER MATECUMBE KEY
Address	
Legal Description	BK 1 LT 13 OCEAN VIEW PB1-193 UPPER MATECUMBE OR425-866/867 OR472-735/736 OR727-484 OR732-374 OR928-15/17 CASE84-365-CP-23 OR1040-2477 OR1127-654
(Note: Not to be used on legal documents.)	
Neighborhood	4450
Property Class	MULTI-FAMILY TRIPLEX (0803)
Subdivision	OCEAN VIEW
Sec/Twp/Rng	28/63/37
Affordable Housing	No



Owner

[BOLOGNA GINOS](#)
PO Box 451
Islamorada FL 33036

[BOLOGNA PIERA](#)
PO Box 451
Islamorada FL 33036

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$86,461	\$87,479	\$67,822	\$69,068
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$190,369	\$158,194	\$131,381	\$131,381
= Just Market Value	\$276,830	\$245,673	\$199,203	\$200,449
= Total Assessed Value	\$241,035	\$219,123	\$199,203	\$200,449
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$276,830	\$245,673	\$199,203	\$200,449

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$158,194	\$87,479	\$0	\$245,673	\$219,123	\$0	\$245,673	\$0
2021	\$131,381	\$67,822	\$0	\$199,203	\$199,203	\$0	\$199,203	\$0
2020	\$131,381	\$69,068	\$0	\$200,449	\$200,449	\$0	\$200,449	\$0
2019	\$130,463	\$69,846	\$0	\$200,309	\$200,309	\$0	\$200,309	\$0
2018	\$123,375	\$70,211	\$0	\$193,586	\$193,586	\$0	\$193,586	\$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 HWY (080H)	7,500.00	Square Foot	50	150

Buildings

Building ID	21738	Exterior Walls	METAL/ALUM	
Style	MANUFACTURED HOME	Year Built	1978	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1998	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	304	Roof Type	FLAT OR SHED	
Finished Sq Ft	304	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CERM/CLAY TILE	
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	92	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	32	Grade	350	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	304	304	0
TOTAL		304	304	0

Building ID	21739	Exterior Walls	METAL/ALUM	
Style		Year Built	1983	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1983	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	384	Roof Type	FLAT OR SHED	
Finished Sq Ft	384	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	88	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	350	
Interior Walls	MASONRY/MIN	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	384	384	0
TOTAL		384	384	0

Building ID	21740	Exterior Walls	METAL/ALUM	
Style		Year Built	1960	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1960	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	468	Roof Type	FLAT OR SHED	
Finished Sq Ft	468	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	102	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	57	Grade	350	
Interior Walls	MASONRY/MIN	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	468	468	0
TOTAL		468	468	0

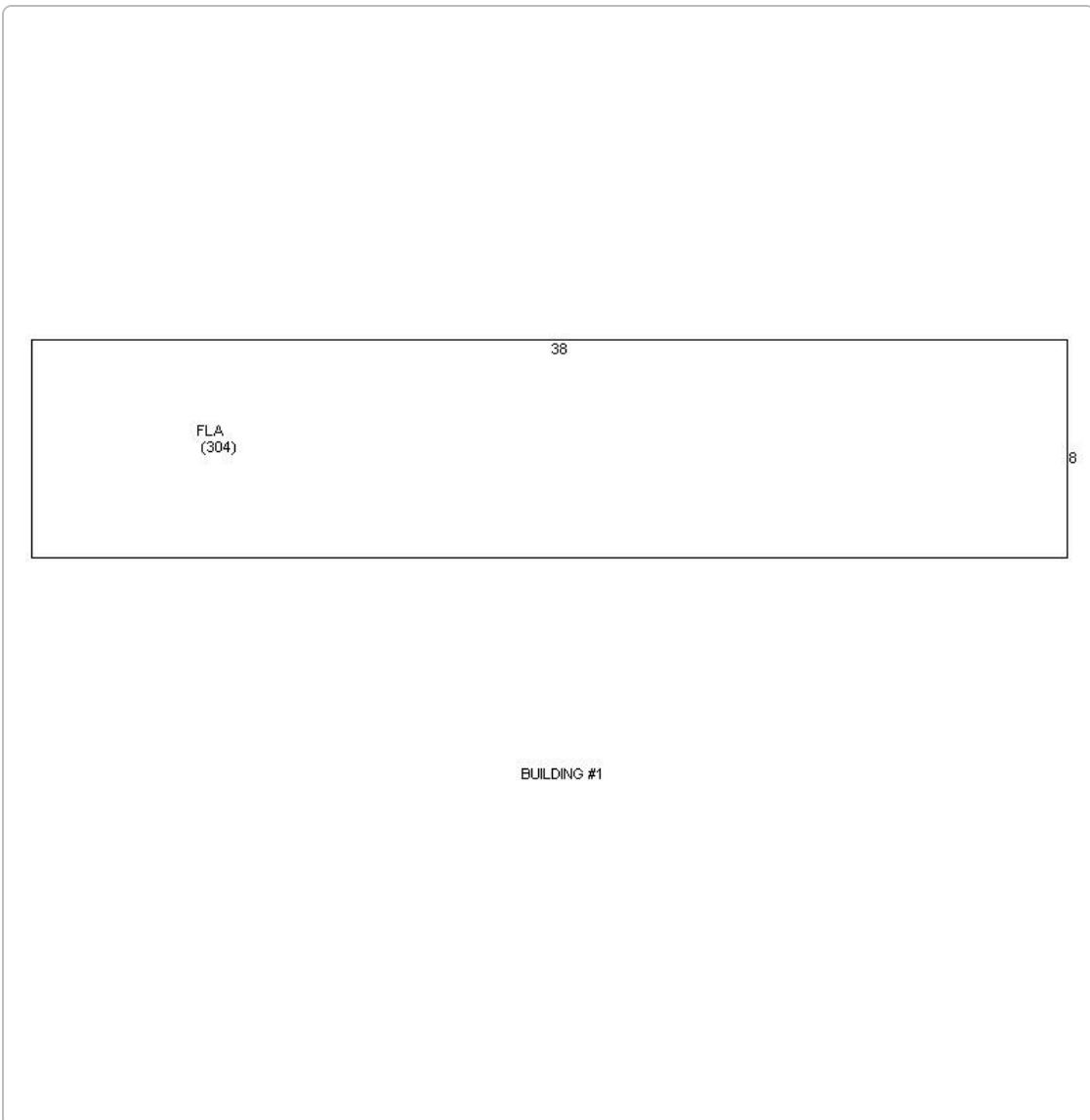
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1988	\$1	Warranty Deed		1040	2477	M - Unqualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

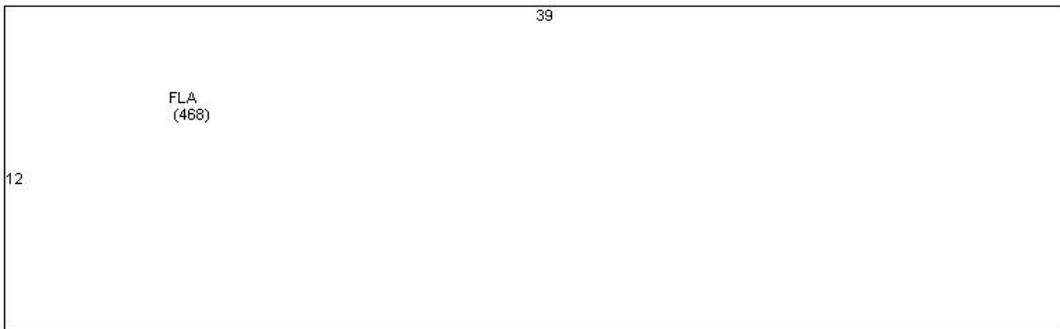


32

FLA
(384)

12

BUILDING #2



BUILDING #3

Photos



Map**TRIM Notice**[2023 TRIM Notice \(PDF\)](#)**No data available for the following modules:** Yard Items, Permits.

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: 6/27/2024, 5:21:59 AM

[Contact Us](#)

Developed by





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

June 7, 2024

Russell Yagel, Esq.
Sent via CityView Portal

Subject: Pre-Application (File No. PLPRE20230193)

Dear Mr. Yagel,

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 January 3, 2024. 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 determine the lawfully established dwelling unit rights on the subject property(s).

For the purposes of this dwelling unit determination, each property will be individually assessed and discussed.

Parcel # 00403630-000000, Lot 13 located on Upper Matecumbe Key, FL ("Property 1").

Parcel # 00403640-000000, Lot 14, located on Upper Matecumbe Key, FL ("Property 2").

Parcel # 00403650-000000, Lot 15, located on Upper Matecumbe Key, FL ("Property 3").

The subject Properties are categorized within the Future Land Use Map (FLUM) as Mixed Use (MU) and are within the Village Center (VC) Zoning District.

Background Zoning:

1963 Zoning: BU-2 (Medium Business District) Commercial use as a primary use – living quarters for watchmen and caretakers only permitted as an accessory use. Prohibited any residential use.

1986 Zoning: SC (Sub Urban Commercial District) Commercial uses as a primary use – apartments involving less than six dwelling units in conjunction with a permitted commercial use.

The Village Comprehensive Plan, Chapter 3: Housing Element Data Inventory and Analysis table 3-13: Inventory of Existing Mobile Home Parks did not include or recognize the subject property(s) a lawfully established mobile home park.

TABLE 3-13: INVENTORY OF EXISTING MOBILE HOME PARKS

MOBILE HOME PARK	LOCATION	NUMBER OF MOBILE HOME SPACES
Vacation Village	Plantation Key	26
Plantation Tropical Park	Plantation Key	52
Harris Ocean Park Estates 1 st Addition	Plantation Key	45
San Pedro Trailer Park	Plantation Key	41
Seabreeze Trailer Park	Plantation Key	101
Windley Key Mobile Home Park	Windley Key	42
Peaceful Palms Mobile Home Park	Windley Key	15
Coral Bay	Upper Matecumbe Key	17
Key Lantern Motel and Trailer Park	Upper Matecumbe Key	21
Village Mobile Park	Upper Matecumbe Key	32
Pelican Palms Mobile Home Park	Upper Matecumbe Key	35
Total		427

Source: Florida Department of Health, 1999

Additional Documentation/Evidence Provided by Applicant:

The applicant provided the following permits from the State of Florida Department of Health and Rehabilitative Services:

- 1977 operating permit for six (6) independent mobile homes
- Approved application for mobile home park in 2013 for five (5) mobile homes and (3) Recreational Vehicles (RV).
- Mobile Home Park operating permit in 2014 for five (5) mobile homes and (3) Recreational Vehicles (RV).
- Mobile Home Park operating permit in 2015 for five (5) mobile homes and (3) Recreational Vehicles (RV).
- Mobile Home Park operating permit in 2015 for five (5) mobile homes and (3) Recreational Vehicles (RV) – expiration date 9/30/2016.

The applicant provided State of Florida Department of Business Regulations License for Lodging of four (4) units – expiration date 10/1/1983.

The applicant provided Monroe County Occupational License for "trailer park serv" for five (5) employees – expiration date of 9/30/1987.



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

The following questions were presented by the applicant:

What is the number of lawfully established dwelling units associated with the property?

See Dwelling Unit Analysis provided.

What is the character of those lawfully established dwelling units (e.g. residential market rate or transient)?

There are no transient units on the property. See Dwelling Unit Analysis provided.

What is the current allowed density on the property?

Each lot is 7500 square feet. The maximum FAR for each lot is .35.

The allowed use density is up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

If the number of lawfully established dwelling units exceeds the current allowed density, is the historical non-conforming density preserved?

As defined in Village LDRs section 30-732:

Nonconforming use means any use lawfully being made of any land, water or structure (other than a sign) on the effective date of the regulations in this chapter (or of any amendment which renders such use nonconforming), which does not comply with all of the requirements of this chapter as they may be amended. The casual, temporary, or illegal use of land or structures, or land and structures in combination, shall not be sufficient to establish the existence of a nonconforming use or to create rights in the continuance of such use.

Nonconforming structure means any structure (other than a sign) lawfully existing on the effective date of the regulations in this chapter (or of any amendment which renders such structure nonconforming), which does not comply with restrictions on lot area, lot coverage, height, setbacks, location on the lot, or any such requirements of this chapter as they may be amended (other than use regulations).

The Monroe County zoning regulations did not allow for dwelling units without a primary commercial use.

Property 1 and Property 2 have no evidence of existing commercial use, and therefore were not lawful under 1963 or 1986 zoning regulations.

Property 3 had a commercial use and dwelling unit above it allowed by the 1963 and 186 zoning regulations. The current Village LDRs allow for a single-family dwelling unit without commercial use, the building with on market rate (upstairs) and commercial square footage (downstairs) is conforming use of the property. However, a determination by the Building Official must be made as to the conformity of building codes in the existing building.

If the owner obtains affordable allocations for some of the dwelling units on the property and retains some units as market rate units, what is the maximum number of units allowed on the property?

Each lot individually has less density than if the lots were to be unified. Individually each of the lots could accommodate one market rate dwelling unit. Unified, the property can accommodate up to seven (7) deed restricted affordable units.

Dwelling Unit Analysis:

Property 1

Sec 30-473(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.

The Village does not have any building permits for Property 1 for residential or commercial use. There are no official approvals from Monroe County indicating the units were accounted for in Monroe County Ordinance 016-1992 as amended. **Criteria 1 has not been met.**



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

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 Monroe County Property Appraisers property record card from 1986 shows one mobile home on Property 1. The property record card in 1990 shows two mobile homes on Property 1.

The applicant provided a copy of a "Declaration of Mobile Home As Real Property" form submitted to the Property Appraisers office dated 3/16/1990 for two mobile homes.

The applicant provided a copy of an FKAA work order to replace water meter servicing "9 units" dated 1/29/1993. Does not provide detail of how many units were serviced by the water meter on Property 1.

