



Council Communication

To: Mayor and Village Council
From: Robert Mather, Review Engineer, Jennifer DeBoisbriand, Planning Director
Date: November 13, 2025
SUBJECT: **Administrative Appeal of Dwelling Unit Determination for 73800 Overseas Hwy**

Background:

The subject property is located at 73800 Overseas Hwy, with the Real Estate Number: 00097710-000000 (the "Property"), and is within the Public/Semi-Public Services (PS) zoning district.

The Agent ("Ty Harris, P.A.") has requested a dwelling unit determination on behalf of the Appellant ("The Boy Scouts of America") in May of 2025. The request was for recognition of at least ten transient dwelling units associated with the former Toll Gate Inn, which was in existence from the mid 1950's to approximately 1980, until the time when the Boy Scouts purchased and occupied the property.

The Appellant has previously held a pre-application conference with the Village ("PC-17-07"). The resulting pre-application summary letter dated June 1, 2018 states that the Village confirms the approximate existing conditions: a total of 1 market-rate residential dwelling unit and 14 residential-institutional dwelling units on the Property. Permit #C-10881, issued by Monroe County in 1982, was identified in this letter which authorized the conversion of the 10-unit motel into a 10-unit staff/facility quarters.

Staff have made the determination that the criteria in Section 30-473(d) have not been met for the requested transient units, resulting in the determination that no existing transient units are available for use on the property.

Analysis:

Staff's complete analysis of the dwelling unit determination for the Property can be found in the letter dated August 5, 2025.

Village Code Section 30-473(d) identifies certain criteria used to determine the existence of legally established dwelling units. Criteria (1) or (2) must be fully satisfied for recognition of residential units.

Criteria (1) requires that a permit or other official approval was issued by the Village or Monroe County for the unit(s) or floor area for residential dwelling units or nonresidential floor area and the unit(s) or floor area was accounted for in the Village comprehensive plan building permit allocation system and ROGO, which shall be proof that the residential unit(s) or amount of floor area was in existence and included in the April 1990 Census or was issued a certificate

of occupancy subsequent to April 1990.

In accordance with Policy 1-2.1.10 of the Village Comprehensive Plan, the Village capped the number of new transient units at the number of current and vested hotel and motel rooms, campground and recreational vehicle spaces existing within the Village as of December 6, 2001. The Village maintains the list of existing transient units and the Tollgate Inn was not identified on the list. The transient units were not in existence at the time of the April 1990 census due to the legal conversion of 10 transient units into 10 residential institutional units authorized through Permit #C-10881 in 1982 and legal conversion of 4 transient units to non-residential floor area through Permit #88-2-0000156 in 1988. No certificate of occupancy had been issued for transient units subsequent to April 1990, therefore criterion for (1) has not been met.

Section 30-473(d) requires that all criteria listed in Criteria (2) must be fully satisfied in order to determine if dwelling units are legally existing.

Criteria 2(a) and 2(b) have not been met due to the fact that the transient units were not in existence in 1990 due to the legal conversions in the 1980's.

Criteria 2(c) could have been met as the zoning regulations for the Neighborhood Retail Business District allowed for transient units in the BU-1-M zone at the time of the Tollgate Inn's construction.

Criteria (2) has not been fully satisfied, meaning that the transient units could not be determined as legally existing.

Budget Impact:

None

Staff Impact:

None

Recommendation:

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

Attachments: 1. PLPRE20250056 APPEAL Reso

2. Combined Appeal Documents PLADA20250102

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

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF NO. PLPRE20250056 FILED BY TY HARRIS, PA, AGENT FOR BOY SCOUTS OF AMERICA (APPELLANT) RELATING TO A DWELLING UNIT DETERMINATION BY THE DIRECTOR OF PLANNING FOR PROPERTY LOCATED AT 73800 OVERSEAS HIGHWAY, HAVING REAL ESTATE NUMBER 00097710-000000, ON LOWER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.

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

WHEREAS, the purpose of the Appeal is to seek the Village Council's review of a determination made by the Director of Planning (the "Director") regarding a pre-application conference requesting a transient dwelling unit determination of the Appellant's property located at 73800 Overseas Highway, as legally described in Exhibit "A" attached hereto; and

WHEREAS, on August 05, 2025, the Planning and Development Services Department issued a determination stating that the requested transient units were found not in existence in 1990 due to legal conversion permitted by Monroe County prior to 1990; and

WHEREAS, on August 29, 2025, the Appellant filed the Appeal of the Director's decision; and

WHEREAS, on November 13, 2025, a public hearing was held before the Village Council pursuant to Section 30-281 of the Village Code of Ordinances (the "Code").

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

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

Section 2. Findings of Fact.

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

- (1) The Council heard the Appeal on November 13, 2025.
- (2) The hearing was duly noticed pursuant to Section 30-213(j) of the Code and all interested parties concerned in the matter were given an opportunity to be heard.
- (3) The Director presented the written recommendation of the Village Staff dated October 9, 2025, to the Village Council.
- (4) The criteria required pursuant to Section 30-473(d)(1) of the Village Code (**has / has not**) been satisfied by the Appellant.
- (5) The criteria required pursuant to Section 30-473(d)(2) of the Village Code (**has / has not**) been satisfied by the Appellant.
- (6) The criteria required pursuant to Section 30-473(d)(3) of the Village Code (**has / has not**) been satisfied by the Appellant.
- (7) The granting of the appeal (**is / is not**) supported by the facts and documents presented.

Section 3. Conclusions of Law.

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

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

Section 4. Effective Date.

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

Remainder of the page intentionally left blank.

Motion to adopt by _____, second by _____.

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

Mayor Sharon Mahoney	—
Vice Mayor Don Horton	—
Councilmember Deb Gillis	—
Councilmember Steve Friedman	—
Councilmember Anna Richards	—

PASSED AND ADOPTED THIS 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 ONLY

JOHN J. QUICK, VILLAGE ATTORNEY

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

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00097710-000000

A TRACT OF LAND ON LOWER MATECUMBE KEY, MONROE COUNTY, FLORIDA, BEING A PART OF GOVERNMENT LOT 1 IN SECTION 29 AND PART OF GOVERNMENT LOTS 3 AND 4 IN SECTION 20, ALL IN TOWNSHIP 64 SOUTH, RANGE 36 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT AN IRON PIPE WHICH IS ON THE CENTERLINE OF THE OVERSEAS HIGHWAY (FORMERLY THE CENTERLINE OF THE FLORIDA EAST COAST RAILWAY) AND WHICH IS 20 FEET NORTHEASTERLY FROM THE NORTHEASTERLY WALL OF THE FORMER LOCATION OF THE TOLL HOUSE ON THE LOWER END OF LOWER MATECUMBE KEY, AND WHICH IS ALSO ON THE NORTHEASTERLY BOUNDARY OF THE PROPERTY OF THE FORMER OVERSEAS ROAD AND TOLL BRIDGE DISTRICT: THENCE NORTHEASTERLY ON THE SAID CENTERLINE OF THE OVERSEAS HIGHWAY (FORMERLY THE CENTERLINE OF THE FLORIDA EAST COAST RAILWAY) A DISTANCE OF 625.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 100 FEET TO THE MOST SOUTHERLY END OF TOLL GATE BOULEVARD AS SHOWN ON PLAT OF TOLL GATE SHORES (PLAT BOOK 4, PAGE 39) MONROE COUNTY PUBLIC RECORDS, THENCE CONTINUE NORTHWESTERLY ON LAST DESCRIBING COURSE AND ALONG THE SOUTHWESTERLY SIDE OF TOLL GATE BOULEVARD, A DISTANCE OF 410.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, PARALLEL WITH SAID CENTERLINE OF OVERSEAS HIGHWAY AND ALONG THE SOUTHEASTERLY SIDE OF SAID TOLL GATE SHORES SUBDIVISION, A DISTANCE OF 550 FEET, MORE OR LESS TO THE MEAN HIGH TIDE LINE ON THE SHORE OF MATECUMBE HARBOR IN FLORIDA BAY; THENCE EASTERLY AND SOUTHERLY MEANDERING SAID MEAN HIGH TIDE LINE TO A POINT OF INTERSECTION WITH A LINE WHICH IS 200 FEET NORTHWESTERLY FROM (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SAID CENTERLINE OF THE OVERSEAS HIGHWAY; THENCE SOUTHWESTERLY ON SAID LINE WHICH IS 200 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE OVERSEAS HIGHWAY, TO A POINT OF INTERSECTION WITH A LINE EXTENDING NORTHWESTERLY FROM THE POINT OF BEGINNING AND WHICH IS AT RIGHT ANGLES TO THE SAID CENTERLINE OF THE OVERSEAS HIGHWAY: THENCE SOUTHEASTERLY ON LAST DESCRIBED LINE, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING; EXCEPTING HOWEVER FROM THE ABOVE DESCRIBED PROPERTY THE SOUTHEASTERLY 100.0 FEET THEREOF, WHICH IS WITHIN THE RIGHT OF WAY OF THE OVERSEAS HIGHWAY.

List of Exhibits – Administrative Appeal of Dwelling Unit Determination for 73800 Overseas Hwy

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

APPLICATION FOR ADMINISTRATIVE APPEAL

Pursuant to Code Chapter 30, Article IV, Division 4

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

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

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

APPELLANT:

Name: The Boy Scouts of America
Mailing Address: 1325 W Walnut Hill Lane Irvine TX 75038
Primary Phone: See agent. Fax: N/A
Email: See agent.

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: The Boy Scouts of America
Mailing Address: 1325 W Walnut Hill Lane Irvine TX 75038
Primary Phone: See agent. Fax: N/A
Email: tyharrispa@gmail.com

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

Physical Address: 73800 Overseas Highway, Islamorada, FL 33036 Mile Marker: 74

Lot: 1-4 Block: 1 Subdivision: Safety Harbor
 Plantation Key Windley Key Upper Matecumbe Key Lower Matecumbe Key
Real Estate (RE) Number: 00097710-000000 Alternate Key: 114243
Zoning District: Public & Semi-Public Services Future Land Use Category: Public & Semi-Public Ser

Application for Administrative Appeal

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

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

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

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

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

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

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



Signature of Applicant

8/29/2025

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 29th day of August, 2025, by Ty Harris (name of person signing the application) as Attorney for The Bay Seats of America (type of authority e.g. officer, manager / member, trustee, attorney in fact) for The Bay Seats of America (name of entity or party on behalf of whom application was executed).


Signature of Notary Public

Personally Known Produced Identification

SEAL:

Type of ID:





AGENT AUTHORIZATION LETTER

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

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

Date: _____

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 Boy Scouts of America
(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:

Planning Applications.

(Project Name / Application Type)

Property Address: 73800 Overseas Highway

Real Estate Number(s): 00097710-000000

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: Michael Johnson

Printed Name: MICHAEL JOHNSON GENERAL MANAGER SEA BASE Boy Scouts of America

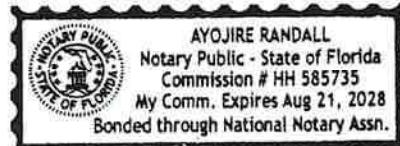
STATE OF FLORIDA

COUNTY OF Monroe

Sworn to and subscribed before me by means of physical appearance or online notarization, this 19th day of May, 2025, by Michael Johnson (name of person signing the application) as General manager (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Boy Scouts of America (name of entity or party on behalf of whom application was executed).

Ayoj Randall
Signature of Notary Public - State of Florida

SEAL:



Personally Known Produced Identification Type of ID _____

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00097710-000000
Account#	1114243
Property ID	1114243
Millage Group	50VI
Location	73800 OVERSEAS Hwy, LOWER MATECUMBE KEY
Address	
Legal Description	20/29 64 36 PT LOT 1 SEC 29 PT LOT 3 AND 4 SEC 20 AND LOTS 1-11 BK 1 AND ADJ PT TOLL GATE LANE AND LOTS 1-4 BK 7 TOLL GATE SHRS PB4-39 AND LOT 6 BK 1 SAFETY HARBOR PB3-69 OR126-303/04 OR179-162/63 OR302-160/61 OR398-553Q OR532-206 OR536-187 OR652-810/811 OR814-1272/1273 OR830-1210/1211-E OR846-484 OR900-1780 OR959-1274/75 OR990-1780 OR990-1781/87 OR1123-196/97 RES 047-1990 RE S 39018-39021 AND 39024-25 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	10021
Property Class	CLUB (7700)
Subdivision	
Sec/Twp/Rng	20/64/36
Affordable Housing	No



Owner

BOY SCOUTS OF AMERICA THE
1325 W Walnut Hill Ln
S406DT
Irving TX 75038

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$3,652,593	\$3,659,120	\$3,730,398	\$3,802,017
+ Market Misc Value	\$862,629	\$845,262	\$858,401	\$871,512
+ Market Land Value	\$9,463,875	\$9,463,875	\$9,463,875	\$9,463,875
= Just Market Value	\$13,979,097	\$13,968,257	\$14,052,674	\$14,137,404
= Total Assessed Value	\$13,979,097	\$13,017,822	\$11,834,384	\$10,758,531
- School Exempt Value	(\$13,979,097)	(\$13,968,257)	(\$14,052,674)	(\$14,137,404)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$9,463,875	\$3,652,593	\$862,629	\$13,979,097	\$13,979,097	\$13,979,097	\$0	\$0
2023	\$9,463,875	\$3,659,120	\$845,262	\$13,968,257	\$13,017,822	\$13,968,257	\$0	\$0
2022	\$9,463,875	\$3,730,398	\$858,401	\$14,052,674	\$11,834,384	\$14,052,674	\$0	\$0
2021	\$9,463,875	\$3,802,017	\$871,512	\$14,137,404	\$10,758,531	\$14,137,404	\$0	\$0
2020	\$9,463,875	\$3,888,522	\$889,667	\$14,242,064	\$9,780,483	\$14,242,064	\$0	\$0
2019	\$8,122,875	\$3,975,700	\$916,261	\$13,014,836	\$8,891,349	\$13,014,836	\$0	\$0
2018	\$8,122,875	\$3,680,493	\$839,771	\$12,643,139	\$8,083,045	\$12,643,139	\$0	\$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
COMM/HWY/WATER (10HW)	274,255.00	Square Foot	0	0
COMM CANAL/HWY (10CH)	74,500.00	Square Foot	0	0

Buildings

Building ID	41048	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1956
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3344	Roof Type	GABLE/HIP
Finished Sq Ft	2888	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	340	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	250
Interior Walls			
Code	Description	Sketch Area	Finished Area
FLA	FLOOR LIV AREA	2,888	2,888
OUF	OP PRCH FIN UL	456	0
TOTAL		3,344	2,888
			652

Building ID	41050	Exterior Walls	C.B.S.
Style		Year Built	2007
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2007
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1822	Roof Type	GABLE/HIP
Finished Sq Ft	911	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	121	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	250
Interior Walls			
Code	Description	Sketch Area	Finished Area
EFD	ELEVATED FOUND	911	0
FLA	FLOOR LIV AREA	911	911
TOTAL		1,822	911
			242

Building ID	41051	Exterior Walls	CONC BLOCK
Style	GROUND LEVEL	Year Built	1951
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1986
Building Name		Foundation	CONCR FTR
Gross Sq Ft	5032	Roof Type	FLAT OR SHED
Finished Sq Ft	4730	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	300	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	250
Interior Walls			
Code	Description	Sketch Area	Finished Area
CAN	CANOPY	242	0
FLA	FLOOR LIV AREA	4,730	4,730
OPF	OP PRCH FIN LL	60	0
TOTAL		5,032	4,730
			506

Building ID	41052	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1956
Building Type	CLUBS/LDG/HALLS-D- / 77D	EffectiveYearBuilt	1985
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1414	Roof Type	FLAT OR SHED
Finished Sq Ft	1414	Roof Coverage	TAR & GRAVEL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	144	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	250
Interior Walls			

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,414	1,414	238
TOTAL		1,414	1,414	238

Building ID	41054	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1982	
Building Type	CLUBS-LDGE-HALLS C / 77C	Effective Year Built	2000	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	3532	Roof Type	GABLE/HIP	
Finished Sq Ft	1752	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	152	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	33	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,440	0	152
FLA	FLOOR LIV AREA	1,752	1,752	228
OUU	OP PR UNFIN UL	340	0	126
TOTAL		3,532	1,752	506

Building ID	41055	Exterior Walls	AB AVE WOOD SIDING	
Style	STILT 1 STORY	Year Built	1982	
Building Type	CLUBS-LDGE-HALLS C / 77C	Effective Year Built	1995	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	6048	Roof Type	GABLE/HIP	
Finished Sq Ft	2448	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	212	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	887	0	230
OUF	OP PRCH FIN UL	576	0	160
SPF	SC PRCH FIN LL	794	0	116
SBU	UTIL UNFIN BLK	1,343	0	212
TOTAL		6,048	2,448	930

Building ID	41056	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1982	
Building Type	CLUBS-LDGE-HALLS C / 77C	Effective Year Built	1990	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	6048	Roof Type	GABLE/HIP	
Finished Sq Ft	2448	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	212	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	45	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	1,458	0	308
OUF	OP PRCH FIN UL	576	0	160
SBU	UTIL UNFIN BLK	1,566	0	300
TOTAL		6,048	2,448	980

Building ID	41057	Exterior Walls	C.B.S.
Style	STILT 2 STORY	Year Built	1992
Building Type	CLUBS-LDGE-HALLS C / 77C	Effective Year Built	2005
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	10286	Roof Type	GABLE/HIP
Finished Sq Ft	4284	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	368	Bedrooms	0

Functional Obs	0		Full Bathrooms	0
Economic Obs	0		Half Bathrooms	0
Depreciation %	23		Grade	300
Interior Walls			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,630	0	226
FLA	FLOOR LIV AREA	4,284	4,284	372
OUU	OP PR UNFIN UL	480	0	232
OPF	OP PRCH FIN LL	290	0	136
OUF	OP PRCH FIN UL	2,060	0	452
SBF	UTIL FIN BLK	1,542	0	208
TOTAL		10,286	4,284	1,626

Building ID	41058		Exterior Walls	C.B.S.
Style	STILT 2 STORY		Year Built	1994
Building Type	OFF BLDG-1 STY-B / 17B		EffectiveYearBuilt	2005
Building Name			Foundation	CONC PILINGS
Gross Sq Ft	10893		Roof Type	GABLE/HIP
Finished Sq Ft	4984		Roof Coverage	METAL
Stories	2 Floor		Flooring Type	
Condition	AVERAGE		Heating Type	
Perimeter	400		Bedrooms	0
Functional Obs	0		Full Bathrooms	0
Economic Obs	0		Half Bathrooms	0
Depreciation %	23		Grade	350
Interior Walls			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	420	0	152
CPF	COVERED PARKING FIN	4,595	0	284
EPB	ENCL PORCH BLK	250	0	82
FLA	FLOOR LIV AREA	4,984	4,984	292
OUF	OP PRCH FIN UL	388	0	210
SBF	UTIL FIN BLK	256	0	64
TOTAL		10,893	4,984	1,084

Building ID	41059		Exterior Walls	AVE WOOD SIDING
Style			Year Built	1987
Building Type	SERV SHOPS ETC / 25C		EffectiveYearBuilt	1995
Building Name			Foundation	CONCRETE SLAB
Gross Sq Ft	324		Roof Type	GABLE/HIP
Finished Sq Ft	192		Roof Coverage	ASPHALT SHINGL
Stories	1 Floor		Flooring Type	
Condition	AVERAGE		Heating Type	
Perimeter	56		Bedrooms	0
Functional Obs	0		Full Bathrooms	0
Economic Obs	0		Half Bathrooms	0
Depreciation %	38		Grade	250
Interior Walls			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	192	192	56
OPU	OP PR UNFIN LL	132	0	46
TOTAL		324	192	102

Building ID	41060		Exterior Walls	C.B.S.
Style			Year Built	1996
Building Type	CLUBS-LDGE-HALLS C / 77C		EffectiveYearBuilt	2000
Building Name			Foundation	CONC PILINGS
Gross Sq Ft	10329		Roof Type	GABLE/HIP
Finished Sq Ft	6388		Roof Coverage	METAL
Stories	2 Floor		Flooring Type	
Condition	AVERAGE		Heating Type	
Perimeter	480		Bedrooms	0
Functional Obs	0		Full Bathrooms	0
Economic Obs	0		Half Bathrooms	0
Depreciation %	33		Grade	350
Interior Walls			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	2,358	0	234
EPB	ENCL PORCH BLK	408	0	150
FLA	FLOOR LIV AREA	6,388	6,388	480
OPF	OP PRCH FIN LL	113	0	42
OUF	OP PRCH FIN UL	226	0	84
SBU	UTIL UNFIN BLK	836	0	120

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		10,329	6,388	1,110
<hr/>				
Building ID	41061			Exterior Walls
Style				METAL SIDING
Building Type	WAREHOUSE/MARINA C / 48C			Year Built
Building Name				2000
Gross Sq Ft	7090			Effective Year Built
Finished Sq Ft	3120			CONCRETE SLAB
Stories	1 Floor			Roof Type
Condition	AVERAGE			METAL
Perimeter	236			Flooring Type
Functional Obs	0			Heating Type
Economic Obs	0			Bedrooms
Depreciation %	33			0
Interior Walls				
Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	3,120	0	236
FLA	FLOOR LIV AREA	3,120	3,120	236
CLP	LOAD PLATFM	200	0	60
SBU	UTIL UNFIN BLK	650	0	150
TOTAL		7,090	3,120	682

Building ID	62209		Exterior Walls	C.B.S.
Style	GROUND LEVEL		Year Built	2013
Building Type	CLUBS-LDGE-HALLS C / 77C		Effective Year Built	2013
Building Name			Foundation	CONCR FTR
Gross Sq Ft	3541		Roof Type	METAL
Finished Sq Ft	1962		Roof Coverage	GABLE/HIP
Stories	1 Floor		Flooring Type	
Condition	AVERAGE		Heating Type	
Perimeter	0		Bedrooms	
Functional Obs	0		Full Bathrooms	0
Economic Obs	0		Half Bathrooms	0
Depreciation %	15		Grade	300
Interior Walls				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,962	1,962	274
PTO	PATIO	1,579	0	398
TOTAL		3,541	1,962	672

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1969	1970	410 x 4	1	1640 SF	4
TIKI	1975	1976	23 x 13	1	299 SF	5
TIKI	1975	1976	38 x 12	1	456 SF	1
CONC PATIO	1975	1976	0 x 0	1	5528 SF	2
TIKI	1975	1976	8 x 8	1	64 SF	5
TIKI	1981	1982	24 x 14	1	336 SF	5
CONC PATIO	1993	1994	0 x 0	1	408 SF	3
CONC PATIO	1995	1996	29 x 46	1	1334 SF	2
RW2	1995	1996	3 x 27	1	81 SF	4
CUSTOM PATIO	2001	2002	5 x 99	1	495 SF	4
CUSTOM PATIO	2001	2002	5 x 109	1	545 SF	4
TIKI	2005	2006	18 x 10	1	180 SF	5
TIKI	2009	2010	25 x 30	1	750 SF	4
WOOD DOCKS	1969	1970	0 x 0	1	3362 SF	5
WOOD DOCKS	1974	1975	6 x 48	1	288 SF	4
CONCRETE DOCK	1974	1975	8 x 408	1	3264 SF	2
CH LINK FENCE	1975	1976	6 x 1406	1	8436 SF	1
WOOD DOCKS	1980	1981	0 x 0	1	270 SF	3
WOOD DOCKS	1980	1981	4 x 78	1	312 SF	3
FENCES	1986	1987	6 x 230	1	1380 SF	2
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
ASPHALT PAVING	1993	1994	0 x 0	1	14860 SF	2
WOOD DOCKS	1995	1996	0 x 0	1	560 SF	3
BOAT RAMP	1995	1996	15 x 45	1	675 SF	3
FENCES	1998	1999	5 x 415	1	2075 SF	2
CUSTOM POOL	2013	2014	0 x 0	1	2760 SF	2
ASPHALT PAVING	1975	1976	0 x 0	1	23285 SF	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1975	1976	20 x 29	1	580 SF	1
CONC PATIO	2013	2014	0 x 0	1	3486 SF	5
WOOD DECK	1986	1987	4 x 124	1	496 SF	1
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
CONC DAVITS	1990	1991	0 x 0	1	1 UT	2
UTILITY BLDG	1992	1993	10 x 28	1	280 SF	3
Elevator	1994	1995	0 x 0	1	1 UT	1
Elevator Landing	1994	1995	0 x 0	1	2 UT	1
WALL AIR COND	1996	1997	0 x 0	1	10 UT	2
CONC PATIO	1996	1997	29 x 42	1	1218 SF	3
CH LINK FENCE	2000	2001	6 x 931	1	5586 SF	1
FENCES	2002	2003	6 x 120	1	720 SF	5
TIKI	2005	2006	10 x 12	1	120 SF	3
TIKI	2005	2006	14 x 16	1	224 SF	3
TIKI	2005	2006	22 x 12	1	264 SF	3
GARAGE	2009	2010	20 x 24	1	480 SF	2
RES ELEVATOR	2013	2014	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/1/1980	\$780,000	Warranty Deed		814	1272	U - Unqualified	Improved		
2/1/1970	\$156,100	Conversion Code		652	810	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202301092	07/09/2024	Active	\$600,000		NEW 2 STORY ADDITION FOR DORMS
PRELT202400195	03/26/2024	Completed	\$1,500	Commercial	UPGRADE 100 AMP SERVICE TO 200 AMP.
PRFIR202300977	11/20/2023	Completed	\$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE.
PRFIR202300977	09/08/2023	Completed	\$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE. (RENEW EXPIRED PERMIT 6/14/24)
PRBLD202201024	07/21/2023	Completed	\$400,000	Commercial	REMOVAL OF NON-STRUCTURAL SLAB, REINSTALL SLAB & PAVERS
PRELT201901576	02/04/2020	Canceled	\$52,000	Commercial	REPLACE MARINA ELECTRICAL SERVICE
PRPLB201901577	01/14/2020	Completed	\$49,000	Commercial	INSTALL SEWER WATER AND HORIZONTAL STANDPIPE FOR MARINA
PRBdD20102171	09/09/2019	Completed	\$40,000	Commercial	DOCK
PRBLD201900288	04/02/2019	Completed	\$28,258	Commercial	INSTALL 1-2000 GAL. ABOVEGROUND STORAGE TANK (OWNER FURNISHED) W/HOSE REEL, CONCRETE HOLD DOWN PAD. (DIESELL)
PRBLD201701195	09/01/2017	Expired	\$15,000	Residential	ENCLOSURE - DOWNSTAIRS STORAGE
PRBLD201701091	07/13/2017	Expired	\$17,350	Residential	FENCE
PRBLD201602281	11/21/2016	Completed	\$400,000	Residential	SFR - MODULAR
PRBLD201602054	09/06/2016	Completed	\$35,000		DEMO BLDG #8 (1411 SF). ALSO KNOWN AS 198 TOLLGATE BLVD.
PRRFG201600036	01/07/2016	Completed	\$30,000		R/R DORM ROOFS (METAL)
FWC201400922	05/06/2015	Completed	\$8,100		REPLACE WOODEN FENCING 300 LF
PRBLD201500160	03/04/2015	Completed	\$52,088		DEMO ABOVE GROUND POOLS (2), SIDEWALK, PATIO, CHICKEE HUTS, PUMP HOUSE BLDG, SHEDS (2)...
DOC201300487	07/28/2014	Completed	\$1		R/R DOCK (SAME FOOTPRINT) & REPLACE SEAWALL
BRE201000335	07/24/2014	Completed	\$1		ADD 2 COLUMNS & BEAM FOR NEW DOOR (REVISION TO #BRE20100079)
COB201300815	10/11/2013	Completed	\$1,500		RELOCATE 8 INCH SEWER MAIN TO FACILITATE NEW POOL CONSTRUCTION
INC201300803	09/30/2013	Completed	\$1		INT - REMODEL
COB201200543	09/10/2013	Completed	\$438,000		(REV ORIG 6/3/14) CONSTRUCT POOL, EQUIPMENT/COMPRESSOR ROOM, RESTROOM BUILDING
INC201200603	09/10/2012	Completed	\$152,480		REMODEL KITCHEN
DRG201100580	10/14/2011	Completed	\$1		DREDGING
201100078	03/04/2011	Completed	\$1		BATHROOMS WITH SHOWERS
BRE201000079	02/17/2010	Completed	\$1		GARAGE
INR200801886	02/10/2010	Completed	\$1		INTERIOR RENOVATIONS
200901133	12/10/2009	Completed	\$1		REPLACE SEAWALL
CHC200900183	03/25/2009	Completed	\$1		NEW TIKI HUT
200801787	12/03/2008	Completed	\$1		INTERIOR REMODELING
200800301	04/03/2008	Completed	\$1		SIDING, WINDOWS, DOORS - QUARTERDECK BUILDING
2007258	02/26/2007	Completed	\$1		PROGRAM BLDG
20062547	01/02/2007	Completed	\$1		PROGRAM BUILDING
2005954	08/18/2005	Completed	\$1		INSTALL MOORING PILES
200598	01/24/2005	Completed	\$1		REPAIR WOOD AND CONC. BEAM DOCKS (8 BEAMS TOTAL)
2004461	03/16/2004	Completed	\$1		CHICKEE W/CONC SLAB
0301218	07/03/2003	Completed	\$1		REP 3.5 TON A/C & A/H
0301080	06/17/2003	Completed	\$1		REROOF
0200756	05/16/2002	Completed	\$1		REMODEL INTERIOR

