



# 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



**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 29<sup>th</sup> day of August, 20 25, by Ty Harris (name of person signing the application) as Attorney (type of authority e.g. officer, manager / member, trustee, attorney in fact) for The Bay Seals of America (name of entity or party on behalf of whom application was executed).

  
\_\_\_\_\_  
Signature of Notary Public

SEAL:

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

☒ Personally Known ☐ Produced Identification







## AGENT AUTHORIZATION LETTER

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

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

Date: \_\_\_\_\_

I hereby authorize Ty Hamis 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

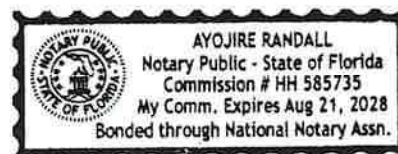
STATE OF FLORIDA

COUNTY OF Monroe

Sworn to and subscribed before me by means of X physical appearance or \_\_\_\_\_ online notarization, this 19<sup>th</sup> 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).

Ayojire Randall  
Signature of Notary Public - State of Florida

SEAL:



X 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** 20/29 64 36 PT LOT 1 SEC 29 PT LOT 3 AND 4 SEC 20 AND LOTS 1-11 BK 1 AND ADJ  
**Description** 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  
(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		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	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	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					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire Pl
CPF	COVERED PARKING FIN	1,630	0	226	0
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					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire Pl
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					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire Pl
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					
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire Pl
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

Building ID	41061	Exterior Walls	METAL SIDING
Style		Year Built	1996
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	7090	Roof Type	GABLE/HIP
Finished Sq Ft	3120	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	236	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
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	EffectiveYearBuilt	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

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. (DIESEL)
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 #BRE201000079)
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
9730288	01/01/1997	Completed	\$1		ROOF
9630922	08/01/1996	Completed	\$1		DOCKS & RAMP
9631718	08/01/1996	Completed	\$1		DOKS

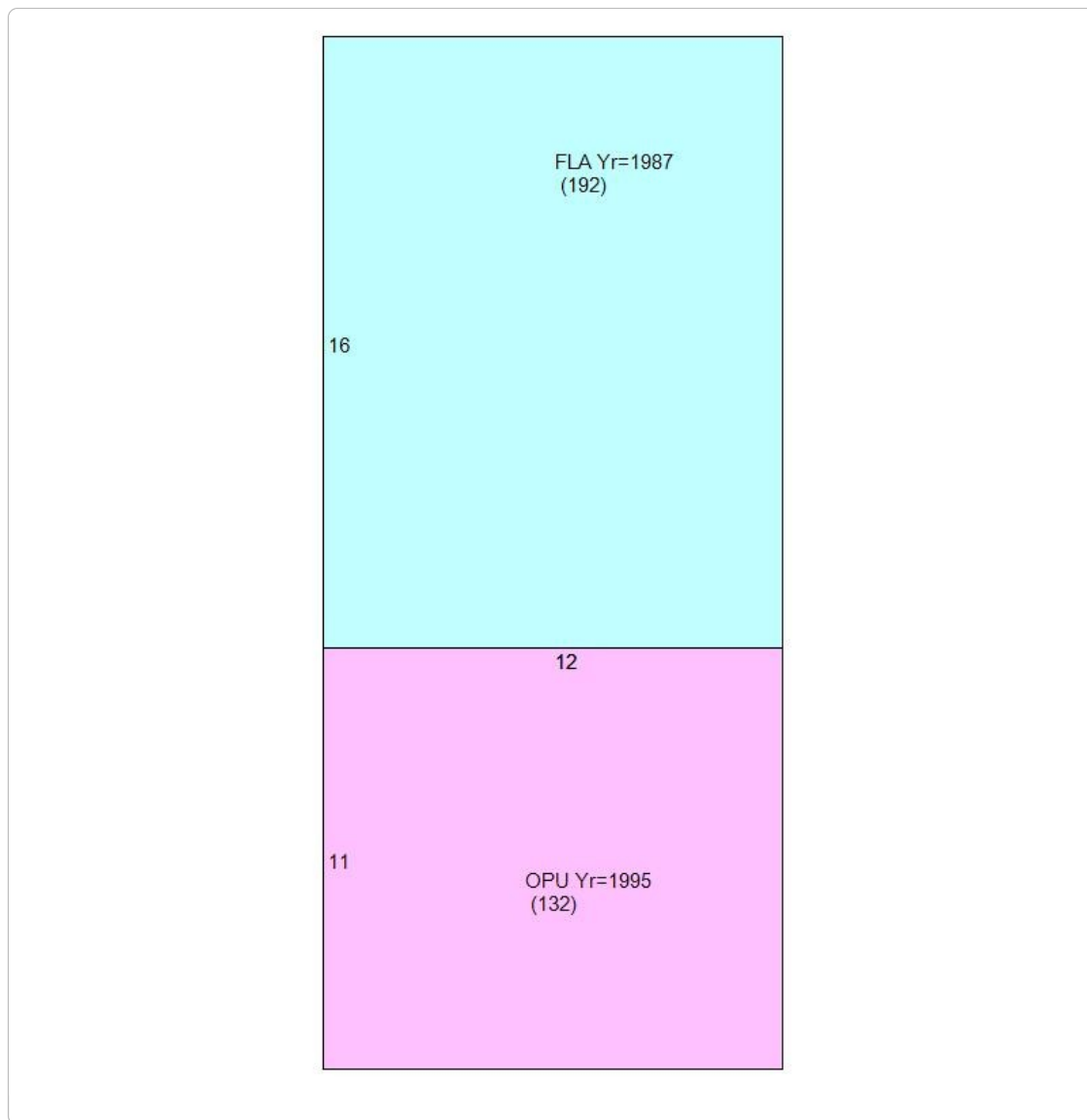
**View Tax Info**

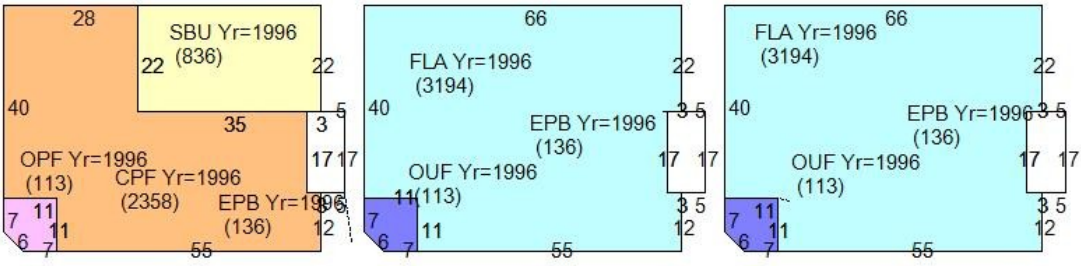
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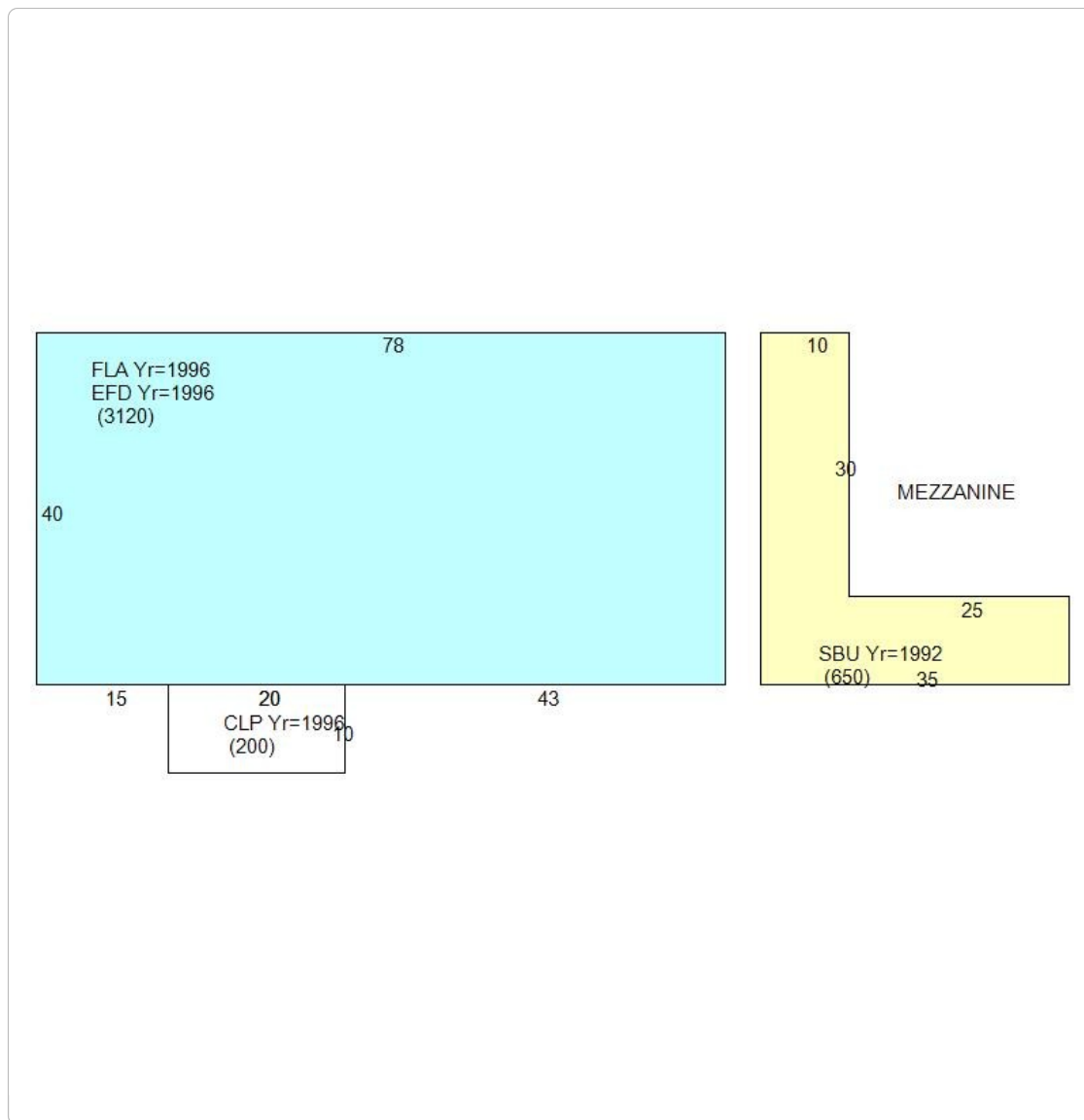
**Sketches (click to enlarge)**