The applicant submitted an email from FKEC stating there was a valid FKEC account dating back to 1988 with 10 meters – this has not been verified and does not designate how many meters were serving units on Property 1.

- 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

- 1985 aerial shows two mobile homes, and the 1986 property record card states one.
- 1997 aerial shows one, possibly two mobile homes.
- 2000 & 2003 aerial shows one clearly visible in the same location as the 1985 aerial. The lot is mostly covered with vegetation obstructing the view of the aerial.
- 2006 aerial shows possibly three mobile homes on the lot.
- 2009 aerial shows one clearly, however the aerial photo is obstructed by vegetation.

- 2018 aerial shows three units on the lot.

Aerial photographs show the existence of dwelling units on Property 1. There is clear evidence of two mobile homes prior to 1990 and just after.

- 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;

The zoning from 1963 through incorporation of the Village did not allow residential use of the property without commercial use as the primary use of the property. There are no records of permitted commercial use of Property 1.

The current zoning allows for residential use; however, it does not allow construction type of mobile homes or recreational vehicles.

3. Additional information shall be required to establish the number of units for mobile homes or recreational vehicles ("RVs") if such units are located in either a mobile home park or RV park; including:
 - a. The number of mobile homes and RVs approved by the State of Florida Department of Health as shown on the approved prospectus or any other documents on file with the State of Florida Department of Health for either the mobile home park or RV park;
 - b. Notwithstanding the number of mobile homes and RVs provided in subsection a., the total units recognized shall not exceed the number of mobile home spaces as shown in chapter 3 of the village comprehensive plan data inventory and analysis; and
 - c. A demolition permit(s) for each mobile that has been removed.

The units are not recognized in the data inventory and analysis of the village comprehensive plan. **Criteria 3 has not been met.**

Property 1 meets the criteria listed in criteria 2 subsections a and b, but not c. The Village does not recognize any legally established dwelling units on Property 1.

Property 2

Sec 30-473(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



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

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.

The following building permit records were found:

- Permit #4024, dated 1962 for an addition to an existing structure – the file is incomplete and does not include approved plans.
- Permit #1020, not dated, is a site drawing for at 40'x10' concrete slab, the file is incomplete.
- Permit #10051, dated 1965, electrical permit replacing two metered trailer outlets damaged by the storm – incomplete file.

It is unclear from the permit records exactly how many, if any, units were accounted for in the 1990 census. **Criteria 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 Monroe County Property Appraisers property record card from 1961 shows a two-story building on Property 2 indicating a Single-Family Residence (SFR) with three rooms (there were no records of the original building permit to verify the number of rooms).

The property record card from 1966 shows the permitted 9'x26' addition (permit #4024).

The property record card from 1986 shows a two-story building, garage addition, and two mobile homes on Property 2.

The applicant provided a copy of a "Declaration of Mobile Home As Real Property" form submitted to the Property Appraisers office dated 3/16/1990 for four mobile homes.

The applicant provided a copy of an FKAA work order to replace water meter servicing "9 units" dated 1/29/1993. Does not provide detail of how many units were serviced by the water meter on Property 2.

The applicant submitted an email from FKEC stating there was a valid FKEC account dating back to 1988 with 10 meters – this has not been verified and does not designate how many meters were serving units on Property 2.

- 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
 - 1975 aerial shows the 1961-1966 building, garage addition, and three mobile homes.
 - 1985 aerial shows the building, garage addition, and three mobile homes – the property record card confirms the building, the garage addition and two mobile homes.
 - 1997 aerial shows the building, the garage addition and three mobile homes.
 - 2000, 2003, 2006, 2009, 2012 aerials show the building, the garage addition, and three mobile homes.
 - 2015 aerial shows the building, the garage addition, and four mobile homes and a smaller unit (possibly an RV).
 - 2018 aerial shows the building, the garage addition, four mobile homes and an RV.

Aerial photographs show the existence of dwelling units on Property 2. There is clear evidence of one SFR, one garage addition and three mobile homes prior to and just after 1990.

- 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;



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

The zoning from 1963 through incorporation of the Village did not allow residential use of the property without commercial use as the primary use of the property. There are no records of permitted commercial use of Property 1.

The current zoning allows for residential use; however, it does not allow construction type of mobile homes or recreational vehicles.

3. Additional information shall be required to establish the number of units for mobile homes or recreational vehicles ("RVs") if such units are located in either a mobile home park or RV park; including:
 - a. The number of mobile homes and RVs approved by the State of Florida Department of Health as shown on the approved prospectus or any other documents on file with the State of Florida Department of Health for either the mobile home park or RV park;
 - b. Notwithstanding the number of mobile homes and RVs provided in subsection a., the total units recognized shall not exceed the number of mobile home spaces as shown in chapter 3 of the village comprehensive plan data inventory and analysis; and
 - c. A demolition permit(s) for each mobile that has been removed.

The units are not recognized in the data inventory and analysis of the village comprehensive plan. **Criteria 3 has not been met.**

Property 2 meets the criteria listed in criteria 2 subsections a and b, but not c. The Village recognizes **one dwelling unit**, although the county regulations did not allow it without commercial use, there is some indication a portion of the garage addition was used in conjunction with the auto shop on Property 3.

Property 3

Sec 30-473(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.

The following building permit records were found:

- Permit #C-233, issued in 1974 permitted a two-story building with a two-bedroom SFR on the top and garage/storage on the ground level.
- Permit #C-1895 issued in 1976 permitted a covered porch on the 2nd floor of the existing building.
- Permit #C-9330, issued in 1981 permitted an addition to the existing ground floor for "Tony's Body Shop" – commercial use.
- Permit #0005131, issued in 2000, permitted a change of copy for commercial use on the lower level for an art gallery.

Criteria 1 has been met. The Village recognizes **one legally established dwelling unit and 3,456 square feet of non-residential floor area** on Property 3.

In summary, the Village recognizes **two (2)** legally established market rate dwelling units and **3,456 square feet** of non-residential floor area.

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



**ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

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,

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

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

**APPEAL TO THE GOVERNING COUNCIL OF ISLAMORADA, VILLAGE OF
ISLANDS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

)
APPELANTS: Gino Bologna &)
Piera Bologna)
)
)
)
)
)

STATEMENT OF APPEAL AND INITIAL BRIEF

This appeal arises out of a pre-application letter submitted on June 7, 2024 ("LOU") issued by Ms. Jamie Terry - Planning & Zoning Technician following a pre-application conference held on January 3, 2024. For the reasons explained more fully below, such LOU makes an incorrect dwelling unit determination on the following properties:

- Parcel # 00403630-000000, Lot 13 located on Upper Matecumbe Key, FL ("Property 1").
- Parcel # 00403640-000000, Lot 14, located on Upper Matecumbe Key, FL ("Property 2").
- Parcel # 00403650-000000, Lot 15, located on Upper Matecumbe Key, FL ("Property 3").

A. The Elements of the Village Islamorada Code Sec. 30-473 (d) (2)(a) and (b) have been met

First, it is noted that Sec 30-473 (b)1 provides as follows:

Type of residential development not affected.

1. Redevelopment or rehabilitation which replaces, but which does not increase the number of legally established residential dwelling units above

the number existing **on the site** prior to redevelopment or rehabilitation as determined pursuant to the criteria contained in subsection (d) below.

In this instance, the **site** consists, collectively, of Lots 13 and 14 of Ocean View and should be analyzed as such. Anna M. Howell, the former owner/operator of Howells Trailer Park operated both of such lots as Howells Trailer Park, and we have demonstrated, unequivocally, Howells was licensed to operate as such by the Department of Health and Rehabilitative Services ("Dept. of Health") as early as 1977 (copy enclosed). That license also reveals that the park was authorized to have six (6) mobile homes on the site. We also know that the six (6) mobile home units are separate from the four (4) apartments being operated in the structure located on Lot 14 as the operation of those units had to be and were licensed by the State of Florida, Department of Business and Professional Regulation, Division of Hotels and Restaurants ("DPBR"). A copy of the license issued for the apartment units dated 10/01/1983 is also enclosed¹. Thus, the evidence is clear at that the time the current owner purchased the site, there were 10 units on the **site** (Lots 13 and 14): six (6) mobile homes and four (4) apartments, and these units were undeniably established no later than 1983². This is confirmed by the billing records research provided by the Florida Keys Electric Cooperative (copy enclosed) which revealed there has been a total of ten (10) individual electric meters in service at the above site since at least 1988, the year the current owner purchased the property³.

Although the LOU states "there is clear evidence of two (2) mobile homes on Lot 13 prior to 1990 (pg. 6 of 11), we respectfully submit the provided property card and other documents clearly reflect three (3) mobile homes existed on that

¹ The subdivision of the building into multiple smaller dwelling units did not require any "allocations" or "development rights" since it pre-dated the establishment of ROGO and was an allowable use in the zoning district as an accessory use to the commercial operation, Howells Junction.

² This is not to say the units were not licensed prior to this date; however, records related to this period are not available. The enclosed record was in possession of the current owner.

³ As noted above, Property 3 was not acquired until 1999, and the Florida Keys Electric Co-Op has confirmed that property is separately metered. A copy of the confirming e-mail is enclosed.

site prior to 1990. The 1990 property card for Lot 13 (copy enclosed) reflects there were three (3) "buildings" on the property (the data sheet for building 1 of 3 was not provided by the property appraiser's office and is not otherwise available). Additionally, the 1985 aerial photograph (copy enclosed) reveals there were three (3) mobile homes on Property 1 in 1985.

With respect to Property 2, which is also part of the Howells Trailer Park, as noted in the LOU (p. 8 of 11), "[t]here is clear evidence of one SFR, one garage addition and 3 mobile homes prior to and just after 1990".

In short, the property cards taken for the 1990 tax roll confirm the existence of three (3) mobile homes on Property 1 as do the aerial photographs. Additionally, the aerial photographs of Property 2 taken in 1975, 1985 and post 1990 (1997) confirm the building, garage and three (3) mobile homes existed on Property 2 as early as 1975. This evidence is corroborated by the total units set forth in the licenses issued to Howells Junction by the Department of Health (six (6) mobile homes), and DBPR (license for the operation of four (4) apartments). These conclusions are further substantiated by the billing data provided by the Florida Keys Electric Co-Operative which stated there were ten (10) separately metered electric connections as early as 1988 (the year the current owner purchased the property).

Clearly, the elements of Sec 30-473 (d) (2)(a) and (b) have been met.

B. The Operations Held At The Site Were Allowed Under Both The 1963 1986 Zoning In Compliance With The Village Islamorada Code Sec. 30-473(d)(2)(c)

With respect to Sec 30-473(d)(2)(c), such section requires a determination by the Village that the use could have been permitted under the zoning and building codes in effect at the time the structure was constructed or the business established. Per the LOU, the zoning history for the site is as follows:

1963 Zoning: BU-2 (Medium Business District) Commercial use as a primary use – living quarters for watchmen and caretakers only permitted as an accessory use. Prohibited any residential use.

1986 Zoning: SC (Sub Urban Commercial District) Commercial uses as a primary use – apartments involving less than six dwelling units in conjunction with a permitted commercial use.

As noted earlier, the evidence provided included a 1977 license to operate Howells Junction, a trailer park, issued by the Florida Dept. of Health, and a Monroe County occupational license issued in 1983 for the operation of Howells Junction. The Monroe County license reflects *the business* employed some 5 persons (see enclosed copy). Accordingly, it is clear the **site** and both parcels which make up the **site** were used for a commercial purpose: the operation of Howells Junction, a trailer park licensed by the State of Florida. This commercial operation was an allowable commercial use under both the 1963 zoning and the 1986 zoning. Likewise, because the parcels were both used for a commercial purpose, the apartments licensed by the State of Florida were also an allowable use under both the 1963 zoning and the 1986 zoning.

C. The Village Islamorada Code Sec. 30-473 (d) (3) Does Not Apply To The Instant Case

The requirements of subsection (3) do not apply to the applicant. Specifically, subsection (3) provides in pertinent part:

(3) Additional information shall be required to establish the number of units for mobile homes or recreational vehicles ("RVs") *if such units are located in either a mobile home park or RV park*; including:

- a. The number of mobile homes and RVs approved by the State of Florida Department of Health as shown on the approved prospectus or any other documents on file with the State of Florida Department of Health for either the mobile home park or RV park;
- b. Notwithstanding the number of mobile homes and RVs provided in subsection a., the total units recognized shall not exceed the number of mobile home spaces as shown in chapter 3 of the village comprehensive plan data inventory and analysis; and
- c. A demolition permit(s) for each mobile home that has been removed.

In 1990, Howells Junction apparently did not have a current license to operate as a mobile home or RV park which is precisely why it was not recognized in the inventory of mobile home spaces as contained in chapter 3 of the Village Comprehensive Plan. Furthermore, since it was not licensed as such for that year, the provision has no application since it's apparent that requirement only related to then licensed mobile home and RV parks.

This does not change the outcome, however, since all of the mobile homes were and/or "could have been permitted under the zoning and building codes in effect for the parcel at the time ***the structure was constructed or the business established***". Sec. 30-473 (d)(2)(c). As demonstrated by all of the above, there is no doubt the operation of Howells Junction, which consisted of both Property 1 and Property 2, was a lawful and permissible use under the applicable zoning when the mobile homes and structure were constructed and the business (Howells Junction) was established and had existed there for many years prior to 1990.

D. The Village Of Islamorada Is Estopped From Pursuing With The Determinations Contained In The LOU

In addition to the foregoing, the Village is estopped from taking enforcement action against the Appellant and/or acknowledging the long established development on the site. The elements of estoppel are: (1) the party against whom estoppel is sought must have made a representation about a material fact that is contrary to a position it later asserts; (2) the party claiming estoppel must have relied on that representation; and (3) the party seeking estoppel must have changed his position to his detriment based on the representation and his reliance on it. *Lewis v. Dep't of Health & Rehab. Servs.*, 659 So.2d 1255, 1256-57 (Fla. 4th DCA 1995).