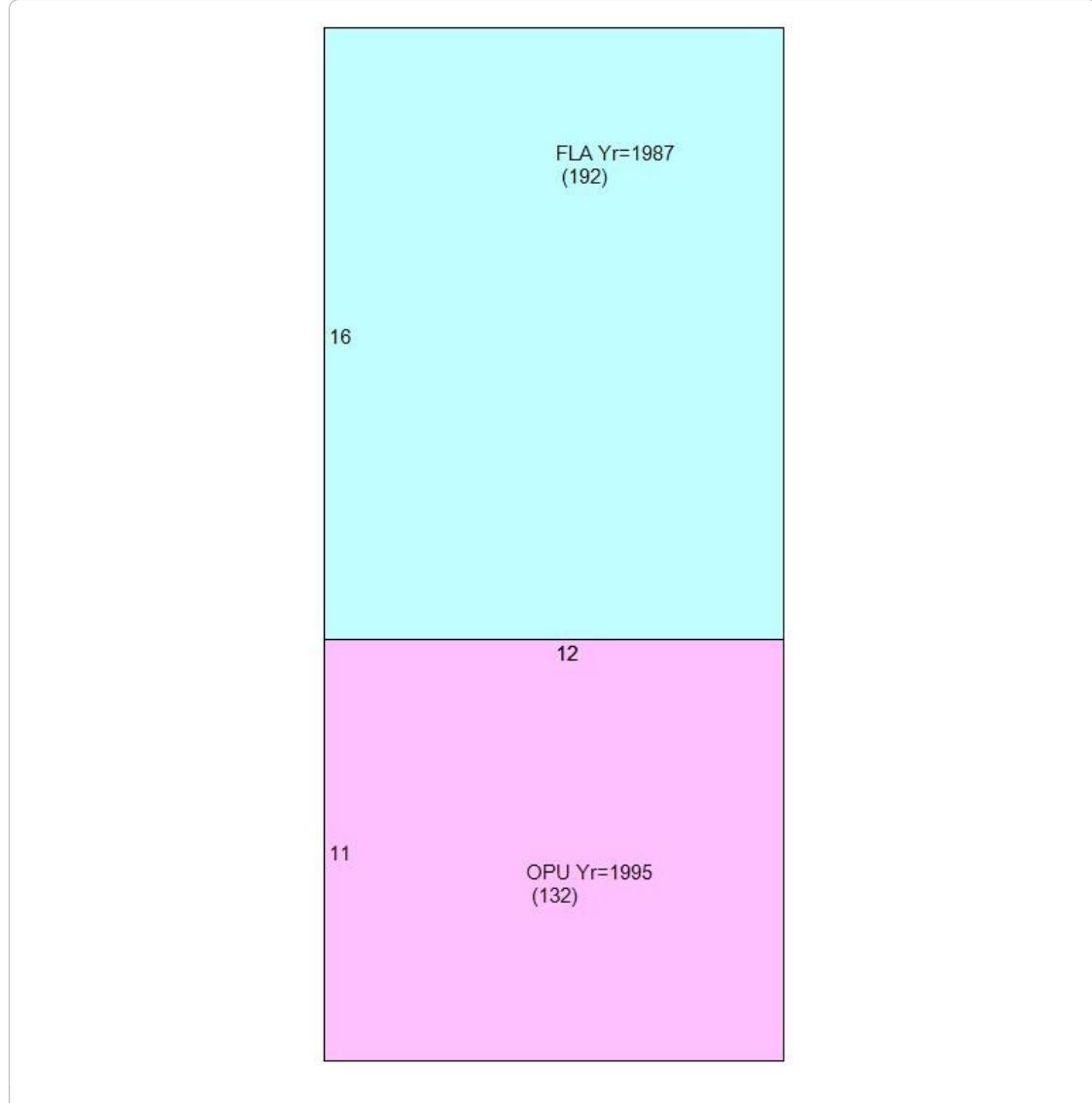
Number	Date Issued	Status	Amount	Permit	Notes
				Type	
0200881	05/10/2002	Completed	\$1		DEMO INTERIOR ONLY
0006316	11/30/2001	Completed	\$1		REPLACE DECKING
0006068	11/06/2000	Completed	\$1		ASPHALT SEAL & RESTRIPE
9732591	09/01/1997	Completed	\$1		ROOF
9730856	03/01/1997	Completed	\$1		CONC.BASE/FLAG POLE
9730288	01/01/1997	Completed	\$1		ROOF
9630922	08/01/1996	Completed	\$1		DOCKS & RAMP
9631718	08/01/1996	Completed	\$1		DOKS

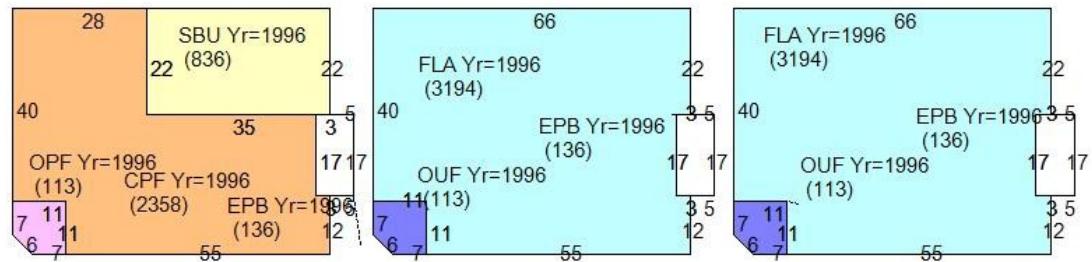
View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

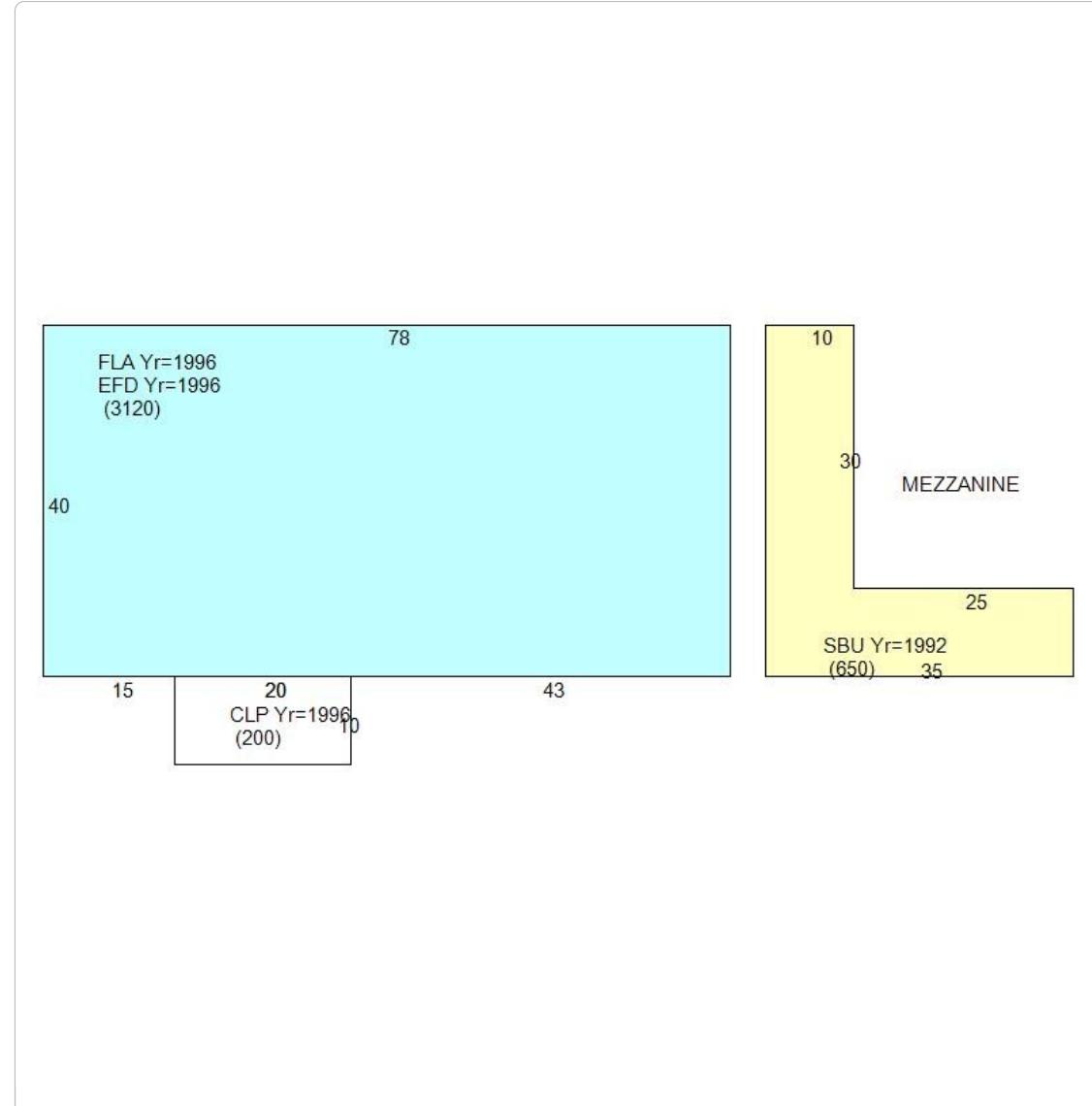
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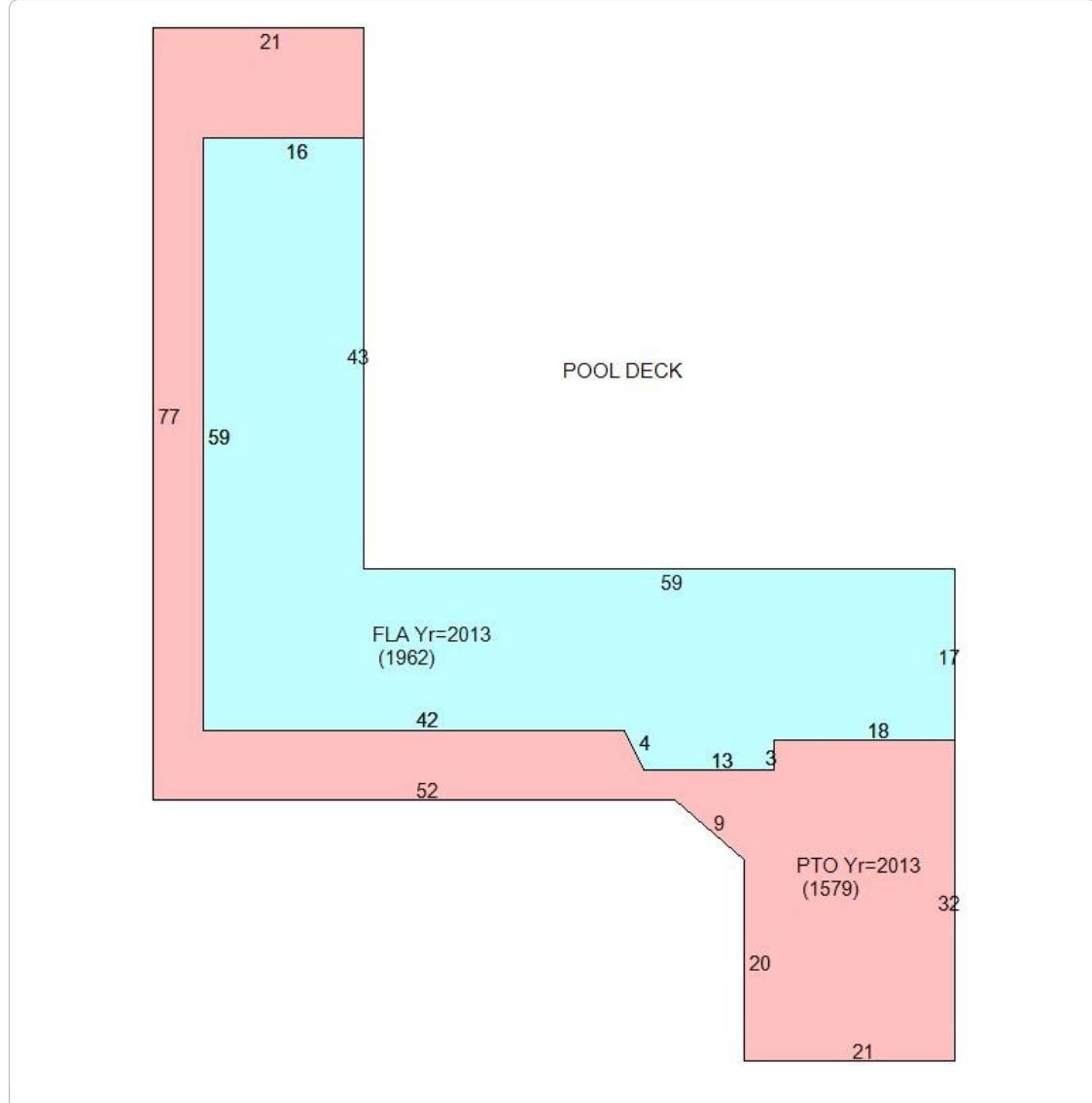
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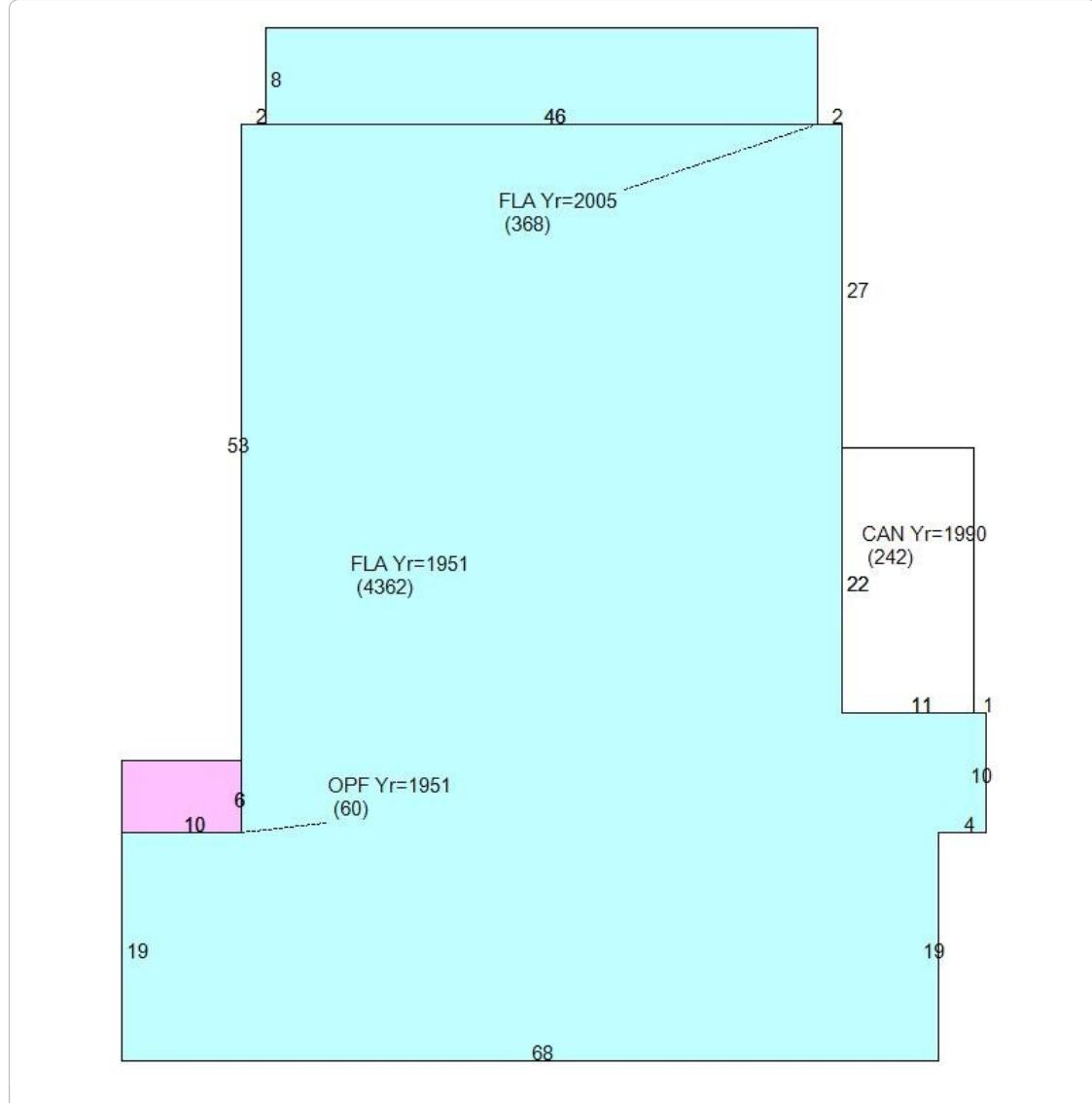


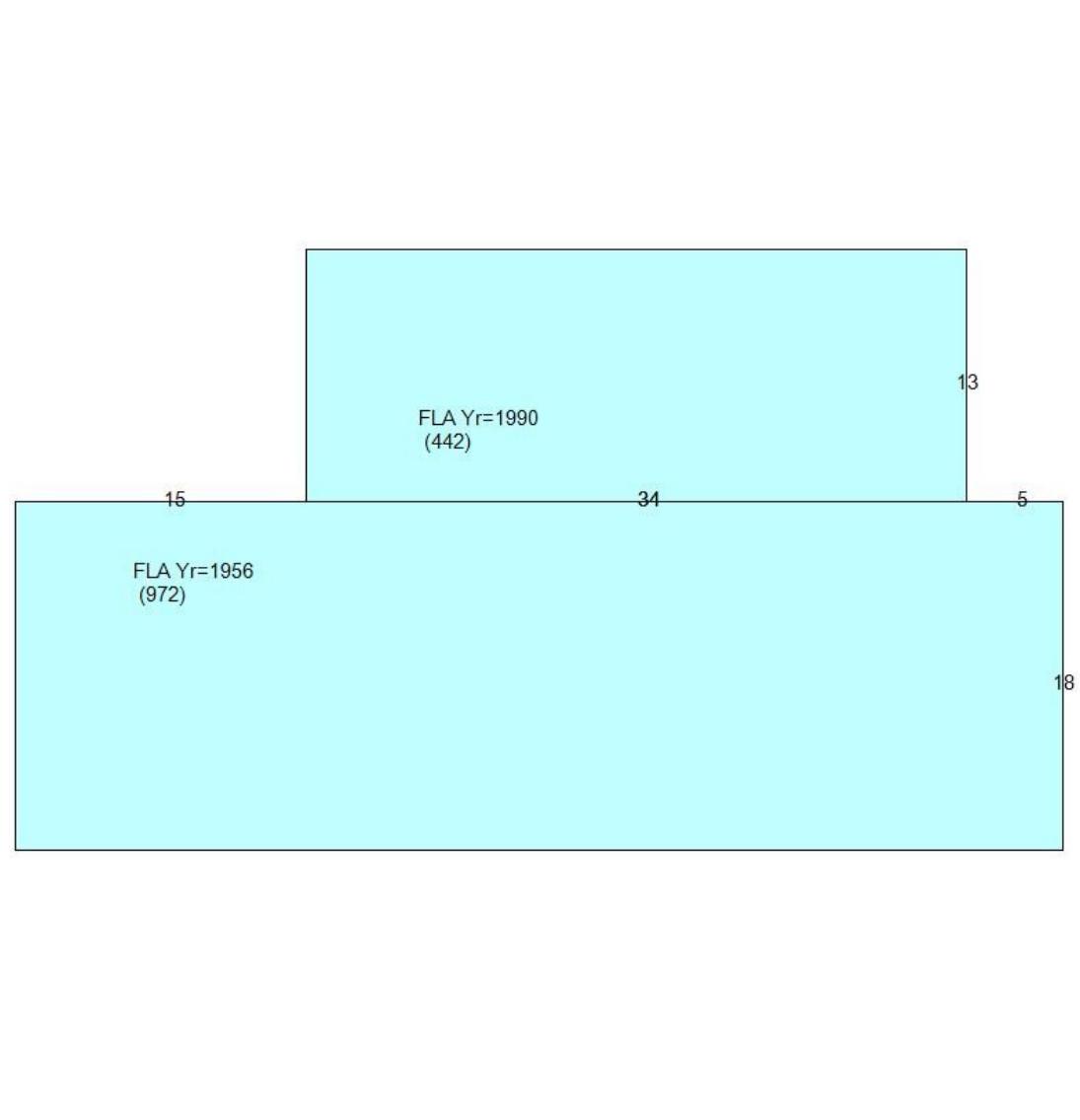
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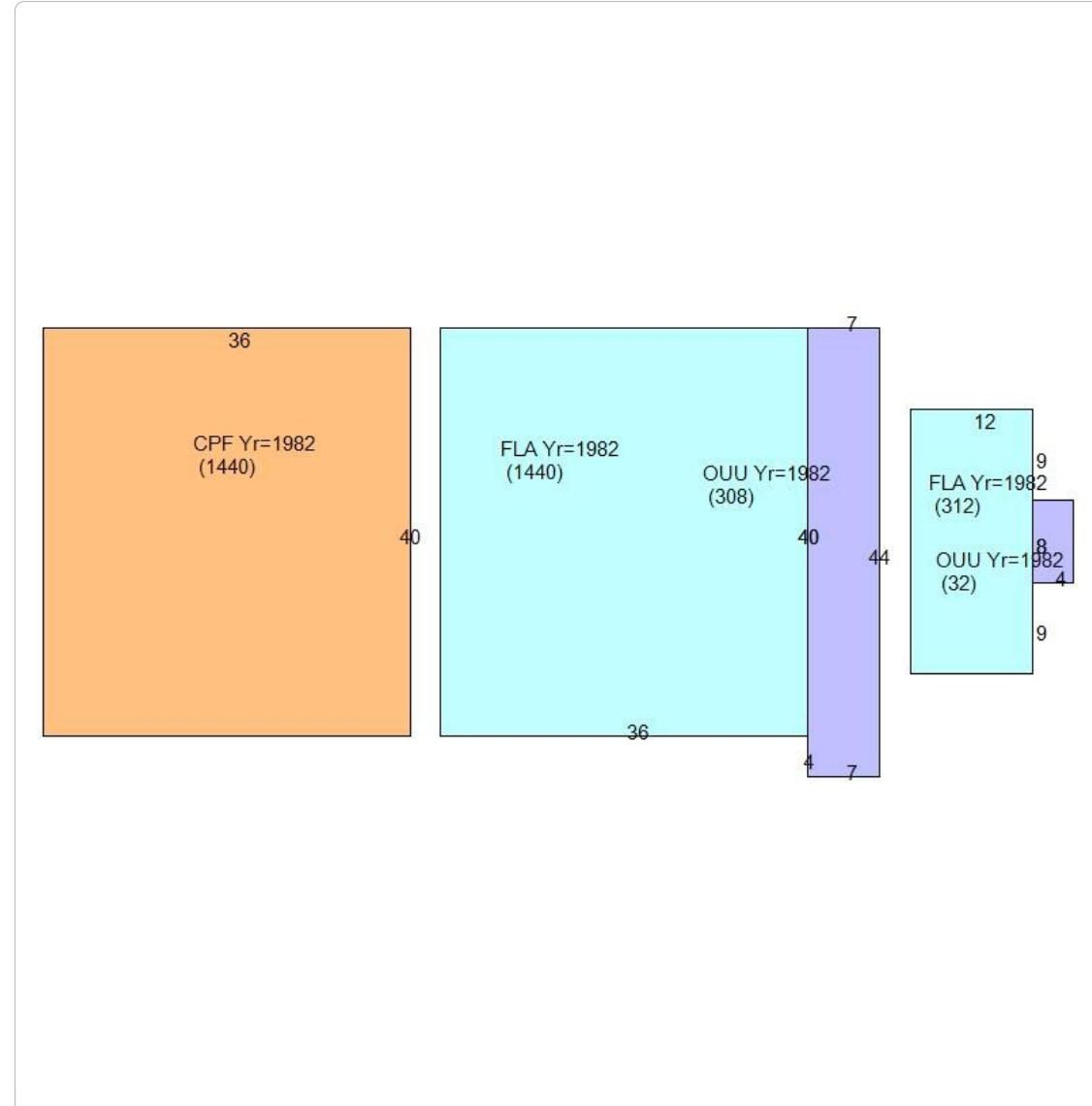
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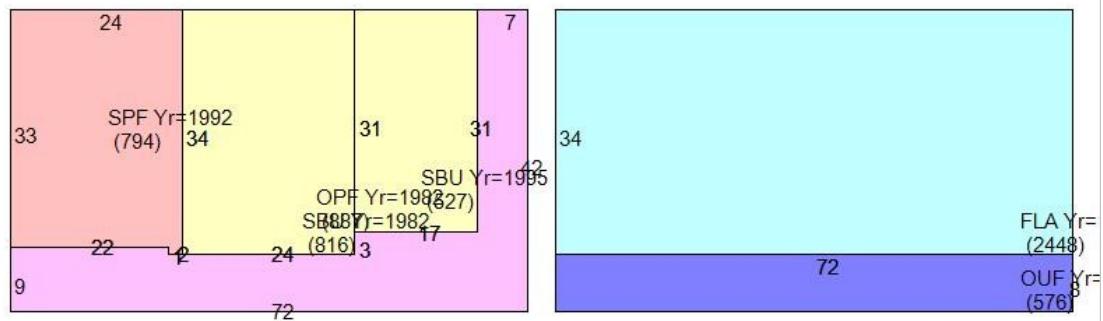
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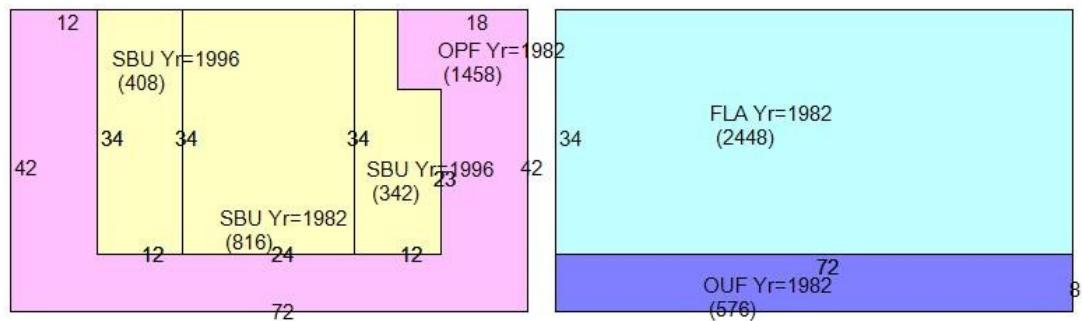
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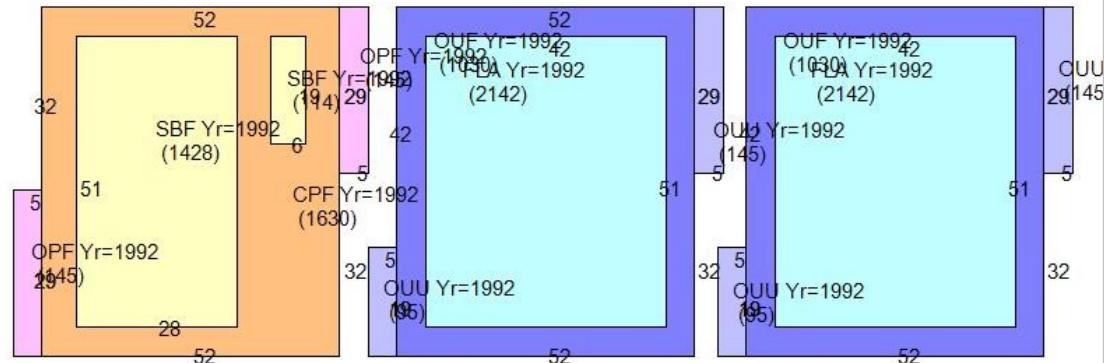


