



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand, Planning Director
Date: November 13, 2025
SUBJECT: Administrative Relief for 110 Sunset Drive

Background:

A. J. Gode and Pamela J. Gode (the "Applicant") have applied for Administrative Relief (the "Application") pursuant to Section 30-477 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"). Village Code Section 30-477 requires that a public hearing be held, during which the Village Council of Islamorada, Village of Islands (the "Village Council") shall consider all evidence presented regarding the Application, and shall follow the procedures, standards and criteria found within Code Sections 30-552 and 30-553, "Beneficial Use." The burden of proof shall be on the Applicant.

The subject property (the "Property") is located at 110 Sunset Drive and legally described in Exhibit "A" of the proposed Resolution (Attachment A). The Application was entered into the Building Permit Allocation System (the "BPAS") on September 27, 2021. The Application has been considered in four (4) consecutive annual allocation periods and has failed to receive an allocation award. At the close of Quarter 3 of 2025, the Application was ranked 8th with nineteen (19) points. Pursuant to the requirements set forth in Code Section 30-477(a), the Applicant was eligible to apply for Administrative Relief between 12:01 PM on October 1, 2025, and 12:00 PM on January 29, 2026. The Applicant submitted the Application for Administrative Relief on October 1, 2025.

The proposed development is one single-family, two-bedroom, two-bathroom home, approximately 1,528 square feet.

The site is approximately 7,035.5 square feet with allowed clearing and mitigation based on habitat.

Analysis:

Pursuant to Code Section 30-553, when considering an application for relief, the Village Council shall consider the following factors, in addition to those guidelines, within the comprehensive plan.

(1) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest.

The Comprehensive Plan of Islamorada, Village of Islands (the "Village") dictates through

Comprehensive Plan Policy 1-2.3.3 Residential Medium (RM) that:

"Policy 1-2.3.3: Residential Medium (RM). This designation is intended to provide stable, single-family neighborhoods and allow for uses which further the peaceful enjoyment and high-quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes, triplexes and fourplexes shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses."

Code Section 30-684 "Residential Single-Family (R1) Zoning District" dictates that the Land Development Regulations (LDRs) affecting the property, including the purpose and intent of the R1 Zoning District: "...is to accommodate homes, homeowners' parks, and open space in single-family residential neighborhoods located in subdivisions and on streets where the primary land use is single-family residential."

The Applicant has not asserted that either the Comprehensive Plan or Land Development Regulations in effect at this time are not rationally related to a legitimate government interest. Both the Comprehensive Plan and Land Development Regulations in effect are rationally related to a number of legitimate government interests, as outlined in the Village's Comprehensive Plan and Principles for Guiding Development within the Florida Keys Area of Critical State Concern [F.S. 380.0552(7)]. The State Land Planning Agency (the Florida Department of Commerce ("DOC")) has confirmed this through the approval of the Village's Comprehensive Plan and Land Development Regulations.

(2) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property.

At the time of the filing, the Application currently had a score of nineteen (19) points. Staff estimates that if the Application were to remain in the BPAS, the Property Owner may never receive an allocation based on the number of available allocations remaining within the Village.

(3) Relevant parcel.

a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The village council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

1. The "physical contiguity" of the lots;
2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question);

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

- i. Was it the intent of the landowner to use the lots for a single use?
- ii. What is the suitability of the lots for a single or separate use versus a combined use?
- iii. Are the lots dependent on each other for the ability to have a single use?
- iv. Is there a reasonable economic use of the lots if unified?
- v. What is the current zoning of each lot?
- vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed?
- vii. What is the actual current use of the lots?
- viii. What is the possibility of the lots being used together in the next ten years?

Factor 3a. is not applicable to the Property.

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

The Property is a platted lot which meets the density of the Residential Single Family (R1/R1M) Zoning District.

(4) Once the relevant parcel is determined, the village council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

Due to the scoring and ranking system implemented in the BPAS, the Code has effectively rendered the construction of a single-family home on the Property not possible for the previous four (4) years.

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

1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?);

The Property was purchased for \$55,500 via Warranty Deed on December 1, 1985 and is currently developed with a seawall, a concrete dock and concrete davits. The Property is 7,035.5 square feet and has no habitat map.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?);

The Property is in a legally platted subdivision recorded in Plat Book 3, Page 34. The Property is minimally developed, and infrastructure is available to serve the Property; both electricity and potable water are available.

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

Between 1963 and 1986, the Property was zoned RU-1 (Single-Family Residential). After the effective date of the 1986 Monroe County Comprehensive Plan, the Property was zoned "Improved Subdivision" (IS) which established areas of low to medium density residential uses characterized principally by single-family detached dwellings.; the referenced zoning district permitted detached residential dwellings, along with accessory structures. Since 2002, the Property has been zoned Residential Single Family (R1), which permits the development of one (1) single-family dwelling unit.

4. How development changed when title was passed;

In 1975, a seawall was placed on the property.

In 1987, concrete davits were added to the property.

In 1989, a concrete dock was placed on the property.

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

Presently, the Property has accessory uses and meets the minimum lot size and density for the Residential Single Family (R1) zoning district in which it is located.

6. What were the reasonable expectations of the landowner under Florida common law;

The reasonable expectation of the landowner is based on the development of the land, as it was acquired, when it was acquired. The owner must show the elimination of all or substantially all economic use of the property. Whether an owner has been deprived of all or substantially all economic use of his property must be determined on an individual basis and includes consideration of factors which may include:

1. Whether there is a physical invasion of the property.
2. The degree to which there is a diminution in value of the property. Or stated another way, whether the regulation precludes all economically reasonable use of the property.
3. Whether the regulation confers a public benefit or prevents a public harm.
4. Whether the regulation promotes the health, safety, welfare, or morals of the public.
5. Whether the regulation is arbitrarily and capriciously applied.
6. The extent to which the regulation curtails investment-backed expectations.