As stated in *Castro v. Miami-Dade County Code Enforcement*:

Stripped of the legal jargon which lawyers and judges have obfuscated it with, the theory of estoppel amounts

to nothing more than an application of the rules of fair play. One party will not be permitted to invite another onto a welcome mat and then be permitted to snatch the mat away to the detriment of the party induced or permitted to stand thereon. A citizen is entitled to rely on the assurances or commitments of a zoning authority and if he does, the zoning authority is bound by its representations, whether they be in the form of words or deeds....

Castro v. Miami-Dade Cnty. Code Enforcement, 967 So. 2d 230, 234 (Fla. 3rd DCA 2007), quoting *Coral Springs St. Sys.*, 371 F.3d at 1334-35 (quoting *Imperial Homes*, 309 So.2d at 573)(applying Florida law); *Equity Res.*, 643 So.2d at 1119-20 (quoting *Imperial Homes*, 309 So.2d at 573).

In this instance, the rules of fair play mandate the Village recognize the lawfully established development rights of the Appellant since it lulled the Appellants into believing the development on the property was lawful through its conduct, specifically, on August 30, 2018, the building official specifically approved a site plan for the property. Such site plan, which is attached for your reference, explicitly designates (seven) 7 trailers and a separate apartment building as part of the approved layout. In reliance on that approval from the Village, the Appellants spent significant funds of money to add the required wastewater connections to the Village wastewater system; money it would never have expended has it known the Village would later claim the units serviced by the wastewater connections were not lawful and had to be removed. Additionally, the Wastewater Utility Department has historically collectively 17.21 EDUs for all three (3) properties and has assessed (and continues to assess) over \$177,000.00 based upon occupancy.

By refusing to recognize the historical development rights associated with the subject site, the Village is trying to do precisely what the Third District said it was prohibited from doing in the *Castro* decision: it invited the Appellants onto the welcome mat by demanding and approving the Appellants connect to the Village wastewater system, only to now try and snatch the mat away after the

Appellants expended significant funds complying with the Village's prior mandate.

CONCLUSION

Based upon the foregoing, we respectfully request the LOU be reversed to allow for the following:

- (1) Property 1 (Lot 13): three (3) legally established market rate residential dwelling units;
- (2) Property 2 (Lot 14): seven (7) legally established market rate residential dwelling units (four (4) apartments and three (3) mobile homes); and
- (3) Property 3: two (2) legally established market rate dwelling units on and 3456 square feet of non-residential floor area

Dated: July 8, 2024

Respectfully Submitted,

Hershoff, Lupino & Yagel, LLP

90130 Old Highway

Tavernier, FL 33070

(305) 852-8440 B

By: /s/ Joanne Marie Pereira

JOANNE M. PEREIRA, ESQ

Florida Bar No. 1015381

RUSSELL A. YAGEL

Florida Bar No. 727090



State of Florida
Department of Health and Rehabilitative Services

TALLAHASSEE, FLORIDA

OPERATING PERMIT

County: Monroe
Permit No. 44-90-77

This certifies that Trailer Park

Name Howells Jct.

Address of Location M.M. 83, Islamorada, Fl. 33036

Owner or Operator Charles & Anna M. Howells

Address P.O. Box 451, Islamorada, Fl. 33036

STREET AND NO.

P.O. BOX OR ROUTE

has been inspected by the undersigned, a duly authorized representative of the Department of Health and Rehabilitative Services and found to conform to the Health Laws and Regulations promulgated under authority of Chapters 381 and 513, Florida Statutes, where applicable.

This permit grants authority to operate the establishment as long as the Health Laws and Regulations of the Department of Health and Rehabilitative Services are observed. This permit is revokable at any time by any authorized representative of this Department for failure to properly operate the same.

6-Independent Mobile Homes

Approval shall be obtained from the County Health Department and Dept. of Health & Rehabilitative Services prior to any increase in number of spaces or other extensions or alterations of this trailer park. (Ref: 513.05 FS and 10D-25.33 F.A.C.)

Granted this 4th day of November 1977

Monroe County Health Department

per

Mal B. Rothman
District Administrator

THIS PERMIT IS NOT TRANSFERABLE AND IT MUST BE DISPLAYED CONSPICUOUSLY.

DBR 203003294

STATE OF FLORIDA DEPARTMENT OF BUSINESS REGULATION
DIVISION OF HOTELS AND RESTAURANTS TALLAHASSEE, FLORIDA 32301

LICENSE



LICENSE NUMBER

54 00102H

LODGING	
CLASS	UNITS
APT	4

FOOD SERVICE	
SEATS	SERVICES

HEP FEE \$ 3.00
LICENSE FEE \$ 30.00
LATE RENEWAL \$.00

TOTAL FEE PAID \$ 33.00

EXPIRATION DATE

10/01/83

Sherman S. Winn
Sherman S. Winn, Director

AUDIT CONTROL NO 23654

ISSUED TO HOWELLS CHARLES & ANNA M
HOWELLS JCT
OVERSEAS HWY
ISLAMORADA FL 33036

MAILED TO CHARLES & ANNA M HOWELLS
PO BOX 451
ISLAMORADA FL 33036

DISPLAY IN A CONSPICUOUS PLACE
THIS LICENSE IS NOT TRANSFERABLE FROM PLACE OR INDIVIDUAL TO ANOTHER

COUNTY OCCUPATIONAL LICENSE 1986-1987
MONROE COUNTY-STATE OF FLORIDA
THIS LICENSE EXPIRES SEPTEMBER 30, 1987

TAX 22.00
COST AND PENALTY
TRANSFER FEE
TOTAL DUE 22.00

013776

471-147-07

NUMBER OF EMPLOYEES: 5
ENTER CURRENT NBR OF EMPLOYEES HERE: -----

STATE CERTIFICATE NUMBER
HARRY F. KNIGHT
TAX COLLECTOR 294-8403
P.O. BOX 1129
KEY WEST, FL 33041-1129

PLEASE SEE BACK OF FORM

LOCATION: US #1 MM 83

THE ABOVE LICENSEE IS HEREBY LICENSED TO ENGAGE IN THE BUSINESS
PROFESSION OR OCCUPATION OF:
TRAILER PARK SERV

HFK/gkb

THIS FORM BECOMES A RECEIPT ONLY WHEN VALIDATED BY RECEIPTING
MACHINE SHOWING TRANSACTION NUMBER, DATE, AND AMOUNT PAID.

ACCOUNT NUMBER IS 02441

PAID HARRY F. KNIGHT

22.00 CK 09/03/86 19*DC*04*000000*016609

THIS LICENSE MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

From: [Veronica Ornelas](#)
To: [Vicky Velunza](#)
Subject: Billing Records Research
Date: Tuesday, August 11, 2020 12:33:50 PM
Attachments: [image001.jpg](#)

**Re: FKEC Billing Records Research Request
82929 Overseas Hwy (Ocean View B1L14)**

Good afternoon,

Please find this email as verification that our billing records indicate there is a total of ten (10) individual electric meters in service at the above referenced location dating back 1988.

Feel free to contact me if you need any additional assistance.

Sincerely,

Veronica Ornelas

Member Service Representative

Florida Keys Electric Cooperative Assoc., Inc.

P.O. Box 377

Tavernier FL 33070

305.852.2431 x 216

www.fkec.com



Alternate Key

PARCEL - ACCOUNT

SEC.

TWP	RGE

Subdivision OCEAN VIEW Lot 13 Sq. 1
Block

P.C.	New Construction	Re-Sketch Existing Bldg.	Bldg. Sketch No Change	See Misc. Improvements	
02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FLA 32

FIELD NOTES
SITs ON HWY
FRONTAGE
US#1
CLASSIC

BUILDING CHARACTERISTICS														
Building Number 1 of 3	Quality Grade 300	Improvement Type R1												
Effective Age Group	Actual Year Built 1983	— Functional Obsolescence % (Explain In Notes)												
Residential <table border="1" data-bbox="1569 324 1645 436"> <tr><td>1</td></tr> <tr><td>2</td></tr> <tr><td>3</td></tr> <tr><td>4</td></tr> <tr><td>5</td></tr> <tr><td>6</td></tr> </table> Mobile Home * <table border="1" data-bbox="1669 324 1779 436"> <tr><td>0 - 3 yrs.</td></tr> <tr><td>4 - 6 yrs.</td></tr> <tr><td>7 - 9 yrs.</td></tr> <tr><td>10 - 12 yrs.</td></tr> <tr><td>13 - 15 yrs.</td></tr> <tr><td>16 - 20 yrs.</td></tr> </table>	1	2	3	4	5	6	0 - 3 yrs.	4 - 6 yrs.	7 - 9 yrs.	10 - 12 yrs.	13 - 15 yrs.	16 - 20 yrs.	SPECIAL ARCHITECTURAL CODES	— Locational Obsolescence % (Explain In Notes)
1														
2														
3														
4														
5														
6														
0 - 3 yrs.														
4 - 6 yrs.														
7 - 9 yrs.														
10 - 12 yrs.														
13 - 15 yrs.														
16 - 20 yrs.														
Condition <table border="1" data-bbox="1645 524 1741 612"> <tr><td>A</td></tr> </table> G Good A Average P Poor	A	Mobile Home 6 Multi Family 1	Date of Appraisal MONTH 04 DAY 04 YEAR 90											
A														
Appraiser 017	Perimeter 													

BUILDING REFINEMENTS									
Roof Type	0 1		Heating Type/Method	0 1					
1 Flat or Shed 2 Gable or Hip 3 Mansard 4 Irregular - Custom 5 Reinforced Concrete 6 Prestress Concrete 7 Steel Truss			1 None 2 Wall Heaters 3 Floor Furnace 4 Convection 5 Forced Air Non-Ducted 6 Forced Air Ducted 7 Electric Radiant 8 Hot Water/Steam						
Roof Cover	0 2		Heating Fuel/Source	0 1					
1 Asphalt/Composition Rolled 2 Metal 3 Asphalt/Composition Shingle 4 Tar & Gravel 5 Wood Shingle 6 Concrete/Clay Tile 7 Minimum			1 Electric 2 Gas 3 Oil 4 None 5 Solar						
Number of Bedrooms	0 1		Interior Flooring	0 1					
			1 Plywood - Press Board 2 Softwood - Hardwood 3 Concrete Slab 4 Concrete Above Grade 5 Terrazzo 6 Ceramic or Clay Tile 7 Marble						
Baths:	4 Fixtures	0 1	3 Fixtures	0 1	2 Fixture	0 1	Extra Fixture	0 3	
Built-Ins ("Y" if Yes)	Range/Oven	0 1	Garbage Disposal		0 1	Compactor	0 1	Security	0 1
	Dishwasher	0 1	Intercom		0 1	Vacuum System	0 1		

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Appraiser

Date of Appraisal

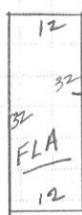
MONTH	DAY	YEAR
-------	-----	------

NOTES

RECHECK ON THIS ENTIRE PARCEL

BUILDING PERMITS					
D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

FOR REFERENCE ONLY



Alternate Key 1495948	PARCEL - ACCOUNT 00403630-	SEC.	TWP	RGE	
Subdivision OCEAN VIEW	Lot 13	50 Block			
P.C.	New Construction <input checked="" type="checkbox"/>	Re-Sketch Existing Bldg. <input type="checkbox"/>	Bldg. Sketch No Change <input type="checkbox"/>	See Misc. Improvements <input type="checkbox"/>	
02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12 FLA 39 12
39

FIELD NOTES

UNIT IS
CALLED
FAMILY
HOUSING

BUILDING CHARACTERISTICS				
Building Number 3 of 3	Quality Grade 3 0 0	Improvement Type R1 Single Family R2 Duplex R3 Triplex R4 Quadplex R 1		
Effective Age Group Residential 0 - 4 years 5 - 12 years 13 - 20 years 21 - 40 years 41 - 50 years 51 + years	Mobile Home * 1 0 - 3 yrs. 2 4 - 6 yrs. 3 7 - 9 yrs. 4 10 - 12 yrs. 5 13 - 15 yrs. 6 16 - 20 yrs.	Actual Year Built 1960	— Functional Obsolescence % (Explain In Notes)	
Condition G Good A Average P Poor A	Mobile Home 6	Multi Family 	— Locational Obsolescence % (Explain In Notes)	
Appraiser 017	Date of Appraisal MONTH 04 DAY 04 YEAR 90	Perimeter 1111		
BUILDING REFINEMENTS				
Roof Type 1 Flat or Shed 2 Gable or Hip 3 Mansard 4 Irregular - Custom 5 Reinforced Concrete 6 Prestress Concrete 7 Steel Truss 0 1 1	Heating Type/Method 1 None 2 Wall Heaters 3 Floor Furnace 4 Convection 5 Forced Air Non-Ducted 6 Forced Air Ducted 7 Electric Radiant 8 Hot Water/Steam 0	Foundation 1 Wood Piers 2 Concrete Pads - Wood 3 Concrete Block 4 Concrete Slab 5 Continuous Conc. Footer 6 Conc. Piling - Auger Holes 3		
Roof Cover 1 Asphalt/Composition Rolled 2 Metal 3 Asphalt/Composition Shingle 4 Tar & Gravel 5 Wood Shingle 6 Concrete/Clay Tile 7 Minimum 0 2	Heating Fuel/Source 1 Electric 2 Gas 3 Oil 4 None 5 Solar 0	Number of Fireplaces 1 Masonry - Minimum 2 Wall Board 3 Dry Wall 4 Plastered 5 Plywood Panel 6 Wood or Custom 0 2		
Number of Bedrooms 1	Interior Flooring 1 Plywood - Press Board 2 Softwood - Hardwood 3 Concrete Slab 4 Concrete Above Grade 5 Terrazzo 6 Ceramic or Clay Tile 7 Marble 0 1	Air Conditioning Y No	("Y" if Yes) N	
Baths: 4 Fixtures 4	3 Fixtures 3	2 Fixture 2	Extra Fixture 0 3	
Built-Ins ("Y" if Yes) Range/Ovn Dishwasher	Garbage Disposal Intercom	Compactor Vacuum System	Security	

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

FIELD NOTES

Appraiser

Date of Appraisal

MONTH	DAY	YEAR

NOTES

BUILDING PERMITS					
D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

FOR REFERENCE ONLY





From: [Member Service](#)
To: [Theresa Davis](#)
Cc: [Veronica Ornelas](#)
Subject: FKEC - Property records request 82935 Overseas Highway
Date: Monday, June 24, 2024 11:19:08 AM
Attachments: [image003.png](#)

Hi Theresa,

I can confirm that there is a singular separate meter located on the property at 82935 Overseas Highway, Islamorada FL.