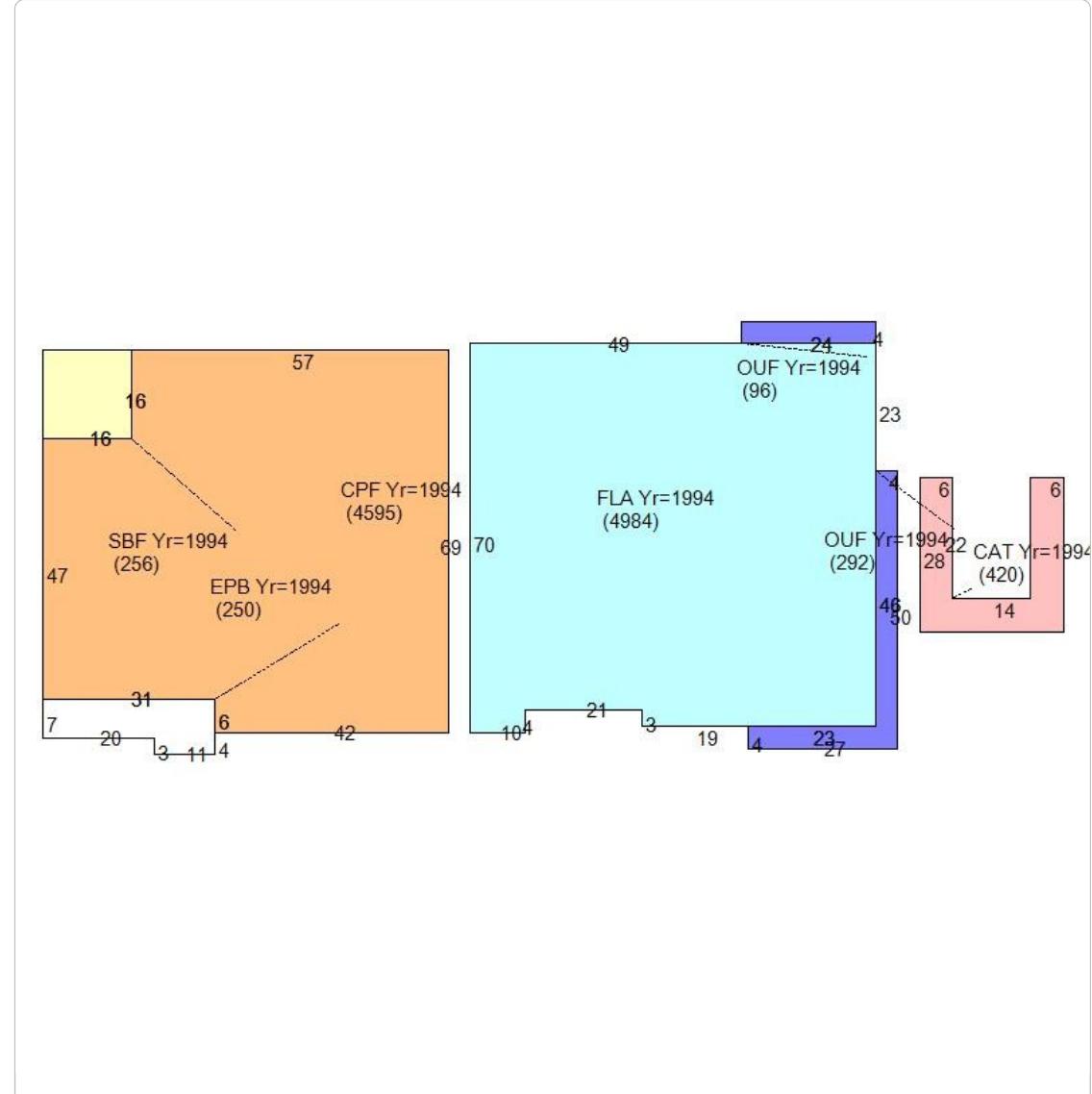






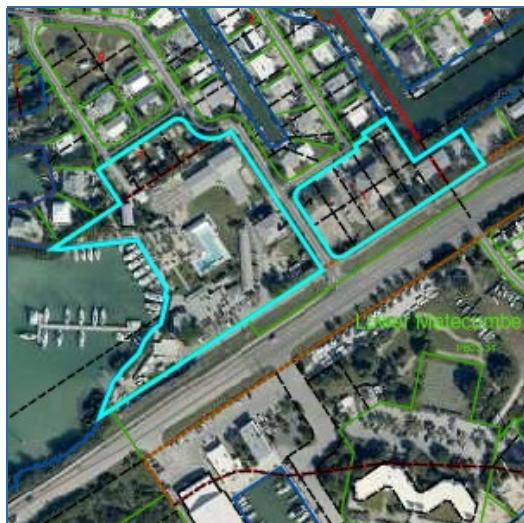






Photos



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

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

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Developed by
 SCHNEIDER
GEOSPATIAL

Sea Base Deed

214982

814PG1272

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

7.00
3120.00

This Warranty Deed Made the 15th day of July A.D. 1980 by
ED GOEBEL and GREG GOEBEL

hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA

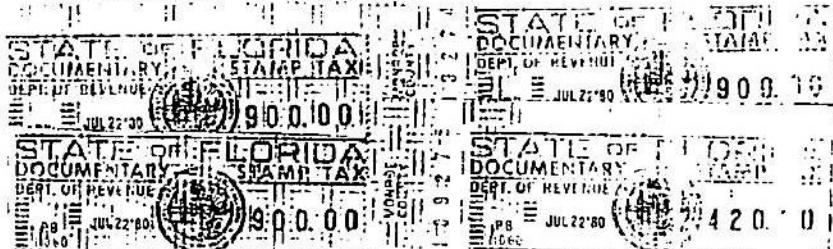
Congress

a corporation existing ~~and doing business under the name of~~ by an Act of / with its permanent post office
address at 1325 Walnut Hill Lane, Irving, Texas 75261
hereinafter called the grantee.

(Whereas, and 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 grantor, for and in consideration of the sum of \$ 10.00 (Ten) and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-
leases, conveys and confirms unto the grantee, all that certain land situate in
County, Florida, viz:

See Schedule "A" attached.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants 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, 19

P 22

JUL 22

1980

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

Signed, sealed and delivered in our presence:

H. Whelchel
Lori Egan Mellin

STATE OF FLORIDA
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
ED GOEBEL and GREG GOEBELto me known to be the persons described in and who executed the foregoing instrument and **they** acknowledged
before me that **they** executed the same.WITNESS my hand and official seal in the County and State last aforesaid this 15th
June, A.D. 1980.

Notary Public
State of Florida
My Commission Expires: 1980
Renewed by Commission for a County, County
This Instrument Was Prepared By:

This instrument prepared by: **HENRY J. WHELCHEL** of
Address: STEEL DICKOR & DAVIS

214982

REC 814 PG 1272

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

7/6
3/20

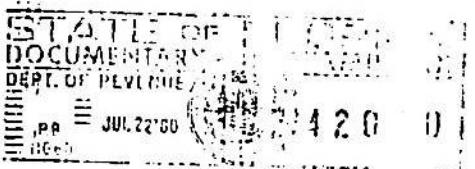
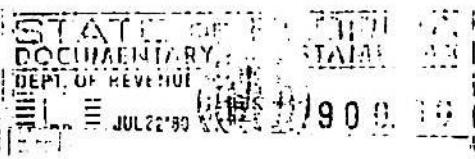
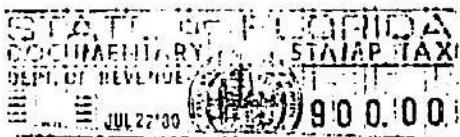
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hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA

Congress
a corporation existing ~~under the laws of the State of Florida~~ by an Act of / with its permanent postoffice
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to December 31, 19

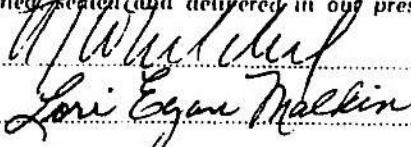
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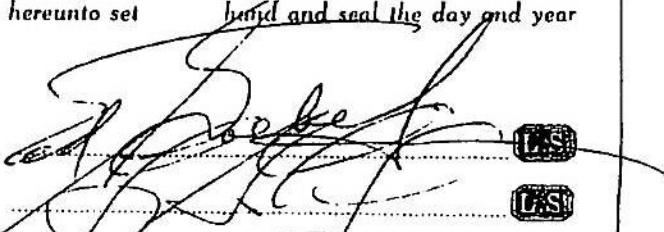
JUL 22

CONTRUE

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

Signed, sealed and delivered in our presence:


Lori Egan Mallin

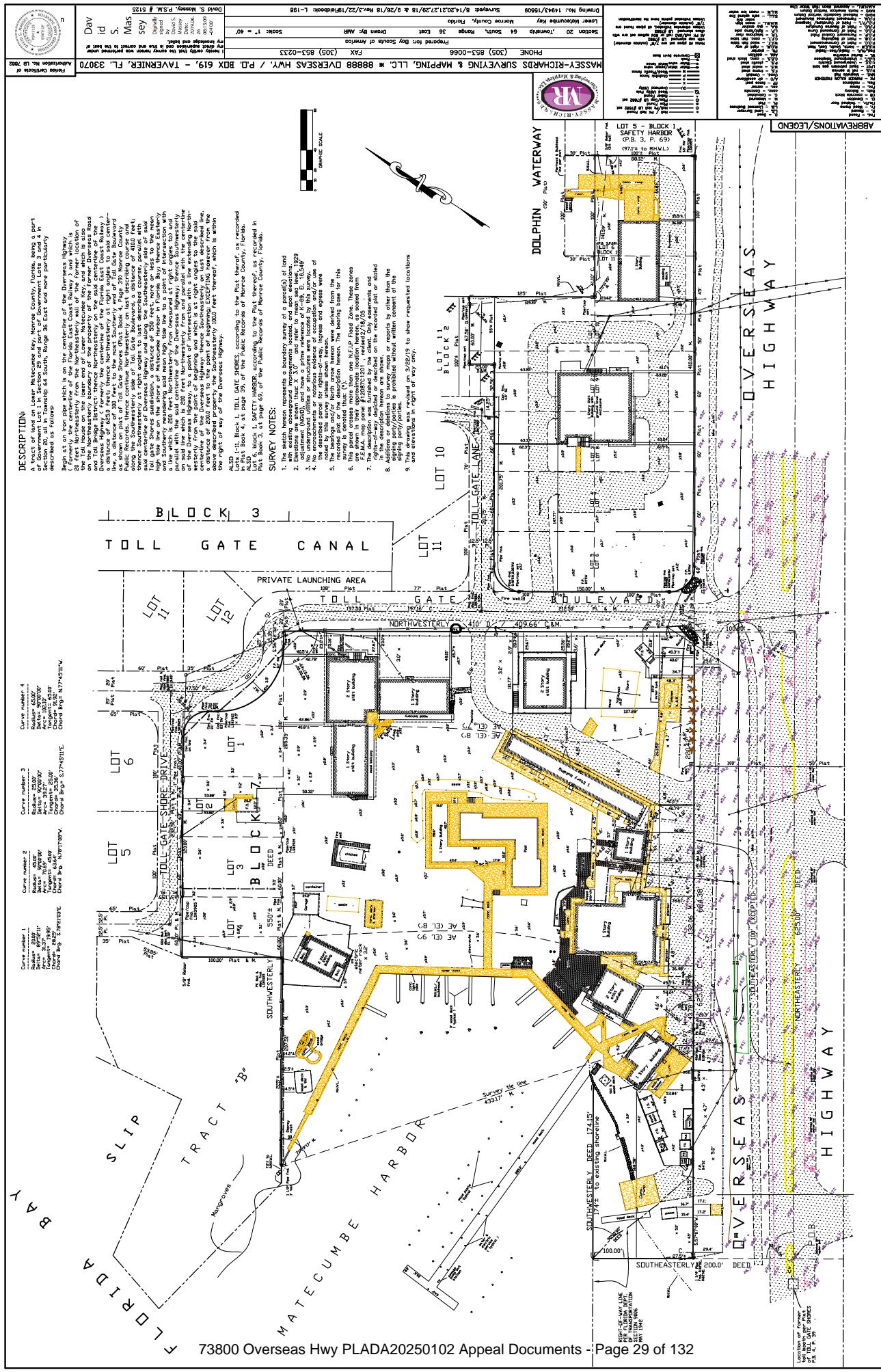

Ed Gebel



A tract of land on Lower Matecumbe Key, Monroe County Florida, being a part of Government Lot 1 in Section 29 and part of Government Lots 3 and 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at n an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 feet Northeasterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway), a distance of 625.0 feet; thence Northwesterly at right angles to said centerline; a distance of 100 feet to the most Southerly end of Toll Gate Boulevard, as shown on plat of Toll Gate Shores (PB 4, P 39) Monroe County, Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Boulevard, a distance of 410.0 feet thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550 feet more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 feet Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 feet Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 feet to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 feet thereof, which is within the right of way of the said Overseas Highway.

RECORDED IN OFFICIAL RECORDS BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHALEY
CLERK OF CIRCUIT COURT
RECORD VERIFIED

SCHEDULE "A"





Islamorada, Village of Islands

Sent via e-mail: Keith.Douglass@scouting.org

June 1, 2018

Boy Scouts of America – Florida Sea Base
c/o Keith Douglass
P.O. Box 1906
Islamorada, FL 33036

Project: Pre-Application Conference (PC-17-07) Summary
Location: 73800 Overseas Highway, Lower Matecumbe Key, Islamorada, FL 33036
Parcel RE#: 00097710-000000

Dear Mr. Douglass,

Thank you for your Application for a Pre-Application Conference (the “Application”). The following is the Planning and Development Services Department’s (“staff”) analysis of your questions and a summary of the meeting held on Wednesday, February 1, 2017 that you attended along with Mike Johnson, General Manager; L. Steven Hurley, Engineer; Triliya Abrams, Planner; and Senior Planner Karl Bursa, AICP, CFM. The purpose of the Pre-Application Conference is to familiarize the applicant with the applicable provisions of Chapter 30, *Land Development Regulations (LDRs)* of the Code of Ordinances (“Code”) of Islamorada, Village of Islands, Florida (the “Village”), and the processes required to permit the proposed development.

Property Background:

The subject property (the “Property”) is located at 73800 Overseas Highway, Lower Matecumbe Key with Real Estate Number 00097710-000000 and is within the Public and Semi-Public Services (PS) Zoning District and the Public and Semi-Public Services (PS) Future Land Use Map category. According to the Monroe County Property Appraiser’s Office, the Property is 6.3 acres of land area and is developed with commercial, non-commercial (residential), and accessory use structures.

Proposed Development:

The questions posed in the application and voiced during the meeting relate to the available commercial (nonresidential) and residential square footage for future re-development / construction needs.

Analysis:

Based upon the information provided by the Applicant, research completed by Staff and the provisions of the LDRs in effect at the time of the Application, this summary shall serve as a description of, in general, what provisions of the LDRs apply to the dwelling unit determination, what will be required for the determination, and the required submittals. The following provides a written response to the questions submitted in the application and those posed at the meeting.

1. What is the current state of our square footage of our permanent structures versus the required open space at our 73800 Overseas Highway (OSH) facility?

The current square footage on the property cannot be confirmed as the provided survey completed by Hal Thomas – Professional Land Surveying on February 24, 2000 has been manually altered through submitted permits.

Code Section 30-1614 outlines habitat classifications, the property is classified as Disturbed, meaning that 20% of the property shall remain as Open Space. *Open Space* is that portion of any parcel that is required to be maintained such that the area within its boundaries is open and unobstructed from the ground to the sky. Open Space areas shall be designated and treated in such a manner as to maintain their integrity wheatear their primary purpose is to serve as natural wildlife habitat or as cultivated, landscaped space [Ref. Code Section 30-32].

2. Would unifying the new parcels along US Highway 1 in Safety Harbor subdivision increase our allowable square footage for permanent structures for our 73800 OSH portion of our campus?

No, unifying the lots along Overseas Highway in the Safety Harbor subdivision would not increase the maximum permitted square footage on the Property at 73800 Overseas Highway as the parcels are zoned differently and currently meet the maximum density per lot. The Safety Harbor parcels are zoned Residential Single-family (R1). The maximum density in the R1 Zoning District is one dwelling unit per lot. Furthermore, pursuant to Code Section 30-684(b), the permitted uses are:

- (1) Single-family detached dwelling unit;
- (2) Multifamily attached affordable housing of up to four units on lots fronting U.S. 1;
- (3) Where an "M" sub-district designator is indicated, only dwelling units of masonry construction; and
- (4) Accessory uses and structures, excluding guesthouses.

As a result, the R1 zoning district does not allow for non-residential floor area.

3. Would any future upgrades of less than 50% of the current market value to existing buildings constitute a “legally permitted, non-conforming” situation?

Pursuant to Islamorada Code of Ordinances, Chapter 30, Article V, Division 3 – *Nonconformities*:

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

Substantial improvement means any repair, reconstruction, rehabilitation, addition, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. This term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violations of state or village health, sanitary, or safety code specifications which have been identified by the village code official and which are the minimum necessary to assure safe living conditions; or
- (b) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Any future upgrades or redevelopment of a nonconforming structure would be required to comply with Code Section 30-739 – *Nonconforming Structure* that states:

Any nonconforming structure (or portion thereof) in the Village may be continued so long as it remains otherwise lawful, provided it meets all of the following requirements:

- (1) Enlargement or extensions to nonconforming structures shall be allowed, provided that:
 - a. The improvement complies with chapter 6, article III, Floodplain Management Standards;
 - b. A nonconforming use is not located in the nonconforming structure; and
 - c. The nonconformity is not further increased.
- (2) Should such structure be moved for any reason for any distance whatever, other than as a result of governmental action, it shall thereafter *conform* to the regulations for the zoning district in which it is located after it is moved.
- (3) Notwithstanding subsections (1) and (2) of this section, enlargements or alterations to a nonconforming historic structure listed in the National Register of Historic Places or the Florida Inventory of Historic Places shall be permitted provided that a certificate of appropriateness for the enlargement or alteration has been obtained as required by this chapter.
- (4) Substantially damaged or destroyed nonconforming structures may be reconstructed within the pre-destruction footprint provided that:
 - a. Compliance with all required setbacks would result in a structure with a lesser floor area than the pre-destruction structure of reasonable configuration, as determined by the director of planning and development services;

- b. There is proof that the reconstruction will not cause negative impacts on environmental resources; and
- c. Provided that the structure complies with chapter 6, article III, Floodplain Management Standards.

(5) Damage or destruction of nonconforming structures in the Commercial Fishing (CF) or Marine Use (MR) zoning districts: Nonconforming structures in which commercial fishing or water dependent uses have been in continuous operation since December 6, 2001, may be rebuilt even if 100% destroyed, provided that they are rebuilt in the same building footprint and the pre-existing commercial fishing or water dependent use is reestablished, and provided that the structure complies with chapter 6, article III, Floodplain Management Standards. A determination as to the continuity of the use shall be at the sole discretion of the director of planning and development services.

4. What is our approximate current amount of residential and commercial square footage?

The current square footage on the Property cannot be confirmed based on the provided survey completed by Hal Thomas – Professional Land Surveying dated February 24, 2000 as it has been manually altered through submitted and approved building permits and does not reflect current site conditions.

The following submitted permits to the Village do confirm the approximate existing conditions:

Residential

- Approximately 2,761 sq. ft. of residential use
 - Permit #C-10881. Conversion of 10-unit motel into 10-unit Staff/Faculty Quarters.
 - Survey date July 28, 1980 of Guest Quarters / Staff Quarters
- Approximately 8,526 sq. ft. of residential use
 - Permit Number INC200801658 renovation of Almirante and San Francisco dormitories – 2 residential-institutional dwelling units.
 - Permit Number INC200801886 renovation of San Pedro and El Capitan dormitories – 2 residential-institutional dwelling units.
- Approximately 2,453 sq. ft. of residential use (1 dwelling unit)
 - Permit Number PRBLD201602281 construction of Director's Residence
- A total of 1 market-rate residential dwelling unit and 14 residential-institutional dwelling units exist on the Property

Nonresidential

- Approximately 1,440 sq. ft. of non-residential use
 - Permit Number INC201300803 renovation of Commercial Store
 - Deemed as 1,440 sq. ft. of nonresidential floor area
- Approximately 3,120 sq. ft. of non-residential use
 - Permit Number INC201200603 renovation of Commercial Kitchen
 - Deemed as 3,120 sq. ft. of nonresidential floor area

- Approximately 920 sq. ft. of non-residential use
 - Permit Number 2007258 renovation of Program Building
- A total of approximately 5,480 sq. ft. of nonresidential floor area

Accessory

There are additional structures on the Property that contain nonresidential uses, but do not meet the definition of nonresidential floor area nor did these areas receive an allocation of square footage from the Building Permit Allocation System (BPAS):

- Approximately 7,194 sq. ft. of accessory non-residential use
 - Permit Number COB201200543 construction of Pool Area/Building
- Approximately 480 sq. ft. of non-residential use
 - Permit Number BRE201000079 construction of Garage

Pursuant to Code Section 30-32 and Ordinance 15-04, nonresidential floor area means the sum of the gross floor area for nonresidential structures, and all covered, unenclosed areas used for commercial activities including outdoor seating areas, except for walkways, stairways, entryways, parking and loading areas or drive-through canopies. Outdoor storage and display areas, temporary uses, temporary structures, and space occupied by transient residential and institutional-residential principal uses are not nonresidential floor area. Additionally, boat barns legally existing prior to January 1, 2008, shall be considered nonresidential floor area, while those limited to 14,000 square feet and approved after January 1, 2008, shall not be considered nonresidential floor area. Additionally, package sewage treatment facilities that are legally existing prior to September 1, 2015 shall be considered nonresidential floor area. Package sewage treatment facilities that are permitted after September 1, 2015 shall not be considered nonresidential floor area.

Do note that an updated and current survey would be required to accurately determine the existing conditions of the entire Property.

5. To what extent does the recent demolition of our two SCUBA training tanks and Ship's Store building increase our allowable residential or commercial square footage?

Neither the submitted building permit applications nor the provided sketched drawings for the approved demolitions indicated the total square footage to be demolished. Furthermore, the structures demolished pursuant to Building Permit BLD201500160 would not count as nonresidential floor area as these are considered accessory uses and structures¹.

Based on the Public and Semi-Public Services (PS) zoning district a total building size for the parcel of land can be determined.

¹ The permit application for BLD201500160 did not reference a "ship's store".

Pursuant to Code Section 30-701(e), Public and Semi-Public Services (PS) site development standards:

- Public and Semi-Public Services Floor Area Ratio (FAR) = 0.25
- Public and Semi-Public Services Density = 1 DU/Lot or up to 12 DU/Acre for residential-institutional uses (3,630 sq. ft. of land per dwelling unit)
- Existing Conditions:

Real Estate Number: 00097710-000000

Land = 6.3 acres or 274,428 sq. ft.

Residential:

- 1 dwelling unit per lot ($60 \times 100 = 6,000$ SF; Lot 4, Block 7)
- 14 residential-institutional units ($3,630 \times 14$ units = 50,820 sq. ft.)
- $6,000 + 50,820 = 56,820$ sq. ft. of land required for existing residential dwelling units
- $274,428 - 56,820 = 217,608$ sq. ft. of remaining land area not utilized for residential dwelling units

Nonresidential:

- 217,608 sq. ft. of remaining land area after deduction of residential units
- Current nonresidential floor area utilizes 21,290 sq. ft. of land area.
- $217,608$ sq ft. of remaining land area x maximum allowable FAR of 0.25 = 54,402 sq. ft. of remaining land area for nonresidential use.
- $54,402$ sq. ft. of remaining land area after deduction of residential units – 21,290 sq. ft. of land area deducted for nonresidential floor area = 33,112 sq. ft. of remaining land area for nonresidential use.

As a result, there is land available left to support future development; do note that an updated survey would be required to accurately determine the existing conditions.

Conclusion:

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

land development regulations. A final decision or interpretation of the applicable policies and regulations cannot be made until the applicant submits a complete development application for review.

If you have any further questions or need additional clarification, please feel free to contact Kyle Dost, Planner, at planningdirector@islamorada.fl.us or 305-664-6424.

Sincerely,

Karl W. Bursa, AICP, CFM
Senior Planner

Cc: File

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

May 5, 2025

Via HAND DELIVERY

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

RE: Rights Determination through Section 30-473, Code of Ordinances for 73800 Overseas Highway (00401620-000000)

Dear Jennifer,

This law firm represents The Boy Scouts of America (“Boy Scouts”), the owner of 73800 Overseas Highway in connection with the afore-referenced application for recognition of transient hotel rights.

The Property: Is the existing Boy Scout “Sea Base” compound consisting of numerous buildings and a marina. Sea Base facilities include the original Toll Gate Inn. The Parcel ID is 00097710-000000 and the address is 73800 Overseas Highway (the “Property”). The Village FLUM is PS, and the Zoning is PS, which is consistent with the use of the Property as Sea Base. When the Property was originally zoned by Monroe County, it was zoned “commercial” in keeping with its primary use as a hotel with marina.

History of Toll Gate Inn and Lower Matecumbe Key: Once home to five natural wells and considered the most reliable source of freshwater along the island chain, Lower Matecumbe Key became an early waypoint for sailors. When the first version of the Overseas Highway opened in 1928, the island would again be recognized as a waypoint. When the highway initially opened, the drive to Key West required a 40-mile ride aboard an automobile ferry operating between Lower Matecumbe and No Name Key where it was possible to disembark and continue the drive to Key West. Because Monroe County officials held on to the belief that a solid bridge system connecting Key West to mainland America could represent a potential boon to the economy, the Overseas Highway Bridge Corporation was formed in 1932 to help pay for the construction costs. Toll

booths were placed on Lower Matecumbe and Big Pine keys to recoup the construction costs. The toll booth was located on what is now the current location of Sea Base's commissary. The toll booths were removed in 1954. The Ferry Slip Cafe became the Toll Gate Inn. Toll Gate Inn was initially constructed as a 10-room motel, bar, restaurant, marina, and gas station. At the time the Boy Scouts purchased the Toll Gate Inn, the hotel had expanded to sixteen rooms with a marina.

In 1980, the Toll Gate Inn was purchased by the Boy Scouts and transformed into the Florida Gateway High Adventure Base, which opened on May 15 at the location of the former Old Toll Gate Inn and Marina in Islamorada. Since then, the Florida National High Adventure Sea Base has changed its name, grown its facilities and programming, and welcomed tens of thousands of scouts and scouters to the Keys.

Transient Hotel Rights: The Village has created criteria to establish legally recognized residential and transient rights through its Code of Ordinances. When the property changed from the Toll Gate Inn to Sea Base, the hotel rights were not lost. When the hotel rights are re-established, the intent is to sell the transient unit rights in order to fund improvements to Sea Base.

The existing building was constructed in 1956 which pre-dates modern zoning in the Florida Keys. In 1956 the Toll Gate Inn was developed in accordance with Monroe County code requirements of that era. Many of the relevant historical building and planning files were most likely destroyed in a storm and then a subsequent purging of building and planning files by Village staff has left "gaps" in the approval history of this property; however, there is ample permitting history noted in the Monroe County "Green Card" to establish, at a minimum, ten (10) existing hotel rooms. The original Toll Gate Inn building still stands on the Sea Base property. Section 30-473 of the Code of Ordinances provides one method of recognizing the existing rights.

The relevant criteria in Section 30-473 as follows:

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

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

The original 1956 Green Card depicts the hotel building with the original ten (10) rooms. This condition is satisfied to the extent practicable for a building constructed in the 1950's.

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

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

There is no disagreement, and the Village does not contend that the existing building is not habitable and served by Florida Keys Electric Cooperative and the Florida Keys Aqueduct Authority. Existing meters clearly indicate that the Toll Gate Inn building was being served during April 1990 and the building is still in use today. Accordingly, this element is satisfied.

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

Historical photographs have been provided, and the Village has numerous aerial photographs of the property. From the aerial and photographic evidence, it is unmistakable that the original Toll Gate Inn structure has never been expanded and is still in use. This condition is satisfied to the extent practicable.

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

The Village does not contend that the existing structure was not legally permitted. Accordingly, this criterion is satisfied. The current zoning is PS, which is consistent with the use of the property as Sea Base. The Monroe County commercial zoning designation is consistent with its use as a hotel and marina until 1980.

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

Response: The applicant has provided sufficient evidence to determine that at least ten transient rights are attached to the Property; however, if the Village cannot make an administrative

determination with respect to existing entitlements under Section 30-473, the applicant respectfully requests that the application be forwarded to the Village Council for a determination of rights.

Enclosures.

1. Application letter.
2. Property Record Card.
3. Location Map.
4. Photographs.
5. Toll Gate Inn sales information.
6. Survey.
7. Green Card.