There is no set value assigned to any individual factor. In the instant case, the Property Owner originally purchased the Property, which has remained unchanged. Under common law, evaluation of the factors should be made as they apply to the Property.

Here, there has been no physical invasion of the Property. The total value (per Monroe County Property Appraiser) of the Property is as follows:

TAX YEAR Total Assessed Value (Before & After Entering BPAS)

2018	\$230,937
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2019	\$254,042
2020	\$279,446
2021 (Entered BPAS)	\$307,391
2022 (In BPAS)	\$338,130
2023 (In BPAS)	\$371,943 (Filed a quit claim deed)
2024 (In BPAS)	\$409,137
2025 (In BPAS)	\$450,051

The Comprehensive Plan regulations confer public benefit by maintaining the character of the area and preserving the density of the area. The regulations promote the health, safety, and welfare of the public by providing stability and preserving the natural conditions found in these areas. The regulations have been uniformly applied and there has been no arbitrary or capricious government action.

Given that the Property has been minimally developed since its purchase by the Property Owner, there is nothing to indicate the owner had any investment-backed expectations when the Property was purchased other than the submission of an application into the BPAS.

7. What were the reasonable expectations of the neighboring landowners under Florida common law;

Neighboring landowners have the reasonable expectation that the land surrounding them will be developed in character with the existing development and land use and zoning regulations. The Property is currently undeveloped. It is reasonable to assume that the neighboring landowners could expect the development of a single-family dwelling unit but only after demonstration of compliance with the applicable regulations and the receipt of a required allocation through the BPAS.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation; and

The total assessed value of the Property in 1985 was \$30,035 when the current property owner purchased the property.

The Village's BPAS regulations were in effect at the time the Property Owner submitted the application into the BPAS and therefore do not result in a diminution in the investment-backed expectation of the Property Owner. Furthermore, prior to the adoption of the BPAS regulation, the Property was within the jurisdictional boundaries of Monroe County and was subject to the County's Rate of Growth Ordinance (ROGO).

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation?

The just market value of the Property in 1997 was \$48,838. In 2002 the just market value was \$61,194. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office, is \$604,160.

Additional Information provided by the Applicant:

- The Property Owner has complied with all requirements of the Building Permit Allocation System (BPAS).
- The BPAS application has not been withdrawn at any time.

- The Property Owner has not applied for a deferral.
- The Applicant, is seeking an allocation award.

Remedies offered under Code Section 30-477(f): At the conclusion of the public hearing, the Village Council may take any or a combination of the following actions:

- (1) Grant the applicant an allocation award for all or part of the allocation requested in the next succeeding allocation period or extended pro rata over several succeeding allocation periods.
- (2) Offer to purchase the property at its fair market value.
- (3) Suggest such other relief as may be necessary and appropriate.

The Village currently has seventeen allocations available for administrative relief.

Budget Impact:

Budget impact will be determined by the council's decision.

Staff Impact:

Staff impact will be determined by the council's decision.

Recommendation:

Staff recommends awarding the administrative relief allocation.

Attachments:

1. 110 Sunset Drive File
2. Reso 110 Sunset Drive JD edits



Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE RELIEF

Pursuant to Code Section 30-477

Application Fee: \$1,500.00

An application for administrative relief shall be filed with the Planning and Development Services Department **no earlier than the conclusion of the fourth annual allocation period and no later than 120 days following the close of the fourth annual allocation period.**

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review. **See list of required submittals and documents below.**

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

Name: _____
Mailing Address: _____
Primary Phone: _____
Email: _____
Fax: _____

PROPERTY OWNER:

Name: A.J & Pamela J Gode

Mailing Address: P.O. Box 543, Islamorada, FL 33036

Primary Phone: 406 468 0000

Email: jgode@hotmail.com

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

Physical Address: 110 Sunset Drive, Islamorada, FL 33036
Lot: PT LOT 2 & ALL LOT 3 & PT LOT 4 Block: 3 Subdivision: _____ Mile Marker: 74
 Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key
Real Estate (RE) Number: 00389160-000000 Alternate Key: 1477532

CRITERIA FOR ADMINISTRATIVE RELIEF: Has the applicant complied with all requirements of the building permit allocation system (BPAS)?
 Yes No
Comments: _____

Has the subject application been withdrawn at any time? Yes No
Comments: _____

Has the subject application been considered in at least four (4) consecutive annual allocation periods and failed to receive an allocation award? Please provide appropriate information below.

Date of most recent BPAS application: 9/27/2021

Permit Number: PRSFC202100240

What type of administrative relief are you seeking? Please check a box.

Allocation award

Other (please specify): _____

Please provide responses to the following:

Pursuant to Code Sections 30-552 and 30-553, in making the proposed beneficial use determination, the Village Council will consider, in addition to those guidelines in the comprehensive plan, the following:

1. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest. N/A _____
2. Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property. N/A _____
3. Relevant parcel. (IF APPLICABLE)
 - a. Platted lots: if an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The Village Council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial use determination:

1. The "physical contiguity" of the lots: N/A This lot is not contiguous with any additional lots. _____
2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question): N/A _____
3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:
 - i. Was it the intent of the landowner to use the lots for a single use? N/A _____
The only intent was to use this one lot for a single family home. _____
 - ii. What is the suitability of the lots for a single or separate use versus a combined use? N/A _____
This one lot is only suitable for a single use. _____

Application for Administrative Relief

iii. Are the lots dependent on each other for the ability to have a single use? N/A
This parcel is not dependent on any other lot.

iv. Is there a reasonable economic use of the lots if unified? N/A
This lot is not unified with any other lot.

v. What is the current zoning of each lot? N/A
This lot is zoned R1

vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? N/A
This lot is 7,035.50 sq. ft. in size and is listed as residential canal unpermitted. Both adjacent properties are single family residences

vii. What is the actual current use of the lots? N/A
This lot is vacant land.

viii. What is the possibility of the lots being used together in the next ten years? N/A
There are no additional adjacent lots.