If you require more information, we can access our archived records as we clear our software system every couple of years.

Sincerely,

Alie Garcia

Member Service Representative

Florida Keys Electric Cooperative Assoc., Inc.

P.O. Box 377

Tavernier, FL 33070

(305) 852-2431 ext. 217

(305) 433-9316 Direct

(305) 853-8381 Fax

www.fkec.com



From: Theresa Davis <tdavis@hlylaw.com>
Sent: Monday, June 24, 2024 10:11 AM
To: Alie Garcia <alie.garcia@fkec.com>
Subject: [External]82935 Overseas Highway

You don't often get email from tdavis@hlylaw.com. [Learn why this is important](#)

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

Good morning Alie,

I left you a voicemail about this request as well.

We would like to make a public records request as follows:

We need something in writing from FKEC confirming the property at 82935 Overseas Highway, Islamorada, FL is on a separate account or has separate meters from 82929 Overseas Hwy and further we would like to know how many separate meters there are for the 82935 property?

Please let me know if you need anything else.

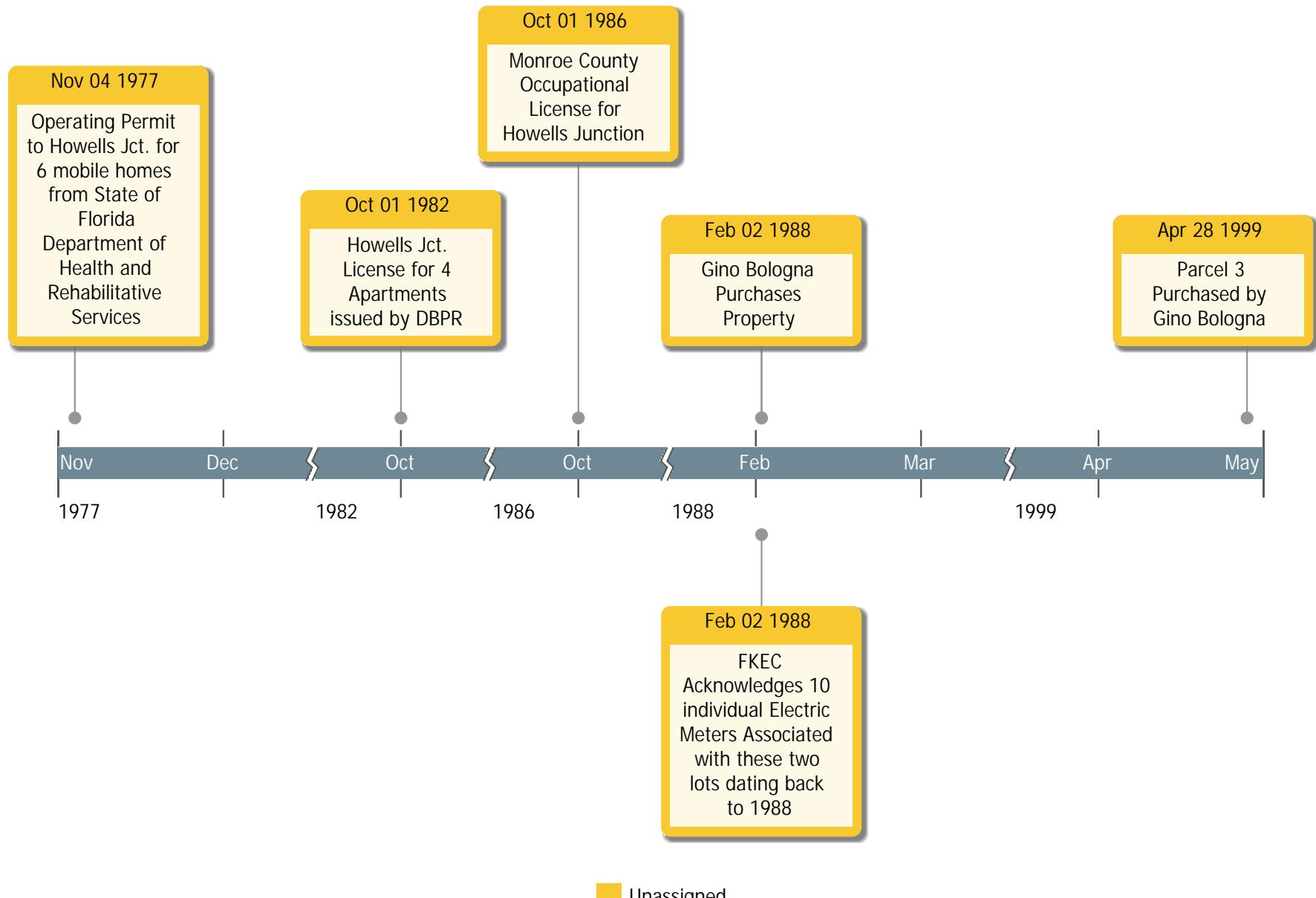
Thank you.

Theresa L. Davis
Legal Assistant to
Russell A. Yagel, Esq.

HL&Y
Hershoff, Lupino & Yagel, LLP
Attorneys at Law
88539 Overseas Highway
Tavernier, FL 33070
(305) 852-8440
tdavis@hlylaw.com

Russell A. Yagel, Esq.
ryagel@hlylaw.com
Hershoff, Lupino & Yagel, LLP
88539 Overseas Highway
Tavernier, Fl. 33070
Phone: 305-852-8440
Fax: 305-852-8848

Untitled



JOB COPY

APPROVED PLANS TO BE AT JOB SITE FOR REQUIRED INSPECTIONS.

APPROVED

PERMIT NO. 1450980/691
VILLAGE OF ISLAMORADA

14/3/18
BUILDING OFFICIAL
PLAN APPROVAL DOES NOT AUTHORIZE VIOLATION
OF ANY TECHNICAL CODES, LOCAL, STATE,
OR FEDERAL LAWS

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

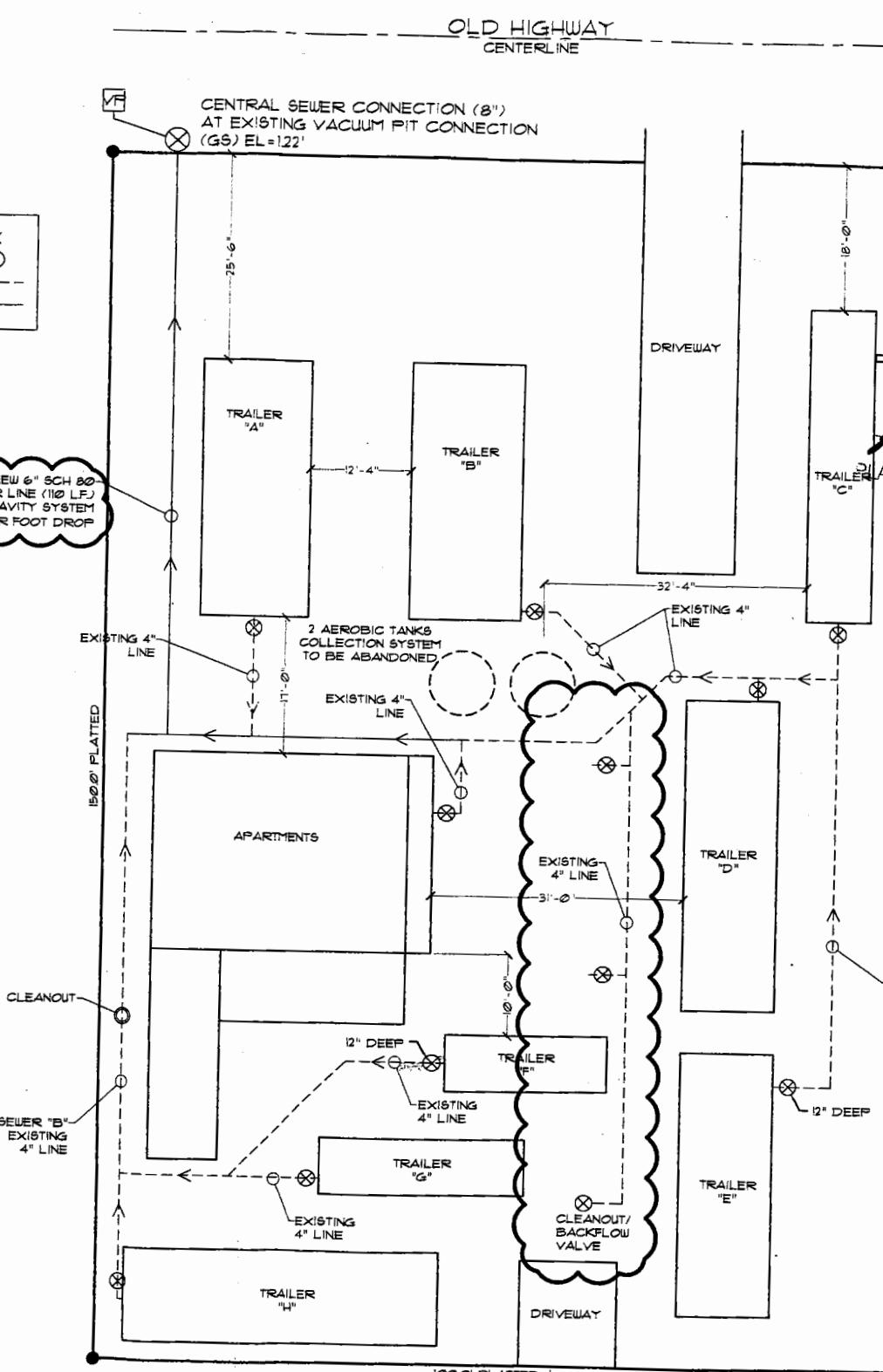
KEYS ENGINEERING
DARYLE L. OSBORN
P.E. No. FL 21428
9102 SUITE # OVERSEAS HIGHWAY
TAVERNER FLORIDA 33020 - PH. (305) 852-0262

SCALE:	AS SHOWN	NO.	READY FOR	DATE
1" = 20'-0"	5/10/2016	2	READY FOR	5/10/2016
	DRAWN BY:	A.S.	REVISION	1
	REVISED:	J.A.	REVISION 2	10/3/2016
	BIDS DATE:		REVISION 3	10/22/2016
	ACAD FILE:			

SITE PLAN	
PROJECT: BOLOGNA RESIDENCE 82929 OVERSEAS HIGHWAY ISLAMORADA, FLORIDA	

DRAWING NO.:
C-1

PROJECT NO:
D-16-108



SITE PLAN

SCALE @ 1" = 20'-0"

US-1 OVERSEAS HIGHWAY
CENTERLINE

10/22/18



JOB COPY

APPROVED PLANS TO BE AT JOB
SITE FOR REQUIRED INSPECTIONS.

APPROVED

CONSTRUCTION
50188169
LAKE OF ISLAMORADA

ULDING OFFICIAL 6/19/18
PPROVAL DOES NOT AUTHORIZE VIOLATION
ANY TECHNICAL CODES, LOCAL, STATE,
OR FEDERAL LAWS

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

KEYS ENGINEERING
DARYLE L. OSBORN
P.E. NO. FL 2142B

TITLE: SITE PLAN		SCALE: AS SHOWN	No.	REVISION	DATE
		DATE: 5/10/1016	Ø	READY FOR FERTILIZING	5/19/2016
PROJECT: BOLOGNA RESIDENCE		DUG BY: A.S.	1	REVISION 1	10/20/2016
82929 OVERSEAS HIGHWAY		REV'D BY: J.A.	2	REVISION 2	12/3/2016
S. AMORADA FLORIDA		BIDS DATE:	3	REVISION 3	10/22/2016
		ACAD FILE:			
DRAWING No:		C-1			
PROJECT No: D-16-108					

SITE PLAN

SCALE @ 1" = 20'-0"

US-1 OVERSEAS HIGHWAY
CENTER LINE

PROPERTY OWNER / ADDRESS:
BOLOGNA GINO S AND PIERA
PO BOX 451
ISLAMORADA, FL. 33036

PROJECT LOCATION:
82929 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA

RE* - 00403640-000000
ALTERNATE KEY - 1495956

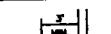
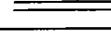
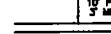
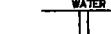
LEGAL DESCRIPTION:
OCEAN VIEW UPPER MATECUMBE LOT 14 SQR 1,
ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 1, PAGE 193, AS RECORDED IN THE
PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

FLOOD ZONE CRITERIA:

FLOOD ZONE - AE
BASE FLOOD ELEVATION - 100 (NGVD 23)

SCOPE OF WORK:

LOCATION OF PUBLIC WATER SYSTEM MAINS
IN ACCORDANCE WITH F.A.C. RULE 62-555.3

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	<u>WATER MAIN</u>  <u>12"</u> <u>3"</u> <u>12"</u>	 <u>WATER MAIN</u> <u>12"</u> IS THE MIN EXCEPT FOR STORM SEWER, THEN <u>6"</u> IS MIN, <u>12"</u> IS PREFERRED	 <u>3"</u> <u>MIN.</u> <u>WATER MAIN</u> <u>12"</u>
VACUUM SANITARY SEWER	<u>WATER MAIN</u>  <u>10"</u> PREFERRED <u>3"</u> MIN.	 <u>WATER MAIN</u> <u>12"</u> PREFERRED <u>6"</u> MIN.	 <u>3"</u> <u>MIN.</u> <u>WATER MAIN</u> <u>12"</u>
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN RECLAIMED WATER (4)	<u>WATER MAIN</u>  <u>10"</u> PREFERRED <u>5"</u> MIN. (3)	 <u>WATER MAIN</u> <u>12"</u> IS THE MIN EXCEPT FOR GRAVITY SEWER, THEN <u>6"</u> IS MIN, <u>12"</u> IS PREFERRED	 <u>3"</u> <u>MIN.</u> <u>WATER MAIN</u> <u>12"</u>
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	<u>10"</u> MIN.	—	—

NOTES

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE WHEN MAIN MUST BE BELOW OTHER PIPE, THE MIN SEPARATION IS 12".
2. RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610 F.A.C.
3. THREE FEET FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TO GRAVITY SEWER LINE.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.
5. ADDITIONAL INFORMATION UNDER PARAGRAPH 3g OF 62-604.600 F.A.C.