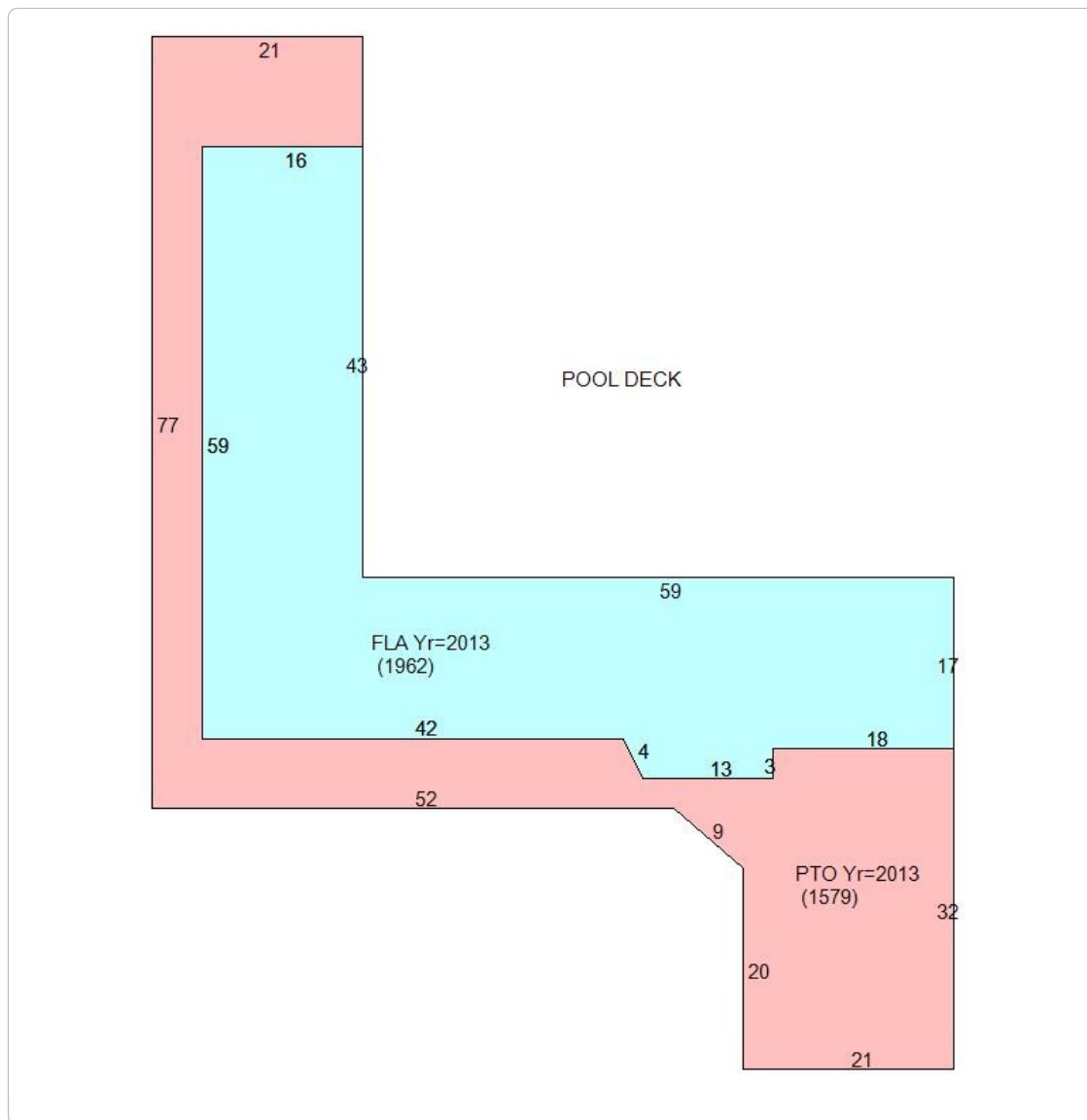


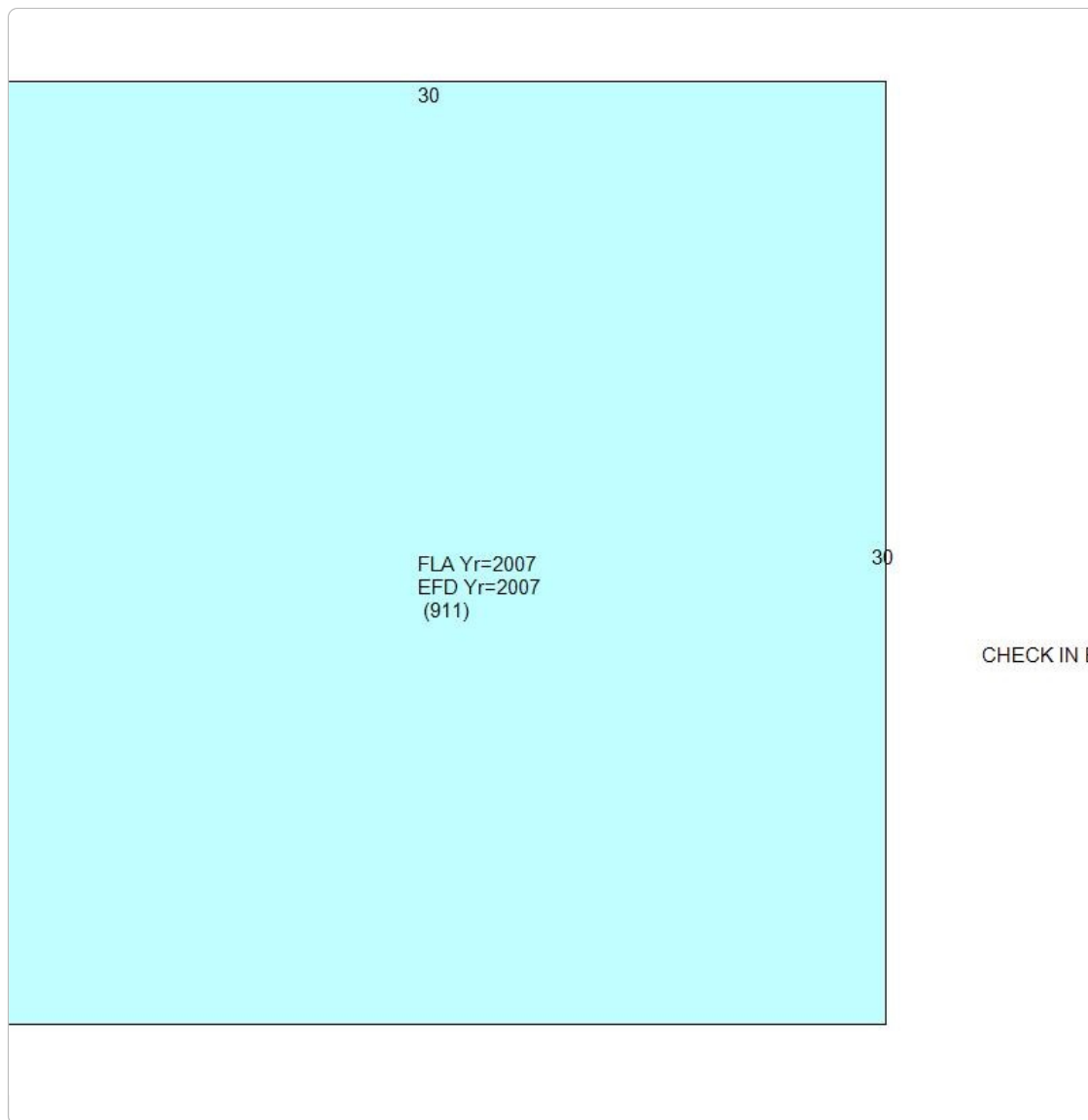
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3	OUF Yr=1956 (456)	152