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

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

- The economic impact of the regulation on the parcel; and
- The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:
 - The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?): Purchased in 1985, Size 7,035.50 sq. ft., Located BK 3, PT LOT 2, ALL LOT 3, PT LOT 4
Lower Matecumbe Beach PB3-34 Lower Matecumbe Key, Titled with a Warranty Deed. Always used as a vacant lot.
 - The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats were applied for or approved? What infrastructure is in place?): Concrete dock, built in 1989 by owner. Purchased on December 1, 1985 for \$55,500.00. No plats were applied for.

3. The history of zoning and regulation (i.e., How and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?); Zoned as a single family home, R1
Original zoning has not changed.

4. How development changed when title was passed: Development did not change when title was passed.

5. What is the present nature and extent of the use of the parcel: Vacant unpermitted canal lot.

6. What were the reasonable expectations of the landowner under Florida common law: To be issued
a single family resident permit, as we have been on the BPAS list for four consecutive years.

7. What were the reasonable expectations of the neighboring landowners under Florida common law:
Neighboring landowners have the exact same expectations.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation: N/A

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation: Assessed valuation in 1985 \$3,035.00.

Please submit the following with all applications:

- Correct fee (check or money order to "Islamorada, Village of Islands")
- Current property record card from the Monroe County Property Appraiser
- Proof of ownership (i.e. warranty deed)

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

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

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



Signature of Applicant

A. J. Gode

Date

29 SEPTEMBER 2025

Print Name:

A. J. Gode

STATE OF

Montana

COUNTY OF

Cascade

Sworn to and subscribed before me by means of physical appearance or
of September 20 25, by A. J. Gode

(type of authority e.g. officer, manager / member
as _____)

(name of entity or party on behalf of whom application is made)


Signature of Notary Public

online notarization, this 29th day

NAME OR PERSON SIGNING	HAEBEL, MELONIE
TITLE OR POSITION	NOTARY PUBLIC FOR THE
STATE	STATE OF MONTANA
ADDRESS	REETING AT CASCADE, MONTANA
PHONE NUMBER	406-843-2444
EMAIL ADDRESS	SEA@MONTANA.GOV
NOTARY PUBLIC COMMISSION NUMBER	10000000000000000000000000000000
NOTARY PUBLIC COMMISSION EXPIRES	JUNE 7, 2027

SEAL:

Type of ID Florida Driver License

Personally Known Produced Identification

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	00389160-000000
Account#	1477532
Property ID	1477532
Millage Group	50VI
Location	110 SUNSET Dr, LOWER MATECUMBE KEY
Address	
Legal Description	BK 3 PT LOT 2 & ALL LOT 3 & PT LOT 4 LOWER MATECUMBE BEACH PB3-34 LOWER MATECUMBE KEY OR470-969 OR962-204 OR1968-198 OR3219-1436 (Note: Not to be used on legal documents.)
Neighborhood	1459
Property Class	VACANT RES (0000)
Subdivision	LOWER MATECUMBE BEACH
Sec/Twp/Rng	20/64/36
Affordable	No
Housing	



Owner

[CODE AJAY](#)
PO Box 543
Islamorada FL 33036

[CODE PAMELA J](#)
PO Box 543
Islamorada FL 33036

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Market Misc Value	\$31,249	\$31,728	\$32,210	\$32,188	\$32,667
+ Market Land Value	\$573,393	\$562,840	\$478,414	\$318,356	\$457,308
= Just Market Value	\$604,642	\$594,568	\$510,624	\$350,544	\$489,975
= Total Assessed Value	\$409,137	\$371,943	\$338,130	\$307,391	\$279,446
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$604,642	\$594,568	\$510,624	\$350,544	\$489,975

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$573,393	\$0	\$31,249	\$604,642	\$409,137	\$0	\$604,642	\$0
2023	\$562,840	\$0	\$31,728	\$594,568	\$371,943	\$0	\$594,568	\$0
2022	\$478,414	\$0	\$32,210	\$510,624	\$338,130	\$0	\$510,624	\$0
2021	\$318,356	\$0	\$32,188	\$350,544	\$307,391	\$0	\$350,544	\$0
2020	\$457,308	\$0	\$32,667	\$489,975	\$279,446	\$0	\$489,975	\$0
2019	\$330,669	\$0	\$33,149	\$363,818	\$254,042	\$0	\$363,818	\$0
2018	\$253,278	\$0	\$27,003	\$280,281	\$230,947	\$0	\$280,281	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	7,035.50	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1975	1976	6 x 70	1	420 SF	1
CONCRETE DOCK	1989	1990	12 x 79	1	948 SF	1
CONC DAVITS	1987	2004	0 x 0	1	2 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/17/2023	\$100	Quit Claim Deed	2413270	3219	1436	11 - Unqualified	Improved		
12/1/1985	\$55,500	Warranty Deed		962	204	U - Unqualified	Improved		
2/1/1971	\$6,000	Conversion Code		470	969	Q - Qualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Permits, Sketches (click to enlarge).