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

Kind regards,



Ty Harris

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	00097710-000000
Account#	1114243
Property ID	1114243
Millage Group	50VI
Location	73800 OVERSEAS Hwy, LOWER MATECUMBE KEY
Address	
Legal Description	20/29 64 36 PT LOT 1 SEC 29 PT LOT 3 AND 4 SEC 20 AND LOTS 1-11 BK 1 AND ADJ PT TOLL GATE LANE AND LOTS 1-4 BK 7 TOLL GATE SHRS PB4-39 AND LOT 6 BK 1 SAFETY HARBOR PB3-69 OR126-303/04 OR179-162/63 OR302-160/61 OR398-553Q OR532-206 OR536-187 OR652-810/811 OR814-1272/1273 OR830-1210/1211-E OR846-484 OR900-1780 OR959-1274/75 OR990-1780 OR990-1781/87 OR1123-196/97 RES 047-1990 RES 39018-39021 AND 39024-25 (Note: Not to be used on legal documents.)
Neighborhood	10021
Property Class	CLUB (7700)
Subdivision	
Sec/Twp/Rng	20/64/36
Affordable	No
Housing	



Owner

BOY SCOUTS OF AMERICA THE
1325 W Walnut Hill Ln
S406DT
Irving TX 75038

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$3,652,593	\$3,659,120	\$3,730,398	\$3,802,017
+ Market Misc Value	\$862,629	\$845,262	\$858,401	\$871,512
+ Market Land Value	\$9,463,875	\$9,463,875	\$9,463,875	\$9,463,875
= Just Market Value	\$13,979,097	\$13,968,257	\$14,052,674	\$14,137,404
= Total Assessed Value	\$13,979,097	\$13,017,822	\$11,834,384	\$10,758,531
- School Exempt Value	(\$13,979,097)	(\$13,968,257)	(\$14,052,674)	(\$14,137,404)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$9,463,875	\$3,652,593	\$862,629	\$13,979,097	\$13,979,097	\$13,979,097	\$0	\$0
2023	\$9,463,875	\$3,659,120	\$845,262	\$13,968,257	\$13,017,822	\$13,968,257	\$0	\$0
2022	\$9,463,875	\$3,730,398	\$858,401	\$14,052,674	\$11,834,384	\$14,052,674	\$0	\$0
2021	\$9,463,875	\$3,802,017	\$871,512	\$14,137,404	\$10,758,531	\$14,137,404	\$0	\$0
2020	\$9,463,875	\$3,888,522	\$889,667	\$14,242,064	\$9,780,483	\$14,242,064	\$0	\$0
2019	\$8,122,875	\$3,975,700	\$916,261	\$13,014,836	\$8,891,349	\$13,014,836	\$0	\$0
2018	\$8,122,875	\$3,680,493	\$839,771	\$12,643,139	\$8,083,045	\$12,643,139	\$0	\$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
COMM/HWY/WATER (10HW)	274,255.00	Square Foot	0	0
COMM CANAL/HWY (10CH)	74,500.00	Square Foot	0	0

Buildings

Building ID	41048	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1956	
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1995	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	3344	Roof Type	GABLE/HIP	
Finished Sq Ft	2888	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	340	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,888	2,888	342
OUF	OP PRCH FIN UL	456	0	310
TOTAL		3,344	2,888	652

Building ID	41050	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	2007	
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2007	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	1822	Roof Type	GABLE/HIP	
Finished Sq Ft	911	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	121	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	23	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	911	0	121
FLA	FLOOR LIV AREA	911	911	121
TOTAL		1,822	911	242

Building ID	41051	Exterior Walls	CONC BLOCK	
Style	GROUND LEVEL	Year Built	1951	
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1986	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	5032	Roof Type	FLAT OR SHED	
Finished Sq Ft	4730	Roof Coverage	ROLLED COMPOS	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	300	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	50	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	242	0	66
FLA	FLOOR LIV AREA	4,730	4,730	408
OPF	OP PRCH FIN LL	60	0	32
TOTAL		5,032	4,730	506

Building ID	41052	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1956
Building Type	CLUBS/LDG/HALLS-D- / 77D	EffectiveYearBuilt	1985
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1414	Roof Type	FLAT OR SHED
Finished Sq Ft	1414	Roof Coverage	TAR & GRAVEL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	144	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,414	1,414	238
TOTAL		1,414	1,414	238

Building ID	41054	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1982	
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2000	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	3532	Roof Type	GABLE/HIP	
Finished Sq Ft	1752	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	152	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	33	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,440	0	152
FLA	FLOOR LIV AREA	1,752	1,752	228
OUU	OPPR UNFIN UL	340	0	126
TOTAL		3,532	1,752	506

Building ID	41055	Exterior Walls	AB AVE WOOD SIDING	
Style	STILT 1 STORY	Year Built	1982	
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1995	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	6048	Roof Type	GABLE/HIP	
Finished Sq Ft	2448	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	212	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	887	0	230
OUF	OP PRCH FIN UL	576	0	160
SPF	SC PRCH FIN LL	794	0	116
SBU	UTIL UNFIN BLK	1,343	0	212
TOTAL		6,048	2,448	930

Building ID	41056	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1982	
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	1990	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	6048	Roof Type	GABLE/HIP	
Finished Sq Ft	2448	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	212	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	45	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,448	2,448	212
OPF	OP PRCH FIN LL	1,458	0	308
OUF	OP PRCH FIN UL	576	0	160
SBU	UTIL UNFIN BLK	1,566	0	300
TOTAL		6,048	2,448	980

Building ID	41057	Exterior Walls	C.B.S.
Style	STILT 2 STORY	Year Built	1992
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2005
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	10286	Roof Type	GABLE/HIP
Finished Sq Ft	4284	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	368	Bedrooms	0

Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	300
Interior Walls		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area
CPF	COVERED PARKING FIN	1,630	0
FLA	FLOOR LIV AREA	4,284	4,284
OOU	OP PR UNFIN UL	480	0
OPF	OP PRCH FIN LL	290	0
OUF	OP PRCH FIN UL	2,060	0
SBF	UTIL FIN BLK	1,542	0
TOTAL		10,286	4,284
			1,626

Building ID	41058	Exterior Walls	C.B.S.
Style	STILT 2 STORY	Year Built	1994
Building Type	OFF BLDG-1 STY-B / 17B	EffectiveYearBuilt	2005
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	10893	Roof Type	GABLE/HIP
Finished Sq Ft	4984	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	400	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	350
Interior Walls		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area
CAT	CATWALK UPPER	420	0
CPF	COVERED PARKING FIN	4,595	0
EPB	ENCL PORCH BLK	250	0
FLA	FLOOR LIV AREA	4,984	4,984
OUF	OP PRCH FIN UL	388	0
SBF	UTIL FIN BLK	256	0
TOTAL		10,893	4,984
			1,084

Building ID	41059	Exterior Walls	AVE WOOD SIDING
Style		Year Built	1987
Building Type	SERV SHOPS ETC / 25C	EffectiveYearBuilt	1995
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	324	Roof Type	GABLE/HIP
Finished Sq Ft	192	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	56	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	250
Interior Walls		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area
FLA	FLOOR LIV AREA	192	192
OPU	OP PR UNFIN LL	132	0
TOTAL		324	192
			102

Building ID	41060	Exterior Walls	C.B.S.
Style		Year Built	1996
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2000
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	10329	Roof Type	GABLE/HIP
Finished Sq Ft	6388	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	480	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	350
Interior Walls		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area
CPF	COVERED PARKING FIN	2,358	0
EPB	ENCL PORCH BLK	408	0
FLA	FLOOR LIV AREA	6,388	6,388
OPF	OP PRCH FIN LL	113	0
OUF	OP PRCH FIN UL	226	0
SBU	UTIL UNFIN BLK	836	0
			480
			84
			120

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		10,329	6,388	1,110
Building ID	41061			
Style				Exterior Walls METAL SIDING
Building Type	WAREHOUSE/MARINA C / 48C			Year Built 1996
Building Name				Effective Year Built 2000
Gross Sq Ft	7090			Foundation CONCRETE SLAB
Finished Sq Ft	3120			Roof Type GABLE/HIP
Stories	1 Floor			Roof Coverage METAL
Condition	AVERAGE			Flooring Type
Perimeter	236			Heating Type
Functional Obs	0			Bedrooms 0
Economic Obs	0			Full Bathrooms 0
Depreciation %	33			Half Bathrooms 0
Interior Walls				Grade 350
Code	Description	Sketch Area	Finished Area	Number of Fire Pl 0
EFD	ELEVATED FOUND	3,120	0	236
FLA	FLOOR LIV AREA	3,120	3,120	236
CLP	LOAD PLATFM	200	0	60
SBU	UTIL UNFIN BLK	650	0	150
TOTAL		7,090	3,120	682

Building ID	62209		Exterior Walls	C.B.S.
Style	GROUND LEVEL		Year Built	2013
Building Type	CLUBS-LDGE-HALLS C / 77C		Effective Year Built	2013
Building Name			Foundation	CONCR FTR
Gross Sq Ft	3541		Roof Type	GABLE/HIP
Finished Sq Ft	1962		Roof Coverage	METAL
Stories	1 Floor		Flooring Type	
Condition	AVERAGE		Heating Type	
Perimeter	0		Bedrooms	
Functional Obs	0		Full Bathrooms	0
Economic Obs	0		Half Bathrooms	0
Depreciation %	15		Grade	300
Interior Walls			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,962	1,962	274
PTO	PATIO	1,579	0	398
TOTAL		3,541	1,962	672

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1969	1970	410 x 4	1	1640 SF	4
TIKI	1975	1976	23 x 13	1	299 SF	5
TIKI	1975	1976	38 x 12	1	456 SF	1
CONC PATIO	1975	1976	0 x 0	1	5528 SF	2
TIKI	1975	1976	8 x 8	1	64 SF	5
TIKI	1981	1982	24 x 14	1	336 SF	5
CONC PATIO	1993	1994	0 x 0	1	408 SF	3
CONC PATIO	1995	1996	29 x 46	1	1334 SF	2
RW2	1995	1996	3 x 27	1	81 SF	4
CUSTOM PATIO	2001	2002	5 x 99	1	495 SF	4
CUSTOM PATIO	2001	2002	5 x 109	1	545 SF	4
TIKI	2005	2006	18 x 10	1	180 SF	5
TIKI	2009	2010	25 x 30	1	750 SF	4
WOOD DOCKS	1969	1970	0 x 0	1	3362 SF	5
WOOD DOCKS	1974	1975	6 x 48	1	288 SF	4
CONCRETE DOCK	1974	1975	8 x 408	1	3264 SF	2
CH LINK FENCE	1975	1976	6 x 1406	1	8436 SF	1
WOOD DOCKS	1980	1981	0 x 0	1	270 SF	3
WOOD DOCKS	1980	1981	4 x 78	1	312 SF	3
FENCES	1986	1987	6 x 230	1	1380 SF	2
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
ASPHALT PAVING	1993	1994	0 x 0	1	14860 SF	2
WOOD DOCKS	1995	1996	0 x 0	1	560 SF	3
BOAT RAMP	1995	1996	15 x 45	1	675 SF	3
FENCES	1998	1999	5 x 415	1	2075 SF	2
CUSTOM POOL	2013	2014	0 x 0	1	2760 SF	2
ASPHALT PAVING	1975	1976	0 x 0	1	23285 SF	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1975	1976	20 x 29	1	580 SF	1
CONC PATIO	2013	2014	0 x 0	1	3486 SF	5
WOOD DECK	1986	1987	4 x 124	1	496 SF	1
UTILITY BLDG	1988	1989	12 x 16	1	192 SF	3
CONC DAVITS	1990	1991	0 x 0	1	1 UT	2
UTILITY BLDG	1992	1993	10 x 28	1	280 SF	3
Elevator	1994	1995	0 x 0	1	1 UT	1
Elevator Landing	1994	1995	0 x 0	1	2 UT	1
WALL AIR COND	1996	1997	0 x 0	1	10 UT	2
CONC PATIO	1996	1997	29 x 42	1	1218 SF	3
CH LINK FENCE	2000	2001	6 x 931	1	5586 SF	1
FENCES	2002	2003	6 x 120	1	720 SF	5
TIKI	2005	2006	10 x 12	1	120 SF	3
TIKI	2005	2006	14 x 16	1	224 SF	3
TIKI	2005	2006	22 x 12	1	264 SF	3
GARAGE	2009	2010	20 x 24	1	480 SF	2
RES ELEVATOR	2013	2014	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/1/1980	\$780,000	Warranty Deed		814	1272	U - Unqualified	Improved		
2/1/1970	\$156,100	Conversion Code		652	810	Q - Qualified	Improved		

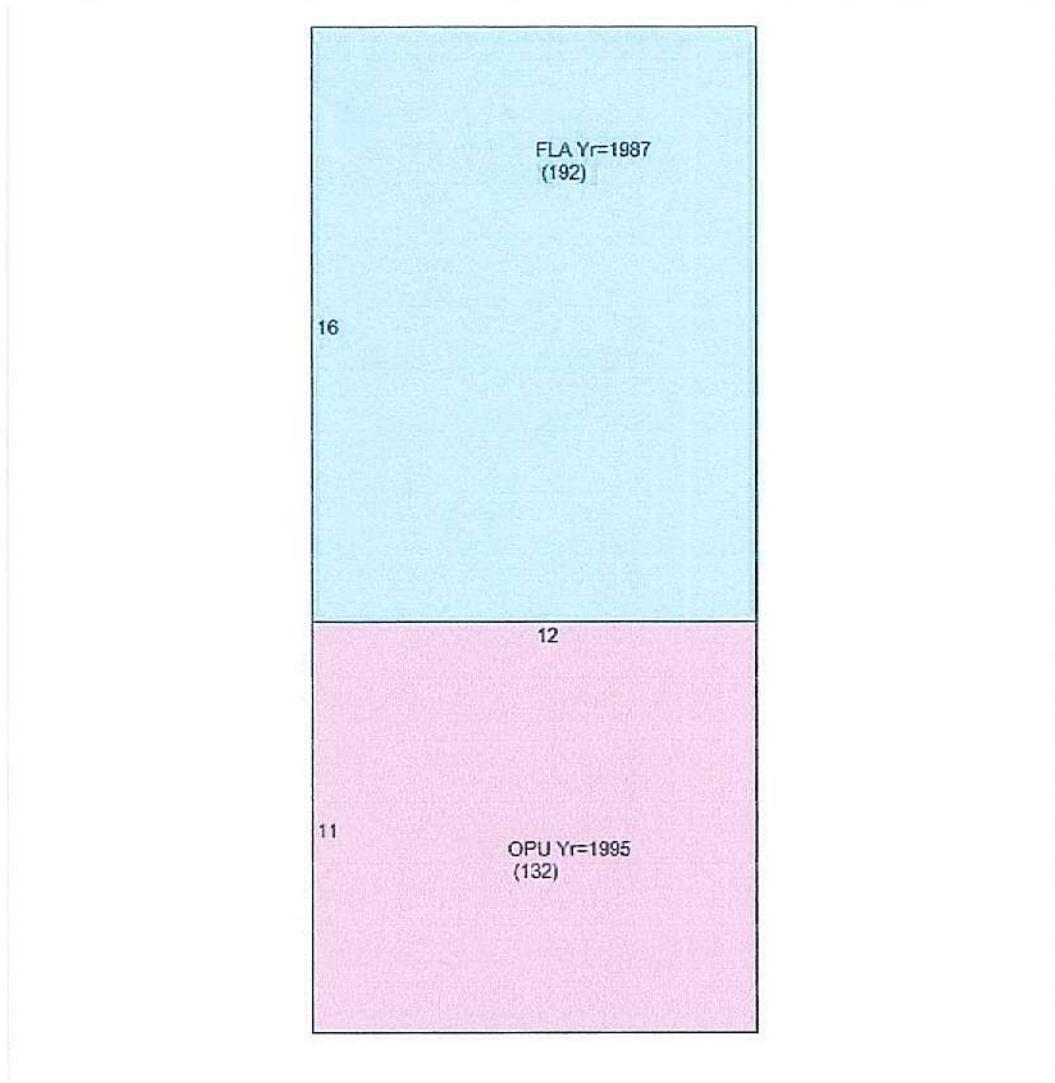
Permits

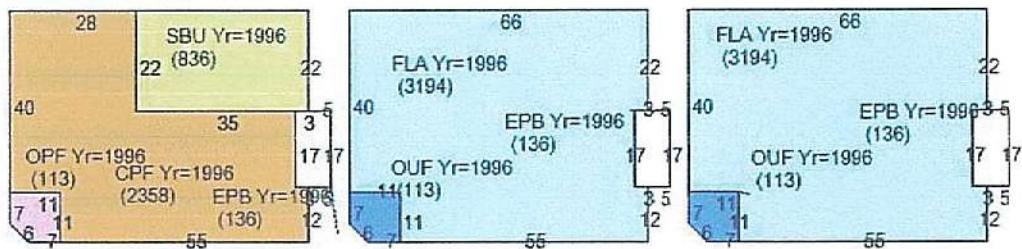
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PRBLD202301092	07/09/2024	Active	\$600,000		NEW 2 STORY ADDITION FOR DORMS
PRELT202400195	03/26/2024	Completed	\$1,500	Commercial	UPGRADE 100 AMP SERVICE TO 200 AMP.
PRFIR202300977	11/20/2023	Completed	\$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE.
PRFIR202300977	09/08/2023	Completed	\$12,500	Commercial	INSTALLATION OF NEW UL LISTED FIRE RADIO FOR MONITORING SERVICE. (RENEW EXPIRED PERMIT 6/14/24)
PRBLD202201024	07/21/2023	Completed	\$400,000	Commercial	REMOVAL OF NON-STRUCTURAL SLAB, REINSTALL SLAB & PAVERS
PRELT201901576	02/04/2020	Canceled	\$52,000	Commercial	REPLACE MARINA ELECTRICAL SERVICE
PRPLB201901577	01/14/2020	Completed	\$49,000	Commercial	INSTALL SEWER WATER AND HORIZONTAL STANDPIPE FOR MARINA
PRBdD20102171	09/09/2019	Completed	\$40,000	Commercial	DOCK
PRBLD201900288	04/02/2019	Completed	\$28,258	Commercial	INSTALL 1-2000 GAL. ABOVEGROUND STORAGE TANK (OWNER FURNISHED) W/HOSE REEL, CONCRETE HOLD DOWN PAD. (DIESELL)
PRBLD201701195	09/01/2017	Expired	\$15,000	Residential	ENCLOSURE - DOWNSTAIRS STORAGE
PRBLD201701091	07/13/2017	Expired	\$17,350	Residential	FENCE
PRBLD201602281	11/21/2016	Completed	\$400,000	Residential	SFR - MODULAR
PRBLD201602054	09/06/2016	Completed	\$35,000		DEMO BLDG #8 (1411 SF). ALSO KNOWN AS 198 TOLLGATE BLVD.
PRRGF201600036	01/07/2016	Completed	\$30,000		R/R DORM ROOFS (METAL)
FWC201400922	05/06/2015	Completed	\$8,100		REPLACE WOODEN FENCING 300 LF
PRBLD201500160	03/04/2015	Completed	\$52,088		DEMO ABOVE GROUND POOLS (2), SIDEWALK, PATIO, CHICKEE HUTS, PUMP HOUSE BLDG, SHEDS (2)...
DOC201300487	07/28/2014	Completed	\$1		R/R DOCK (SAME FOOTPRINT) & REPLACE SEAWALL
BRE201000335	07/24/2014	Completed	\$1		ADD 2 COLUMNS & BEAM FOR NEW DOOR (REVISION TO #BRE20100079)
COB201300815	10/11/2013	Completed	\$1,500		RELOCATE 8 INCH SEWER MAIN TO FACILITATE NEW POOL CONSTRUCTION
INC201300803	09/30/2013	Completed	\$1		INT - REMODEL
COB201200543	09/10/2013	Completed	\$438,000		(REV ORIG 6/3/14) CONSTRUCT POOL, EQUIPMENT/COMPRESSOR ROOM, RESTROOM BUILDING
INC201200603	09/10/2012	Completed	\$152,480		REMODEL KITCHEN
DRG201100580	10/14/2011	Completed	\$1		DREDGING
201100078	03/04/2011	Completed	\$1		BATHROOMS WITH SHOWERS
BRE201000079	02/17/2010	Completed	\$1		GARAGE
INR200801886	02/10/2010	Completed	\$1		INTERIOR RENOVATIONS
200901133	12/10/2009	Completed	\$1		REPLACE SEAWALL
CHC200900183	03/25/2009	Completed	\$1		NEW TIKI HUT
200801787	12/03/2008	Completed	\$1		INTERIOR REMODELING
200800301	04/03/2008	Completed	\$1		SIDING, WINDOWS, DOORS - QUARTERDECK BUILDING
2007258	02/26/2007	Completed	\$1		PROGRAM BLDG
20062547	01/02/2007	Completed	\$1		PROGRAM BUILDING
2005954	08/18/2005	Completed	\$1		INSTALL MOORING PILES
200598	01/24/2005	Completed	\$1		REPAIR WOOD AND CONC. BEAM DOCKS (8 BEAMS TOTAL)
2004461	03/16/2004	Completed	\$1		CHICKEE W/CONC SLAB
0301218	07/03/2003	Completed	\$1		REP 3.5 TON A/C & A/H
0301080	06/17/2003	Completed	\$1		REROOF
0200756	05/16/2002	Completed	\$1		REMODEL INTERIOR

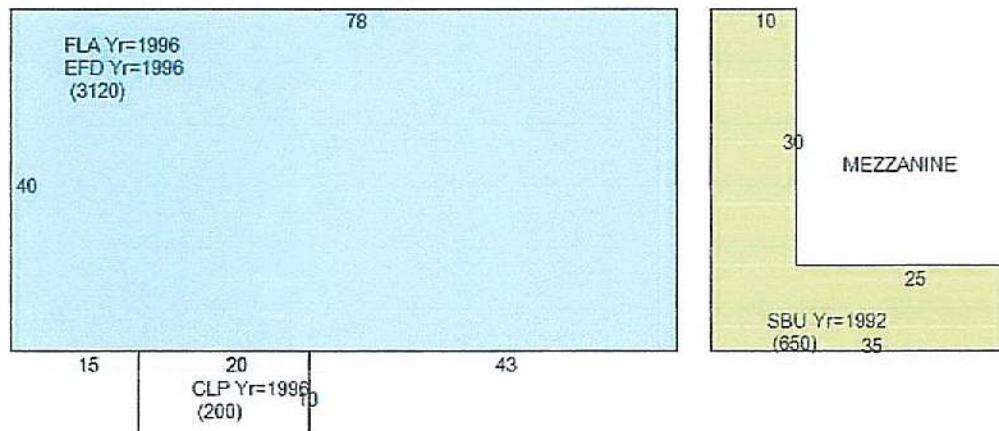
Number	Date Issued	Status	Amount	Permit Type	Notes
0200881	05/10/2002	Completed	\$1		DEMO INTERIOR ONLY
0006316	11/30/2001	Completed	\$1		REPLACE DECKING
0006068	11/06/2000	Completed	\$1		ASPHALT SEAL & RESTRIPE
9732591	09/01/1997	Completed	\$1		ROOF
9730856	03/01/1997	Completed	\$1		CONC.BASE/FLAG POLE
9730268	01/01/1997	Completed	\$1		ROOF
9630922	08/01/1996	Completed	\$1		DOCKS & RAMP
9631718	08/01/1996	Completed	\$1		DOKS

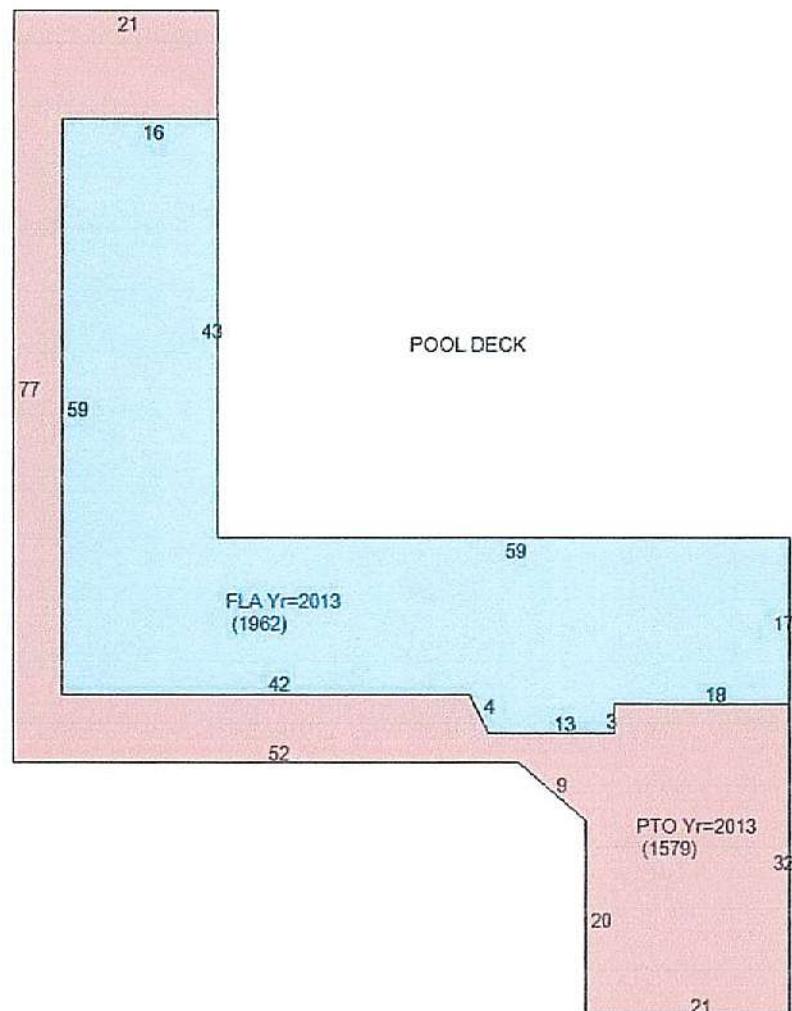
View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