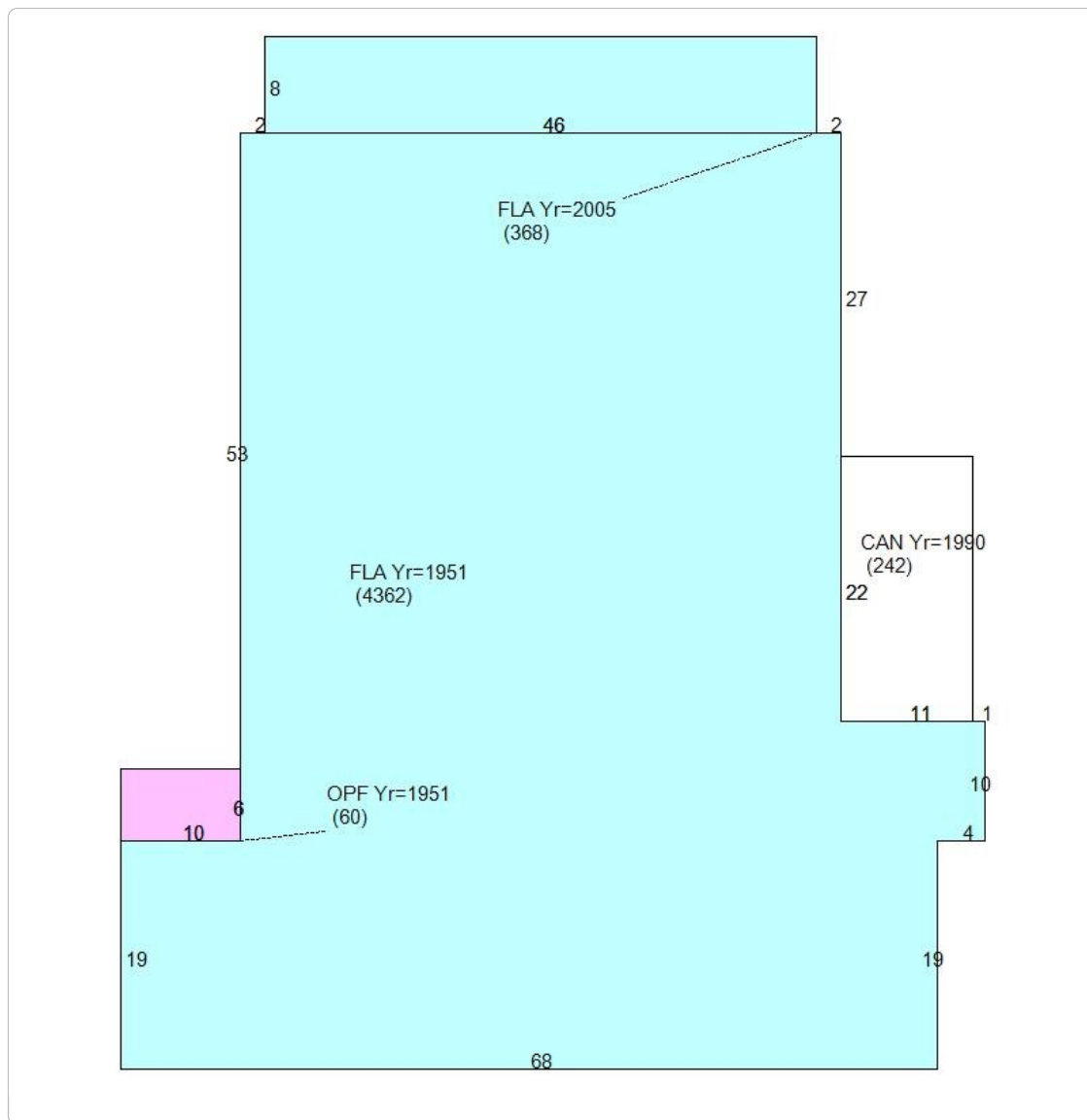


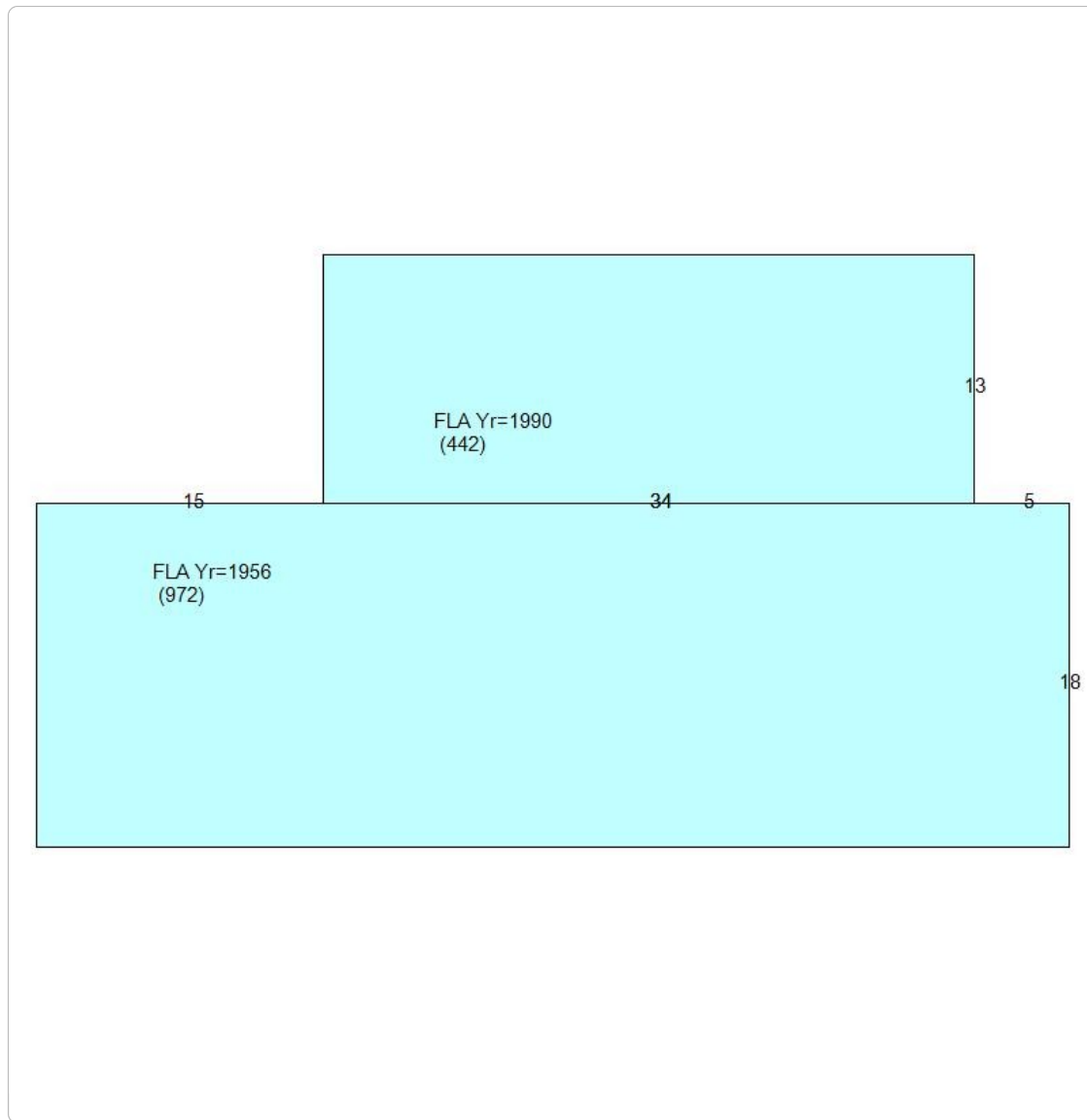




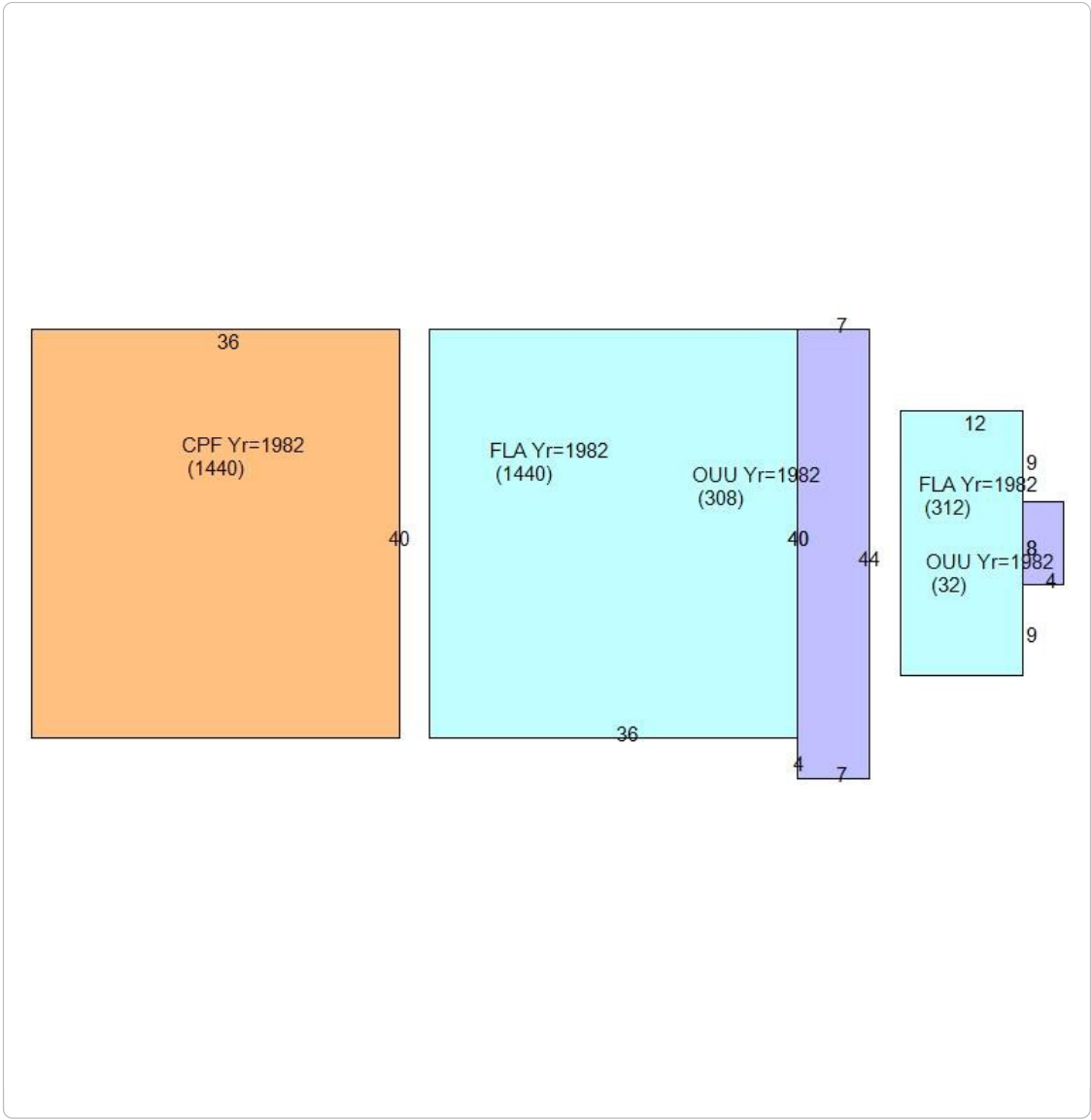


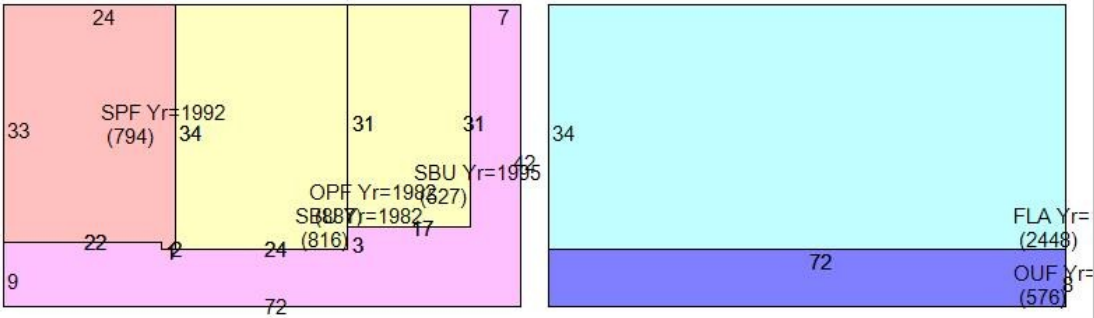


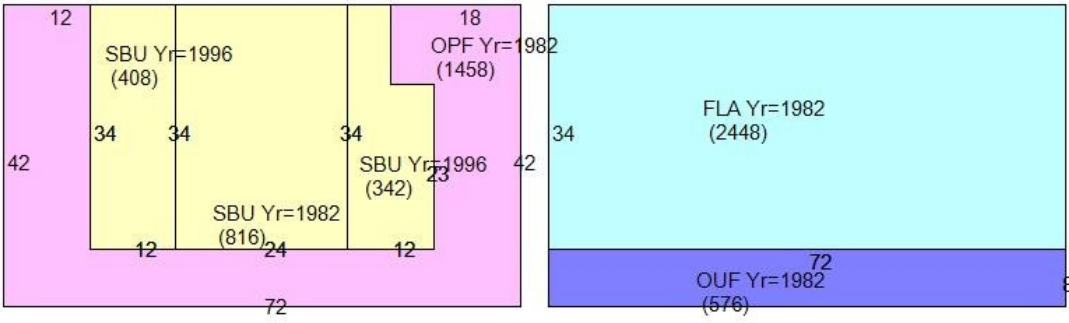


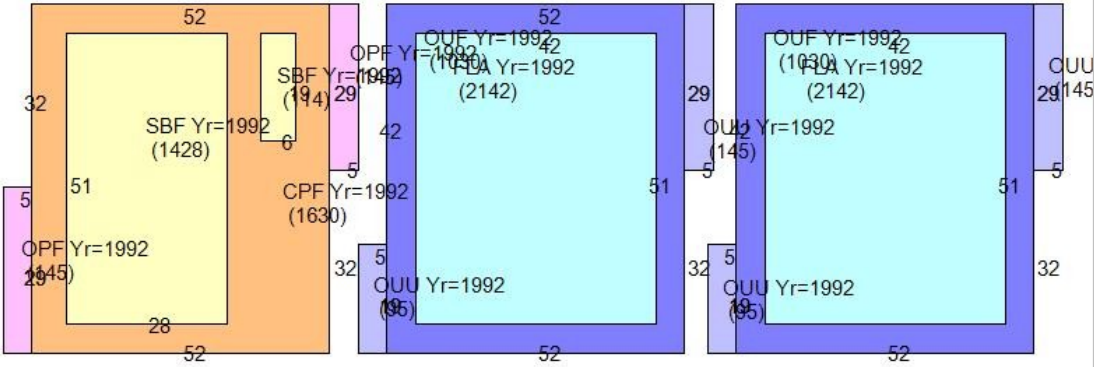


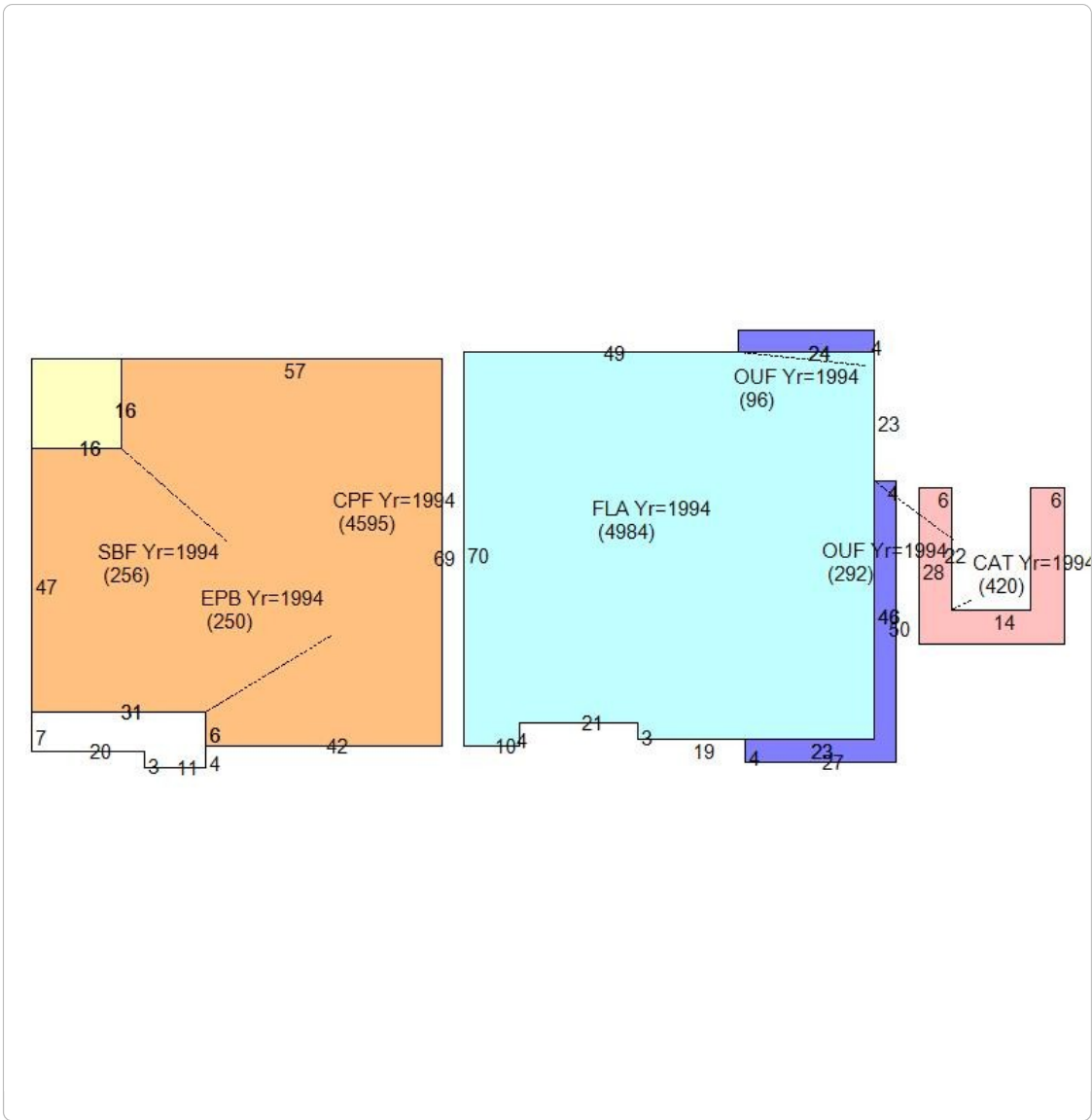












Photos



**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

**WARRANTY DEED  
FROM INDIVIDUAL TO CORPORATION**

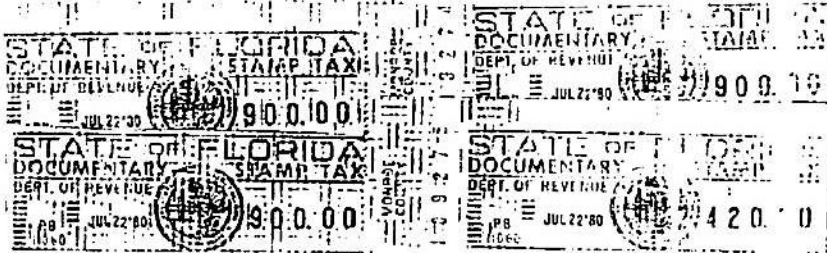
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7.00  
3120.00

a corporation existing ~~in accordance with the~~ by an Act of / Congress 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 to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

See Schedule "A" attached.



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

[illegible]

Signed ~~Accepted~~ and delivered in our presence:

W. W. W. W.  
Lori Egan Malkin

STATE OF FLORIDA,  
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an  
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 aforesaid this 15th  
June, A. D. 1980.