LAW OFFICES OF
THOMAS D. WRIGHT

CHARTERED

9711 OVERSEAS HIGHWAY

POST OFFICE BOX 500309

THOMAS D. WRIGHT
ADMITTED TO BARS OF:
FLORIDA
OHIO

MARATHON, FLORIDA 33050-0309
TELEPHONE (305) 743-8118
FAX (305) 743-8198
E-MAIL twlaw@bellsouth.net

FLORIDA BAR BOARD
CERTIFIED REAL ESTATE ATTORNEY

February 4, 2004

Mrs. Pamela J. Gode
248 Wheeler Road
Marstons Mills, MA 02648

RE: Warranty Deed and Boundary Line Agreement-Godes/Raines
Our File: 03-580

Dear Pam:

Enclosed please find original Warranty Deed conveying the portion of property to you from Douglas Raines, pursuant to the Boundary Line Agreement. The Deed was recorded on January 16, 2004 in Official Record Book 1968, page 198. I also enclose a copy of the Boundary Line Agreement, recorded on the same day in Official Record Book 1968, page 195, both of the Public Records of Monroe County, Florida. I have retained the original Boundary Line Agreement in my file and have provided Mr. Raines with a copy of both documents. You should keep the original Deed and the copy of the Boundary Line Agreement in a secure place for future reference.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Thomas D. Wright

TDW/nab
Enclosures

MONROE COUNTY
OFFICIAL RECORDS

PREPARED BY AND TO BE RETURNED TO:
LAW OFFICES OF THOMAS D. WRIGHT, CHARTERED
THOMAS D. WRIGHT, ESQUIRE
P.O. BOX 500309
MARATHON, FL 33050

FILE #1420193
BK#1968 PG#198

(7/2)

Parcel ID Number: 00389160

Warranty Deed

This Indenture, Made this 13th day of
DOUGLAS M. RAINES, a single man

January , 2004 A.D., Between

of the County of , State of Florida , grantor, and
A. JAY GODE and PAMELA J. GODE, husband and wife

DEED DOC STAMPS 0.70
01/16/2004 DEP CLK

whose address is: P.O. Box 543, Islamorada,

of the County of Monroe , State of Florida, 33036 , grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe

State of Florida to wit:

A portion of Lot 2, Block 3, LOWER MATECUMBE BEACH, according to the Plat thereof, as recorded in Plat Book 3, at Page 34 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection formed by the dividing line between Lots 2 and 3, Block 3 and the Northwesterly right of way line of SUNSET DRIVE, as shown on said Plat of LOWER MATECUMBE BEACH, thence run N.45°00'00"W. along the dividing line between said Lots 2 and 3 for a distance of 76.15 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence continue N.45°00'00"W. for a distance of 11.66 feet; thence run N.54°13'42"E. along the Northwesterly line of said Lot 2 for a distance of 3.88 feet; thence run S.37°31'49"E. for a distance of 11.43 feet; thence run S.52°19'02"W. for a distance of 2.36 feet back to the POINT OF BEGINNING; Containing 35.81 square feet, more or less.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert Flennix
Signature of Witness
Print Name: Robert Flennix

Douglas M. Raines
(Seal)
DOUGLAS M. RAINES

P.O. Address: 307 Puppy Sm Nth St.
Islamorada, FL 33036
Aspin, CO 81611

Steven R. Nash
Signature of Witness
Print Name: Steven R. Nash

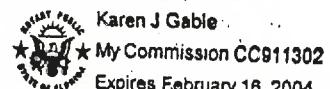
STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 13 day of January , 2004 by
DOUGLAS M. RAINES, a single man

who is personally known to me or who has produced

as identification.

Karen J. Gable
Printed Name: KAREN J. GABLE
Notary Public
My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
THOMAS D. WRIGHT, ESQUIRE
LAW OFFICES OF THOMAS D. WRIGHT, CHARTERED
P.O. BOX 500309
MARATHON, FL 33050

FILE #1420192
BK#1968 PG#195

RCD Jan 16 2004 11:21AM
DANNY L KOLHAGE, CLERK

(#1)

BOUNDARY LINE AGREEMENT

THIS AGREEMENT dated this 21 day of October, 2003 by and between A. JAY GODE and PAMELA J. GODE, his wife, hereinafter referred to as "GODE" and DOUGLAS M. RAINES, hereinafter referred to as "RAINES";

WHEREAS, RAINES is the owner of the following described property located in Lower Matecumbe, Monroe County, Florida, to wit:

Lot 2, Block 3, Lower Matecumbe Beach, Lower Matecumbe Key, as recorded in Plat Book 3, at Page 34, of the Public Records of Monroe County, Florida; and

WHEREAS, GODE is the owner of the following described property located in Lower Matecumbe, Monroe County, Florida, to wit:

Lot 3, Block 3, Lower Matecumbe Beach, Lower Matecumbe Key, as recorded in Plat Book 3, at Page 34, of the Public Records of Monroe County, Florida; and

WHEREAS, the lots are adjacent to each other; and

WHEREAS, the parties acknowledge that the davit constructed by GODE encroaches on the property owned by RAINES; and

WHEREAS, it is the desire of the parties to resolve all issues relating to the said encroachment;

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and the mutual covenants contained in this Agreement, the parties covenant and agree as follows:

1. RAINES will convey to GODE by Warranty Deed, the area defined by the davit base and the concrete dock currently encroaching onto the property owned by RAINES. The parties agree that the legal

Oct 21 2003 9:30AM Law Offices of Thomas D. 3057438198

p.2

FILE #1420192
BK#1968 PG#196

- description for the encroachment shall be prepared and supplied by David Massey, and the bill for the surveying fee shall be paid by GODE. Massey shall provide to RAINES, five (5) certified copies of the RAINES' Survey, showing the new configuration and legal description of the property.
- 2. GODE shall further be responsible for payment for preparation of the Warranty Deed and RAINES shall promptly execute the Deed upon its presentation by GODE.
- 3. GODE agrees to allow RAINES to plant vegetation and maintain foliage along the common property line between the parties. This permission to plant however, shall not be construed as a change of the existing property line and the agreement to maintain the foliage along the property line shall terminate upon the closing of the sale of the property by RAINES.

