



# Council Communication

**To:** Mayor and Village Council  
**From:** Jennifer DeBoisbriand, Planning Director  
**Date:** November 13, 2025  
**SUBJECT:** Administrative Relief for 170 Sebring Drive

## Background:

Ty Harris PA (the "Applicant") has 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 170 Sebring 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 31st with seventeen (17) 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, four-bedroom, three-bathroom home, approximately 2,602 square feet.

The site is approximately 6,600 square feet with allowed clearing of 3,300 square feet 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 seventeen (17) 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 applicable to this property. The Applicant also owns 166 Sebring Dr. which they have also applied for an Administrative Relief permit. The lots are exactly the same in size and location and habitat. The lots could be unified for a single use.

- 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) 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 \$260,000.00 via Warranty Deed on September 30, 2020 and is currently undeveloped. The Property is 6,600 square feet and has low quality hammock.

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 159. The Property is undeveloped, 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;

The property is undeveloped.

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

Presently, the Property is vacant 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 Date of Purchase)

2019	\$59,815 Before date of Purchase
2020	\$65,797 After date of Purchase
2021 (Entered BPAS)	\$94,446
2022 (In BPAS)	\$103,891
2023 (In BPAS)	\$114,280
2024 (In BPAS)	\$125,708

2025 (In BPAS) \$138,279

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 not been 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 2020 was \$65,797 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 total assessed value of the Property in 1997 was \$13,200. In 2002, the total assessed value was \$13,200. In 2025, the just market value of the Property, according to the Monroe County Property Appraiser's Office, is \$199,584.

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.

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. 170 Sebring Administrative Relief File
- 2. Reso 170 Sebring Drive JD edits

Doc # 2285261 Bk# 3049 Pg# 519 Recorded 10/8/2020 at 10:56 AM Pages 2  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$18.50 Deed Doc Stamp \$1,820.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Virginia Pennell**

Sunshine Title of the Keys, Inc.  
102900 Overseas Highway #6  
Key Largo, Florida 33037

Our File No.: **20082462**

Property Appraisers Parcel Identification (Folio) Number: **AK #1512672 (5) and AK #1512681 (6)**

Florida Documentary Stamps in the amount of **\$1,820.00** have been paid hereon.

Space above this Line for Recording Data

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 30th day of **September, 2020** by **Linda D. Sands, a single woman, and George T. Sands, a single man**, whose post office address is P.O. Box 10983, Naples, FL 34101 herein called the Grantors, to **Mazal 233 LLC, a Florida limited liability company** whose post office address is 1929 South Oak Haven Circle, North Miami Beach, FL 33179, hereinafter called the Grantee:  
(Wherever 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)

**WITNESSETH:** That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, State of Florida, viz.:

**Lots 5 and 6, Block 7, Key Heights Sections 2, according to the Plat thereof as recorded in Plat Book 3, Page 159, of the Public Records of Monroe County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.**

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

**TO HAVE AND TO HOLD**, the same in fee simple forever;

**AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.



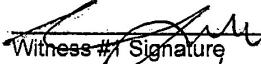
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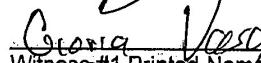
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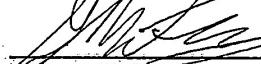
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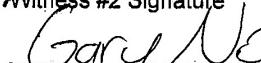
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

  
Linda D. Sands  
Witness #1 Printed Name

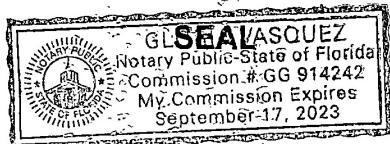
  
Witness #2 Signature

  
George T. Sands  
Witness #2 Printed Name

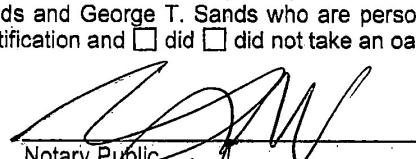
STATE OF Florida

COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of September, 2020, by Linda D. Sands and George T. Sands who are personally known to me or have produced Driver license as identification and  did  did not take an oath.



My commission expires: Sept. 17 2023

  
Notary Public  
Linda D. Sands  
Printed Notary Name



## AGENT AUTHORIZATION LETTER

Islamorada, Village of Islands, Florida • Planning and Development Services Department  
86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 • [www.islamorada.fl.us](http://www.islamorada.fl.us)

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

Date: 08/15/2025

I hereby authorize Ty Harris PA 110 Plantation Shores Drive Tavernier FL 33070 386 956 8776

(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of MAZAL 233 LLC

(Name of Owner or Person Having Contractual Interest)

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

All planning and zoning applications.