19	FLA Yr=1956 (2899)	152
4	OUF Yr=1956 (456)	







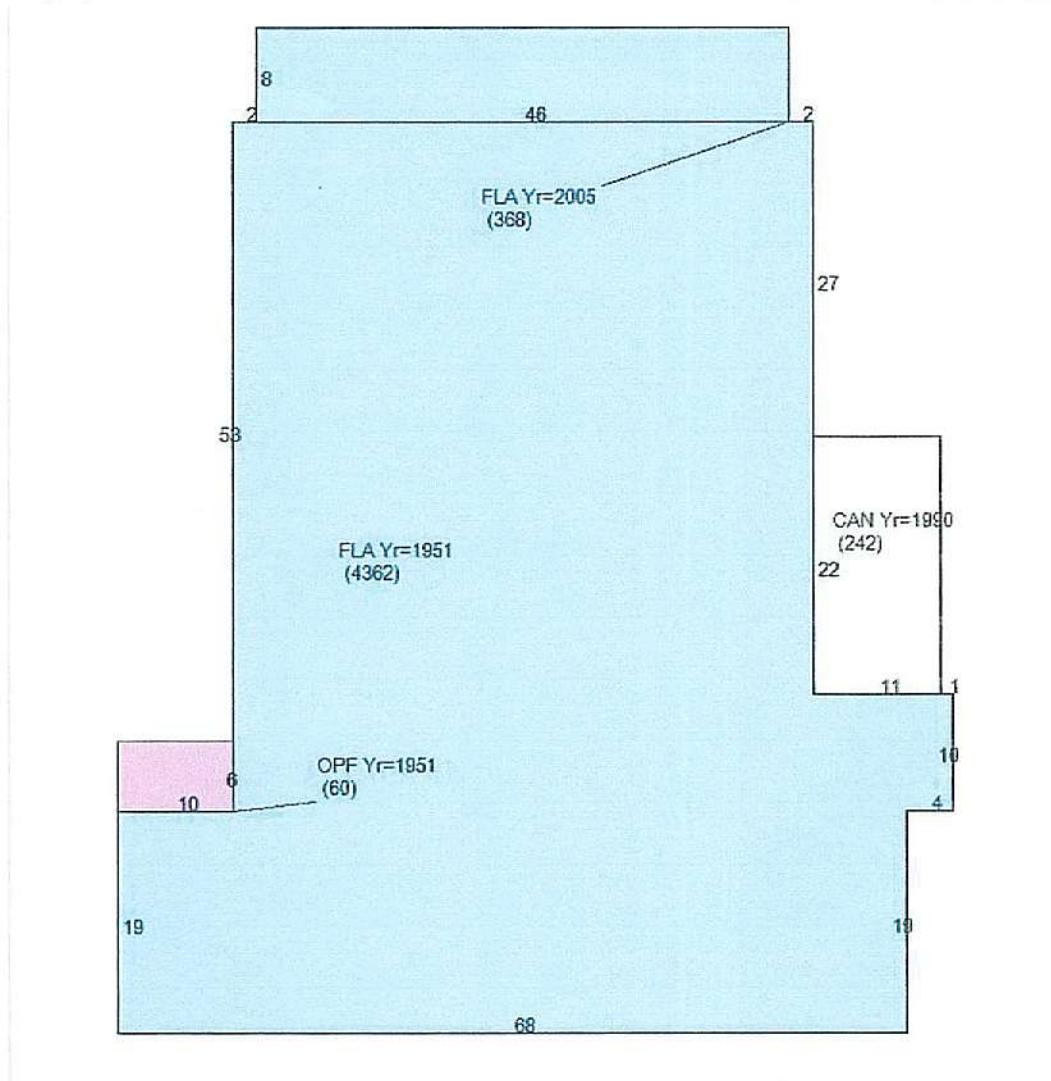


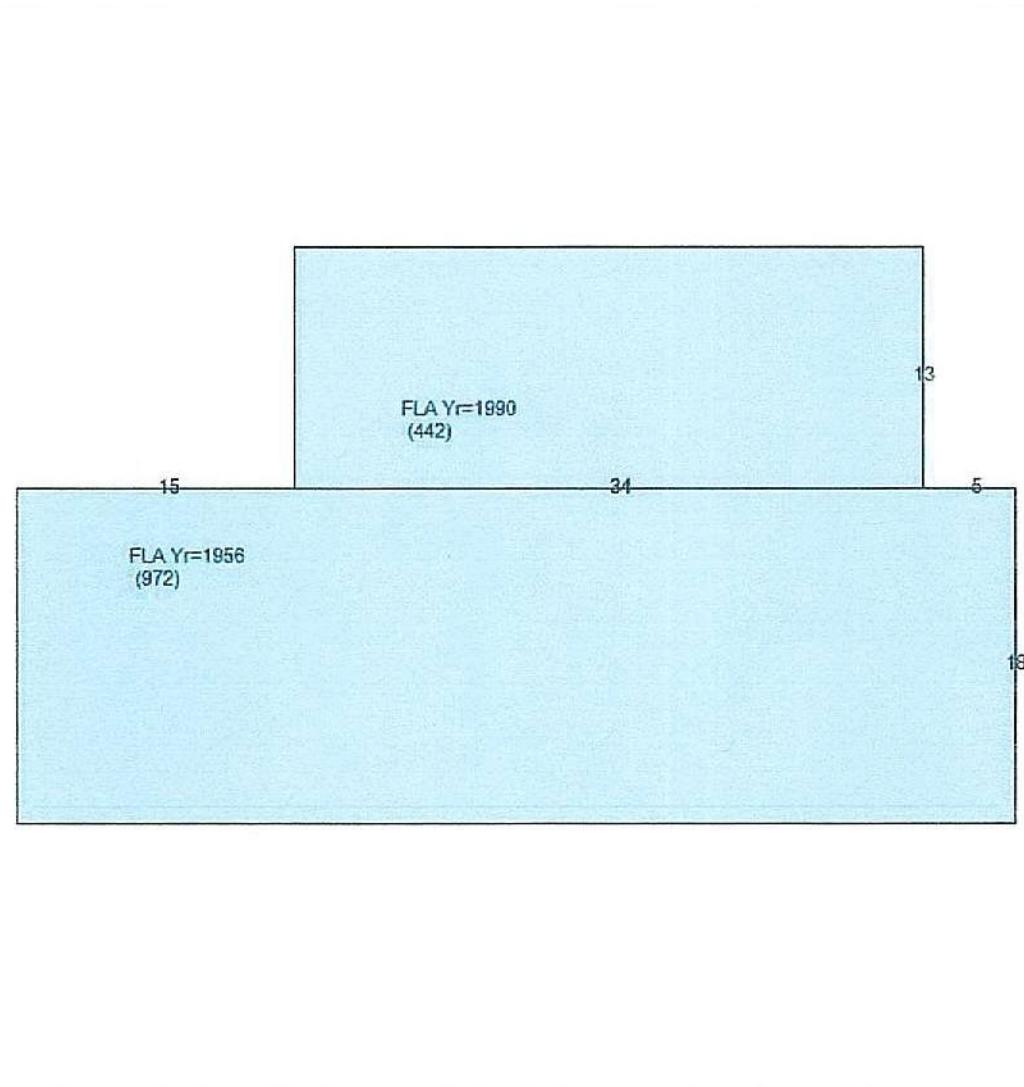
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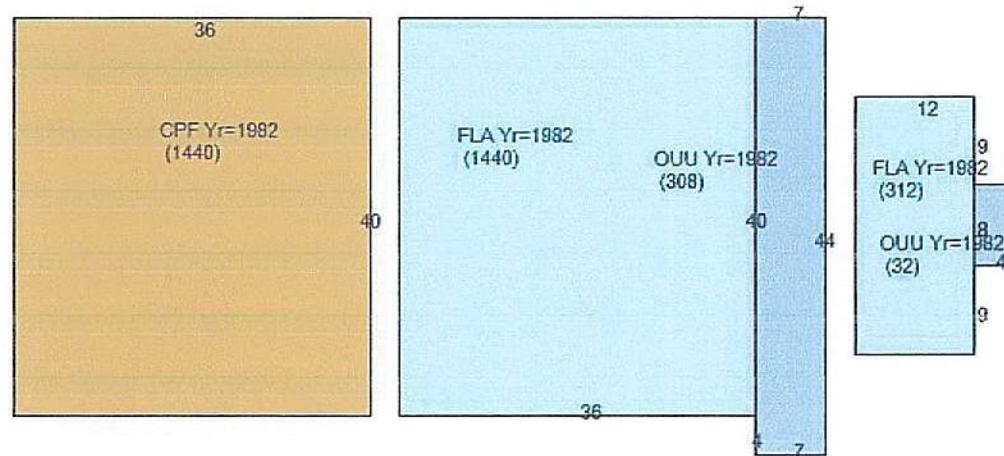
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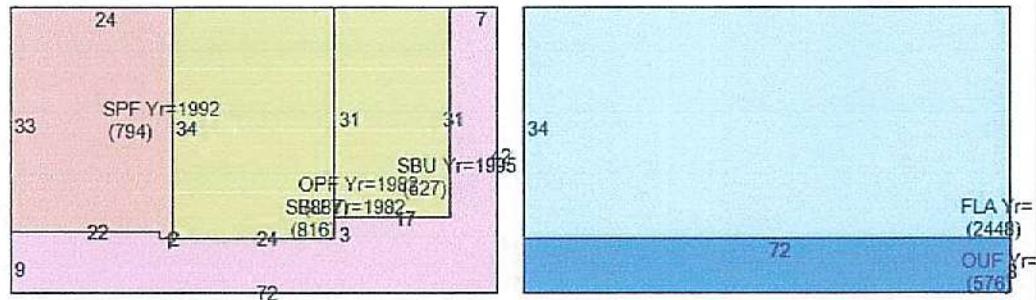
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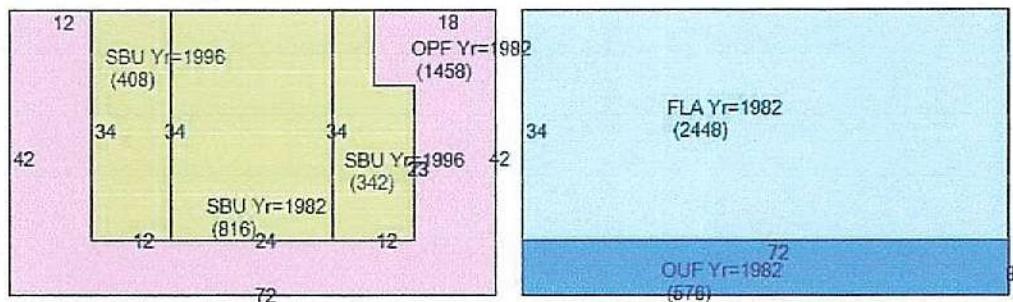
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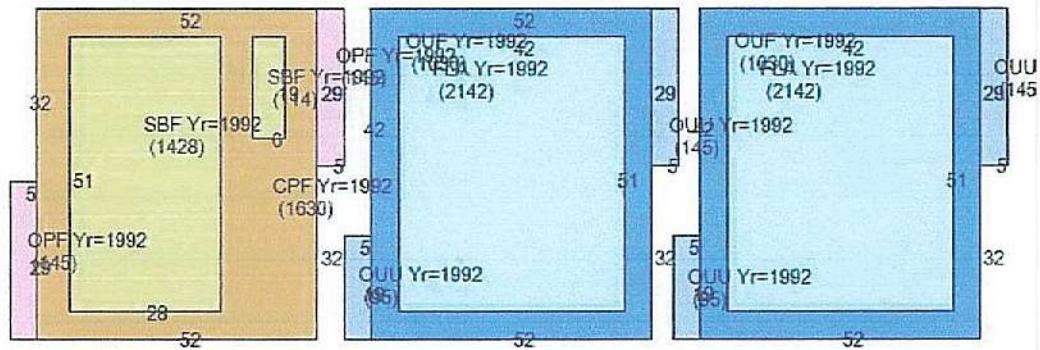


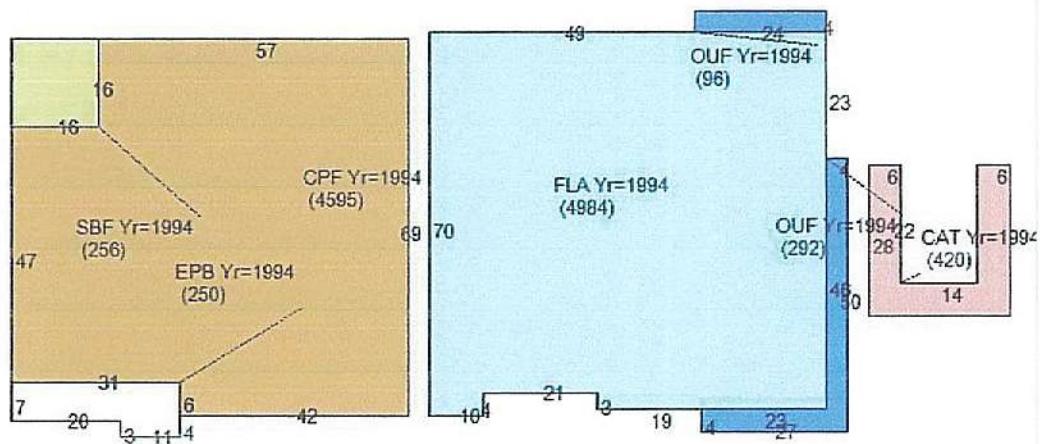






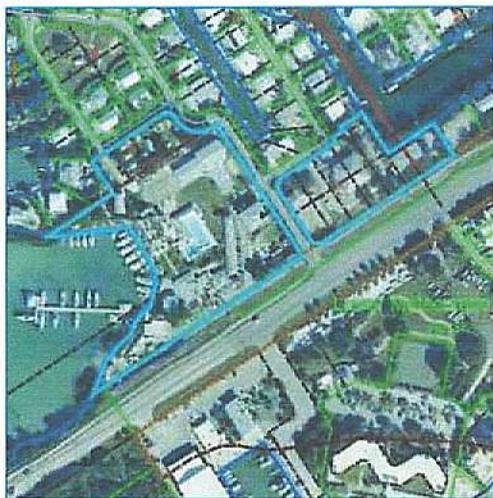






Photos



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

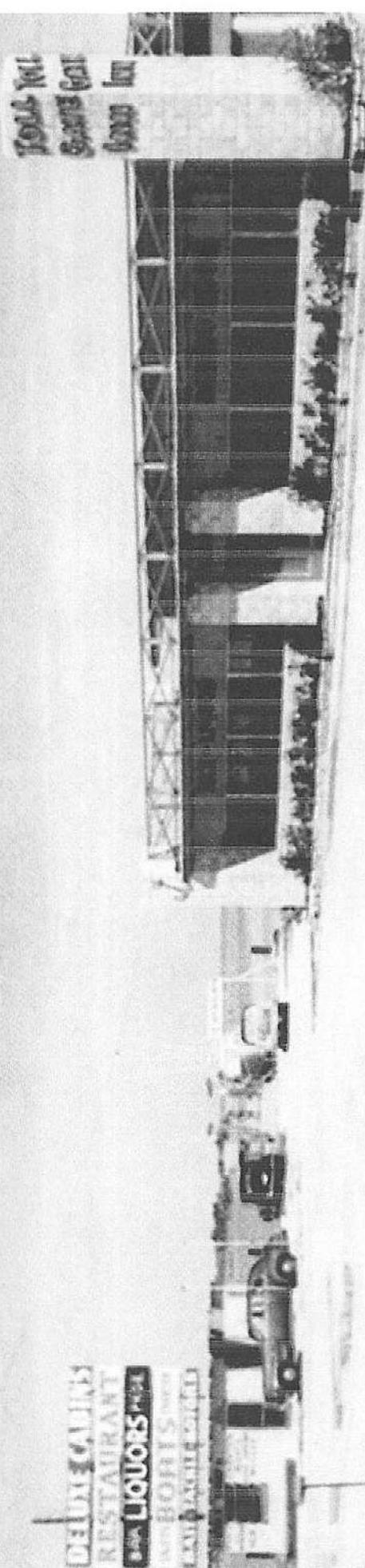
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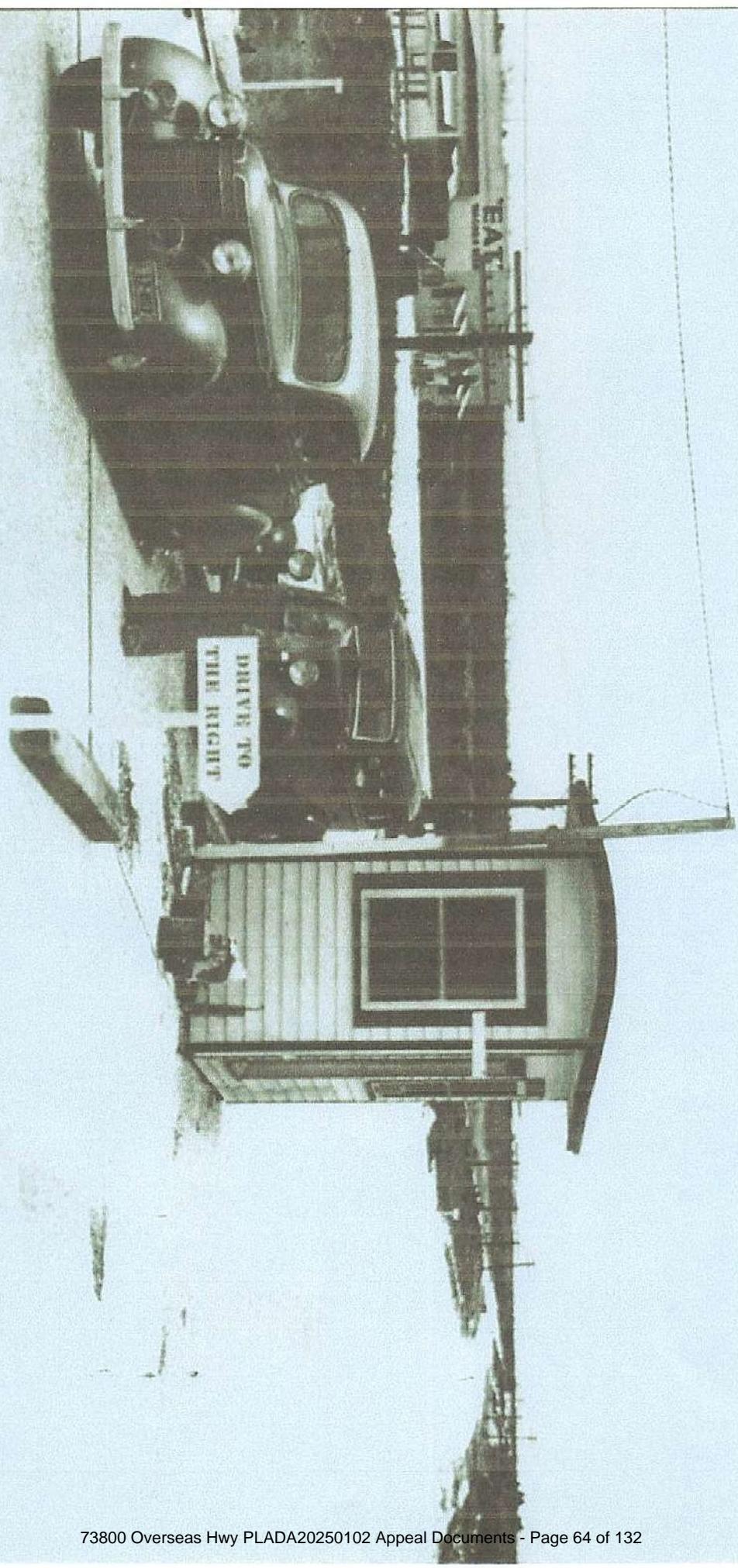
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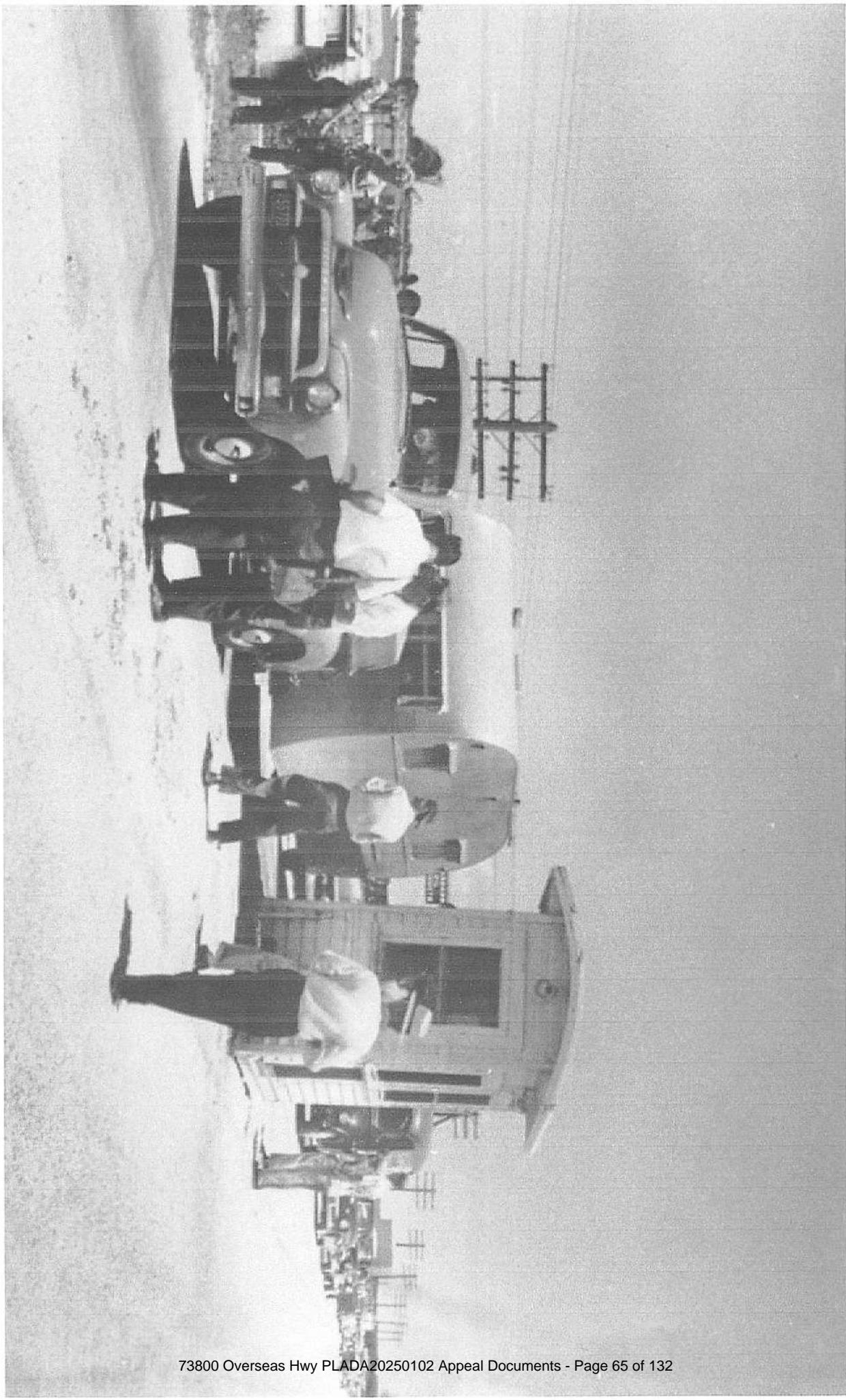
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 SCHNEIDER
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FLORIDA KEYS RESORT, MARINA AND RESTAURANT

Location: Islamorada. U.S. 1 at Mile Marker 74½ on Matecumbe Key,

Legal: Tract of land on Lower Matecumbe Key - Monroe County, FL
Lengthly legal available.
625' on U.S. 1. 410' deep. Almost 1,000 of waterfront..

Lot Size and Description:

Buy a piece of Florida Keys history - THE TOLL GATE INN - a historical monument. A great location with tremendous potential. The marina not only is the natural Matecumbe harbor but also has a 270' dock that juts out to the harbor for perfect dockage. The marina has approximately 100 slips plus a dock office building with an apartment. The Restaurant is a 4,600 square foot separate building that seats 150 and has a transferable liquor license with package goods. A CBS 16 unit motel also goes with this property. This set up is ready for development. Zoned up to 30 units per acre - approximately 5 acres. If you know the Florida Keys then you will know the area is hot for investment, fishing and recreation.

Zoning: Commercial.

Taxes: 1977 - \$3,419.09 Monroe County

Price: \$850,000.00

Terms: Cash or terms to be arranged.
Possible participation in development.

Owners: Ed or Greg Goeble.

HOLIDAY ISLE RESORT

Mile Marker 84½, P O Box 588, Islamorada Florida 33036

Toll Free 800 327-7070 • Florida 1 800-433-2875 • Miami 248-4879 • 305-664-2321

DATE March 24, 1965JOB NO. 65-825.0

DESCRIPTION: Toll Gate Inn Property

A tract of land on Lower Matecumbe Key, Monroe Co., Fla., being a part of Gov't. Lot 1 in Section 29 and part of Gov't. Lots 3 & 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 ft. Northeasterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway), a distance of 625.0 ft; thence Northwesterly at right angles to said centerline, a distance of 100 ft. to the most Southerly end of Toll Gate Blvd., as shown on plat of TollGate Shores (P B 4, P 39) Monroe Co., Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Blvd., a distance of 410.0 ft. thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550. ft more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 ft. Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 ft. Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 ft. to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 ft. thereof, which is within the right of way of the said Overseas Highway.

Coral Gables Multiple Listing Service, Inc.

Listing No. 39,336

C-077

MATECUMBE MARINA
RESTAURANT
SMALL MOTEL***
\$750,000



FLORIDA KEYS' MARINA THAT'S A HISTORICAL MONUMENT***HERE'S YOUR CHANCE!

LOCATION: U.S. One at Mile Marker 73½ on MATECUMBE KEY
Folio # 390110

LEGAL: Tract of land on Lower Matecumbe Key-Monroe County, Fla.
lengthly legal in listing office

625' on U.S. One— 510' deep
Almost 1000' of waterfront

LOT SIZE:

DESCRIPTION:
Buy a piece of Florida Keys history—THE TOLL GATE INN. Needs a lot of
fixing and care but the potential is all over the place! The Marina
not only has the natural Matecumbe Harbor but also has a 270' dock that
juts out to the Harbor perfect for dockage. The restaurant is a 4600
square feet separate building that seats 150 and has a 24 hour liquor
license. An older 15 unit motel also goes with this package.

This set-up is begging for development. Owner will break it up into
4 separate parcels if needed.

If you know the Florida Keys then you'll know the area is the best
for fishing and investment. Caloosa Cove Marina just across the street!

ZONING: Commercial

TAXES: 1976— \$3377.33 Monroe County

PRICE: \$750,000.00

TERMS: Best terms to suit buyer and seller. Existing mortgage on
For \$174,000.00 payable \$30,000.00 yearly plus 7% interest
on the unpaid balance.

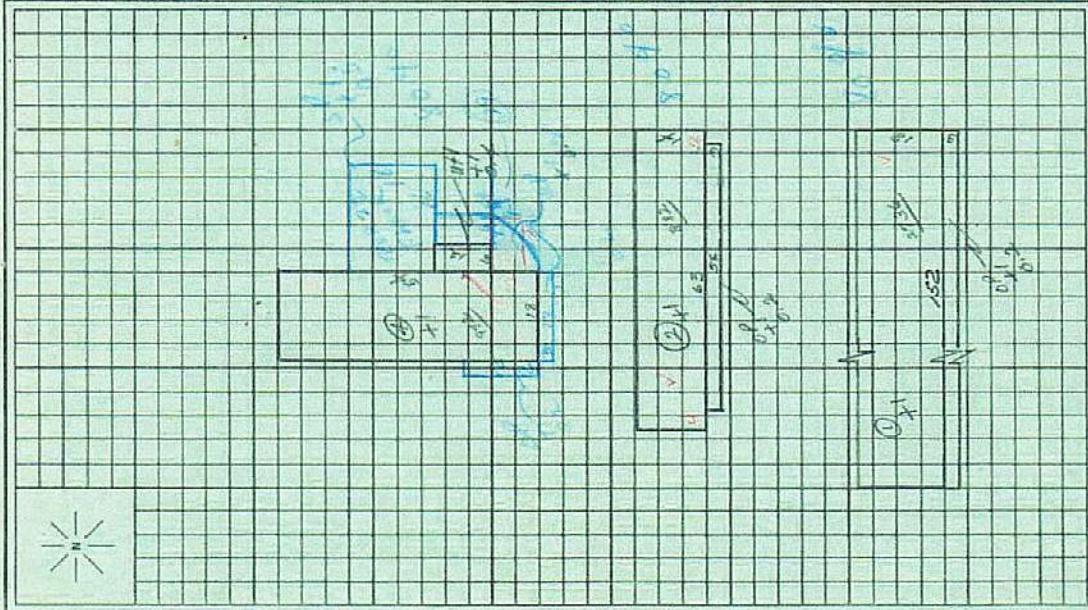
INSPECTION:

Drive by anytime—to see interior or to chew over future plans
you might have for this great historical monument PHONE
Edison Archer Realtor Miami line-218-4693 or in the Keys
call 664-2631. Realtor's office in Islamorada near Mile
Marker 82—bring your rod and reel and stop over!

10K-58-5L

THIS OFFERING SUBJECT TO OMISSIONS, ERRORS AND PRIOR SALE WITHOUT NOTICE

CONSTRUCTION DATA						
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1
TYPE OF STRUCTURE	1/2 CHAP	1/2 BATT	3/4 BATT	1/2 BATT	INTERIOR FINISH	2
YEAR BUILT	1961	1961	1961	1961	Unfinished Wd or Cell. Eds. Wainscoting Plaster, No Furring Drywall Wood Panel	1961
ROOMS					FLOORS	
Total Rooms					None	
Eff. Apps					Single Ply Concrete	
Rm. Apps					Cone, Asph. Tile Cone, Terrazzo	
Rm. Apps					Double Ply Double Hardwood	
No. of Baths					Precast Conc.	
No. of Batt. Rms.					Parquet	
Flat R. Rms.	10	7			Cone, D. Tile Cone, Cer. Tile Marble	
Flat R. Rms.						
Total Fixtures						
Continuous Wall	250 ft	250 ft				
Piers						
Piling						
ADJUSTMENTS						
Frame						
Height						
Front & Interior						
Arch. Details						
Partitions						
Special Use						
EXTEN. WALLS						
Wallboard						
Corr. Metal						
Corr. Asbestos						
Wd. Fr. Stucco						
Wd. Fr. Asbestos						
C.B. Plain						
C.B. Stucco						
Wd. Fr. Siding						
Tile Siding						
Brick						
Rein. Conc.						
Panel, Glass, Mtl.						
ROOF TYPE						
Flat, Shed						
Hdg. Gable						
Bar Joint						
Wood Truss						
Prestressed						
Steel Truss						
ROOF MATERIAL						
Sh. Mtl. Roll						
T. B. G. B.L.						
String, Ndl. Etc						
Shing, Asbestos						
Tile, Cement						
Tile, Clay						
Bermuda						
Side						
Gypsum						
DEPRECIATION ADJUSTMENT						
NO. PHY. ADJUSTMENT	1					% CONST.
	2					
	3					
	4					



CARD	1	2	SCALE 1"	LAND USE CODE
PLOTTED			FLOWN BY	DATE
RANDOM			CLASSED BY	DATE



IMPROVEMENT	TYPE OF STRUCTURE	YEAR BUILT	CONSTRUCTION DATA			
			1	2	3	4
Exterior Walls	Wood Frame	1870-71	Unfinished		INTERIOR FINISH	
Exterior Walls	Wood Frame	1870-71	Wd. or Clay Block			
Exterior Walls	Wood Frame	1870-71	Woodboard			
Exterior Walls	Wood Frame	1870-71	Plaster, No Furring			
Exterior Walls	Wood Frame	1870-71	Plaster, Furring			
Exterior Walls	Wood Frame	1870-71	Drywall			
Exterior Walls	Wood Frame	1870-71	Wood Panel			
ROOMS			FLOORS			
Total Rooms			None			
Eff. Apts			Single Plym			
Rm. Apts			Concrete			
No. of Baths			Conc. Asph. Tile			
No. of Rms.			Conc. Terrazzo			
Plat. R. Rms.			Double Plym			
Total R. Rms.			Double Hardwood			
Total Features			Precast Conc.			
Continuous Wall			Prefab			
Plates			Conc. Q. Tile			
Filing			Conc. Cer. Tile			
ATTACHMENTS			Marble			
PLUMBING						
Plates			None			
Height			None			
Front & Interior			None			
Appl. Equip.			None			
Partitions			None			
Special Use			None			
EXTERIOR WALLS						
Woodboard			None			
Cor. Metal			Unit Heat			
Cor. Asphalt			Centr. Heating			
Wd. Fr. Glueco			Centr. Cooling			
Wd. Fr. Asbestos			Centr. Cool & Heat			
C.B. Plain						
C.B. Stucco						
Wd. Fr. Building						
Tile Stucco						
Brick						
Brick, Concrete						
Painted, Glass, Mtl.						
ROOF TYPE						
Flat, Shad			BASE RATE			
Hdg. Gable			ADJ. RATE			
Batt. Gable			AREA			
Wood Truss			E.F.			
Prestressed			E.F.			
Steel Truss			REP. COST NEW			
			CONDITION			
			DEP. REP. VALUE			
ROOF MATERIAL			ADJUSTMENT			
Sh. Mtl. Roll			NO	PHY.		
T. & G. Bl.			1			
Shing., Wd. Etc.			2			
Shing., Asphalt			3			
Tile, Ceramic						
Bamboo						
Stiefe						
Gypsum						



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

August 05, 2025

Ty Harris
110 Plantation Shores Drive
Tavernier, FL 33070

Subject: Pre-Application (File No. PLPRE20250056)

Dear Ty Harris,

Thank you for your Application for a Pre-Application Conference ("Application"). The following is the Planning and Development Services Department's ("Staff") analysis of your questions and a summary of the meeting held on 6/16/2025. The purpose of the Pre-Application Conference is to familiarize the applicant with the applicable provisions of Chapter 30, *Land Development Regulations (LDRs)*, of the Code of Ordinances ("Code") of Islamorada, Village of Islands, Florida (the "Village"), the processes required to permit the proposed development indicated by your application.