History, 1945, State of U.S. of Iowa  
City Commission Expires 1. 1960  
Bounded by American and A. County County  
This instrument

Approved By: Assistant Sec. H. C. Wray 4/29/1917  
This Instrument Was Prepared By:  
HENRY J. WHELCHEL  
This Instrument prepared by: \_\_\_\_\_ of \_\_\_\_\_

*Address*

73800 Overseas Hwy, FL 33428-1102



214982

OFL  
REC

814PG1272

17.6  
3/20WARRANTY DEED  
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

**This Warranty Deed** Made the 15th day of July A. D. 19 80 by  
ED GEOBEL and GREG GOEBEL  
hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA  
Congress  
a corporation existing ~~under the laws of the State of Texas~~ 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 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, aliens, re-  
mises, releases, conveys and confirms unto the grantee, all that certain land situate in  
County, Florida, viz:

See Schedule "A" attached.

STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE JUL 22 '80 \$900.00	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE JUL 22 '80 \$900.00	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE JUL 22 '80 \$420.00
---	---	---

**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

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

Signed, sealed and delivered in our presence:

*[Signature]*  
Lori Egan Malkin

*[Signature]*  
[Signature]

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 RECORD BOOK  
MONROE COUNTY, FLORIDA  
RALPH W. WHITE  
CLERK OF CIRCUIT COURT  
RECORD VERIFIED

SCHEDULE "A"





## *Islamorada, Village of Islands*

Sent via e-mail: [Keith.Douglass@scouting.org](mailto: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 structures<sup>1</sup>.

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

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<sup>1</sup> 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 x 100 = 6,000 SF; Lot 4, Block 7)
- 14 residential-institutional units (3,630 x 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](mailto:planningdirector@islamorada.fl.us) or 305-664-6424.*

Sincerely,

Karl W. Bursa, AICP, CFM  
Senior Planner

Cc: File

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Islamorada, FL 33070  
Tyharrispa.com  
[tyharrispa@gmail.com](mailto: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](mailto: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 RE S 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		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
<b>TOTAL</b>		<b>1,414</b>	<b>1,414</b>	<b>238</b>

Building ID 41054  
 Style  
 Building Type CLUBS-LDGE-HALLS C / 77C  
 Building Name  
 Gross Sq Ft 3532  
 Finished Sq Ft 1752  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 152  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 33  
 Interior Walls

Exterior Walls AB AVE WOOD SIDING  
 Year Built 1982  
 EffectiveYearBuilt 2000  
 Foundation CONC PILINGS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Grade 250  
 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
<b>TOTAL</b>		<b>3,532</b>	<b>1,752</b>	<b>506</b>

Building ID 41055  
 Style STILT 1 STORY  
 Building Type CLUBS-LDGE-HALLS C / 77C  
 Building Name  
 Gross Sq Ft 6048  
 Finished Sq Ft 2448  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 212  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 38  
 Interior Walls

Exterior Walls AB AVE WOOD SIDING  
 Year Built 1982  
 EffectiveYearBuilt 1995  
 Foundation CONC PILINGS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Grade 250  
 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
<b>TOTAL</b>		<b>6,048</b>	<b>2,448</b>	<b>930</b>

Building ID 41056  
 Style  
 Building Type CLUBS-LDGE-HALLS C / 77C  
 Building Name  
 Gross Sq Ft 6048  
 Finished Sq Ft 2448  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 212  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 45  
 Interior Walls

Exterior Walls AB AVE WOOD SIDING  
 Year Built 1982  
 EffectiveYearBuilt 1990  
 Foundation CONC PILINGS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type  
 Heating Type  
 Bedrooms 0  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Grade 250  
 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
<b>TOTAL</b>		<b>6,048</b>	<b>2,448</b>	<b>980</b>

Building ID 41057  
 Style STILT 2 STORY  
 Building Type CLUBS-LDGE-HALLS C / 77C  
 Building Name  
 Gross Sq Ft 10286  
 Finished Sq Ft 4284  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 368

Exterior Walls C.B.S.  
 Year Built 1992  
 EffectiveYearBuilt 2005  
 Foundation CONC PILINGS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type  
 Heating Type  
 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	Effective Year Built	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
<b>TOTAL</b>		<b>10,329</b>	<b>6,388</b>	<b>1,110</b>

Building ID	41061	Exterior Walls	METAL SIDING
Style		Year Built	1996
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	7090	Roof Type	GABLE/HIP
Finished Sq Ft	3120	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	236	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
EFD	ELEVATED FOUND	3,120	0	236
FLA	FLOOR LIV AREA	3,120	3,120	236
CLP	LOAD PLATFDM	200	0	60
SBU	UTIL UNFIN BLK	650	0	150
<b>TOTAL</b>		<b>7,090</b>	<b>3,120</b>	<b>682</b>

Building ID	62209	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	2013
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	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
<b>TOTAL</b>		<b>3,541</b>	<b>1,962</b>	<b>672</b>