(Project Name / Application Type)

Property Address: Key Heights Sec. 2

Real Estate Number(s): 00416500-000000 & 00416510-000000

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

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

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

Property Owner Signature:

Printed Name: ISAAC STEINVORTZ

STATE OF Florida

COUNTY OF Munroe

Sworn to and subscribed before me by means of  physical appearance or  online notarization, this 15 day of August, 2025, by ISAAC STEINVORTZ (name of person signing the application) as owner (type of authority e.g. officer, manager / member, trustee, attorney in fact) for MAZAL 233 LLC (name of entity or party on behalf of whom application was executed).

SEAL:

Signature of Notary Public -State of Florida

Personally Known  Produced Identification Type of ID Florida Driver license.





**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: Ty Harris PA

Mailing Address: 110 Plantation Shores Drive Tavernier FL 33070

Primary Phone: 386 956 8776 Fax: N/A

Email: tyharrispa@gmail.com

**PROPERTY OWNER:**

Name: Mazal 233 LLC

Mailing Address: 1929 South Oak Haven Circle North Miami Beach FL 33179-2834

Primary Phone: See agent Fax: N/A

Email: See agent

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

Physical Address: 166 SEBRING Dr Plantation Key Mile Marker: 89

Lot: 6 Block: 7 Subdivision: Key Heights Sec 2

Plantation Key  Windley Key  Upper Matecumbe Key  Lower Matecumbe Key

Real Estate (RE) Number: 00416510-000000 Alternate Key: 1512681

**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: 9/27/21 Permit Number: PRSFC202100796

## Application for Administrative Relief

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

Allocation award

Purchase of property at fair market value

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. The government has an interest in allocating the remaining housing units subject to the terms of the Comprehensive Plan and Village LDC.

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. The subject property is residentially zoned and has no other use. Denial of the administrative relief will deny all reasonable economic use.

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: Yes. \_\_\_\_\_  
\_\_\_\_\_

2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question): Yes. \_\_\_\_\_  
\_\_\_\_\_

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? No. The intent is to build a single-family home on each lot. \_\_\_\_\_  
\_\_\_\_\_

ii. What is the suitability of the lots for a single or separate use versus a combined use? The lots are suitable for separate use and meet all relevant size requirements in the R1 zoning district. \_\_\_\_\_  
\_\_\_\_\_

Application for Administrative Relief

iii. Are the lots dependent on each other for the ability to have a single use? No.

iv. Is there a reasonable economic use of the lots if unified? Yes, the loss of a building right will require compensation under Florida's "takings" jurisprudence.

v. What is the current zoning of each lot? R1

vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed? 6000 SF.

vii. What is the actual current use of the lots? Vacant.

viii. What is the possibility of the lots being used together in the next ten years? None.

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:

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

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 applicant has been in BPAS for four years.

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 vacant and has never been developed.

Application for Administrative Relief

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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?): Residential appears to be the only historic zoning designation.

4. How development changed when title was passed: N/A

5. What is the present nature and extent of the use of the parcel: Vacant and not used.

6. What were the reasonable expectations of the landowner under Florida common law: To construct a SF residence.

7. What were the reasonable expectations of the neighboring landowners under Florida common law: Same as above.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation: The value will lose all development value.

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation: \$168,000. The value in 2018 was \$100,000

**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)

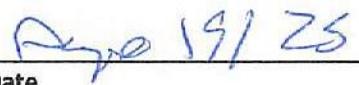
If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

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.

Application for Administrative Relief

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

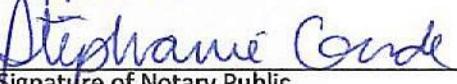
Signature of Applicant 

Date 

Print Name: Ty Harris

STATE OF Florida  
COUNTY OF Monroe

Sworn to and subscribed before me by means of  physical appearance or  online notarization, this 19<sup>th</sup> day of August 20 25, by Ty Harris (name of person signing the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Applicant (name of entity or party on behalf of whom application was executed).