**OLD HIGHWAY
CENTERLINE**

**CENTRAL SEWER CONNECTION (8")
AT EXISTING VACUUM FIT CONNECTION
(GS) EL=122'**

CH 80' 10 LFJ SYSTEM DROP

EXISTING 4" LINE

15'0" PLATED

ANOUT

R "B" STING LINE

25'-6"

12'-4"

32'-4"

EXISTING 4" LINE

EXISTING 4" LINE

31'-0"

12" DEEP

EXISTING 4" LINE

TRAILER "F"

TRAILER "G"

TRAILER "H"

TRAILER "A"

TRAILER "B"

TRAILER "C"

TRAILER "D"

TRAILER "E"

DRIVEWAY

DRIVEWAY

PERM

PLAN A OR

APARTMENTS

CLEANOUT/BACKFLOW VALVE

Philip
10/24/03

From: [Veronica Ornelas](#)
To: [Vicky Velunza](#)
Subject: Billing Records Research
Date: Tuesday, August 11, 2020 12:33:50 PM
Attachments: [image001.jpg](#)

**Re: FKEC Billing Records Research Request
82929 Overseas Hwy (Ocean View B1L14)**

Good afternoon,

Please find this email as verification that our billing records indicate there is a total of ten (10) individual electric meters in service at the above referenced location dating back 1988.

Feel free to contact me if you need any additional assistance.

Sincerely,

Veronica Ornelas

Member Service Representative

Florida Keys Electric Cooperative Assoc., Inc.

P.O. Box 377

Tavernier FL 33070

305.852.2431 x 216

www.fkec.com



From: [Veronica Ornelas](#)
To: [Vicky Velunza](#)
Subject: Billing Records Research
Date: Tuesday, August 11, 2020 12:33:50 PM
Attachments: [image001.jpg](#)

**Re: FKEC Billing Records Research Request
82929 Overseas Hwy (Ocean View B1L14)**

Good afternoon,

Please find this email as verification that our billing records indicate there is a total of ten (10) individual electric meters in service at the above referenced location dating back 1988.

Feel free to contact me if you need any additional assistance.

Sincerely,

Veronica Ornelas

Member Service Representative

Florida Keys Electric Cooperative Assoc., Inc.

P.O. Box 377

Tavernier FL 33070

305.852.2431 x 216

www.fkec.com



—Search for Permits**Search:**

bologna

GO!

Begin typing a permit number, address, Parcel number or name/address of a contact on the permit and we will search existing permits. If the item you are searching for appears, please select it from the list.

—Permit Applications**Permit Number:** PRBLD202300817**Permit Type:** BUILDING**Status:** Issued**Locations:** 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: PRBLD202300562**Permit Type:** BUILDING**Status:** Returned for Correction**Locations:** 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: PRELT201801796**Permit Type:** ELECTRICAL**Status:** Closed**Locations:** 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: PRPLB201801691**Permit Type:** PLUMBING**Status:** Closed**Locations:** 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: PRELT201701676**Permit Type:** ELECTRICAL**Status:** Closed**Locations:** 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: PRSCP201601591**Permit Type:** SEWER CONNECTION**Status:** Closed**Locations:** 82929 OLD HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: PRSCP201601587**Permit Type:** SEWER CONNECTION**Status:** Closed**Locations:** 82935 OVERSEAS HWY
00403650-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: ERE200800504

Permit Type: ELECTRICAL RESIDENTIAL

Status: Closed

Locations: 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: INR200800387

Permit Type: INTERIOR & EXTERIOR RENOVATION/RES

Status: Closed

Locations: 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

Permit Number: BRE200800329

Permit Type: BUILDING RESIDENTIAL

Status: Cancelled

Locations: 82929 OVERSEAS HWY
00403640-000000

Permit Status

Inspections can only be requested online for this permit application by contacts who are on the application. Please sign in if you are a contact on the application and want to request an inspection.

#003263

INITIATED BY

FKAA WORK ORDER

28408

WORK ORDER NO.

DP 01 06 93
CRIES MD DAY YR

DATE TO WORK

ACCOUNT 03263 30

AREA 04

BOOK 066-4

PAGE 0465

9

NO UNITS

GINO BOLOGNA/DRA/HOELL'S JCT

NAME L13814 B1 TRAILER PK MM82 9 0/S

LOT BLK SUB DIVISION
OCEANVIEW, ISLAMORADA

STREET

CITY/KEY

MOVED TO OLD ROAD

LOCATION CODE

- Install Meter Meter
- Change Tap Master Meter
- Repair Master Meter
- Repair Service Meter
- Other

- Change Service Meter
- Service Relocation
- Replace Meter Box
- Replace Meter & C

DELIVERED JAN 29 1993

- Connect Tap Off
- Water Used No Deposit
- Tap Off & Meter
- Meter Turn-Off
- Other

DC

Date

From

- Remove Customer Master Meter
- Remove Customer Master Meter
- Change Customer Master Meter
- Meter Tap Turn-Off
- Meter Tap Field

METER DATA

Removed Meter

Maker: RK Size: 5/8" Type: SR

Installed Meter

RK XD Size: 5/8" Type: SR

Reading:

185312 Meter No. 348200510

Customer Master Meter Pointer: NONE

NEW INSTALLATION

 Locate Meter Left Side Right Side Where Staked Septic Tank Located Left Side Right Side Other

CONSUMPTION DATA

Date

Reading

Consumption

Final Bill Date

Final Bill Reading

 Line Installation Hydrant Installation Distribution Line Reading Line Repair Hydrant Repair Special Inspection Service Line Repair

LEAK INVESTIGATION

DRY

 Transmission Distribution Service

Pipe Size:

 Type: PVC CI AC Galv Copp TT DI Steel

Break Type:

 Hole Vertical Crack Lateral Crack

MAINTENANCE

 Transmission Distribution

Code:

 Preventative Daily Weekly Monthly Semi-Annual Annual Unscheduled Leak Survey Locate Pipe Street Patch Sidewalk Patch Trouble Call Other

DATA

JAN 29 1993

Work Description

PROCESSING

REMARKS ROUTINE METER CHANGE PS

WORK ASSIGNMENT SUMMARY

ASSIGNED TO:

 Locked Sealed1 22 93
00 DAY
DATE COMPLETED



Monroe County Health Department
102050 Overseas Hwy Key Largo, FL 33037

PAYING ON: PERMIT # 44-54-1459064 BILL DOC #44-BID-3251660
RECEIVED FROM: Gino S Bologna AMOUNT PAID: \$ 100.00
PAYMENT FORM: CREDIT CARD PAYMENT DATE: 08/30/2016

MAIL TO: **Gino Bologna**
571 Ocean Dr
Juno Beach, FL 33408

FACILITY NAME : Howells Junction Trailer Park

PROPERTY LOCATION:

82929 Overseas Hwy
Islamorada, FL 33036

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
1170 - MHP - Operating Permit	1	\$ 100.00

RECEIVED BY: CoxCX
Note: GINO BOLOGNA

AUDIT CONTROL NO. 44-PID-3059488



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

44-54-1459064

44-BID-2902864

Mobile Home Parks - Mobile Home Park

Issued To: Howells Junction Trailer Park
82929 Overseas Highway
Islamorada, FL 33036

County: Monroe
Amount Paid: \$100.00
Date Paid: 01/22/2016
Issued Date: 10/01/2015

Permit Expires On: 09/30/2016

Mail To: Gino Bologna
571 Ocean Drive
Juno Beach, FL 33408

Issued By:
Department of Health in Monroe County

(305) 453-8750

Owner: Bologna, Gino

Mobile Home Spaces: 5

Recreational Vehicle Spaces: 3

Migrant Spaces: 0

Tent Spaces: 0

Total Beds: 0

Total Spaces for Billing: 8

Original Customer: Howells Junction Trailer Park (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

44-54-1459064

44-BID-2902864

Mobile Home Parks - Mobile Home Park

Issued To: Howells Junction Trailer Park
82929 Overseas Highway
Islamorada, FL 33036

County: Monroe
Amount Paid: \$100.00
Date Paid: 01/22/2016
Issued Date: 10/01/2015

Permit Expires On: 09/30/2016

Mail To: Gino Bologna
571 Ocean Drive
Juno Beach, FL 33408

Issued By:
Department of Health in Monroe County

(305) 453-8750

Owner: Bologna, Gino



Monroe County Health Department
P.O. Box 6193 Key West, FL 33041

PAYING ON: PERMIT #: 44-54-1459064 BILL DOC #: 44-BID-2902864
RECEIVED FROM: Gino S Bologna AMOUNT PAID: \$ 100.00
PAYMENT FORM: CREDIT CARD PAYMENT DATE: 01/22/2016

MAIL TO: **Gino Bologna**
571 Ocean Dr
Juno Beach, FL 33408

FACILITY NAME: Howells Junction Trailer Park

PROPERTY LOCATION:

82929 Overseas Hwy
Islamorada, FL 33036

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
1170 - MHP - Operating Permit	1	\$ 100.00

RECEIVED BY: Whitel

AUDIT CONTROL NO. 44-PID-2881363



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

44-54-1459064

Mobile Home Parks - Mobile Home Park

44-BID-2620097

Issued To: Howells Junction Trailer Park
82929 Overseas Highway
Islamorada, FL 33036

County: Monroe
Amount Paid: \$100.00
Date Paid: 08/28/2014
Issued Date: 10/01/2014

Mail To: Gino Bologna
571 Ocean Drive
Juno Beach, FL 33408

Permit Expires On: 09/30/2015

Issued By:
Department of Health in Monroe County

(305) 453-8750

Owner: Bologna, Gino

Mobile Home Spaces: 5

Recreational Vehicle Spaces: 3

Migrant Spaces: 0

Tent Spaces: 0

Total Beds: 0

Total Spaces for Billing: 8

Original Customer: Howells Junction Trailer Park (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

44-54-1459064

Mobile Home Parks - Mobile Home Park

44-BID-2620097

Issued To: Howells Junction Trailer Park
82929 Overseas Highway
Islamorada, FL 33036

County: Monroe
Amount Paid: \$100.00
Date Paid: 08/28/2014
Issued Date: 10/01/2014

Mail To: Gino Bologna
571 Ocean Drive
Juno Beach, FL 33408

Permit Expires On: 09/30/2015

Issued By:
Department of Health in Monroe County

(305) 453-8750

Owner: Bologna, Gino



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

44-54-1459064

44-BID-2254179

Mobile Home Parks - Mobile Home Park

Issued To: Howells Junction Trailer Park
82929 Overseas Highway
Islamorada, FL 33036

County: Monroe
Amount Paid: \$100.00
Date Paid: 09/16/2013
Issue Date: 10/01/2013

Mail To: Gino Bologna
571 Ocean Drive
Juno Beach, FL 33408

Permit Expires On: 09/30/2014

Issued By:
Department of Health in Monroe County
102050 Overseas Highway Box 10
Key Largo, FL 33037
(305) 453-8750

Owner: Bologna, Gino

Mobile Home Spaces: 5

Recreational Vehicle Spaces: 3

Migrant Spaces: 0

Tent Spaces: 0

Total Beds: 0

Total Spaces for Billing: 8

Original Customer: Howells Junction Trailer Park (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

44-54-1459064

44-BID-2254179

Mobile Home Parks - Mobile Home Park

Issued To: Howells Junction Trailer Park
82929 Overseas Highway
Islamorada, FL 33036

County: Monroe
Amount Paid: \$100.00
Date Paid: 09/16/2013
Issue Date: 10/01/2013

Mail To: Gino Bologna
571 Ocean Drive
Juno Beach, FL 33408

Permit Expires On: 09/30/2014

Issued By:
Department of Health in Monroe County
102050 Overseas Highway Box 10
Key Largo, FL 33037
(305) 453-8750

Owner: Bologna, Gino



Key Largo Environmental Health Office
102050 Overseas Hwy Key Largo, FL 33037

PAYING ON: PERMIT #: 44-54-1459064 BILL DOC #: 44-BID-2254179

RECEIVED FROM: Gino S Bologna AMOUNT PAID: \$ 100.00

PAYMENT FORM: CHECK 525 PAYMENT DATE: 09/16/2013

MAIL TO: **Gino Bologna**
571 Ocean Dr
Juno Beach, FL 33408

FACILITY NAME : Howells Junction Trailer Park

PROPERTY LOCATION:

82929 Overseas Hwy
Islamorada, FL 33036

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
-1 - MHP - Operating Permit	1	\$ 100.00

RECEIVED BY: DensonBX

AUDIT CONTROL NO. 44-PID-2259035



STATE OF FLORIDA
DEPARTMENT OF HEALTH

APPLICATION FOR MOBILE HOME PARK, MOBILE HOME PARK HOUSING MIGRANT FARMWORKERS,
LODGING PARK, RECREATIONAL VEHICLE PARK AND RECREATIONAL CAMP

Authority: Chapter 513 & 381, FS, Chapter 64E-15, FAC

DATE 3-4-13

Current Permit Number 44-54-1459064

Check type of permit for which application is made. Application is hereby made to the Department of Health for a () mobile home park, () *mobile home park with farmworkers, () recreational vehicle park, () lodging park, or () recreational camp permit.