## 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		

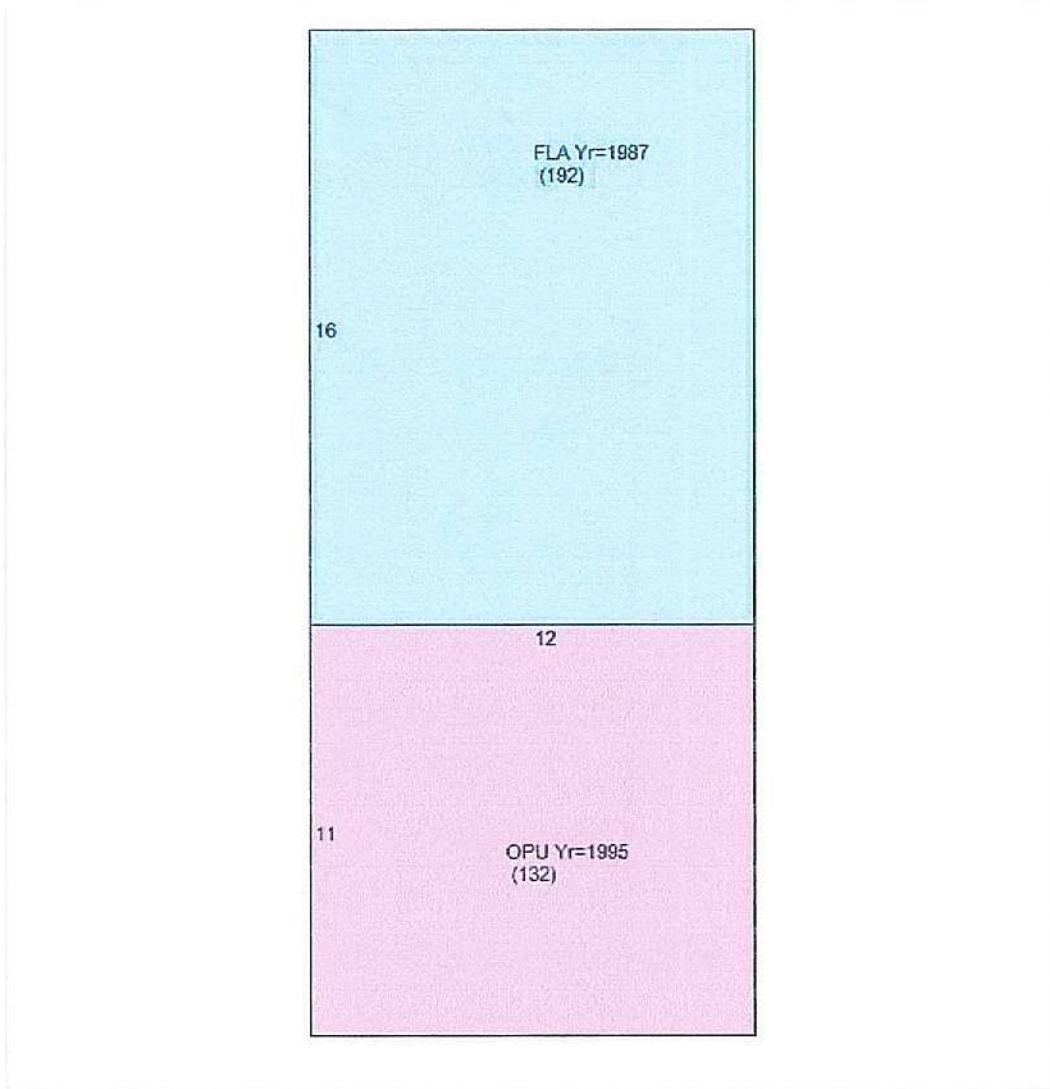
## Permits

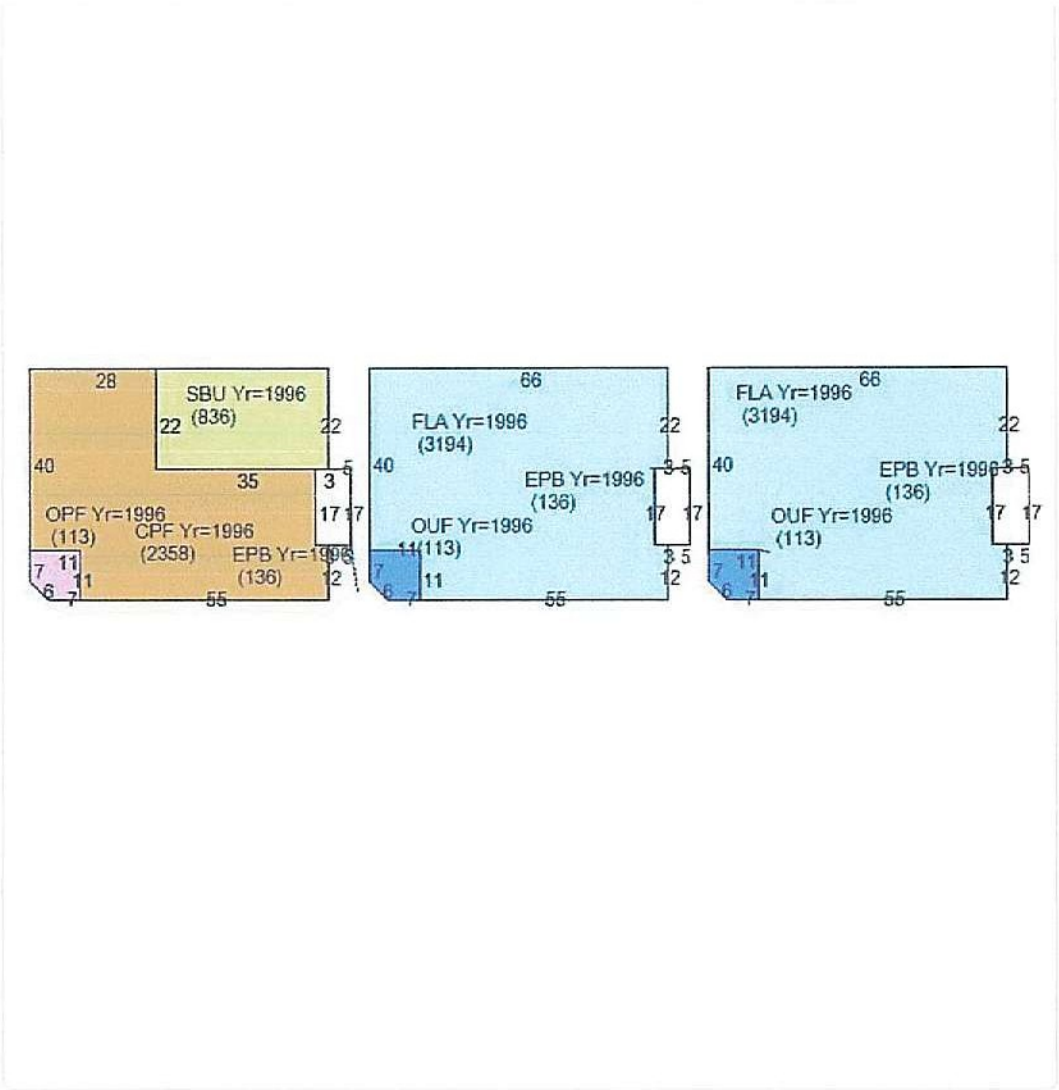
Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202301092	07/09/2024	Active	\$600,000		NEW 2 STORY ADDITION FOR DORMS
PRELT202400195	03/26/2024	Completed	\$1,500	Commercial	UPGRADE 100 AMP SERVICE TO 200 AMP
PRFIR202300977	11/20/2023	Completed	\$12,500	Commercial	INSTALLATION OF NEW UL LISTED 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
PRBLD20102171	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 #BRE201000079)
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
0301090	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
9730288	01/01/1997	Completed	\$1		ROOF
9630922	08/01/1996	Completed	\$1		DOCKS & RAMP
9631718	08/01/1996	Completed	\$1		DOKS

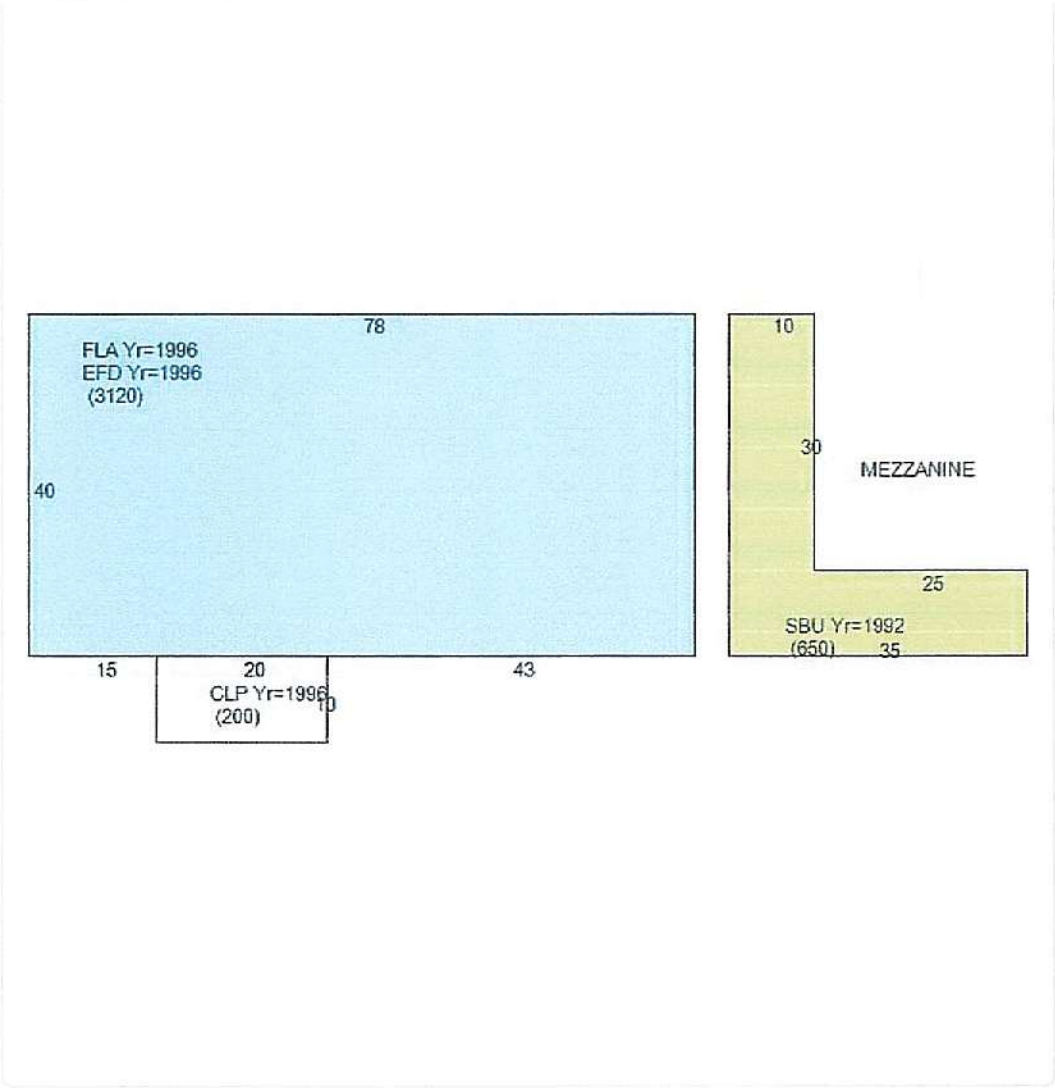
**View Tax Info**[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

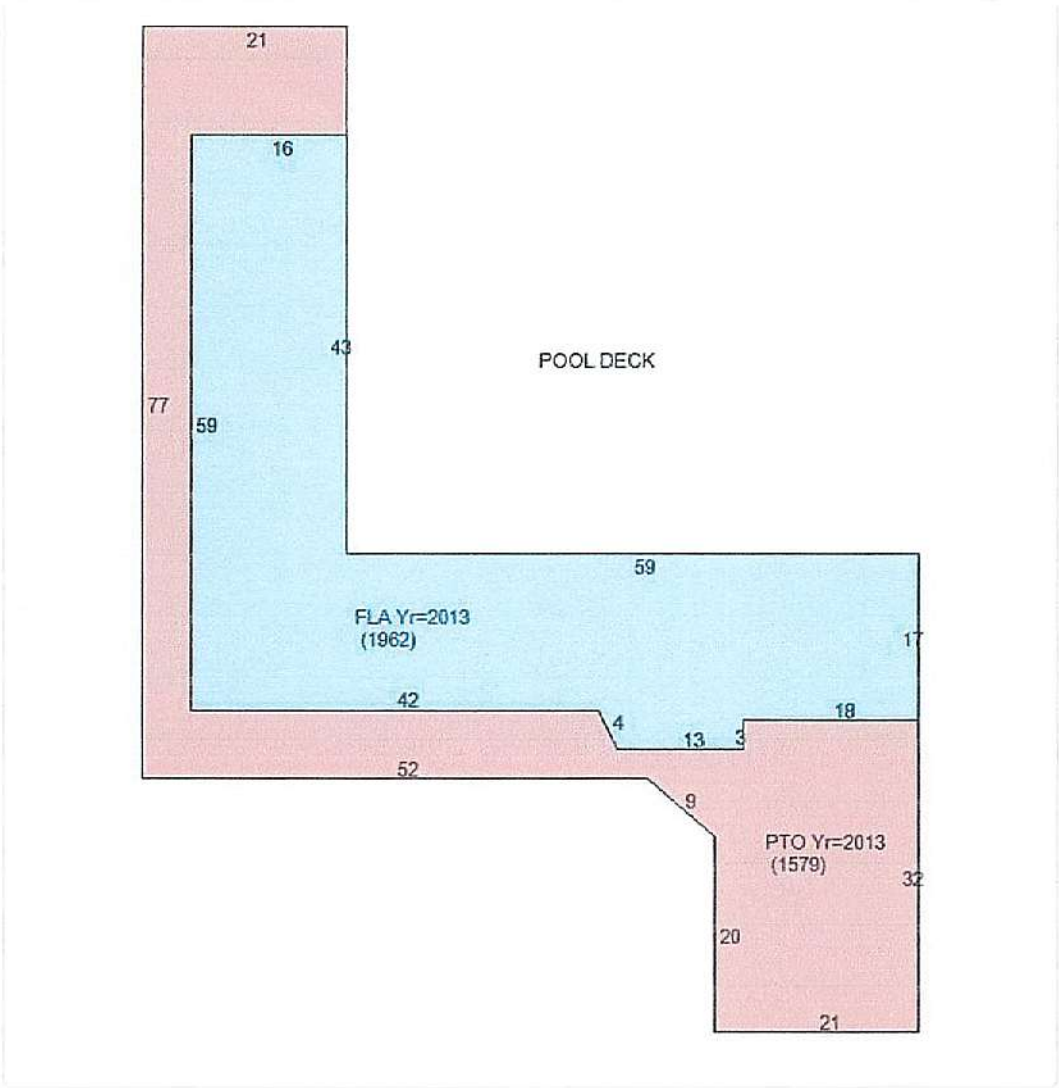
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19	OUF Yr=1956 (456)
3	152