Witness:

Lea Cavill

Signature
Printed Name: Lea Cavill

A. Jay Gode

A. JAY GODE

Deanna L. Amaya

Signature
Printed Name: Deanna L. Amaya

Pamela J. Gode

PAMELA J. GODE

Witness:

Steven H. Hobs

Signature
Printed Name: Steven H. Hobs

Douglas M. Raines

DOUGLAS M. RAINES

FILE #1420192
BK#1968 PG#197

AS TO GODE:

STATE OF Massachusetts
COUNTY OF Barnstable

BEFORE ME, the undersigned authority, personally appeared A. JAY GODE and PAMELA J. GODE, his wife, who after being by me first duly cautioned and sworn, executed the foregoing and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

29th IN WITNESS WHEREOF, I hereunto set my hand and office seal, this day of *October*, 2003; and they are *Yes*, personally known or have produced the following picture identification:

My Commission Expires: *June 18, 2004*

Sandra Johnson
Notary Public

AS TO RAINES:

STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, the undersigned authority, personally appeared DOUGLAS M. RAINES, who after being by me first duly cautioned and sworn, executed the foregoing and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

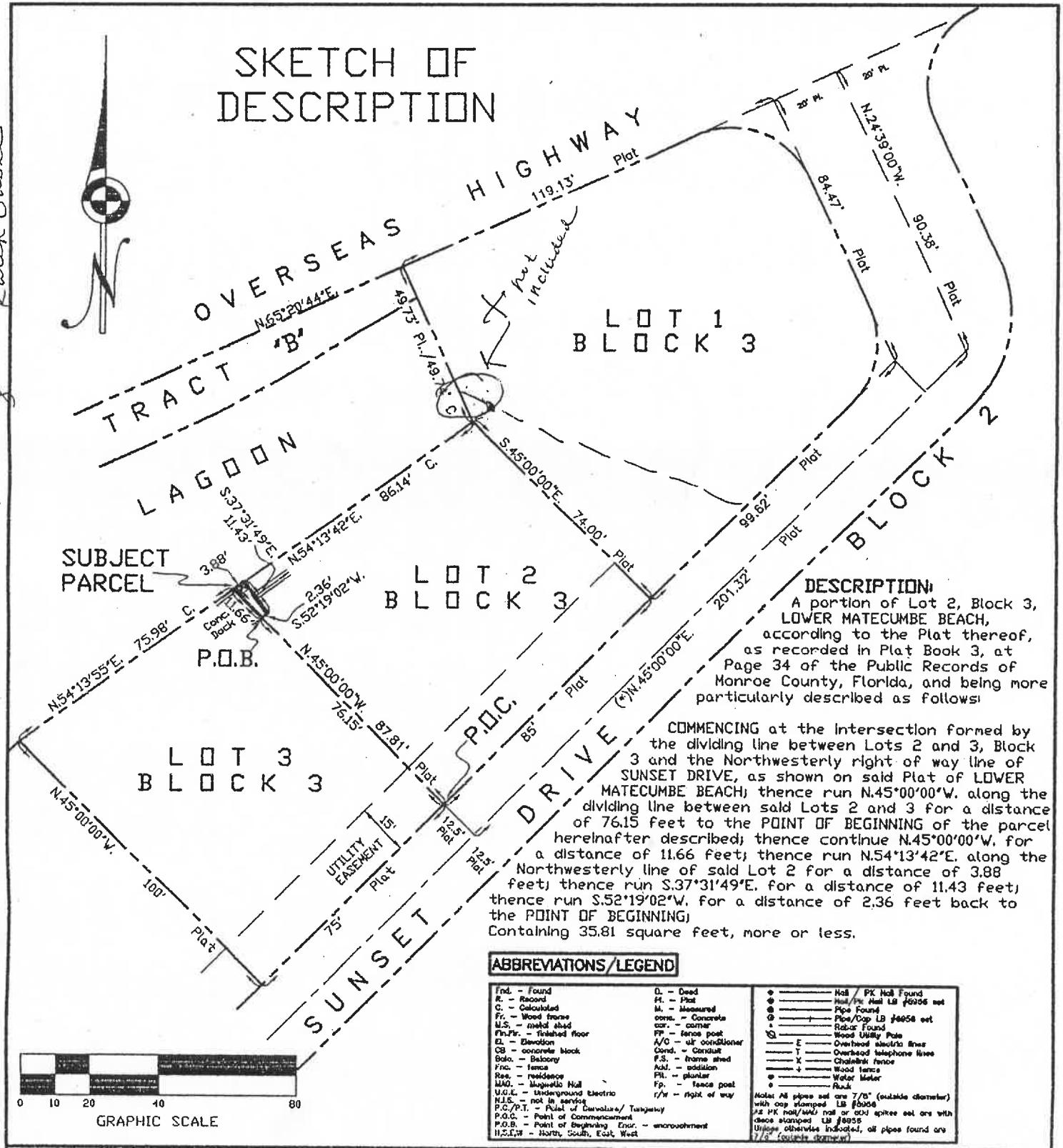
IN WITNESS WHEREOF, I hereunto set my hand and office seal, this *21st* day of *October*, 2003; and he is *X* personally known or has produced the following picture identification:

Karen J. Gable
Notary Public

My Commission Expires:

 Karen J Gable
My Commission CC911302
Expires February 16, 2004

SKETCH OF DESCRIPTION



DAVID MASSEY LAND SURVEYING, INC.		Phone: (305)853-0068 / Fax: (305)853-0233
8888 Overseas Highway / P.O. Box 816, Tavernier, FL 33070		
Client Code	Florida Certificate of Authorization No. LB 6956	
Section 20, Township 64 South, Range 36 East	I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief. This survey meets the requirements of Ch 61G7 of the Florida Administrative Code, Minimum Technical Standards for Florida Surveyors and Hypers, pursuant to Ch 472.027, F.S.	
Lower Matecumbe Key Monroe County, Florida		
Sketch Date: 12-23-03		
Fieldbook No.		
Drawing No. 6899 Drawn By: D.S.M. Scale: 1" - 40'	David S. Massey, P.S.M. # 5125	
	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

419191 REC 0062 PAGE 204

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida
85-054

This instrument was prepared by:

KENNETH H. SMITH
Attorney at Law
Post Office Box 419
TAVERNIER, FLORIDA 33070

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture. Made this 15th day of December 1985, Between

WILLIAM P. FUCHS

of the County of DuPage, State of Illinois, grantor*, and

A. JAY GODE and PAMELA J. GODE, his wife
whose post office address is 248 Wheeler Road, Marstons Mills, MA 02648

of the County of Barnstable, State of Massachusetts, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and No/100's (\$10.00)

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lot 3, Block 3 of LOWER MATECUMBE BEACH, according to the Plat thereof
as recorded in Plat Book 3 at Page 34 of the Public Records of Monroe
County, Florida.