*A mobile home park which houses 5 or more migrant farmworkers.

PERMIT IS REQUIRED AS FOLLOWS:		<input type="checkbox"/> Ownership change: From _____ to below
<input checked="" type="checkbox"/> Annual Renewal	<u>2 quarters</u>	<input type="checkbox"/> Park or Camp Name Change: From _____ to below
<input type="checkbox"/> Capacity Change: From _____ to _____ spaces		<input checked="" type="checkbox"/> New or Modified Park or Camp

Name of Park or Camp

Howells Junction TRAILER PARK (561) 317-2507

Telephone

Location of Park or Camp

82929 Overseas Hwy ISLAMORADA FL 33036

Owner's Name & Address

Gene Bologn 571 Ocean DRIVE JUNO BEACH FL 33408

Manager's Name & Address

(Gene)

Telephone

NUMBER OF SPACES

MOBILE HOME	Migrant Spaces	LODGING	RECREATIONAL VEHICLE	RECREATIONAL CAMPS
<u>5</u>			<u>RV</u> <u>3</u>	<u>Barracks</u> <u>Cabins</u> <u>Tents</u> <u>Total Occupants</u>

SANITARY FACILITIES AT RECREATIONAL VEHICLE PARK OR RECREATIONAL CAMP

TOILETS LAVATORIES SHOWERS URINALS WATER SUPPLY SEWAGE
STATIONS DUMP STATIONS

MALE _____

FEMALE _____

EACH MOBILE HOME/RV HAS ITS OWN TOILET/SHOWER

It is hereby certified that the water supply system and the sewage system have been installed in accordance with the plans and specifications approved by the Department of Environmental Protection and/or the Department of Health. It is agreed that the undersigned owner and manager is familiar with and will adhere to the provisions of Chapter 513, Florida Statutes, as well as Chapter 64E-15, Florida Administrative Code.

Gene Bologn

Signature of Owner, Manager or Agent

FOR COMPLETION BY HEALTH DEPARTMENT STAFF

INSTRUCTIONS: Circle the appropriate number that applies to the water system and sewage system being used.

WATER SUPPLY		SEWAGE DISPOSAL	
<input type="checkbox"/> 1	Community Offsite	<input type="checkbox"/> 1	Municipal
<input checked="" type="checkbox"/> 2	Community/Public Drinking Water System Onsite	<input type="checkbox"/> 2	Central System Serving Only Park or Camp
<input type="checkbox"/> 3	Non-Community Public Drinking Water System	<input checked="" type="checkbox"/> 3	Septic Tanks or (Other Individual System) <u>ATL</u>
<input type="checkbox"/> 4	Non-Transient Non-Community	<input type="checkbox"/> 4	Combination of Central System & Septic Tank
<input type="checkbox"/> 5	Other Public Drinking Water Systems (10D-4)	<input type="checkbox"/> 5	Combination of Municipal and Septic Tank

RECOMMENDATION: Approval
Disapproval

X

John W.

Signature of Health Official



Monroe County Health Department
102050 Overseas Hwy Key Largo, FL 33037

PAYING ON: PERMIT #: 44-54-1459064 BILL DOC #:44-BID-2149883

RECEIVED FROM: Gino S Bologna AMOUNT PAID: \$ 112.50

PAYMENT FORM: CHECK 515 PAYMENT DATE: 03/04/2013

MAIL TO: **Gino Bologna**
451 Mars Way
North Palm Beach, FL 33408

FACILITY NAME : Howells Junction Trailer Park

PROPERTY LOCATION:

82929 Overseas Hwy
Islamorada, FL 33036

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
-1 - MHP - Operating Permit (2Qtr)	1	\$ 50.00
-1 - Mobile Home County Fee (2Qtr)	1	\$ 62.50

RECEIVED BY: GivenBM

AUDIT CONTROL NO. 44-PID-2098922



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

June 7, 2024

Russell Yagel, Esq.
Sent via CityView Portal

Subject: Pre-Application (File No. PLPRE20230193)

Dear Mr. Yagel,

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 January 3, 2024. 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 determine the lawfully established dwelling unit rights on the subject property(s).

For the purposes of this dwelling unit determination, each property will be individually assessed and discussed.

Parcel # 00403630-000000, Lot 13 located on Upper Matecumbe Key, FL ("Property 1").

Parcel # 00403640-000000, Lot 14, located on Upper Matecumbe Key, FL ("Property 2").

Parcel # 00403650-000000, Lot 15, located on Upper Matecumbe Key, FL ("Property 3").

The subject Properties are categorized within the Future Land Use Map (FLUM) as Mixed Use (MU) and are within the Village Center (VC) Zoning District.

Background Zoning:

1963 Zoning: BU-2 (Medium Business District) Commercial use as a primary use – living quarters for watchmen and caretakers only permitted as an accessory use. Prohibited any residential use.

1986 Zoning: SC (Sub Urban Commercial District) Commercial uses as a primary use – apartments involving less than six dwelling units in conjunction with a permitted commercial use.

The Village Comprehensive Plan, Chapter 3: Housing Element Data Inventory and Analysis table 3-13: Inventory of Existing Mobile Home Parks did not include or recognize the subject property(s) a lawfully established mobile home park.

TABLE 3-13: INVENTORY OF EXISTING MOBILE HOME PARKS

MOBILE HOME PARK	LOCATION	NUMBER OF MOBILE HOME SPACES
Vacation Village	Plantation Key	26
Plantation Tropical Park	Plantation Key	52
Harris Ocean Park Estates 1 st Addition	Plantation Key	45
San Pedro Trailer Park	Plantation Key	41
Seabreeze Trailer Park	Plantation Key	101
Windley Key Mobile Home Park	Windley Key	42
Peaceful Palms Mobile Home Park	Windley Key	15
Coral Bay	Upper Matecumbe Key	17
Key Lantern Motel and Trailer Park	Upper Matecumbe Key	21
Village Mobile Park	Upper Matecumbe Key	32
Pelican Palms Mobile Home Park	Upper Matecumbe Key	35
Total		427

Source: Florida Department of Health, 1999

Additional Documentation/Evidence Provided by Applicant:

The applicant provided the following permits from the State of Florida Department of Health and Rehabilitative Services:

- 1977 operating permit for six (6) independent mobile homes
- Approved application for mobile home park in 2013 for five (5) mobile homes and (3) Recreational Vehicles (RV).
- Mobile Home Park operating permit in 2014 for five (5) mobile homes and (3) Recreational Vehicles (RV).
- Mobile Home Park operating permit in 2015 for five (5) mobile homes and (3) Recreational Vehicles (RV).
- Mobile Home Park operating permit in 2015 for five (5) mobile homes and (3) Recreational Vehicles (RV) – expiration date 9/30/2016.

The applicant provided State of Florida Department of Business Regulations License for Lodging of four (4) units – expiration date 10/1/1983.

The applicant provided Monroe County Occupational License for "trailer park serv" for five (5) employees – expiration date of 9/30/1987.



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

The following questions were presented by the applicant:

What is the number of lawfully established dwelling units associated with the property?

See Dwelling Unit Analysis provided.

What is the character of those lawfully established dwelling units (e.g. residential market rate or transient)?

There are no transient units on the property. See Dwelling Unit Analysis provided.

What is the current allowed density on the property?

Each lot is 7500 square feet. The maximum FAR for each lot is .35.

The allowed use density is up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

If the number of lawfully established dwelling units exceeds the current allowed density, is the historical non-conforming density preserved?

As defined in Village LDRs section 30-732:

Nonconforming use means any use lawfully being made of any land, water or structure (other than a sign) on the effective date of the regulations in this chapter (or of any amendment which renders such use nonconforming), which does not comply with all of the requirements of this chapter as they may be amended. The casual, temporary, or illegal use of land or structures, or land and structures in combination, shall not be sufficient to establish the existence of a nonconforming use or to create rights in the continuance of such use.

Nonconforming structure means any structure (other than a sign) lawfully existing on the effective date of the regulations in this chapter (or of any amendment which renders such structure nonconforming), which does not comply with restrictions on lot area, lot coverage, height, setbacks, location on the lot, or any such requirements of this chapter as they may be amended (other than use regulations).

The Monroe County zoning regulations did not allow for dwelling units without a primary commercial use.

Property 1 and Property 2 have no evidence of existing commercial use, and therefore were not lawful under 1963 or 1986 zoning regulations.

Property 3 had a commercial use and dwelling unit above it allowed by the 1963 and 186 zoning regulations. The current Village LDRs allow for a single-family dwelling unit without commercial use, the building with on market rate (upstairs) and commercial square footage (downstairs) is conforming use of the property. However, a determination by the Building Official must be made as to the conformity of building codes in the existing building.

If the owner obtains affordable allocations for some of the dwelling units on the property and retains some units as market rate units, what is the maximum number of units allowed on the property?

Each lot individually has less density than if the lots were to be unified. Individually each of the lots could accommodate one market rate dwelling unit. Unified, the property can accommodate up to seven (7) deed restricted affordable units.

Dwelling Unit Analysis:

Property 1

Sec 30-473(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.

The Village does not have any building permits for Property 1 for residential or commercial use. There are no official approvals from Monroe County indicating the units were accounted for in Monroe County Ordinance 016-1992 as amended. **Criteria 1 has not been met.**



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

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 Monroe County Property Appraisers property record card from 1986 shows one mobile home on Property 1. The property record card in 1990 shows two mobile homes on Property 1.

The applicant provided a copy of a "Declaration of Mobile Home As Real Property" form submitted to the Property Appraisers office dated 3/16/1990 for two mobile homes.

The applicant provided a copy of an FKAA work order to replace water meter servicing "9 units" dated 1/29/1993. Does not provide detail of how many units were serviced by the water meter on Property 1.

The applicant submitted an email from FKEC stating there was a valid FKEC account dating back to 1988 with 10 meters – this has not been verified and does not designate how many meters were serving units on Property 1.

- 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

- 1985 aerial shows two mobile homes, and the 1986 property record card states one.
- 1997 aerial shows one, possibly two mobile homes.
- 2000 & 2003 aerial shows one clearly visible in the same location as the 1985 aerial. The lot is mostly covered with vegetation obstructing the view of the aerial.
- 2006 aerial shows possibly three mobile homes on the lot.
- 2009 aerial shows one clearly, however the aerial photo is obstructed by vegetation.

- 2018 aerial shows three units on the lot.

Aerial photographs show the existence of dwelling units on Property 1. There is clear evidence of two mobile homes prior to 1990 and just after.

- 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;

The zoning from 1963 through incorporation of the Village did not allow residential use of the property without commercial use as the primary use of the property. There are no records of permitted commercial use of Property 1.

The current zoning allows for residential use; however, it does not allow construction type of mobile homes or recreational vehicles.

3. Additional information shall be required to establish the number of units for mobile homes or recreational vehicles ("RVs") if such units are located in either a mobile home park or RV park; including:
 - a. The number of mobile homes and RVs approved by the State of Florida Department of Health as shown on the approved prospectus or any other documents on file with the State of Florida Department of Health for either the mobile home park or RV park;
 - b. Notwithstanding the number of mobile homes and RVs provided in subsection a., the total units recognized shall not exceed the number of mobile home spaces as shown in chapter 3 of the village comprehensive plan data inventory and analysis; and
 - c. A demolition permit(s) for each mobile that has been removed.

The units are not recognized in the data inventory and analysis of the village comprehensive plan. **Criteria 3 has not been met.**

Property 1 meets the criteria listed in criteria 2 subsections a and b, but not c. The Village does not recognize any legally established dwelling units on Property 1.

Property 2

Sec 30-473(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



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

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.

The following building permit records were found:

- Permit #4024, dated 1962 for an addition to an existing structure – the file is incomplete and does not include approved plans.
- Permit #1020, not dated, is a site drawing for at 40'x10' concrete slab, the file is incomplete.
- Permit #10051, dated 1965, electrical permit replacing two metered trailer outlets damaged by the storm – incomplete file.

It is unclear from the permit records exactly how many, if any, units were accounted for in the 1990 census. **Criteria 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 Monroe County Property Appraisers property record card from 1961 shows a two-story building on Property 2 indicating a Single-Family Residence (SFR) with three rooms (there were no records of the original building permit to verify the number of rooms).

The property record card from 1966 shows the permitted 9'x26' addition (permit #4024).

The property record card from 1986 shows a two-story building, garage addition, and two mobile homes on Property 2.

The applicant provided a copy of a "Declaration of Mobile Home As Real Property" form submitted to the Property Appraisers office dated 3/16/1990 for four mobile homes.

The applicant provided a copy of an FKAA work order to replace water meter servicing "9 units" dated 1/29/1993. Does not provide detail of how many units were serviced by the water meter on Property 2.