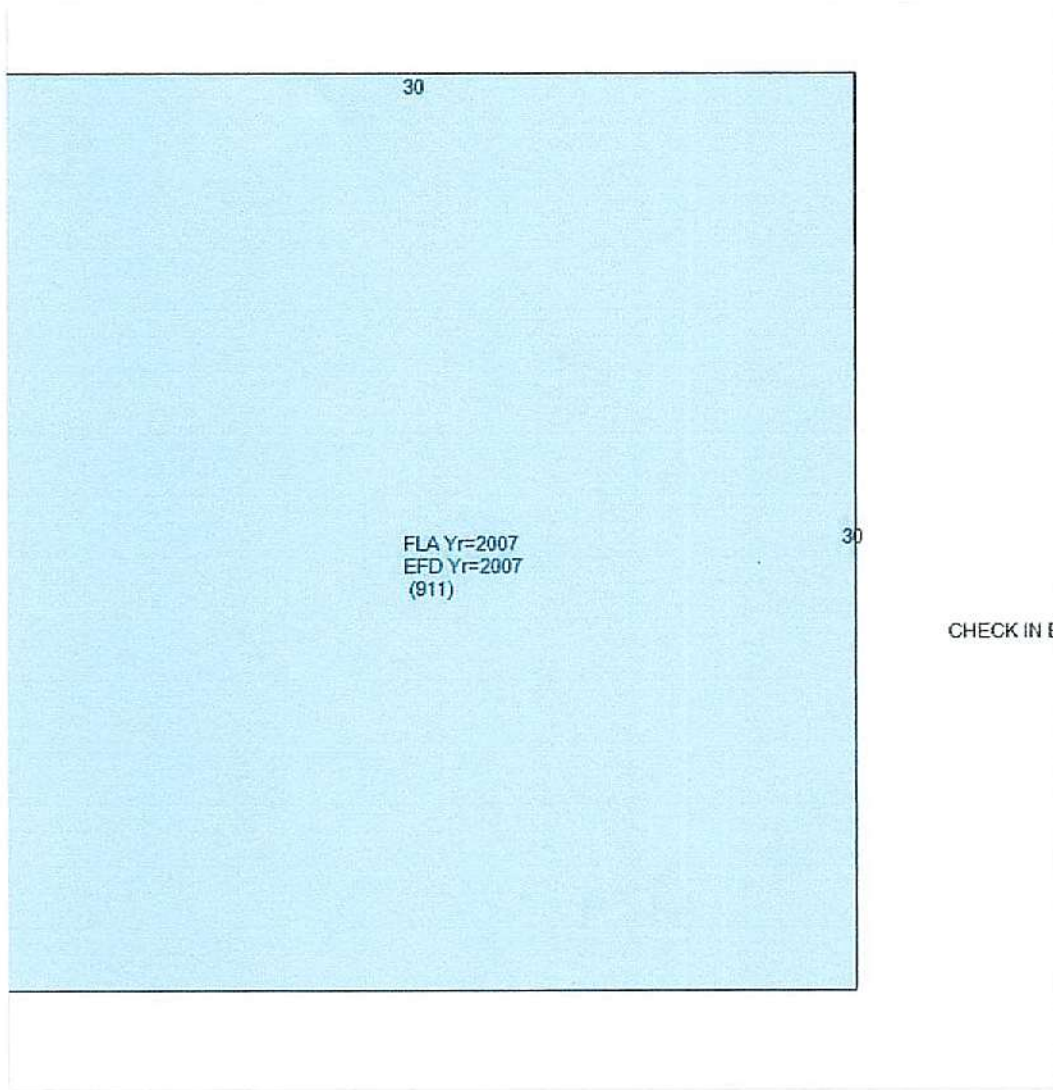


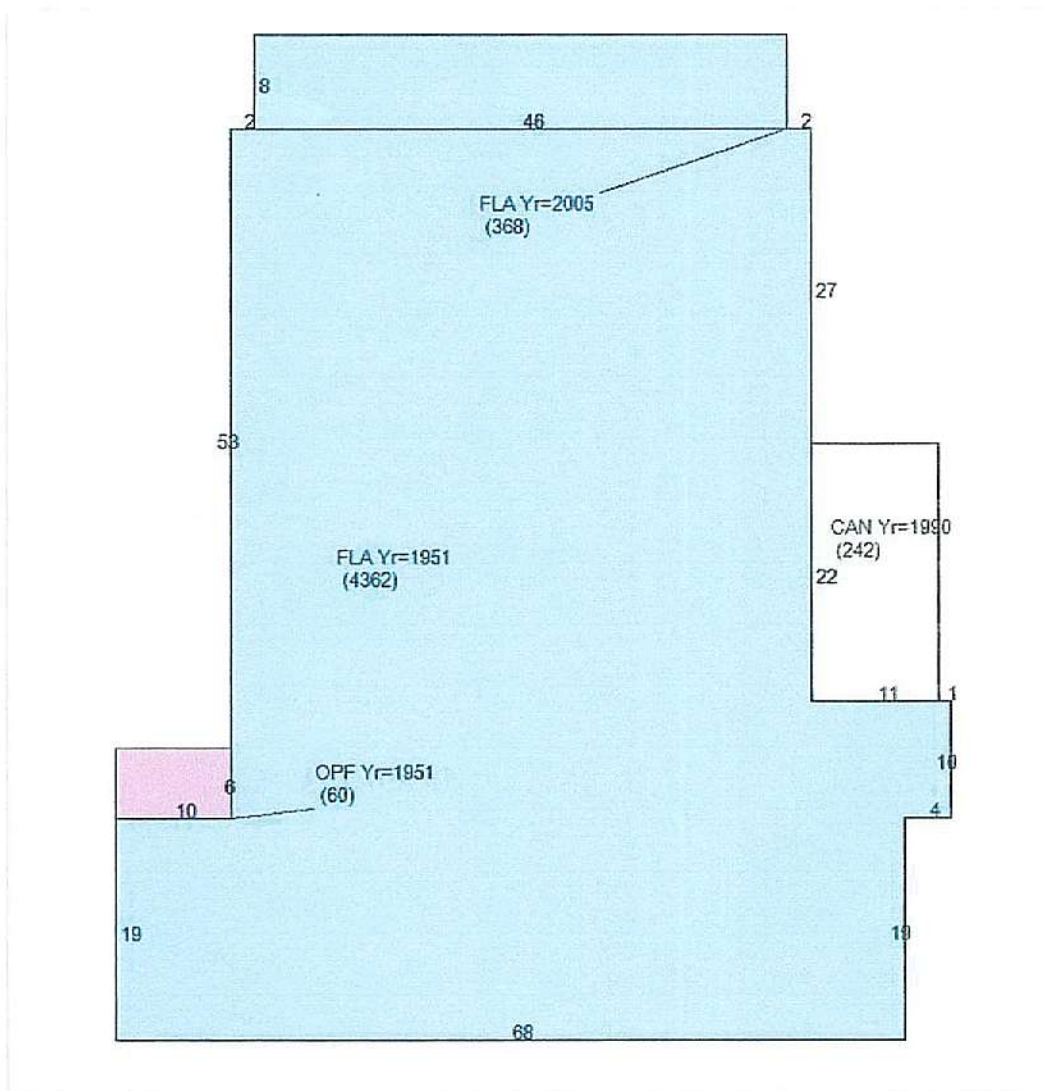


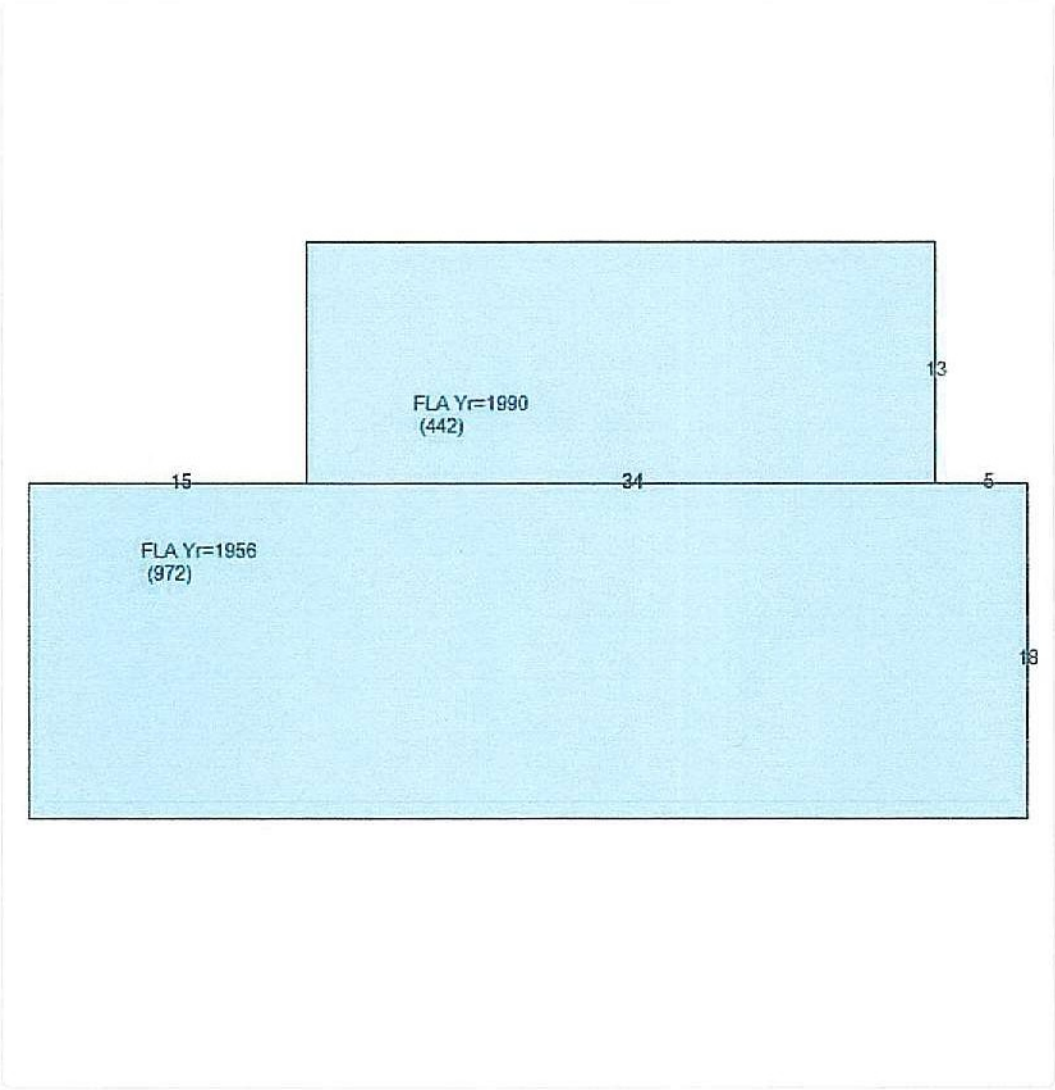