SUBJECT TO: Taxes for the year 1986 and subsequent years.
Conditions, restrictions, limitations and easements of
record, if any, and applicable zoning and building
ordinances.

GRANTOR resides in the State of Illinois and the aforesaid property
is unimproved and not his homestead, nor contiguous thereto.

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

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Robert W. Fuchs
Edward Biggs

William P. Fuchs
William P. Fuchs

(Seal)

(Seal)

(Seal)

(Seal)

De Pd 299.50 Date 1-3-86
MONROE COUNTY

DANNY L. KOLLAAGE, Clerk Circuit Ct.

By *Bennie Gates* D.C.

STATE OF ILLINOIS
COUNTY OF DUPAGE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
William P. Fuchs

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this
19 85

My commission expires:

NOTARY PUBLIC STATE OF ILLINOIS
BY COMMISSION EXP. MAY 15, 1988
ISSUED THRU ILL. NOTARY ASSOC.

Recorded in Official Records Book
In Monroe County, Florida
Record Verified

DANNY L. KOLLAAGE
Clerk Circuit Court

15th day of December 1985
Notary Public
D.U.C.C.

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/17/2023	\$100	Quit Claim Deed	2413270	3219	1436	11 - Unqualified	Improved		
12/1/1985	\$55,500	Warranty Deed		962	204	U - Unqualified	Improved		
2/1/1971	\$6,000	Conversion Code		470	969	Q - Qualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Permits, Sketches (click to enlarge).

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

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[Last Data Upload: 3/1/2025, 1:20:59 AM](#)

Contact Us

Developed by
 SCHNEIDER
GEOSPATIAL

Monroe County Property Record Card (020)

Alternate Key: 1477532

Effective Date: 2/21/2017 7:32:48 AM

Roll Year 2016

Run: 02/21/2017 08:34 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2016F	C	283,997	0	0	21,509	305,506	190,865	0	N	305,506
2015F	C	269,973	0	0	18,396	288,369	173,514	0	N	288,369
2014F	C	252,442	0	0	16,906	269,348	157,740	0	N	269,348
2013F	C	178,813	0	0	17,091	195,904	143,400	0	N	195,904
2012F	C	148,660	0	0	17,183	165,843	130,364	0	N	165,843
2011F	C	100,977	0	0	17,536	118,513	118,513	0	N	118,513
2010F	C	108,065	0	0	17,805	125,870	125,870	0	N	125,870
2009F	C	301,682	0	0	18,065	319,747	319,747	0	N	319,747
2008F	C	337,704	0	0	18,418	356,122	356,122	0	N	356,122
2007F	C	337,704	0	0	17,276	354,980	354,980	0	N	354,980
2006F	C	252,152	0	0	15,290	267,442	267,442	0	N	267,442
2005F	C	180,109	0	0	15,517	195,626	195,626	0	N	195,626
2004F	C	136,207	0	0	15,701	151,908	151,908	0	N	151,908
2003F	C	106,400	0	0	7,224	113,624	113,624	0	N	113,624
2002F	C	53,760	0	0	7,434	61,194	61,194	0	N	61,194
2001F	C	42,000	0	0	7,602	49,602	49,602	0	N	49,602
2000F	C	42,000	0	0	6,379	48,379	48,379	0	N	48,379
1999F	C	42,000	0	0	6,562	48,562	48,562	0	N	48,562
1998F	C	42,000	0	0	6,692	48,692	48,692	0	N	48,692
1997F	C	42,000	0	0	6,838	48,838	48,838	0	N	48,838
1996F	C	42,000	0	0	7,022	49,022	49,022	0	N	49,022
1995F	C	42,000	0	0	7,152	49,152	49,152	0	N	49,152
1994F	C	42,000	0	0	7,298	49,298	49,298	0	N	49,298
1993F	C	38,500	0	0	7,482	45,982	45,982	0	N	45,982
1992F	C	38,500	0	0	7,612	46,112	46,112	0	N	46,112
1991F	C	42,000	0	0	7,758	49,758	49,758	0	N	49,758
1990F	C	42,000	0	0	285	42,285	42,285	0	N	42,285
1989F	C	38,850	0	0	285	39,135	39,135	0	N	39,135
1988F	C	38,850	0	0	285	39,135	39,135	0	N	39,135
1987F	C	38,500	0	0	285	38,785	38,785	0	N	38,785
1986F	C	31,500	0	0	285	31,785	31,785	0	N	31,785

Monroe County Property Record Card (020)

Alternate Key: 1477532
Effective Date: 2/21/2017 7:32:48 AM

Roll Year 2016
Run: 02/21/2017 08:34 AM

1985F	C	29,750	0	285	30,035	30,035	0	30,035
1984F	C	29,750	0	285	30,035	30,035	0	30,035
1983F	C	20,289	0	285	20,574	20,574	0	20,574
1982F	C	20,289	0	285	20,574	20,574	0	20,574

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
470	969	2/1/1971	Conversion Code	0	Q	I	6,000
962	204	12/1/1985	Warranty Deed	0	U	I	55,500

(Classified Value + Non-Ag Land Just Value)

Total Values	0	Misc Value	21,509	Land Value	283,997	Classified Value	283,997	New Const Value	0
Bldg Value	305,506	Total Expt Value	0	Taxable Value	305,506	Prev Tax Value	288,369	Previous Just	288,369
Total Just Value									