The applicant submitted an email from FKEC stating there was a valid FKEC account dating back to 1988 with 10 meters – this has not been verified and does not designate how many meters were serving units on Property 2.

- 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
 - 1975 aerial shows the 1961-1966 building, garage addition, and three mobile homes.
 - 1985 aerial shows the building, garage addition, and three mobile homes – the property record card confirms the building, the garage addition and two mobile homes.
 - 1997 aerial shows the building, the garage addition and three mobile homes.
 - 2000, 2003, 2006, 2009, 2012 aerials show the building, the garage addition, and three mobile homes.
 - 2015 aerial shows the building, the garage addition, and four mobile homes and a smaller unit (possibly an RV).
 - 2018 aerial shows the building, the garage addition, four mobile homes and an RV.

Aerial photographs show the existence of dwelling units on Property 2. There is clear evidence of one SFR, one garage addition and three mobile homes prior to and just after 1990.

- 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;



ISLAMORADA, VILLAGE OF ISLANDS PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

The zoning from 1963 through incorporation of the Village did not allow residential use of the property without commercial use as the primary use of the property. There are no records of permitted commercial use of Property 1.

The current zoning allows for residential use; however, it does not allow construction type of mobile homes or recreational vehicles.

3. Additional information shall be required to establish the number of units for mobile homes or recreational vehicles ("RVs") if such units are located in either a mobile home park or RV park; including:
 - a. The number of mobile homes and RVs approved by the State of Florida Department of Health as shown on the approved prospectus or any other documents on file with the State of Florida Department of Health for either the mobile home park or RV park;
 - b. Notwithstanding the number of mobile homes and RVs provided in subsection a., the total units recognized shall not exceed the number of mobile home spaces as shown in chapter 3 of the village comprehensive plan data inventory and analysis; and
 - c. A demolition permit(s) for each mobile that has been removed.

The units are not recognized in the data inventory and analysis of the village comprehensive plan. **Criteria 3 has not been met.**

Property 2 meets the criteria listed in criteria 2 subsections a and b, but not c. The Village recognizes **one dwelling unit**, although the county regulations did not allow it without commercial use, there is some indication a portion of the garage addition was used in conjunction with the auto shop on Property 3.

Property 3

Sec 30-473(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.

The following building permit records were found:

- Permit #C-233, issued in 1974 permitted a two-story building with a two-bedroom SFR on the top and garage/storage on the ground level.
- Permit #C-1895 issued in 1976 permitted a covered porch on the 2nd floor of the existing building.
- Permit #C-9330, issued in 1981 permitted an addition to the existing ground floor for "Tony's Body Shop" – commercial use.
- Permit #0005131, issued in 2000, permitted a change of copy for commercial use on the lower level for an art gallery.

Criteria 1 has been met. The Village recognizes **one legally established dwelling unit and 3,456 square feet of non-residential floor area** on Property 3.

In summary, the Village recognizes **two (2)** legally established market rate dwelling units and **3,456 square feet** of non-residential floor area.

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



**ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 •
www.islamorada.fl.us

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.

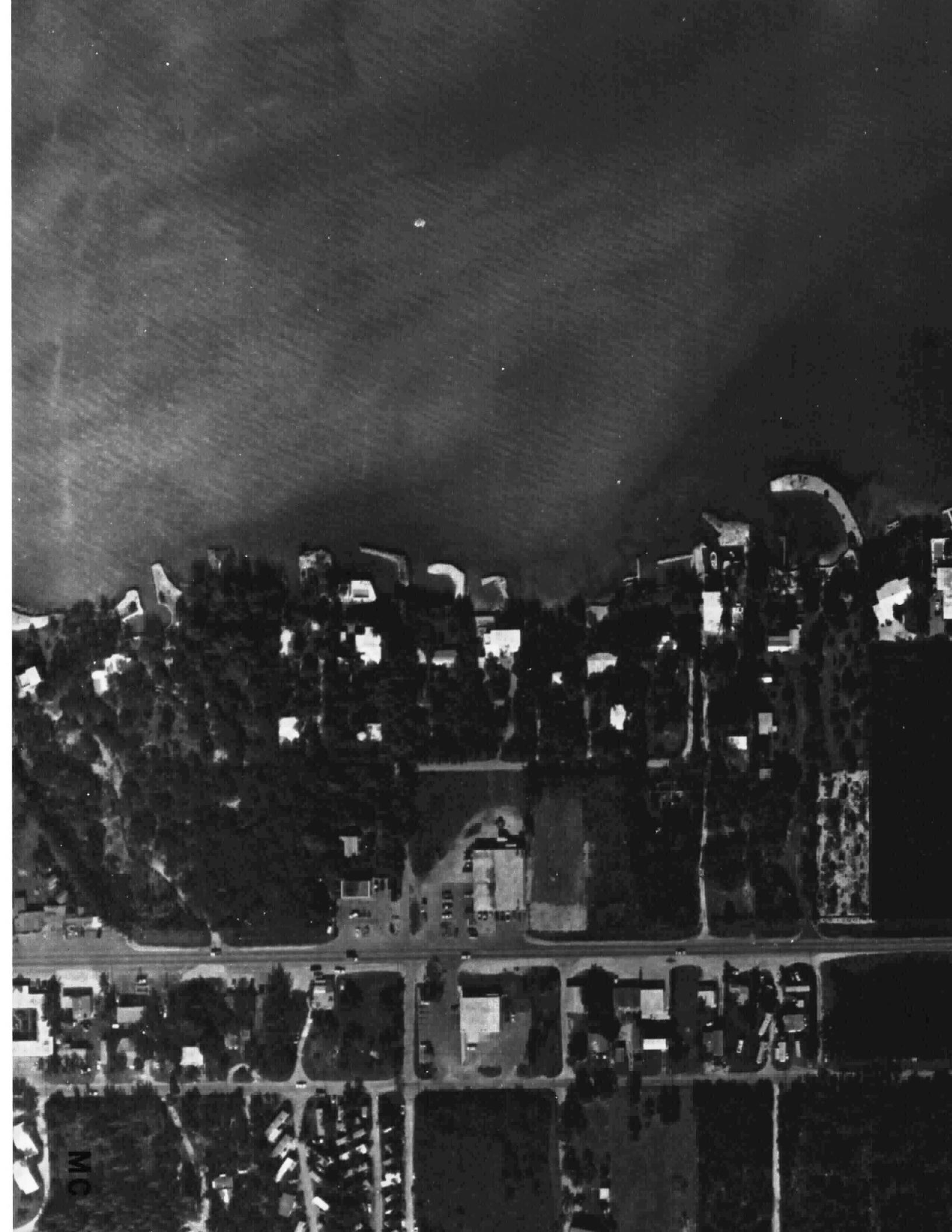
If you require additional information, please feel free to contact me.

Sincerely,

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

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

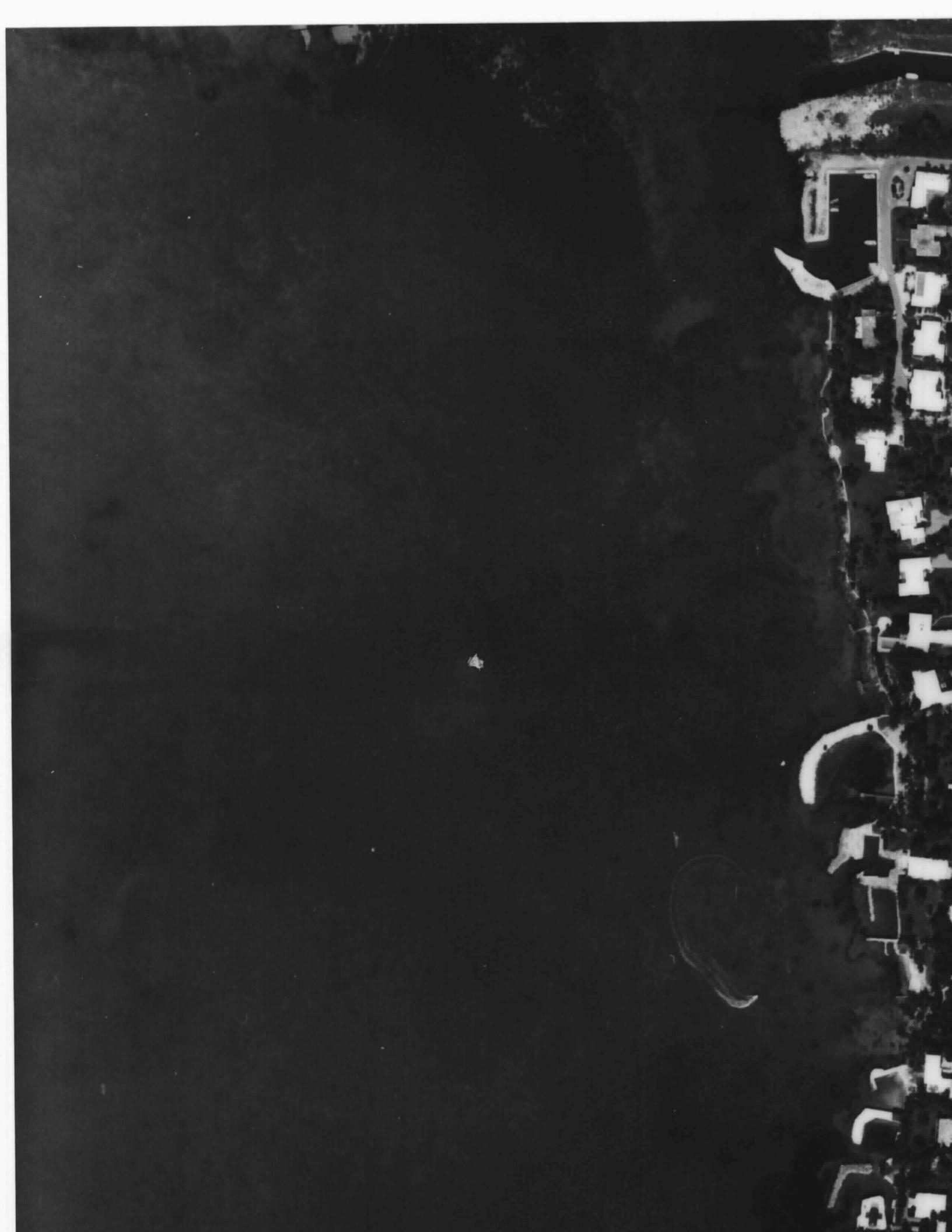




ME

36 2-5-72















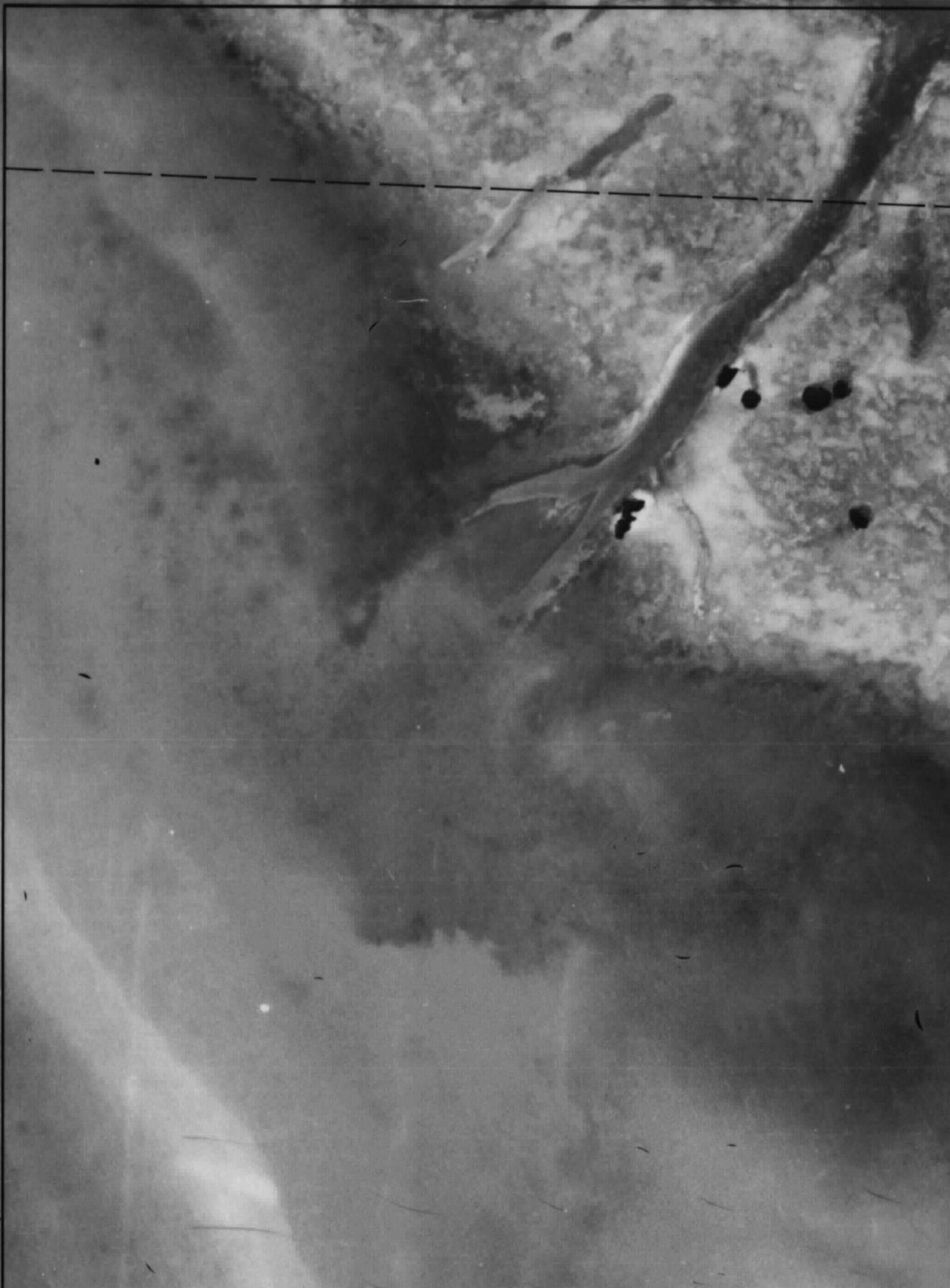
















3-1 -7582/311







0

200

400

600

SCALE 1"-200'