Signature of Notary Public 

Personally Known  Produced Identification

SEAL: 

Type of ID \_\_\_\_\_

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

# 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	00416510-000000
Account#	1512681
Property ID	1512681
Millage Group	50VI
Location	170 SEBRING Dr, PLANTATION KEY
Address	
Legal Description	BK 7 LT 6 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159 OR464-572 OR1148-1076/78 OR1967-487 OR2718-1077 OR3049-519 (Note: Not to be used on legal documents.)
Neighborhood	1613
Property Class	VACANT RES (0000)
Subdivision	KEY HEIGHTS SEC 2
Sec/Twp/Rng	07/63/38
Affordable Housing	No



### Owner

[MAZAL 233 LLC](#)  
1929 S Oak Haven Cir  
North Miami Beach FL 33179

### Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$199,584	\$167,508	\$163,944	\$151,470
= Just Market Value	\$199,584	\$167,508	\$163,944	\$151,470
= Total Assessed Value	\$138,279	\$125,708	\$114,280	\$103,891
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$199,584	\$167,508	\$163,944	\$151,470

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$167,508	\$0	\$0	\$167,508	\$125,708	\$0	\$167,508	\$0
2023	\$163,944	\$0	\$0	\$163,944	\$114,280	\$0	\$163,944	\$0
2022	\$151,470	\$0	\$0	\$151,470	\$103,891	\$0	\$151,470	\$0
2021	\$94,446	\$0	\$0	\$94,446	\$94,446	\$0	\$94,446	\$0
2020	\$90,882	\$0	\$0	\$90,882	\$65,797	\$0	\$90,882	\$0
2019	\$101,574	\$0	\$0	\$101,574	\$59,815	\$0	\$101,574	\$0
2018	\$100,634	\$0	\$0	\$100,634	\$54,377	\$0	\$100,634	\$0

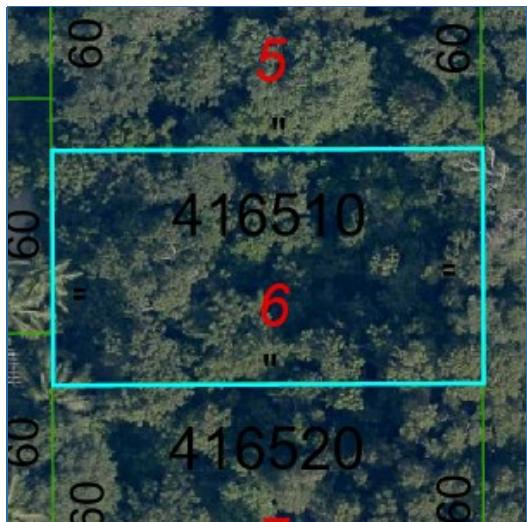
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,600.00	Square Foot	0	0

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/30/2020	\$260,000	Warranty Deed	2285261	3049	519	05 - Qualified	Vacant		
12/12/2014	\$25,000	Warranty Deed		2718	1077	30 - Unqualified	Vacant		
12/29/2003	\$1	Warranty Deed		1967	0487	C - Unqualified	Vacant		

**View Tax Info**[View Taxes for this Parcel](#)**Photos****Map****TRIM Notice**[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, 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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 SCHNEIDER  
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# RECEIPT OF PAYMENT

**Receipt Number:** 202579433  
**Receipt Date:** 10/01/2025  
**Date Paid:** 10/01/2025  
**Full Amount:** \$1,500.00

<b>Payment Details:</b>	<b>Payment Method</b>	<b>Amount Tendered</b>	<b>Check Number</b>
	Check	\$1,500.00	1264
<b>Amount Tendered:</b>	\$1,500.00		
<b>Change / Overage:</b>	\$0.00		
<b>Contact:</b>	MAZAL 233 LLC, Address: 1929 S OAK HAVEN CIR		

## FEE DETAILS:

<b>Fee Description</b>	<b>Reference Number</b>	<b>Amount Owing</b>	<b>Amount Paid</b>
Administrative Relief	PLAR20250131	\$1,500.00	\$1,500.00

**RESOLUTION NO. 25-**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY TY HARRIS PA ON BEHALF OF MAZAL 233 LLC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 170 SEBRING DRIVE, PLANTATION KEY, 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"), Ty Harris (the "Applicant") for Mazal 233 LLC (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 170 Sebring Drive, having parcel ID number 00416510-000000 located in the Key Heights Section 2 subdivision on Plantation 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 \_\_\_\_\_

**PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 2025.**

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SHARON MAHONEY, MAYOR

ATTEST:

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MARNE MCGRATH, VILLAGE CLERK

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

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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: 00416510-000000

BK 7 LT 6 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159, of the Public Records of Monroe County, Florida.