Monroe County Property Record Card (020)

Alternate Key: 1477532
Effective Date: 2/21/2017 7:32:48 AM

Roll Year 2016
Run: 02/21/2017 08:34 AM

GODE, A JAY AND PAMELA J
PO BOX 543
ISLAMORADA FL 33036

Parcel 00389160-000000-20-64-36 Nbhd 1459
Att Key 1477532 Mill Group 50V1
Affordable Housing No PC 0000

FEMA Injunction

Inspect Date Jun 04, 2013 Next Review

Business Name

Physical Addr 110 SUNSET DR, LOWER MATECUMBE KEY

Associated Names

Name	DBA	Role	% Own
GODE, A JAY AND PAMELA J		Owner	100.00000

Legal Description

PT LOT 2 & ALL LOT 3 BK 3 LOWER MATECUMBE BEACH PB3-34 LOWER MATECMBE KEY OR470-969/70 OR962-204 OR1968-198

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
52781	010C	0	0	No	7,035.50	SF	0.00	40.50	1.00	1.00	1.00	N			0	283,997
														Total Just Value		283,997

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
3	DAV:CONC DAVITS	2	UT	0.00	0	0	1987	2004	1	60	12,650	10,120
2	DK3:CONCRETE DOCK	948	SF	0.00	79	12	1989	1990	1	60	12,201	6,954
1	SW2:SEAWALL	420	SF	0.00	70	6	1975	1976	1	60	11,088	4,435
											Total Depreciated Value	21,509

Appraiser Notes

RCN-MI= \$518 UNIT COST-MI= \$7.20 WALL

Just Value

Bldg ID	Building Value	Land Bldg	
		283.997	
		0	
		21,509	
		305,506	

27.00
.70

Prepared by:

Anthony J. Barrows
Attorney at Law
9711 Overseas Highway
Marathon, FL 33050
305-743-8118
File Number: 21-105
Parcel ID No.: 00389170-000000; 1477541

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 17th day of Feb, 2022, between Nicholas M. Reizen and Raynie G. Reizen, husband and wife, whose post office address is 528 Devils Ln, Naples, FL 34103-3022, grantor, and A. Jay Gode and Pamela J. Gode, husband and wife, whose post office address is P. O. Box 543, Islamorada, FL 33036, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida, to-wit:

A portion of Lot 4, Block 3, LOWER MATECUMBE BEACH, according to the Plat thereof as recorded in Plat Book 3, at Page 34, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection formed by the dividing line between Lots 3 and 4, Block 3 and the Northwesterly right of way line of Sunset Drive as shown on said Plat of LOWER MATECUMBE BEACH; thence run N.45°00'00"W, along said dividing line between said Lots 3 and 4 for a distance of 75.00 feet; to the POINT OF BEGINNING of the portion of said Lot 4 hereinafter described; thence run N.52°17'18"W., for a distance of 10.77 feet to a corner of a concrete dock; thence run N.37°10'53"W., along the edge of said concrete dock for a distance of 10.04 feet to a point on the diving line between said Lots 3 and 4; thence run S.45°00'00"E along said dividing line for a distance of 20.63 feet back to the Point of Beginning. Containing 14.09 square feet.

A sketch of the parcel is attached hereto as Exhibit "A" and by reference made a part hereof.

This is a gratuitous conveyance of encumbered property and thus is exempt from Florida documentary stamp tax.

This document was prepared without benefit of title examination.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

This instrument prepared by:
Hank Flores, AICP, CFM
Asst. Planning Director
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

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

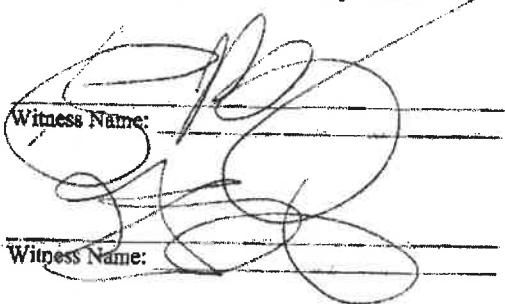


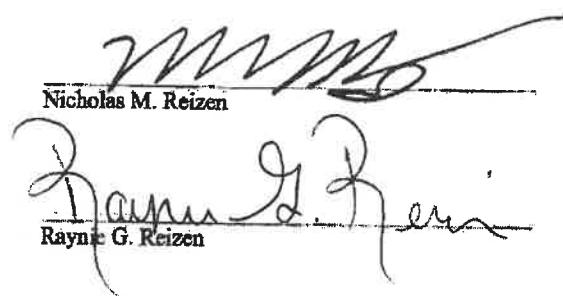
Notice of Approval: Lot Combination (File No.: PLLL20210099)

Applicant:	Jay and Pamela Gode
LEGAL DESCRIPTION OF SUBJECT PROPERTIES TO BE ADJUSTED:	
Parcel 1:	Real Estate Number: 00389160-000000
Address:	110 Sunset Drive
Legal Description:	LOT 3, BLOCK 3, LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA
Parcel 2:	Real Estate Number: 00389170-000000
Address:	114 Sunset Drive
Legal Description	LOT 4, BLOCK 3, LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA.
LEGAL DESCRIPTIONS AFTER LOT LINE ADJUSTMENT:	
Parcel 1:	Real Estate Number: 00389160-000000
Address:	110 Sunset Drive
Legal Description	LOT 3, BLOCK 3, LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA AND THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF LOT 4, BLOCK 3, LOWER MATECUMBE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION FORMED BY THE DIVIDING LINE BETWEEN LOTS 3 AND 4, BLOCK 3 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SUNSET DRIVE AS SHOWN ON SAID PLAT OF LOWER MATECUMBE BEACH; THENCE RUN NORTH 45°00'00" WEST ALONG SAID DIVIDING LINE BETWEEN SAID LOTS 3 AND 4 FOR A DISTANCE OF 75.00 FEET TO THE POINT OF THE BEGINNING OF THE PORTION OF SAID LOT 4 HEREINAFTER DESCRIBED; THENCE RUN NORTH 52°17'18" WEST FOR A DISTANCE OF 10.77 FEET TO A CORNER OF A CONCRETE DOCK; THENCE RUN NORTH 37°10'53" WEST ALONG THE EDGE OF SAID CONCRETE DOCK FOR A DISTANCE OF 10.04 FEET TO A POINT ON THE DIVIDING LINE BETWEEN SAID LOTS 3 AND 4; THENCE RUN SOUTH 45°00'00" EAST ALONG SAID DIVIDING LINE FOR A DISTANCE OF 20.63 FEET BACK TO THE POINT OF BEGINNING.