0 200 400 600 800

SCALE 1"=200'







0 200 400 600 800

SCALE 1"-200'







0

200

400

600

800

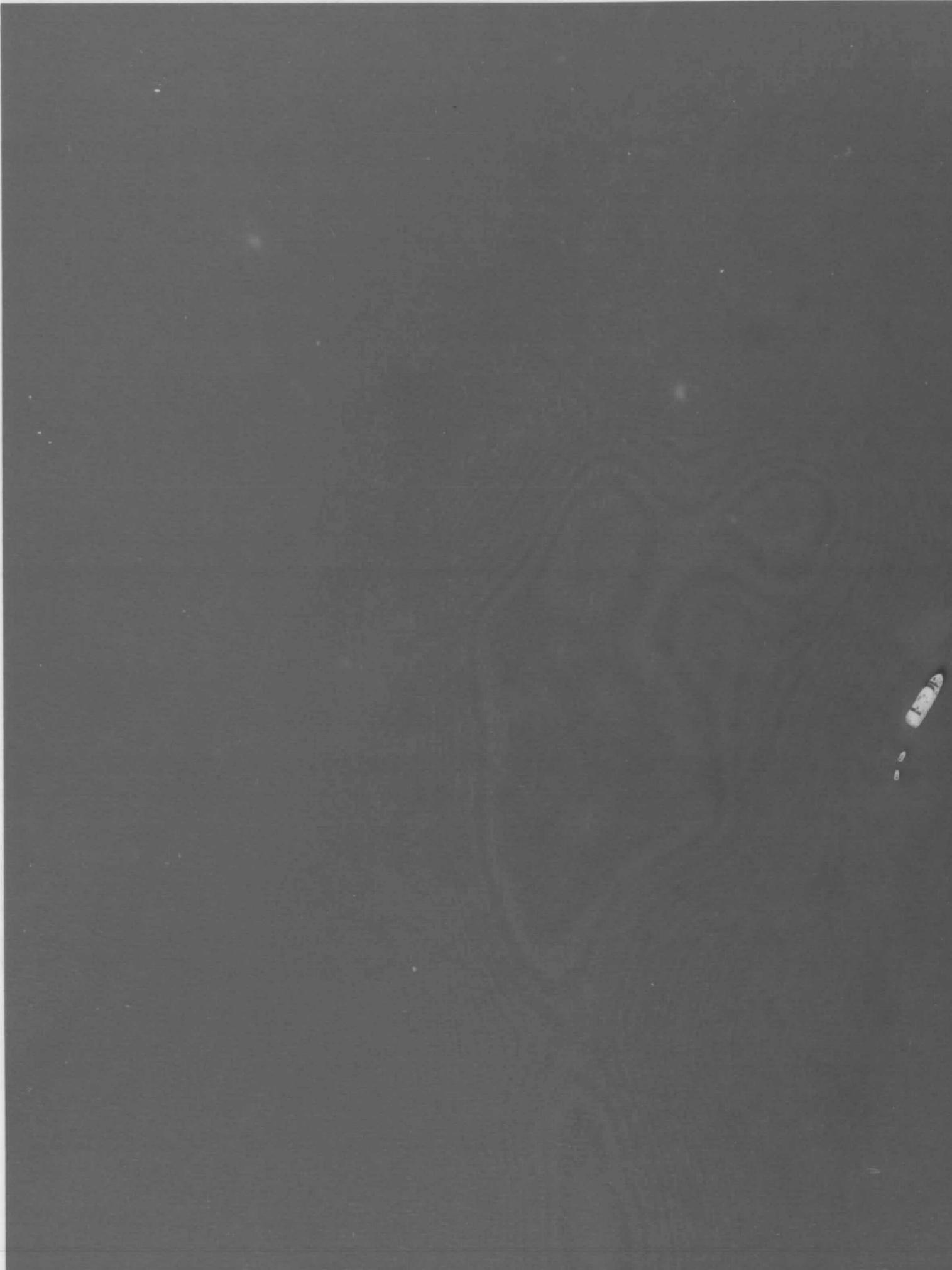
SCALE 1 "-200'





0 200 400 600 800

SCALE 1 " = 200'







Prepared by: **KUCERA SOUTH INC.**

Lakeland, Florida

Phone: (813) 646-9661 Fax: (813) 647-5471

A DIVISION OF

KUCERA INTERNATIONAL INC.

Headquarters - Willoughby, Ohio

Phone: (216) 975-4230 Fax: (216) 975-4238

200

100

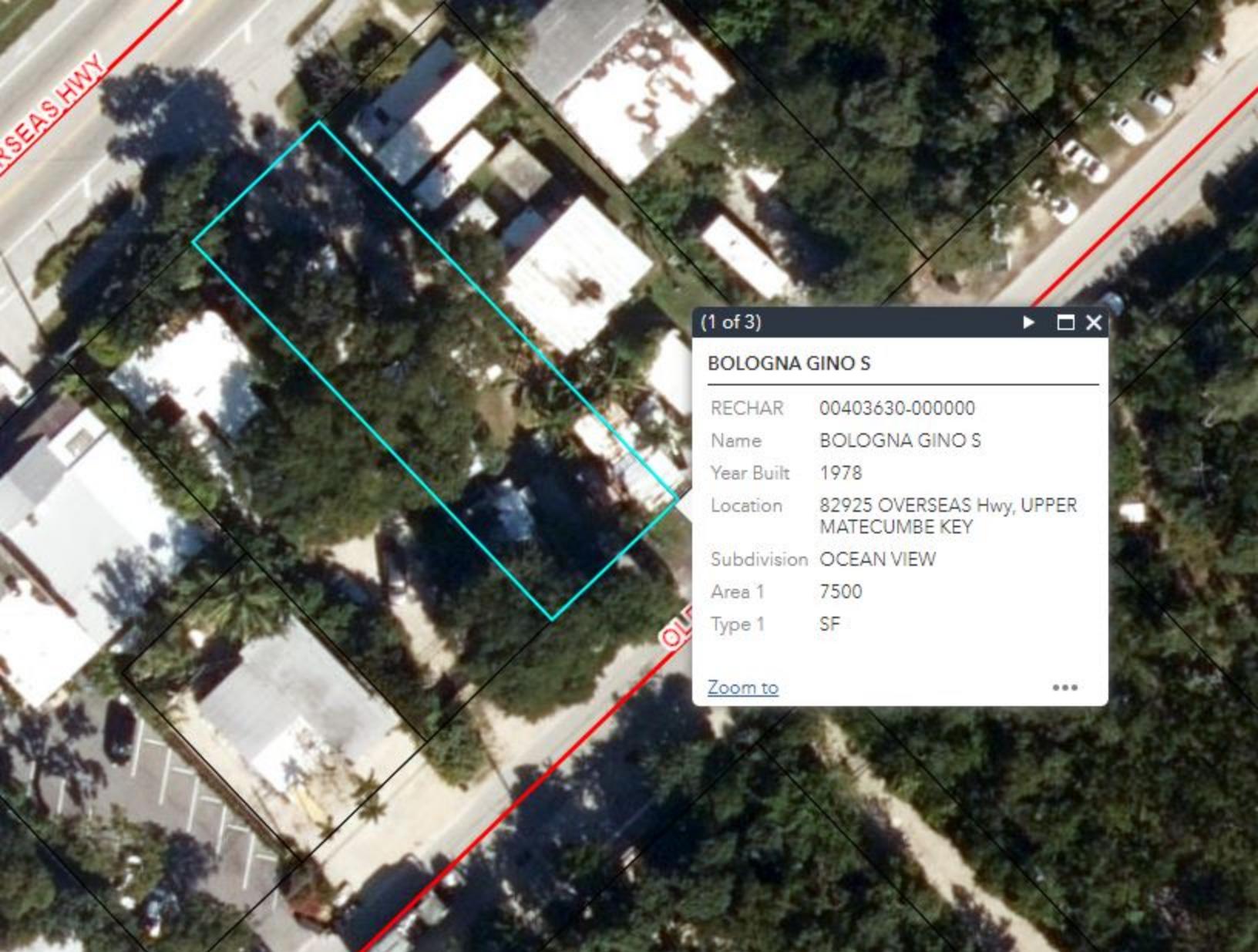
0

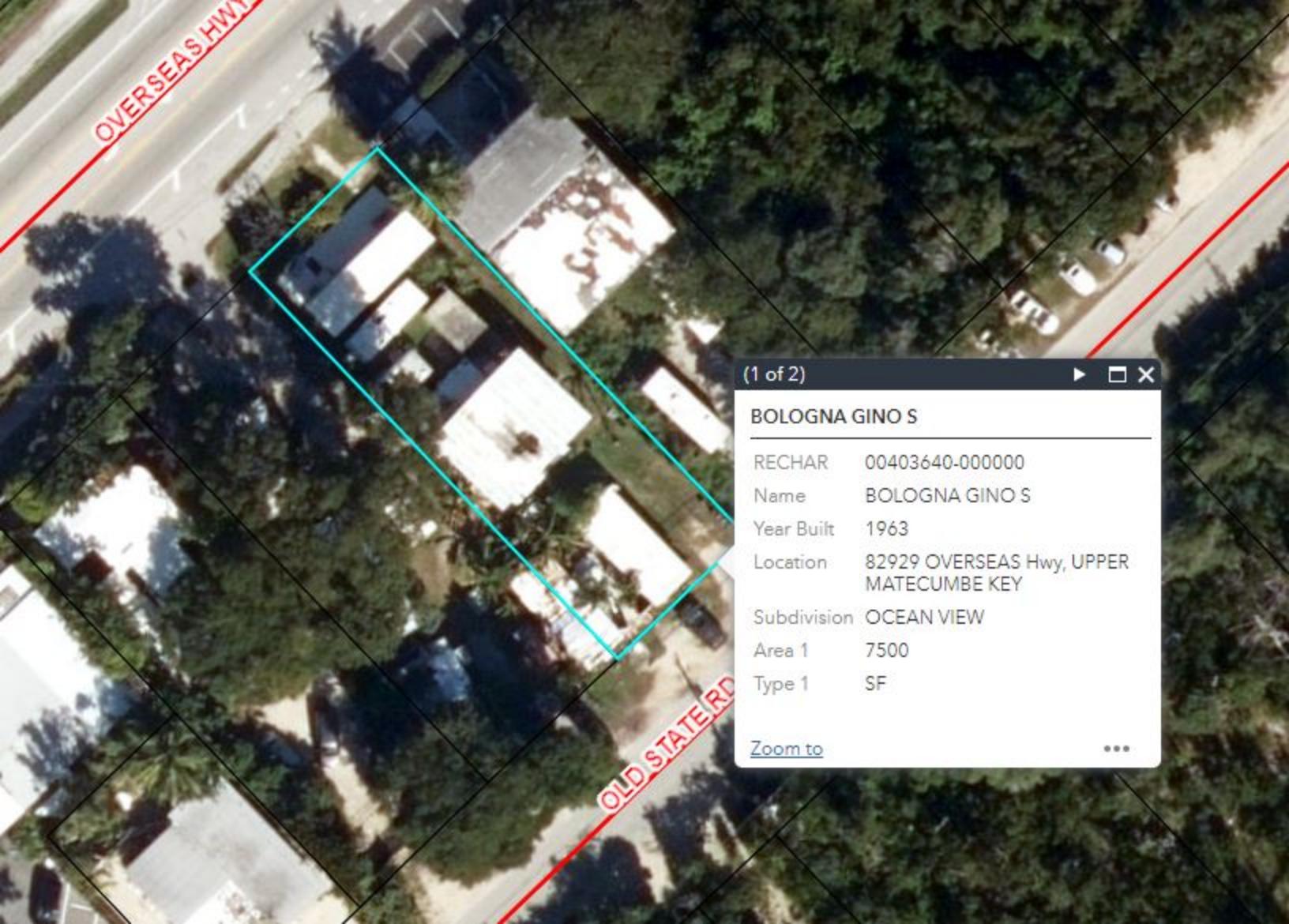
200

400

600







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

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF NO. PLPRE20230193 FILED BY JOANNE M. PEREIRA, AGENT FOR GINO AND PIERA BOLOGNA (APPELLANT) RELATING TO A DWELLING UNIT DETERMINATION BY THE DIRECTOR OF PLANNING FOR PROPERTY LOCATED AT 82935 OVERSEAS HWY, 82925 OVERSEAS HWY AND 82929 OVERSEAS HWY, HAVING REAL ESTATE NUMBERS 00403650-000000, 00403630-000000 AND 00403640-000000, 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, Gino and Piera Bologna, (the "Appellant") filed Administrative Appeal to Application No. PLPRE20230193 (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 82925 and 82929 Overseas Highway, as legally described in Exhibit "A" attached hereto; and

WHEREAS, on June 7, 2024, the Planning and Development Services Department issued a determination recognizing two (2) legally established market rate dwelling units and 3,456 square feet of non-residential floor area; and

WHEREAS, on June 25, 2024, the Appellant requested the Director to reconsider the determination; and

WHEREAS, on July 9, 2024, the Appellant filed the Appeal of the Director's decision; and

WHEREAS, thereafter, the Appellant requested that that the Director delay presenting this Appeal to the Village Council; and

WHEREAS, on July 24, 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 July 24, 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 July 24, 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.

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 24th DAY OF JULY 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.