The property is located at 73800 OVERSEAS HWY, Lower Matecumbe Key, FL with the Real Estate Number 00097710-000000(the "Property"). The Property is categorized within the Future Land Use Map (FLUM) as Public Semi Public Services and is within the Public Semi Public Services Zoning District.

This letter serves as a response to your request for recognition of at least ten transient hotel rights specifically for the Toll Gate Inn located at 73800 Overseas Hwy (RE#: 00097710-000000).

The Village of Islamorada previously held a pre-application conference (PC-17-07) on February 1, 2017, with the property owner (Boy Scouts of America) regarding the parcel. Questions were posed regarding the available non-residential and residential square footage for future needs. In the pre-application summary letter, the Village confirmed the number of dwelling units existing on the property. A permit issued in 1982 (Permit #C-10881) was identified which authorized the conversion of the 10-unit motel into a 10-unit staff/faculty quarters.

Inquiries were posed by the applicant regarding the 4-unit motel structure shown on the historic property record card. Review of site conditions and permitting history indicates this structure received a certificate of occupancy from Monroe County on July 20, 1988 for the conversion of the 4-unit motel into a non-residential ship store (Monroe County Permit #88-2-0000156). This letter confirms that Islamorada, Village of Islands does not recognize the requested transient

hotel rights at the subject parcel. This determination is based on the summary of the 2017 pre-application conference and the following criteria listed in Section 30-473(d) of Village Code. The 2017 pre-application conference summary is included as an attachment to this exhibit.

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

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

The requested transient units were not accounted for in the Village comprehensive plan building permit allocation system and ROGO. In accordance with Policy 1-2.1.10 of the Village Comprehensive Plan, the Village capped the number of new transient units at the number of current and vested hotel and motel rooms, campground and recreational vehicle spaces existing within the Village as of December 6, 2001. The Village maintains the list of existing transient units and the Tollgate Inn was not identified on the list. The transient units were not in existence at the time of the April 1990 census due to the legal conversion into residential institutional units authorized through Permit #C-10881 in 1982 and legal conversion to non-residential floor area through Permit #88-2-0000156 in 1988. No certificate of occupancy had been issued for transient units subsequent to April 1990, therefore criterion for (1) has not been met.

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

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

The Monroe County Real Property Record Cards dated circa 1977 show the existence of a 10-unit motel structure, a 4-unit motel structure, and a 1 bedroom and linen storage structure. The 2019 survey provided by the applicant shows the existence of the structure of the prior 10-unit motel which was converted to residential-institutional dwellings under Permit #C 10881. A 2007 survey provided by the applicant shows the existence of the structure of the prior 4-unit motel which was legally converted to non-residential floor area through Permit #88-2-0000156 in



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1988, and the 1-bedroom and linen storage structure were not able to be identified and are likely not currently in existence based on the surveys.

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

The requested transient units were legally converted via permits from Monroe County prior to 1990, therefore, the surveys and aerials are unable to clearly show the existence of these requested units.

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

The Tollgate Inn was constructed in 1956. Based on a review of Monroe County Zoning codes and maps, the 1963 County zoning maps show the subject parcel in the Neighborhood Retail Business District (BU-1-M) zone. Monroe County zoning regulations at the time allowed for hotels and motels in the BU-1-M zone.

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

The requested transient units were not in existence in 1990 due to the legal conversions permitted by Monroe County prior to 1990.

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

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

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

Sincerely,

Robert Mather

Robert Mather
Planning Engineer
86800 Overseas Highway, Islamorada, FL 33036
3056646416
robert.mather@islamorada.fl.us

SEA BASE
CONDITIONAL USE
APPROVAL BY
MONROE COUNTY
(1989)

620743 REG 1116 PAGE 0955 2143

MONROE COUNTY, FLORIDA
PLANNING COMMISSION
MAJOR CONDITIONAL USE
DEVELOPMENT ORDER #29-89

WHEREAS, the Planning Commission of Monroe County, Florida, held a public hearing on November 9, 1989, in accordance with the provisions of Section 5-309, of the Monroe County Land Development Regulations, to consider the application of Boy Scouts of America for a major conditional use approval, on the following described property:

located on a tract of land on Lower Matecumbe Key, Monroe County being a part of government lot 1 in section 29 and part of government lots 3 & 4 in section 20, all in township 64S, range 36E approximate mile marker 73.8; the land use designation is suburban commercial (SC);

to permit the major conditional use of the phased construction of a fourteen (14) unit institutional Boy Scouts Adventure Base consisting of a total of 40, 597 square feet, specifically:

- 1) Participant housing expansion to accomodate 120 persons;
- 2) Staff/adult housing for 20 members;
- 3) Special activities/chapel buildings with a total area of 600 square feet;

RECEIVED

DEC 20 1989
PLANNING DEPT.
LAND USE/DIVISION
BY _____

REC'D
DEC 20 1989
FILED
REC'D
DEC 20 1989
FILED
REC'D
DEC 20 1989
FILED

620743 REC1116 PAGE0956

- 4) Reception/conference/administration building with a total area of 4900 square feet;
- 5) Storage/maintenance building with an area of 4200 square feet;
- 6) Sewage treatment plant;
- 7) Other miscellaneous improvements noted on site plan, dated July 25, 1989, prepared by PSB&J.

WHEREAS, after considering the application for development approval for the major conditional use on the above-described property, the report from the development review committee, the written report by the planning department, and the oral report by the planning staff, the Planning Commission has concluded that said MAJOR CONDITIONAL USE DEVELOPMENT ORDER shall be approved with the following conditions:

1. A plan for mitigation of proposed mangrove removal and environmentally appropriate outdoor lighting will be reviewed and approved by the county biologist and the Florida Game and Freshwater Fish Commission prior to issuance of a building permit.
2. The loading zone shall be clearly marked on the site plan.
3. Final detailed landscaping and drainage plans shall be submitted and approved by the county biologist prior to issuance of a building permit.

620743 REC 116 PAGE 0957

4. Permits from all agencies having jurisdiction over this project shall be received prior to issuance of a building permit for each individual phase of the project.
5. The sewage treatment plant shall be designed as conservatively as possible under existing regulations, and, an inlet to the plant shall be provided at the docking site where sewage will be emptied from the applicant's boats.
6. All outdoor lighting shall be cutoff lights.
7. Relocation of the existing osprey pole shall be coordinated with the Florida Game and Freshwater Fish Commission.
8. Prior to the issuance of a building permit, the applicant shall comply with Fire Marshall's requirements.
9. Vacation of road segment shall be processed through the county attorney's office.
10. The applicant shall coordinate an on site recycling plan with the county recycling coordinator.
11. The applicant shall install bicycle racks once the bicycle path is provided on the public right of ways.

UNDER THE AUTHORITY of Section 9.5-72 of the Monroe County Land Development Regulations, this conditional use approval is granted a phased approach over a five (5) year period. A building permit, for phase I, must be applied for within six (6) months of the date of the approval of the conditional use permit. Phase I must be completed within two (2) years of the date of issuance of the initial building permit; phase II must be

620743 REC1116 PAGE0958

completed within two (2) years of the date of issuance of the initial building permit. An extension of time may be granted only by the body approving the conditional use permit for a period not to exceed one (1) year and only within the original period of validity.

PURSUANT TO Section 9.5-72(a) of the Monroe County Land Development Regulations, a conditional use permit shall not be transferred to a successive owner without notification to the development review coordinator within five (5) days of the transfer.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of Monroe County, Florida, that the major conditional use permit for the development described above is hereby granted according to the terms and conditions set forth therein.

Date: 12/19/89

Ed Kloski
Ed Kloski, Chairman

REFERENCE: In the event that this development order constitutes an amendment, extension, variation, or alteration of a previous conditional use permit, that document may be referenced by the following _____

STATE OF FLORIDA,
COUNTY OF MONROE

620743 REC 116 PAGE 0959

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgment, personally appeared ED KLOSKI, to me known to be their person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____

NOTARY PUBLIC, STATE OF FLORIDA

I, the undersigned, do hereby attest that I have read and agree to the conditions listed above.

Samuel E. Jumper Jr.
PROPERTY OWNER

Mary A. Hulka
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT. 25, 1993
BONDED THRU GENERAL INS. UND.

Recorded in Official Records Book
In Monroe County, Florida
Record # 11110
DANNY L. KOLHAGE
Clerk Circuit Court

Sea Base Deed

214982

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

814PG1272

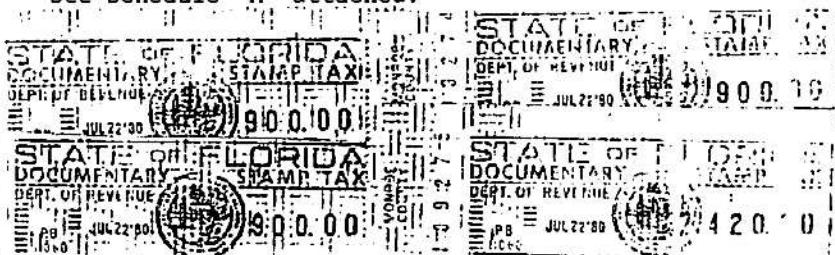
7.00
3120.00

This Warranty Deed Made the 15th day of July A. D. 1980 by
 ED GOEBEL and GREG GOEBEL
 hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA
 Congress
 a corporation existing ~~so long as the same shall exist~~ by an Act of / with its permanent postoffice
 address at 1325 Walnut Hill Lane, Irving, Texas 75261
 hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 (Ten) and other
 valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-
 mises, releases, conveys and confirms unto the grantee, all that certain land situate in
 County, Florida, viz:

See Schedule "A" attached.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
 wise appertaining.

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
 in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
 grantor hereby fully warrants 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, 19

JUL 22 P 2

JUL 22
1980
H. W. WHEELER
LORI EGAN GOEBEL

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

Signed sealed and delivered in our presence:

H. W. Wheeler
Lori Egan Goebel

STATE OF FLORIDA
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an

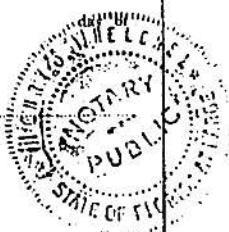
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
ED GOEBEL and GREG GOEBEL

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
 before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 15th
 June, A. D. 1980.

Notary Public
State of Florida
My Commission Expires June 1, 1980
Notary Public
This Instrument Was Prepared By

This Instrument prepared by: **HENRY J. WHEELER**
 STEEL HECTOR A. DAVIS
 Address: Suite #3800 Overseas Hwy PLADA20250102 Appeal Documents - Page 87 of 132



214982

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

REC 814 PG 1272

7/6
3120

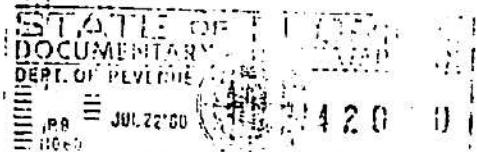
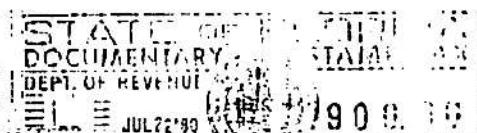
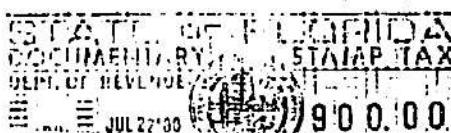
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Congress
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(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
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Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 (Ten) and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in
County, Florida, viz:

See Schedule "A" attached.



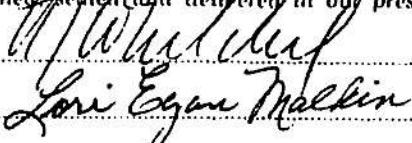
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wise appertaining.

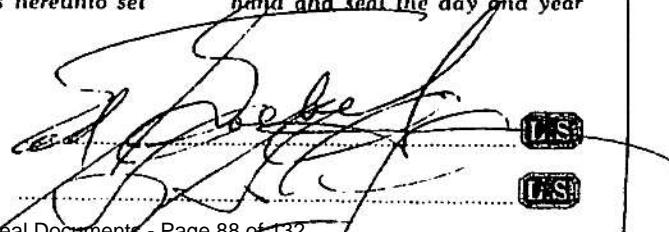
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants 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 occurring subsequent
to December 31, 19

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

Signed, sealed and delivered in our presence:


Lori Egan Mallin

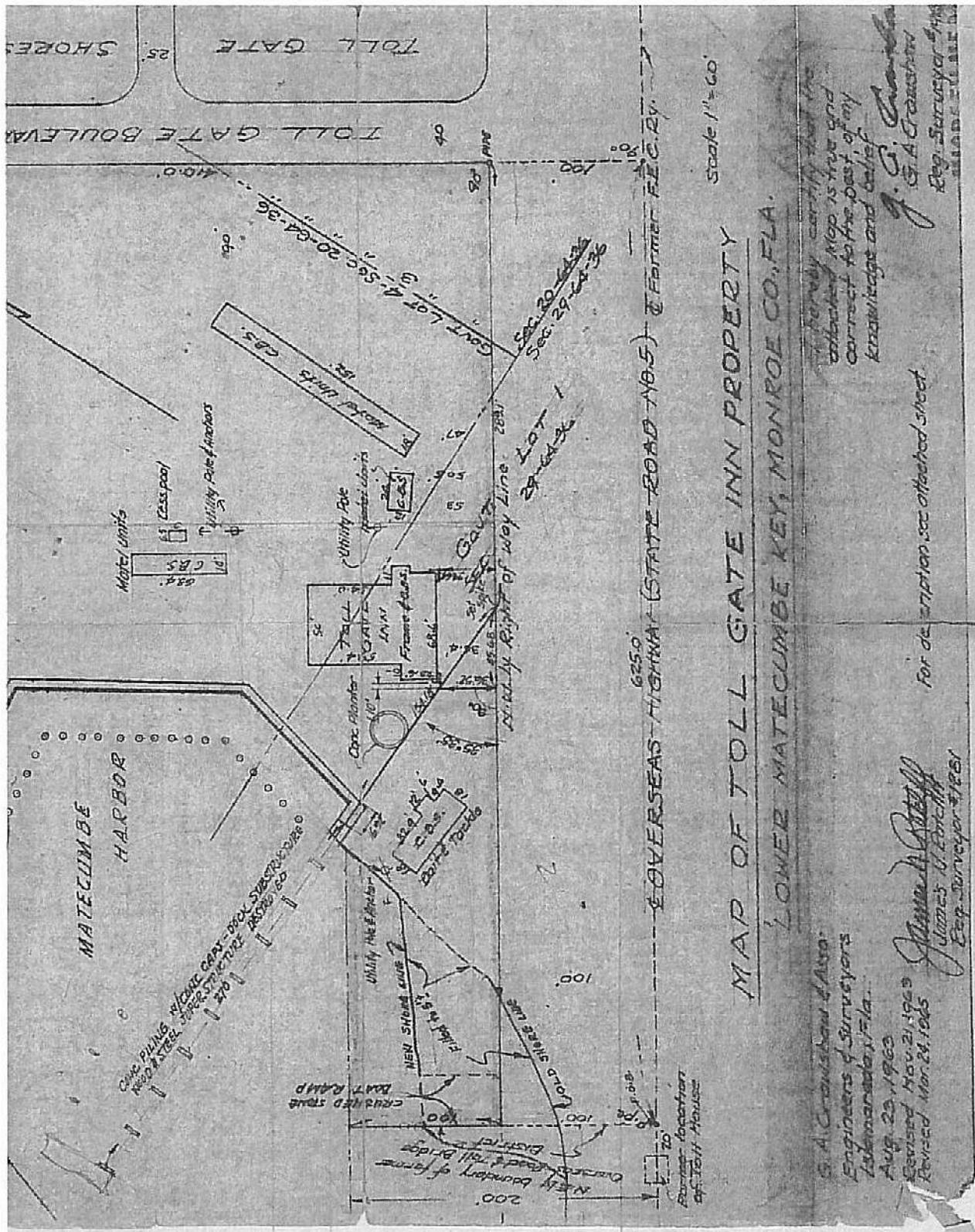

Ed Gebel
L.S.
L.S.

A tract of land on Lower Matecumbe Key, Monroe County Florida, being a part of Government Lot 1 in Section 29 and part of Government Lots 3 and 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 feet Northeasterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway), a distance of 625.0 feet; thence Northwesterly at right angles to said centerline; a distance of 100 feet to the most Southerly end of Toll Gate Boulevard, as shown on plat of Toll Gate Shores (PB 4, P 39) Monroe County, Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Boulevard, a distance of 410.0 feet thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550 feet more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 feet Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 feet Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 feet to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 feet thereof, which is within the right of way of the said Overseas Highway.

RECEIVED IN OFFICE OF RECORDER BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

SCHEDULE "A"

**TOLLGATE INN
SURVEY
(1965)**



Tollgate Inn Sales Materials



FLORIDA KEYS RESORT, MARINA AND RESTAURANT

Location: Islamorada. U.S. 1 at Mile Marker 74½ on Matecumbe Key.

Legal: Tract of land on Lower Matecumbe Key - Monroe County, FL
Lengthly legal available.
625' on U.S. 1. 410' deep. Almost 1,000' of waterfront..

Lot Size and Description:

Buy a piece of Florida Keys history - THE TOLL GATE INN - a historical monument. A great location with tremendous potential. The marina not only is the natural Matecumbe harbor but also has a 270' dock that juts out to the harbor for perfect dockage. The marina has approximately 100 slips plus a dock office building with an apartment. The Restaurant is a 4,600 square foot separate building that seats 150 and has a transferable liquor license with package goods. A CBS 16 unit motel also goes with this property. This set up is ready for development. Zoned up to 30 units per acre - approximately 5 acres. If you know the Florida Keys then you will know the area is hot for investment, fishing and recreation.

Zoning: Commercial.

Taxes: 1977 - \$3,419.09 Monroe County

Price: \$850,000.00

Terms: Cash or terms to be arranged.
Possible participation in development.

Owners: Ed or Greg Goeble.

HOLIDAY ISLE RESORT

Mile Marker 84½, P.O. Box 588, Islamorada Florida 33036
Toll Free 800 327 7070 Florida 1 800 432 2875 Miami 310 4879 305-664-2321

DATE March 24, 1965JOB NO. 65-825.0

DESCRIPTION: Toll Gate Inn Property

A tract of land on Lower Matecumbe Key, Monroe Co., Fla., being a part of Gov't. Lot 1 in Section 29 and part of Gov't. Lots 3 & 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows: Begin at an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 ft. North-easterly from the Northwesterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway), a distance of 625.0 ft; thence Northwesterly at right angles to said centerline, a distance of 100 ft. to the most Southerly end of Toll Gate Blvd., as shown on plat of TollGate Shores (P B 4, P 39) Monroe Co., Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Blvd., a distance of 410.0 ft. thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Subdivision, a distance of 550. ft more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 ft. Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 ft. Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of the beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 ft. to the point of beginning; Excepting however from the above described property the Southwesterly 100.0 ft. thereof, which is within the right of way of the said Overseas Highway.

Keyes

The Keyes Co., Realtors • (Suite 140) 1550 Madruga Ave., Coral Gables, Fla. 33146 • Telephone: (305) 666-5831

SALES, LEASING, MANAGEMENT, CONSTRUCTION, DEVELOPMENT, MORTGAGES, SYNDICATIONS, CONSULTATION

C. DeWITT COFFMAN
HOTEL DIVISION

THE TOLLGATE INN

MATECUMBE KEY

IN THE

FLORIDA KEYS

FOR OVER FIFTY YEARS—NO. 1 IN THE SOUTH



The Keyes Co., Realtors • (Suite 140) 1550 Madruga Ave., Coral Gables, Fla. 33146 • Telephone: (305) 666-5831

SALES, LEASING, MANAGEMENT, CONSTRUCTION, DEVELOPMENT, MORTGAGES, SYNDICATIONS, CONSULTATION

C. DeWITT COFFMAN
HOTEL DIVISION

THE TOLLGATE INN

This is a sizeable and relatively rare property in the Florida Keys, now a booming tourist area just one hour and a half driving time from Miami on the famed picturesque Overseas Highway.

It is the once famous Tollgate Inn. It is made up of approximately five acres, including a marina, dock space, a bait and tackle shop, restaurant building, and a small 16-room motel.

The restaurant and motel buildings are not very productive at present, but are usable. The restaurant operates at the peak of the season; the motel rooms, while not first class, are rented fairly regularly.

The best use seems to be to plan a much larger activity on the property. The five-acre tract, with 1000' of water frontage is of a size that's hard to find or assemble in the Keys.

TOLLGATE INN

The present continuing demand for tourist accommodations and the growing interest in condominiums and in time-sharing or interval ownership programs make this attractive property especially valuable.

The price is \$900,000. There is a small \$100,000 mortgage to be paid off in three years in three installments of \$30,000 each, at 7% interest.

The owner will consider a deal in which he is paid in full within three years, with 1/3 of the total price paid in cash at closing.

Information contained herein is believed to be correct but is not warranted.

Keyes
REALTORS

Keyes

The Keyes Co., Realtors • (Suite 140) 1550 Medruga Ave., Coral Gables, Fla. 33146 • Telephone: (305) 656-5831

SALES, LEASING, MANAGEMENT, CONSTRUCTION, DEVELOPMENT, MORTGAGES, SYNDICATIONS, CONSULTATION

C. DeWITT COFFMAN
HOTEL DIVISION

U.S. #1 AT MILE MARKER 74½ ON MATECUMBE KEY
NEAR ISLAMORADA

THE TOLL GATE INN

MARINA

Approximately 100 slips plus a dock office building with an apartment.

The marina is the natural Matecumbe harbor. It has a 270' dock that juts out to the harbor, making it perfect for dockage.

RESTAURANT

Seats 150 persons. It is a 4,600 square foot separate building.

MOTEL

16 units

TOLL GATE INN

SIZE

Approximately 5 acres. Almost 1000' of waterfront.

ZONING

Zone ~~10~~ ²⁵ to ~~80~~ units per acre. Commercial.

LOCATION

It is in a very popular area, not too far from Miami, that abounds in good fishing and other island activities, and surrounded by active developments.

TAXES

\$3,419.09 Monroe County -- 1977

PRICE

\$900,000

TERMS

Cash -- or terms to be arranged. Possible participation in development.

TOLLGATE INN _____

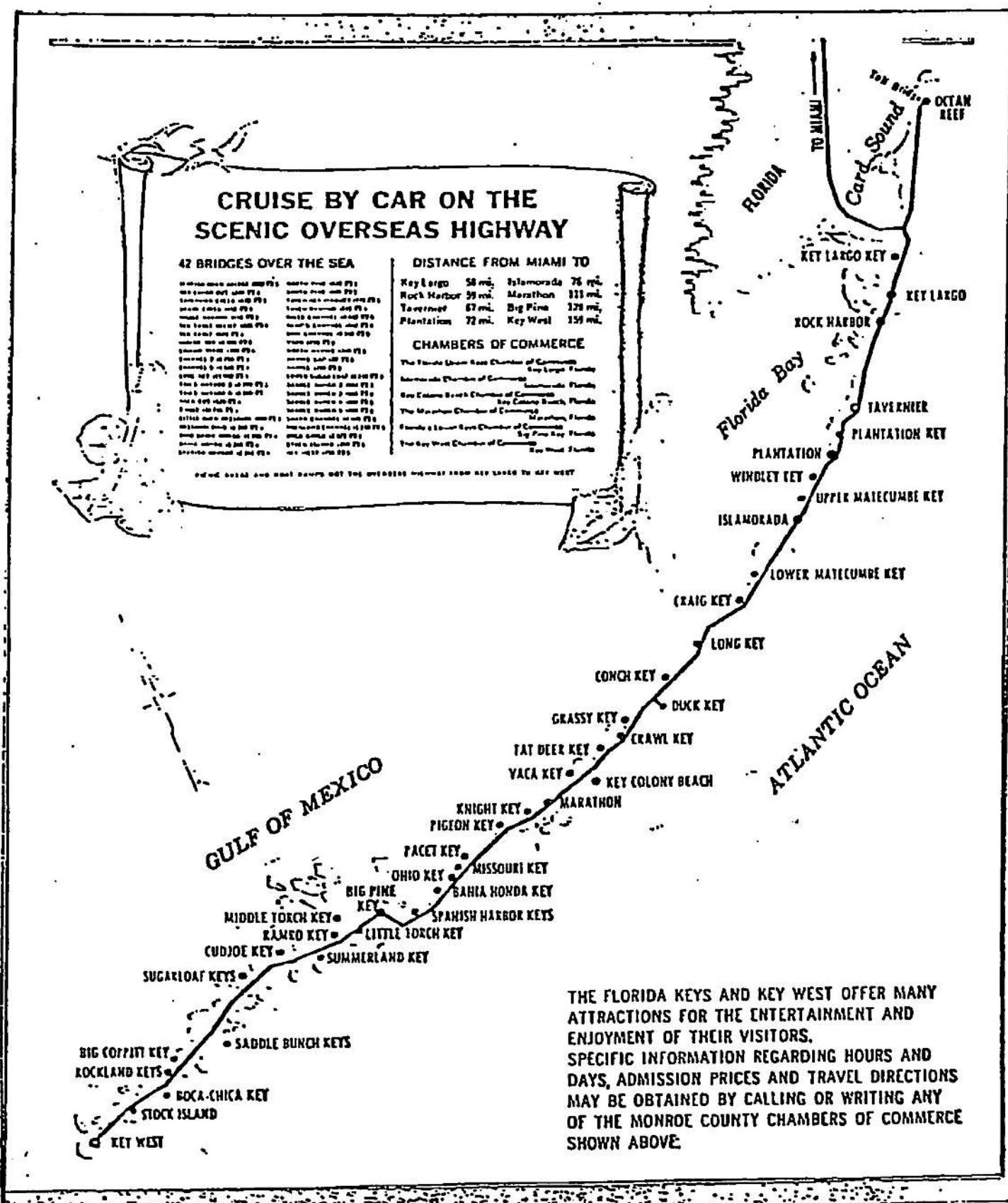
LEGAL

Tract of land on Lower Matecumbe Key - Monroe County, Florida.

See attached full description.