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

Signed, sealed and delivered in our presence:

Witness Name: 

Witness Name: 

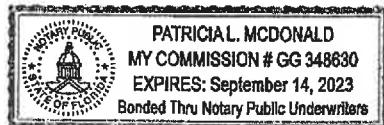
Nicholas M. Reizen

Raynie G. Reizen

State of FL
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of February, 2023 by Nicholas M. Reizen and Raynie G. Reizen, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Patricia L. McDonald

My Commission Expires: 9-14-23

EXHIBIT "A"

SKETCH OF DESCRIPTION

DESCRIPTION:
A portion of Lot 4, Block 3, LOWER MOTECUMBE BEACH according to the Plat thereof as recorded in Plat Book 2, at Page 24, of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCING at the intersection formed by the dividing line between Lots 3 and 4, Block 3 and the Northwesterly right of way line of Sunset Drive as shown on said Plat of LOWER MOTECUMBE BEACH; thence run N45°30'00"E along said dividing line between said Lots 3 and 4 for a distance of 750.00 Feet; thence run N45°30'00"E along the outer line of the portion of said Lot 4 hereinafter described; thence run N45°30'00"E for a distance of 1077.00 Feet to a corner of a concrete dock; thence run N37°19'00"E along the outer edge of said concrete dock for a distance of 104.40 Feet to a point on the dividing line between said Lots 3 and 4; thence run S45°30'00"E along said dividing line for a distance of 284.80 Feet back to the Point of Beginning, containing 1.075 square Yards.

NOTED:
1. This sketch represents a SKETCH OF DESCRIPTION of portions of Lots and even though some nomenclature is shown herein this sketch is NOT A REINFORCED SURVEY.
2. The bearing base for this sketch is the Northwesterly right of way line bearing a bearing of S45°30'00"E and is unverified.
3. Additional information or survey maps are required by other than the signing party or parties to provide a sufficient written consent of the signing party or parties.

DETAIL 10' x 10'

LOT 3 - BLOCK 3
SUNSET DRIVE
100'0" x 100'0"
100'0" x 100'0"
LOT 3 - BLOCK 3

MASSEY-RICHARDS SURVEYING & MAPPING, LLC

Client: Code	Phone: (305)853-0086 / Fax: (305)853-0233 55558 Overseas Highway / P.O. Box 819, Tavernier, FL 33070
Section 20, Township 64, South, Range 38, East Lower Motecumbe Key, Monroe County, Florida	Florida Certificate of Authorization No. LB 7882 I hereby certify that the survey herein was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
Drafted: 2/15/21 Fieldbook No. NA	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Drawing No. 16542-20 Drawn By: DSM Scale: 1" = 30'	David S. Massey, P.S.M. # 5125

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY A.J. AND PAMELA J. GODE FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 110 SUNSET DRIVE, LOWER MATECUMBE, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 30, Article IV, Division 11 "Building Permit Allocation System," Section 30-477 "Administrative Relief," of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), A.J. and Pamela J. Gode (the "Property Owner") has applied to the Village Council of Islamorada, Village of Islands, Florida (the "Village Council") for administrative relief from the Village Building Permit Allocation System (the "BPAS") for property located at 110 Sunset Drive, having parcel ID number 00389160-000000 located in the Lower Matecumbe Beach subdivision on Lower Matecumbe Key, as legally described in Exhibit "A", and

WHEREAS, on November 13, 2025, a duly noticed public hearing was held by the Village Council to consider the application for administrative relief; and

WHEREAS, following the public hearing, upon review and examination of the record, the Village Council finds that pursuant to the requirements of the Village Code and existing case law, the Application demonstrates a beneficial use providing economic benefit to the Property Owner.

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

Section 1. Findings. The Village Council, having considered the testimony and evidence presented by all parties, including the Applicant, does hereby find and determine that:

- (1) The hearing was properly noticed, the Application and the supporting documents and materials were properly before the Village Council for consideration, and all interested

parties concerned in the matter were given the opportunity to be heard.

(2) The Application, based on the evaluation meets the standards set forth in Sections 30-477 and 30-533 of the Village code to require remedial action to provide for administrative relief in the form of a building permit allocation.

Section 2. Conclusions of Law.

(1) That granting of the Application is consistent with the Village Code and will not be detrimental to the community as a whole.

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

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

(3) Approval of administrative relief is hereby granted.

Section 3. Effective Date. This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this Resolution shall not be effective or acted upon by the Owner until forty-five (45) days following the rendition to the Florida Department of Commerce ("DOC"), pursuant to Chapter 73C-44.002 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Ordinance to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney _____

Vice Mayor Don Horton _____

Councilwoman Deb Gillis _____

Councilman Steve Friedman _____

Councilwoman Anna Richards _____

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 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:

JOHN QUICK, INTERIM VILLAGE ATTORNEY

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

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00389160-000000

BK 3 PT LOT 2 & ALL LOT 3 & PT LOT 4 LOWER MATECUMBE BEACH PB3-34 LOWER MATECMBE
KEY, of the Public Records of Monroe County, Florida.