625' on U.S. #1 410' deep. Almost 1000' of waterfront

FLORIDA KEYS (MONROE COUNTY)



TOLL GATE INN _____

LEGAL DESCRIPTION:

A tract of land on Lower Matecumbe Key, Monroe co., Fla., being a part of Gov't. Lot 1 in Section 29 and part of Gov't. Lots 3 & 4 in Section 20, all in Township 64 South, Range 36 East, and more particularly described as follows:

Begin at an iron pipe which is on the centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) and which is 20 ft. Northeasterly from the Northeasterly wall of the former location of the Toll House on the lower end of Lower Matecumbe Key, and which is also on the Northeasterly boundary of the property of the former Overseas Road and Toll Bridge District; thence Northeasterly on the said centerline of the Overseas Highway (formerly the centerline of the Florida East Coast Railway) a distance of 625.0 ft.; thence Northwesterly at right angles to said centerline, a distance of 100 ft. to the most Southerly end of Toll Gate Blvd., as shown on plat of Toll Gate Shores (PB 4, P39) Monroe Co., Public Records; thence continue Northwesterly on last described course and along the Southwesterly side of Toll Gate Blvd., a distance of 410.0 ft.; thence Southwesterly at right angles to last described course, parallel with said centerline of Overseas Highway and along the Southeasterly side of said Toll Gate Shores Sub-division, a distance of 550 ft. more or less to the mean high tide line on the shore of Matecumbe Harbor in Florida Bay; thence Easterly and Southerly meandering said mean high tide line to a point of intersection with a line which is 200 ft. Northwesterly from (measured at right angles to) and parallel with the said centerline of the Overseas Highway; thence Southwesterly on said line which is 200 ft. Northwesterly from and parallel with the centerline of the Overseas Highway, to a point of intersection with a line extending Northwesterly from the point of beginning and which is at right angles to the said centerline of the Overseas Highway; thence Southeasterly on last described line, a distance of 200.0 ft. to the point of beginning; Excepting however from the above described property the Southeasterly 100.0 ft. thereof, which is within the right of way of the said Overseas Highway.

TOLLGATE INN

For further information or to inspect:

C. DeWITT COFFMAN, Director
Hotel Division

THE KEYES COMPANY
Keyes Building
1550 Madruga Av., Suite 140
Coral Gables, Florida 33146
(305) 666-5831
446-3897 eves.

Information contained herein is believed to be correct, but is not warranted.

SEA BASE
PHOTOGRAPHS
(1979)

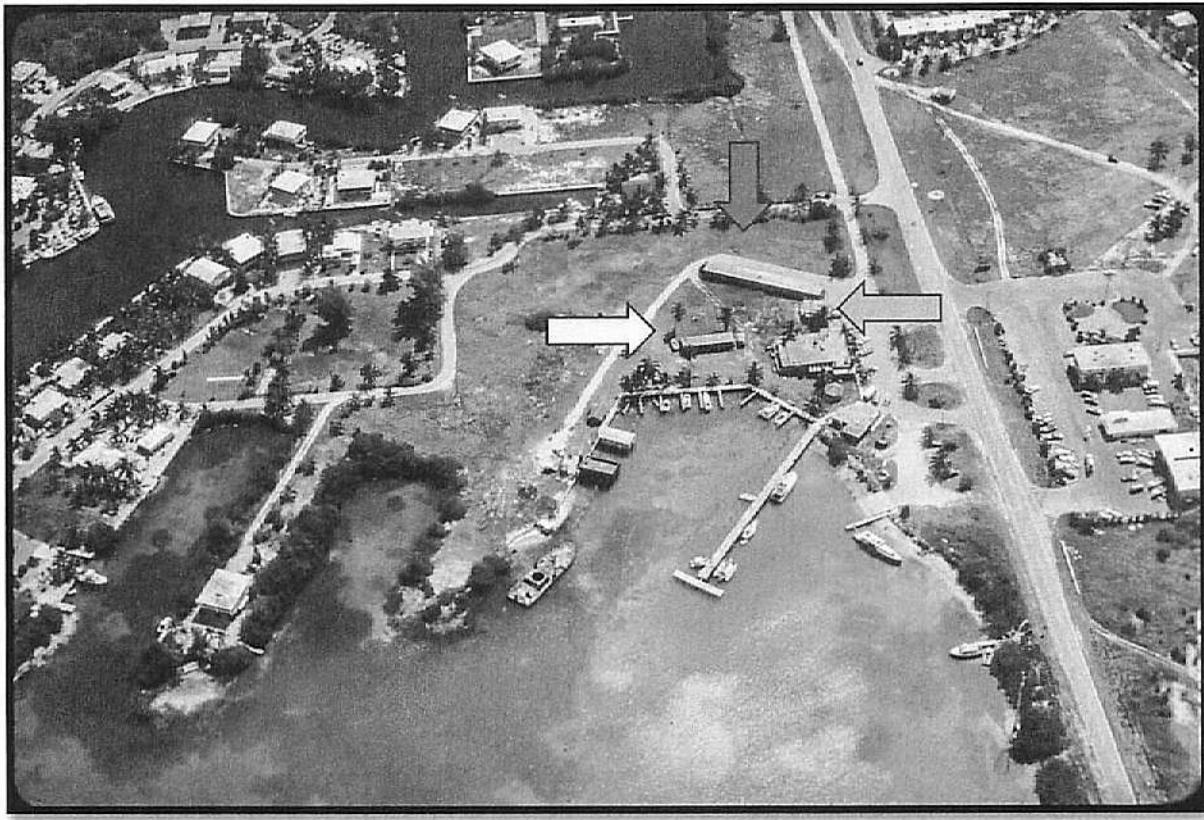


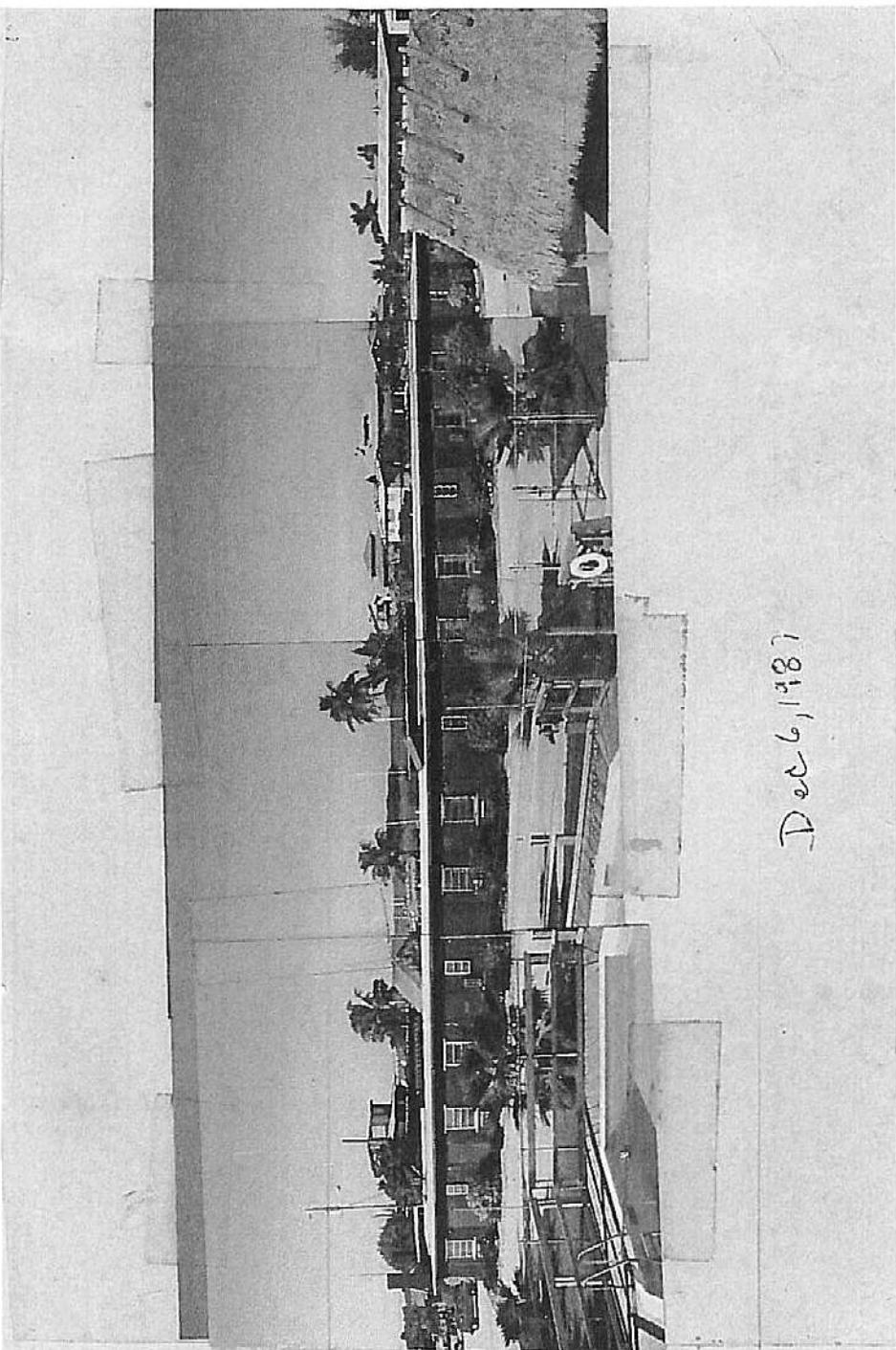
Photo of Tollgate Inn approximately 1979 (before purchase by BSA)

Legend

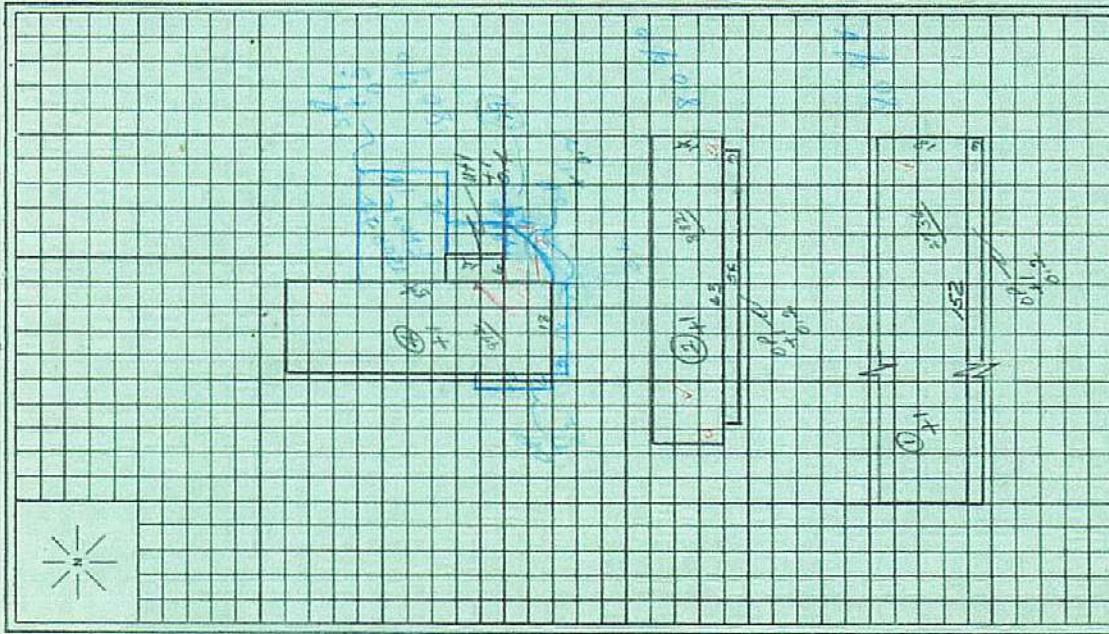
Red Arrow – Annex (currently standing) – 10 hotel rooms

Orange Arrow – Registration Office (currently standing) – 2 hotel rooms

Yellow Arrow – Ships Store (demolished approximately 2013) – 4 hotel rooms



Dec 6, 1987

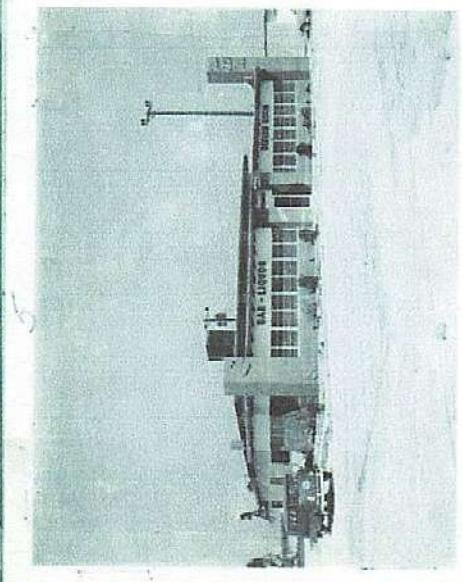
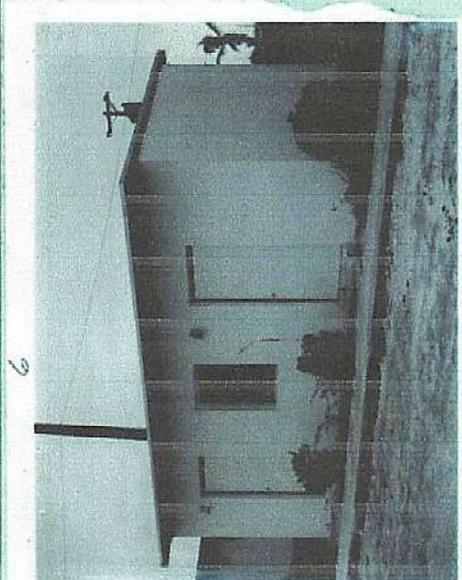


CARD	1	1	SCALE	1"	LAND USE CODE
PLOTTED			FLWRY BY		DATE
RANDOM			CLASSED BY		DATE

BLUE SKY MARINE, INC.
TOLL GATE INN & MARINA
ROUTE 1, BOX 84C
ISLAMORADA, FLORIDA

0009710-0000000
REAL PROPERTY RECORD CARD
MONROE COUNTY, FLORIDA
ALG 11-4243

RE 0009710-000000



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PLOTTED	RANDOM	CARD	1	2	SCALE 1"	FLOWN BY	CLASSED BY	LAND USE CODE
		DATE	DATE	DATE	DATE			
		2	1	2	1	2	1	2
		3	4	5	6	7	8	9
		10	11	12	13	14	15	16
		17	18	19	20	21	22	23
		24	25	26	27	28	29	30
		31	32	33	34	35	36	37
		38	39	40	41	42	43	44
		45	46	47	48	49	50	51
		52	53	54	55	56	57	58
		59	60	61	62	63	64	65
		66	67	68	69	70	71	72
		73	74	75	76	77	78	79
		80	81	82	83	84	85	86
		87	88	89	90	91	92	93
		94	95	96	97	98	99	100

TOLL GATE INC.
P.O. BOX 688
ISLAMORADA, FL

PT LOT 1 SEC 29
PT LOT 384 SEC 20



9-2-75

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12-2-6

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0009770-000000C :
REAL PROPERTY RECORD CAR

MONROE COUNTY, FLORIDA

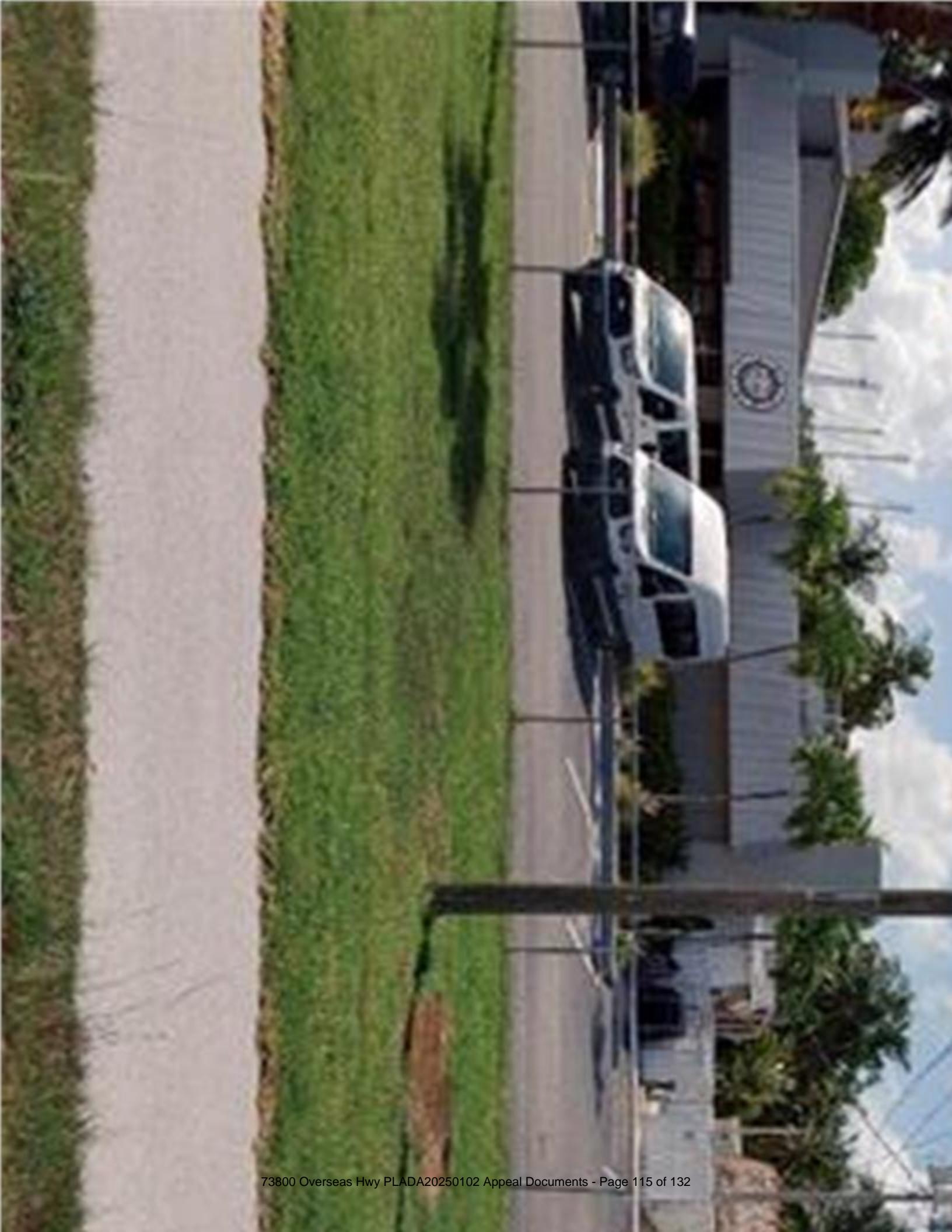
11/4/2043

AL7 1114/243

VALUATION TOTALS		
LAND	IMPROVEMENTS	
1968		
TOTAL		
LAND	IMPROVEMENTS	
19—		
TOTAL		
LAND	IMPROVEMENTS	
19—		
TOTAL		
LAND	IMPROVEMENTS	
19—		
TOTAL		
LAND	IMPROVEMENTS	
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LAND	IMPROVEMENTS	
19—		
TOTAL		
LAND	IMPROVEMENTS	
19—		
TOTAL		
LAND	IMPROVEMENTS	
19—		
TOTAL		
— NOTES —		

IMPROVEMENT		CONSTRUCTION DATA				IMPROVEMENT				INTERIOR FINISH			
TYPE OF STRUCTURE	185544 181039	1	2	3	4	1	2	3	4	1	2	3	4
YEAR BUILT	1973	ROOMS				FLOORS				CEILINGS			
Total Rooms						Name	Single Ply	Concrete	Conc. Agg. Tile	Conc. Terrazzo	Double Ply	Double Hardwood	Precast Concrete
Eff. Rts.						None	None	None	None	None	None	None	None
— Rim Agts.						None	None	None	None	None	None	None	None
— Rim Agts.						None	None	None	None	None	None	None	None
No. of Bolts						None	None	None	None	None	None	None	None
No. of Post Rts.						None	None	None	None	None	None	None	None
— Post Rts.						None	None	None	None	None	None	None	None
— Post Rts.						None	None	None	None	None	None	None	None
Toilet Fixtures						None	None	None	None	None	None	None	None
Continuous Wall						None	None	None	None	None	None	None	None
Plugs						None	None	None	None	None	None	None	None
Plugs						None	None	None	None	None	None	None	None
Frame						None	None	None	None	None	None	None	None
Height						None	None	None	None	None	None	None	None
Frost B. Interior						None	None	None	None	None	None	None	None
Ap. Equip.						None	None	None	None	None	None	None	None
Partitions						None	None	None	None	None	None	None	None
Special Use						None	None	None	None	None	None	None	None
EXTERIOR WALLS													
Walls						Name	Unit Heat	Unit Heat	Unit Heat	Unit Heat	Unit Heat	Unit Heat	Unit Heat
Walls						None	None	None	None	None	None	None	None
Corr. Metal						None	None	None	None	None	None	None	None
Corr. Asbestos						None	None	None	None	None	None	None	None
Wd. Fr. Stucco						None	None	None	None	None	None	None	None
Wd. Fr. Asbestos						None	None	None	None	None	None	None	None
C.B. Plain						None	None	None	None	None	None	None	None
C.B. Stucco						None	None	None	None	None	None	None	None
Wd. Fr. Siding						None	None	None	None	None	None	None	None
Tile Stucco						None	None	None	None	None	None	None	None
Brick						None	None	None	None	None	None	None	None
Rein. Conc.						None	None	None	None	None	None	None	None
Plaster, Glass, Mtl.						None	None	None	None	None	None	None	None
ROOF TYPE		ROOF MATERIAL											
Flat, Shed						Name	Base Rate	Adj. Rate	Area	Condition	Dep. Rep. Value	Rep. Cost New	Depreciation Adjustment
Hip, Gable						None	None	None	None	None	None	None	None
Cor. Loft						None	None	None	None	None	None	None	None
Wood Truss						None	None	None	None	None	None	None	None
Prestressed						None	None	None	None	None	None	None	None
Steel Truss						None	None	None	None	None	None	None	None
LAND USE CODE													
Sh. Mtl. Roof						Name	1	2	3	4	5	6	7
T. & G. B.U.						None	None	None	None	None	None	None	None
Shing., Wd., Etc.						None	None	None	None	None	None	None	None
Shing., Asbestos						None	None	None	None	None	None	None	None
Tile, Cement						None	None	None	None	None	None	None	None
Tile, Clay						None	None	None	None	None	None	None	None
Bamboo						None	None	None	None	None	None	None	None
Sticks						None	None	None	None	None	None	None	None
Gypsum						None	None	None	None	None	None	None	None
PLOTTED		DATE											
RANDOM						None	None	None	None	None	None	None	None
CLASSED BY		DATE											





NEW YORK LIQUORS

LIQUOR STORE
LIQUOR STORE
LIQUOR STORE





Monroe County, FL



Overview



Legend

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

Parcel ID	00097710-000000	Alternate ID	1114243	Owner Address	BOY SCOUTS OF AMERICA THE 1325 W Walnut Hill Ln S406DT Irving, TX 75038
Sec/Twp/Rng	20/64/36	Class	CLUB		
Property Address	73800 OVERSEAS Hwy LOWER MATECUMBE KEY				
District	50VI				
Brief Tax	20/29 64 36 PT LOT 1 SEC 29 PT LOT 3 AND 4 SEC 20 AND LOTS 1-11 BK 1 AND ADJ PT TOLL GATE LANE AND LOTS 1-4 BK 7 TOLL				
Description	GATE SHRS PB4-39 AND LOT 6 BK 1 SAFETY HARBOR PB3-69 OR126-303/04 OR179-162/63 OR302-160/61 OR398-553Q OR532-206 OR536-187 OR652-810/811 OR814-1272/1273 OR830-1210/1211-E OR846-484 OR900-1780 OR959-1274/75 OR990-1780 OR990-1781/87 OR1123-196/97 RES 047-1990 RE S 39018-39021 AND 39024-25				

(Note: Not to be used on legal documents)

Date created: 4/23/2025

Last Data Uploaded: 4/23/2025 1:30:30 AM

Developed by SCHNEIDER GEOSPATIAL

BUILDING ~~STRUCTURE~~ APPLICATION RECEIVED FEB 2 1982
MONROE COUNTY BUILDING & ZONING DEPARTMENT

PERMIT NUMBER C-10881

TYPE OR PRINT ONLY

DATE

OWNER'S NAME BOY SCOUTS OF AMERICA

PHONE 664-4123

OWNER'S ADDRESS (MAILING)

CONTRACTOR'S NAME THOMAS R. INMAN

PHONE 248-6686

CONTRACTOR'S ADDRESS P.O. BOX 3265, FLA. CITY 33034 - CACD 17693

(CERT. NO.)

PROPERTY DESCRIPTION: KEY LOWER MATERIALE LOT

BLOCK

SUBDIVISION

STREET OF ROAD N.S. 1 AND TOLIATE BLVD

ZONING BL2

SECTION

TOWNSHIP

RANGE

DEED RESTRICTIONS
(IF FALSIFIED, PERMIT IS VOID)

PROPOSED CONSTRUCTION RENOVATE EXISTING MOTEL STRUCTURE (BLOCK 1
Store, Single Family Residence, Mobile Home, Motel (10 units) PLEASE

SQUARE FEET 2523 - TO STAFF AND FACILITY FACILITY

ESTIMATED TOTAL COST \$2,500

(ENCLOSED AREAS PLUS BALCONIES)

SUB-CONTRACTORS:

Holland Electric

ELECTRICAL

PUMBLING

MECHANICAL

UTILITIES:

SEWAGE DISPOSAL: SEPTIC TANK-HEALTH DEPT. NO.

PACKAGE PLANT-DER PERMIT NO.

CENTRAL SYSTEM

REMARKS

WATER SUPPLY: F. K. A. CONNECTION-METER NO.

PRIVATE RO OR DE-SAL PLANT-DER NO.

PRIVATE WELL

CISTERNS

REMARKS

GENERAL REMARKS

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESENTE TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE, OR FEDERAL LAW REGULATING CONSTRUCTION OF THE PERFORMANCE OR CONSTRUCTION.

COST OF PERMIT-BUILDING 191,000
PLUMBING 285.00
ELECTRICAL 747.00
MISC. 100.00
TOTAL 2742.00

SIGNATURE: Thomas R. Inman
OWNER/CONTRACTOR

APPROVED FOR ISSUANCE OF PERMIT
Sally J. Dineke
ASSISTANT DIRECTOR

PERSON ACCEPTING APPLICATION

MONROE COUNTY BUILDING AND ZONING DEPARTMENT
PLEASE PRINT OR TYPE ONLYPERMIT NO.: 88-2-156DATE: APR 7 1986
March 22, 1988OWNER'S NAME: Boy Scouts of AmericaPHONE: 305-664-4173OWNER'S ADDRESS: 1325 Walnut Hill Lane, Irving, Texas 75038

William M. Palmer

CONTRACTOR'S NAME: Seaboard Construction (MAILING)

CERT. NO.: CGC 037523

CONTRACTOR'S ADDRESS: 103400 U. S. Highway 1, Suite 241, Key Largo, FL 33037PHONE: 305-451-3960PROPERTY DESCRIPTION: KEY Lower Matecumbe LOT BLOCK

A tract of land on lower Matecumbe Key, Monroe County, 29

and part of Government Lot 1 in Section 29

Lots 3 and 4 in Section 20, all

STREET OR ROAD in Township 64 South, Range 36 East.ZONING SC MSL SECTION 20 TOWNSHIP 64 RANGE 36PROPOSED CONSTRUCTION: Ship's Store Renovations - Conversion of a four-roomdormitory into a Ship's Store.ISLAND CLEARING OR FILL REQUIRED FOR THIS CONSTRUCTION? YES NO XSQUARE FEET 1000 ENCLOSED AREA ESTIMATED TOTAL COST \$20,000.00

SUB-CONTRACTORS:

ELECTRICAL: Holding Electric #3,000.00 CERT. # EC312PLUMBING: J.M.O. Inc. 246-2755 John Ogden #1,100.00 CERT. # 1002MECHANICAL: H&H Tech. Inc. 246-5728 Mike Cousley #4,500.00 CERT. # 4,500.00UTILITIES: SEPTIC TANK-HEALTH DEPT. PERMIT NO. PERMIT #SEWAGE DISPOSAL: PACKAGE PLANT-DEP. PERMIT NO. PERMIT #REMARKS: CENTRAL SYSTEMFKA CONNECTION-WATER METER NO. 1

PRIVATE RO OR DESAL PLANT/DEP. PERMIT #

PRIVATE WELL

CISTERNS

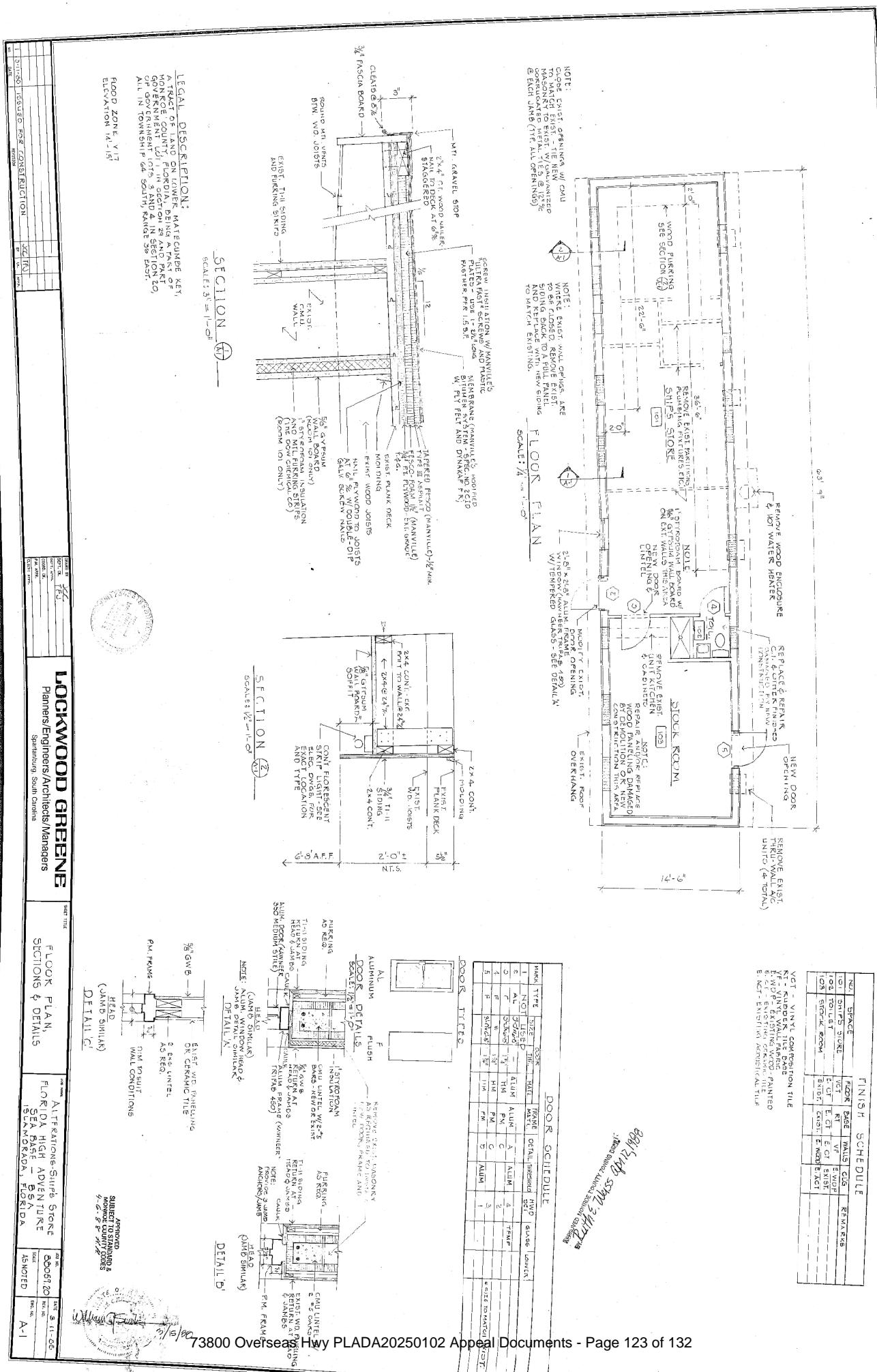
REMARKS:

GENERAL REMARKS: Any unsalvageable materials will be disposed ofat the Monroe County Landfill

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAWS REGULATING CONSTRUCTION OF THE PERFORMANCE OR CONSTRUCTION.

\$4,000.00 480.00
COST OF PERMIT: BUILDING 480.00
PLUMBING 120.00 APPROVED FOR ISSUANCE OF PERMIT:
ELECTRICAL 120.00
MISC. 93.00

1000.00 TOTAL 729.90 BUILDING OFFICIAL, ASST. BUILDING OFFICIAL





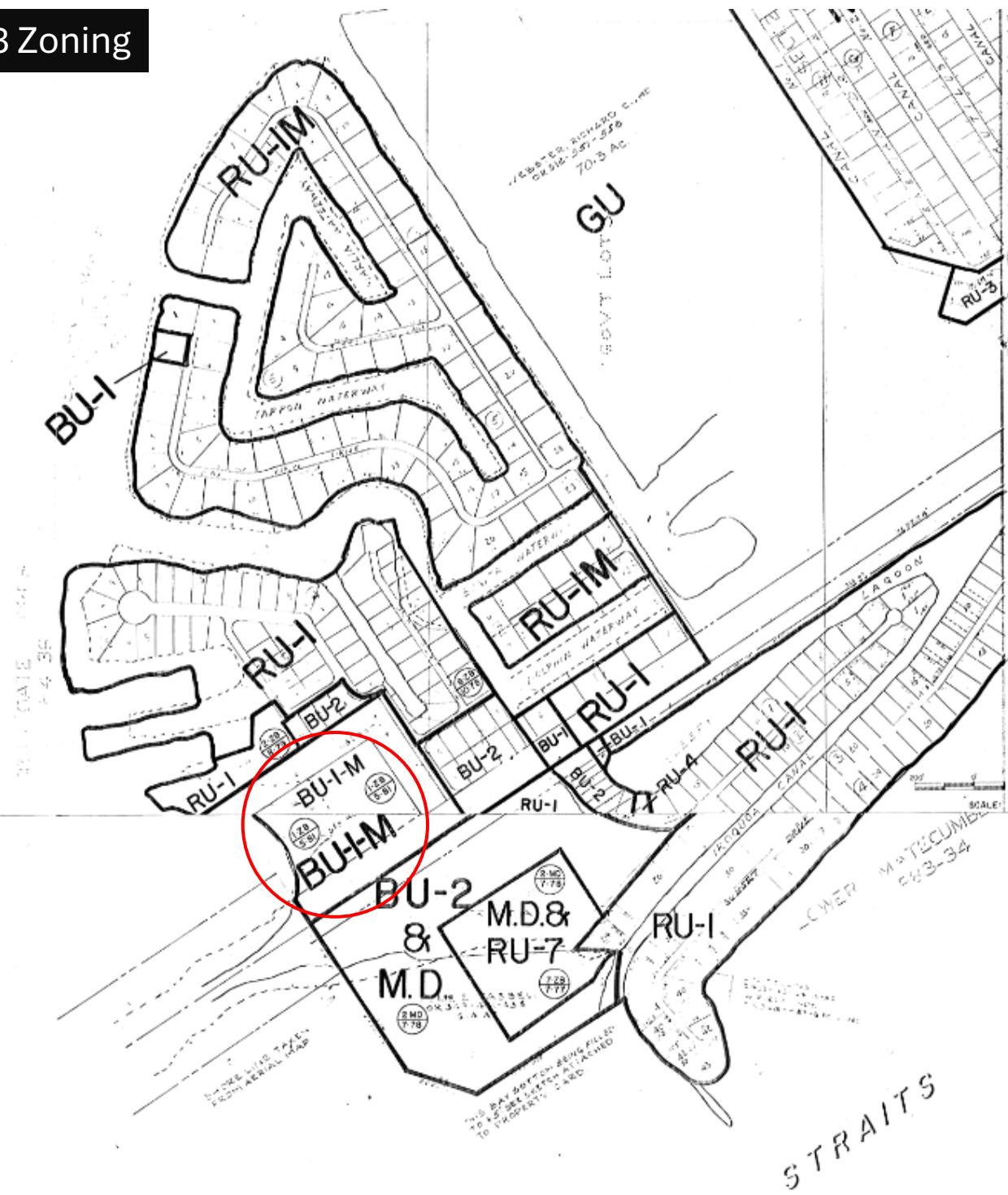


1985



1991

1963 Zoning



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

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

OTHER SPACING:

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

SQUARE FOOT CONTENT:

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

CONSTRUCTION:

1. ALL MULTIPLE FAMILY STRUCTURES AND ACCESSORY BUILDINGS THERETO SHALL BE OF MASONRY CONSTRUCTION.
2. HOTELS, APARTMENT HOTELS, HOTELS, APARTMENT HOUSES AND ROOMING HOUSES SHALL BE CONSTRUCTED OR REMODELED IN ACCORDANCE WITH THE RULES OF THE FLORIDA HOTEL COMMISSION. MINIMUM LOT AREA REQUIRED PER LIVING UNIT OR GUEST ROOM SHALL BE FOUR HUNDRED (400) SQUARE FEET.
3. ANY BUILDING ERECTED IN THIS ZONE WHICH EXCEEDS TWO (2) STORIES IN HEIGHT SHALL BE OF FIRE RESISTIVE CONSTRUCTION AS SPECIFIED IN THE BUILDING CODE.
4. CABANAS AND OTHER ACCESSORY BUILDINGS SHALL COMPLY WITH THE BUILDING CODE.

OTHER REQUIREMENTS:

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

SECTION 10

ZONE BU-1 - NEIGHBORHOOD RETAIL BUSINESS DISTRICT:

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

PAGE 27

SEC. 9, SEC. 10

CONT'D

USES:

1. EVERY USE PERMITTED IN THE PRECEDING RU ZONES, AND UNLESS OTHERWISE SPECIFIED, ALL OF THE FOLLOWING COMMERCIAL USES SHALL BE LIMITED TO RETAIL BUSINESS ONLY:

2. ANTIQUE SHOPS, APPLIANCE SHOPS, AQUARIUMS, ART GOODS AND BRIC-A-BRAC SHOPS, ARTISTS' STUDIOS, AUDITORIUMS, AUTOMOBILE STORAGE, SALE OR HIRE, AUTOMOBILE TIRES (NEW) RETAIL ONLY, AUTOMOBILE WASHING, BAIT & TACKLE SHOPS, BAKERY STORES, RETAIL ONLY, (BAKING PERMITTED ON PREMISES), BANKS, BARBER SHOPS, BATH AND MESSAGE PARLORS, BEAUTY PARLORS, BICYCLE SALES & REPAIRS, BILLARD ROOM AND POOL ROOMS (SOUND-PROOFED AND AIR CONDITIONED), BOATS (CARRYING PASSENGERS - RENTAL-HIRE-SALE-DOCKS, NO REPAIRS), CIGAR STORES, COMMERCIAL BOAT PIERS OR SLIPS FOR DOCKING PURPOSES ONLY - YACHT OR BOAT STORAGE FOR LAYING UP, BUT NOT FOR REPAIRS, CONSERVATORIES, CONTRACTORS' OFFICES, CURIO SHOPS, DANCING HALLS AND ACADEMIES (SOUND-PROOFED AND AIR CONDITIONED), DRUG & SUNDRY STORES, EMPLOYMENT AGENCIES, FILLING & GASOLINE SERVICE STATIONS (SEE RESTRICTIONS BELOW), FLORIST SHOPS & LANDSCAPE OFFICES, FRUIT STORES - RETAIL (PACKING ON THE PREMISES), FUNERAL HOMES & MORTUARIES (NO CREMATION), FURNITURE STORES, GARAGE (COMMUNITY), GROCERY STORES, HABERDASHERY, HARDWARE STORES, HAT CLEANING AND BLOCKING, INTERIOR DECORATING - COSTUMING - DRAPERY, JEWELRY STORES, LAUNDRIES - HAND AND SELF-SERVICE, PROVIDED THAT A LAUNDRY IN THIS AREA SHALL PROVIDE A SANITARY AND SAFE DISPOSAL OF WASTE WATER AND OPERATE WITHOUT PRODUCING SMOKE, LAWNMOWERS - RENTAL, SALES, AND SERVICE - LEATHER GOODS STORES, LUGGAGE SHOPS, MAIL ORDER OFFICES, MEAT MARKETS - NO LIVE POULTRY - MESSENGER OFFICES, MILLINERY STORES, MODISTES - WEARING APPAREL STORES, FURRIERS, MUSIC, RADIO AND TELEVISION SHOPS & REPAIRS, NEWS STANDS, NO VANS, OFFICE BUILDINGS, OPTICAL STORES, PAINT AND WALLPAPER STORES, PARKING LOTS (COMMERCIAL), PHOTOGRAPH GALLERIES, POST OFFICES, POTTERY SALES (NO MANUFACTURING), PROFESSIONAL OFFICES, PRESSING CLUBS, CLEANING AND LAUNDRY AGENCIES, PROVIDED NO GASOLINE OR EXPLOSIVES OF ANY KIND ARE STORED OR USED, SHOE REPAIRING SHOPS, SHOE STORES, SHOW (DISPLAY & SALES ROOMS), SOFT DRINK STANDS, SOUVENIRS STORES, SPORTING GOODS STORES, STATIONERY & BOOK STORES, TAILOR SHOPS, THEATRES (NO DRIVE-IN'S), TELEPHONE & TELEGRAPH STATIONS & EXCHANGES, TEA ROOMS, RESTAURANTS, CAFETERIAS (NO ENTERTAINMENT), WAITING ROOMS AND TICKET OFFICES FOR COMMON CARRIERS, CONFECTIONERY STORES AND ICE CREAM STORES, PRIVATE CLUBS, LODGES, FRATERNITIES, SORORITIES.

3. MATERIAL STORAGE YARDS IN CONNECTION WITH RETAIL SALES OF PRODUCTS WHERE STORAGE IS INCIDENTAL TO THE APPROVED OCCUPANCY OF A STORE USE ON THE PREMISES OR WHERE THE STORAGE IS INCIDENTAL TO THE APPROVED OCCUPANCY OF A CONTRACTOR'S OFFICE PERMITTED ON THE PREMISES; PROVIDED ALL PRODUCTS AND MATERIALS USED OR STORED ARE ENCLOSED BY A MASONRY WALL OR LOUVERED FENCE, NOT LESS THAN SIX FEET (6') IN HEIGHT (PAINTED AND MAINTAINED IN APPROVED MANNER) OR WITHIN A MASONRY BUILDING. STORAGE OF ALL MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE WALL; STORAGE OF CARS, TRUCKS AND EQUIPMENT USED IN CONNECTION WITH THE PERMITTED TRADE OR BUSINESS MAY BE PERMITTED WITHIN THE WALLS.

4. PROPAGATING AND GROWING PLANTS, SHRUBBERY AND TREES FROM AN OPEN LOT, PROVIDED THE AREA SO USED IS SET BACK AT LEAST TWENTY-FIVE FEET (25') FROM ALL OFFICIAL RIGHT-OF-WAY, EXCEPT THAT INDIVIDUAL SAMPLES FOR DISPLAY PURPOSES ONLY MAY BE LOCATED NOT CLOSER THAN THE REQUIRED BUILDING LINE. FERTILIZER, COMPOST, ETC.,

SHALL BE LIMITED TO QUANTITIES FOR IMMEDIATE USE AND KEPT AT LEAST ONE HUNDRED FEET (100') FROM RESIDENTIAL BUILDINGS IN RU AND EU ZONES.

SPECIAL ADDITIONAL USES:

1. WHERE THE SECOND STORY OF A COMMERCIAL BUILDING IS TO BE USED FOR APARTMENTS OR ANY RESIDENTIAL USE, THE ENTIRE BUILDING SHALL BE OF MASONRY CONSTRUCTION, AND SAID SECOND STORY SHALL NOT BE CLOSER THAN TEN FEET (10') TO ANY SIDE PROPERTY LINE NOR CLOSER THAN TWENTY FEET (20') TO REAR PROPERTY LINE, NOR CLOSER THAN TWENTY FEET (20') TO THE WALL OF ANOTHER BUILDING, NOR SHALL ANY WINDOW OR OTHER OPENING BE PLACED IN A WALL WHICH IS CLOSER THAN TWENTY FEET (20') TO AN OPPOSITE WALL. NO WINDOW OF ANY APARTMENT OR COMMERCIAL BUILDING SHALL OPEN ON A COURT UNLESS ALL HORIZONTAL DISTANCES ACROSS SAID COURTS ARE UNOBSTRUCTED FOR AT LEAST THIRTY FEET (30'). RESIDENTIAL USE ABOVE THE SECOND FLOOR SHALL NOT BE PERMITTED, EXCEPT IN BUILDINGS MEETING THE REQUIREMENTS OF THESE REGULATIONS.

PROHIBITED USES:

IN NO CASE IN A BU ZONE SHALL A COMMERCIAL BUILDING BE PLACED CLOSER THAN FIVE FEET (5') TO A SIDE OR REAR PROPERTY LINE, UNLESS THE OUTSIDE WALLS ARE CONSTRUCTED AS TO OFFER AT LEAST TWO (2) HOUR FIRE RESISTANCE, NOR SHALL ANY WINDOW OR OTHER OPENING BE PLACED IN ANY WALL CLOSER THAN TWENTY FEET (20') TO ANOTHER BUILDING; WHERE ANY PART OF A STRUCTURE IN A BU ZONE IS USED FOR RESIDENTIAL PURPOSES, OR WHERE NO SEWER CONNECTION IS AVAILABLE, A REAR YARD AT LEAST TWENTY FEET (20') DEEP SHALL BE PROVIDED FOR SEPTIC TANKS AND OPEN SPACE.

FOR THE PURPOSE OF EMPHASIS AND CLARITY, THE FOLLOWING OPERATIONS AND USES ARE SPECIFICALLY PROHIBITED IN ANY ZONE OF BU-1 CLASSIFICATION:

1. BARS OR BEER GARDENS, EXCEPT WHERE SUCH BARS ARE LOCATED ENTIRELY WITHIN HOTEL, MOTEL OR APARTMENT HOTEL BUILDING HAVING AT LEAST FIFTY (50) GUEST ROOMS, USED AND OPERATED PRIMARILY AS A HOTEL, MOTEL OR APARTMENT HOTEL, SUCH OTHER BUSINESS BEING STRICTLY INCIDENTAL TO THE PRINCIPAL USE AS A HOTEL, MOTEL OR APARTMENT HOTEL.

2. BOWLING ALLEYS, UNLESS SOUND-PROOFED AND AIR CONDITIONED.

3. SKATING RINGS, UNLESS SOUND-PROOFED AND AIR CONDITIONED.

4. CONSTRUCTION, ERECTION, MAINTENANCE OR USE WHICH MIGHT CONSTITUTE AN EYESORE OR NUISANCE TO THE COMMUNITY.

5. INTERNAL COMBUSTION ENGINES OR STEAM ENGINES, UNLESS OBJECTIONABLE VIBRATION IS ELIMINATED AND EACH ENGINE EQUIPPED AND OPERATED ONLY WITH AN EFFECTIVE MUFFLER OR SILENCER SO AS TO ELIMINATE UNNECESSARY NOISE, AND OFFENSIVE GASES ARE SATISFACTORILY DISPOSED OF.

6. MECHANICAL GARAGES.

7. BEER, WINE OR ALCHOLIC BEVERAGE STANDS.
8. TRUCK TERMINALS AND STOPS.
9. LAUNDRIES AND DRY CLEANING.
10. SALE OF FRUIT OR MERCHANDISE FROM TRUCKS, WAGONS OR OTHER VEHICLES, PARKED ON OR ALONG PUBLIC ROADS, STREETS, AVENUES OR ON PRIVATE OR PUBLIC PROPERTY, OR FROM VACANT LOTS OR OPEN STANDS. SUCH BUSINESS SHALL BE CONDUCTED ONLY FROM PERMANENT, SUBSTANTIAL STRUCTURES; PROVIDED, HOWEVER, THAT THIS SHALL NOT APPLY TO PUBLIC MARKET PLACES AND OTHER APPROVED LOCATIONS WHERE STANDS HAVE BEEN CONSTRUCTED ACCORDING TO PLANS APPROVED BY THE COUNTY.
11. ERECTION OF BUILDINGS OR STRUCTURES ON PREMISES HAVING A DEPTH OF LESS THAN SEVENTY-FIVE (75'), EXCEPT UPON OBTAINING A VARIANCE.

RESIDENTIAL BUILDINGS IN BU ZONES:

NO RESIDENTIAL BUILDINGS, INCLUDING ROOMING HOUSES, HOTELS, APARTMENT HOUSES OR ANY PORTION OF A COMMERCIAL BUILDING USED FOR LIVING QUARTERS SHALL BE ERECTED IN ANY BU ZONE AT A LESSER DISTANCE THAN TWENTY FEET (20') FROM ANY RESIDENTIAL BUILDING.

BUSINESS OR INDUSTRIAL PROPERTY ADJACENT TO RESIDENTIAL ZONES:

WHERE BUSINESS OR INDUSTRIAL PROPERTY IS ADJACENT TO A LOT LINE OF PROPERTY OF AN RU OR EU CLASSIFICATION, OR A COMMON LINE USED TO SEPARATE A RESIDENTIAL ZONE FROM A BU OR IU CLASSIFICATION, NO BUSINESS OR INDUSTRIAL OR OTHER STRUCTURE OF ANY KIND, OR ANY PART THEREOF, MAY BE ERECTED, NOR SHALL MATERIALS OR GARBAGE CANS OR REFUSE BE EXPOSED OR ALLOWED NEARER TO SUCH RESIDENTIAL DISTRICT THAN FIFTEEN FEET (15') TO THE LOT LINE, EXCEPT WHERE THE REQUIRED SEPARATION IS OBTAINED BY AN ALLEY. IN THE CASE OF A CORNER, WHERE ANY RU TO EU ZONE IS LESS THAN ONE HUNDRED FEET (100') FROM THE MAIN BUSINESS OR INDUSTRIAL FRONTAGE, AN OPEN SPACE IN THE BUSINESS OR INDUSTRIAL ZONE, ADJACENT TO THE SIDE OF SUCH RU OR EU ZONE SHALL BE PROVIDED WITH A MINIMUM WIDTH OF FIFTEEN FEET (15') FROM THE RESIDENTIAL LOT LINE, AND NO BUSINESS STRUCTURE SHALL BE PLACED CLOSER THAN TWENTY FEET (20') TO A RESIDENCE.

NO EXIT SHALL BE PERMITTED DIRECTLY INTO ANY RESIDENTIAL PORTION OF A BUILDING FROM THAT PORTION IN WHICH FOOD IS HANDLED FOR SALE TO THE PUBLIC; SEE STATE SANITARY REGULATIONS.

SETBACKS, YARD AREA, ETC.:

THE FIRST STORY OF A BUILDING USED FOR BUSINESS MAY BE PLACED UP TO THE SIDE LOT LINE WHERE THE ADJOINING LOT IS ALSO ZONED FOR BUSINESS, PROVIDED THE BUILDING IS CONSTRUCTED OF MASONRY; PROVIDED AN ALLEY OR STREET ABUTS THE LOT IN THE REAR; AND PROVIDED THE REQUIRED REAR YARD AREA IS AVAILABLE. FOR SETBACK REQUIREMENTS OF BUSINESS BUILDINGS ADJACENT TO RESIDENCES, SEE BUSINESS OR INDUSTRIAL PROPERTY ADJACENT TO RESIDENTIAL ZONES, ABOVE, OF THESE REGULATIONS. THE SETBACK FROM THE SIDE PROPERTY LINE ON CORNER LOTS SHALL CONFORM TO THAT REQUIRED FOR OTHER BUILDINGS IN

THE SAME BLOCK ON SIAD SIDE STREET, BUT SAID SETBACK IN NO CASE SHALL BE LESS THAN FIFTEEN FEET (15').

AN ALLEY AT LEAST TWENTY FEET (20') IN WIDTH SHALL BE PROVIDED AT THE REAR PROPERTY LINE OF ALL LOTS IN FUTURE SUBDIVISIONS IN THE BU ZONES, UNLESS APPROVED AS A SHOPPING CENTER.

UNLESS ADDITIONAL YARD SPACE IS REQUIRED FOR A SPETIC TANK, DRAIN FIELD, THE REAR SETBACK DISTANCE FOR A BUILDING IN A BU ZONE WHICH IS ADJACENT TO A RESIDENTIAL ZONE, SHALL BE AS FOLLOWS:

1. WHERE NO ALLEY SEPARATES THE BUSINESS AND RESIDENTIAL LOTS, NOT LESS THAN FIFTEEN FEET (15') FOR A MASONRY BUILDING OR NOT LESS THAN TWENTY FEET (20') FOR A FRAME BUILDING.

2. WHERE HE ALLEY EXISTS, THE REAR SETBACK SHALL BE NOT LESS THAN FIVE FEET (5') BUT ADDITIONAL SETBACK SHALL BE REQUIRED FOR EITHER FRAME OR MASONRY TO EQUAL THE NUMBER OF FEET THE ALLEY IS UNDER TWENTY FEET (20') IN WIDTH.

OTHER REQUIREMENTS:

1. ALL BUSINESS USES, AND ALL MATERIALS AND PRODUCTS SHALL BE CONFINED WITHIN SUBSTANTIAL BUILDINGS COMPLETELY ENCLOSED WITH WALLS AND ROOF, UNLESS OTHERWISE PROVIDED HEREIN.

2. APPLICATION FOR MOTOR FUEL AND OIL FILLING OR SERVICE STATION PAVED AREAS, DRIVEWAYS OR CURB CUTS, SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY ZONING DIRECTOR AND/OR THE FLORIDA STATE ROAD DEPARTMENT BEFORE PERMIT CAN BE ISSUED.

3. MOTOR FUEL AND OIL SERVICE STATIONS MAY PERFORM MINOR AUTOMOBILE REPAIRS AS FOLLOWS, AND NONE OTHER:

(A) SALE AND SERVICING OF SPARK PLUGS AND BATTERIES.

(B) TIRE REPAIR AND SERVICING, BUT NO RE-CAPPING.

(C) REPLACEMENT OF MUFFLERS AND TAIL PIPES, WATER HOSE, FAN BELTS, BRAKE FLUID, LIGHT BULBS, FLOOR MATS, SEAT COVERS, WIPER BLADES, ARMS FOR WINDSHIELDS, AND REPLACEMENT OF GREASE RETAINERS AND WHEEL BEARINGS.

(D) RADIATOR CLEANING AND FULSHING.

(E) WASHING AND POLISHING.

(F) GREASING AND LUBRICATION.

(G) EXCHANGING FUEL PUMPS AND INSTALLING FUEL LINES.

(H) MINOR SERVICING OR REPLACEMENT OF ARBURETORS.

(I) EMERGENCY WIRING REPAIRS.

(J) ADJUSTING BRAKES AND INSTALLING EXCHANGE BRAKE SHOES.

(k) TURNING ENGINES, WITH THE EXCEPTION OF GRINDING VALVES, CLEANING CARBON OR REMOVING THE HEAD OF ENGINES AND/OR CRANK CASE.

SHOPPING CENTERS:

SHOPPING CENTERS CONTAINING MORE THAN TWO (2) ACRES MAY HAVE ADDED RESTRICTIONS PLACED ON THE AREA TO BEST SERVE THE PUBLIC WELFARE WHEN SAID USE IS APPROVED AFTER A PUBLIC HEARING.

LOT AREA - MINIMUMS:

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

PRINCIPAL BUILDING - 300 SQUARE FEET

SECTION 11

ZONE BU-2 - GENERAL RETAIL AND WHOLESALE BUSINESS DISTRICT:

NO LAND, BODY OF WATER AND/OR NO STRUCTURE SHALL BE USED OR PERMITTED TO BE USED, AND NO STRUCTURE SHALL BE HEREAFTER ERECTED, CONSTRUCTED, MOVED, RECONSTRUCTED OR STRUCTURALLY ALTERED OR MAINTAINED IN ANY ZONE OF CLASSIFICATION BU-2, WHICH IS DESIGNED ARRANGED OR INTENDED TO BE USED OR OCCUPIED FOR ANY PURPOSE, EXCEPTING FOR ONE (1) OR MORE OF THE FOLLOWING USES, UNLESS OTHERWISE PROVIDED:

USES:

1. EVERY USE PERMITTED IN ALL PRECEDING RU AND BU ZONES SUBJECT TO ALL THE REQUIREMENTS AND RESTRICTIONS SPECIFIED THEREFOR IN SAID ZONES, EXCEPT SOUND-PROOFING AND AIR CONDITIONING AS REQUIRED FOR CERTAIN USES IN BU-1.

2. FOR CLARITY AND EMPHASIS, THE FOLLOWING USES ARE AUTHORIZED FOR THIS ZONE CLASSIFICATION:

AIRPORTS, AIRPLANE HANGARS OR AIRPLANE REPAIR SHOPS; AMUSEMENT ENTERPRISES, ARMORY OR ARSENAL, EXCEPT WHERE AMMUNITION IS MANUFACTURED; AUTO-MOBILE PARTS (SECOND HAND), FROM STORE BUILDINGS ONLY; AUTOMOBILE TOP AND BODY WORK AND REPAIRS; AUTOMOBILES (USED) - SALE OF, FROM VACANT LOTS; AUTOMOBILES PAINTING, BAKERIES, BARBECUE STANDS OR BARBECUE PITS, BEER GARDENS AND SALOONS, BOTTLING BEVERAGES, CABINET MAKING, CARPENTRY, COLD STORAGE WAREHOUSES AND PRE-COOLING PLANTS, CONTRACTORS PLANTS AND STORAGE YARDS (YARDS ENCLOSED WITH SIX-FOOT (6') WALL, LOUVERED FENCE OR CHAIN LINK FENCE); DRY CLEANING AND DYEING ESTABLISHMENTS; ENGINES - GAS, GASOLINE, STEAM AND OIL - SALES AND SERVICE; FEED AND HAY FOR ANIMALS AND STOCK, FENTILICE, FISH, FISH HOUSES; WHOLESALE SELLING OF SEAFOOD; PROVIDED NO SUCH STORE IS LOCATED WITHIN THREE HUNDRED FEET (300') OF ANY RU OR EU