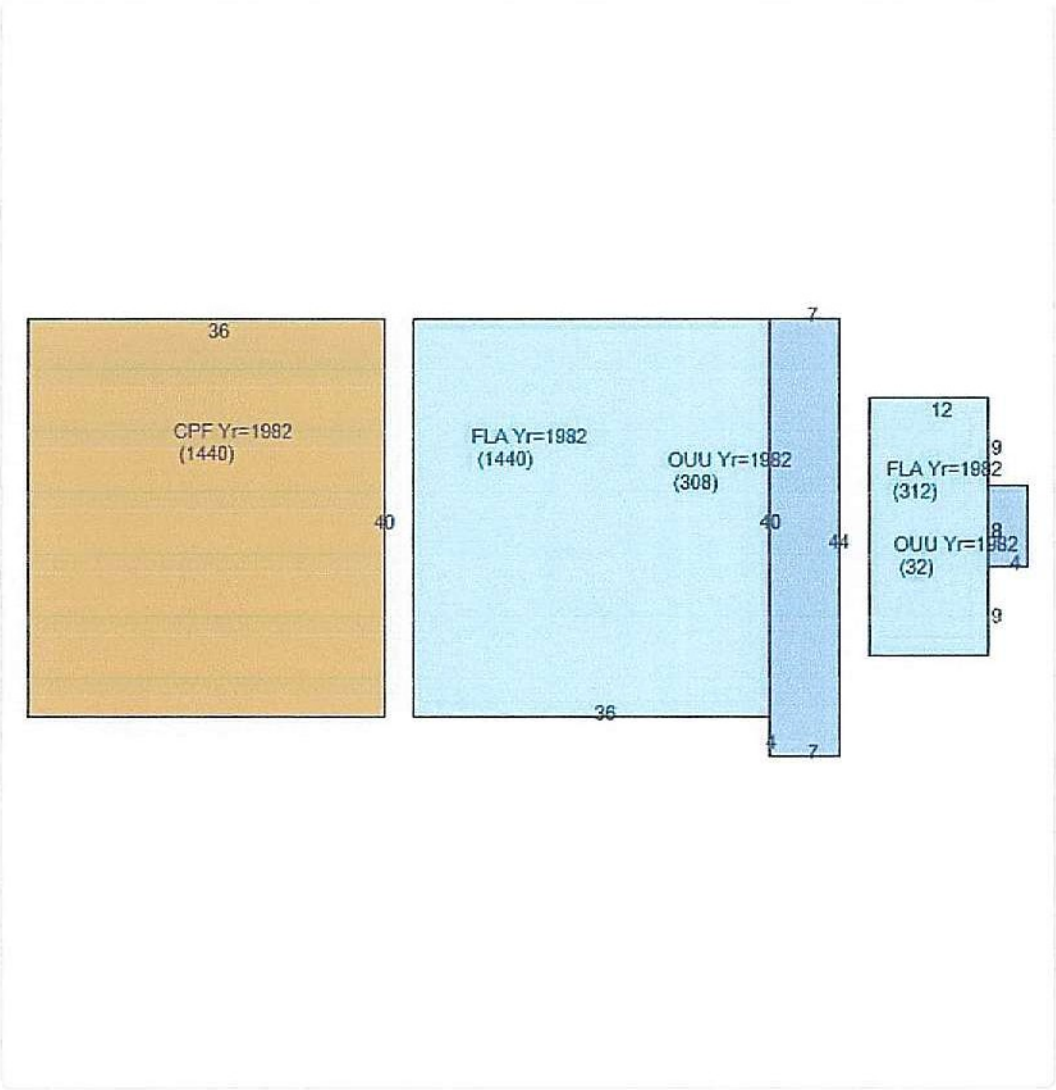




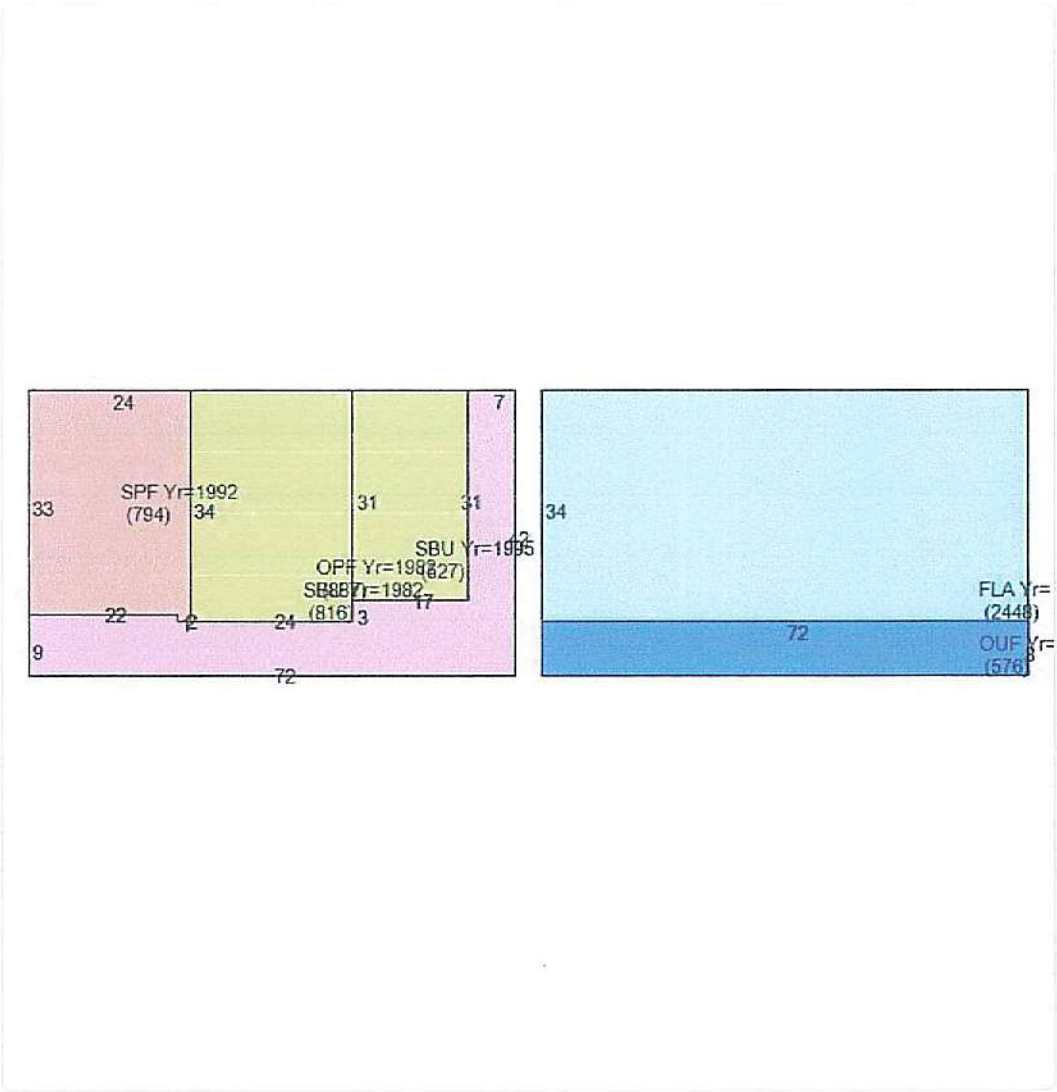


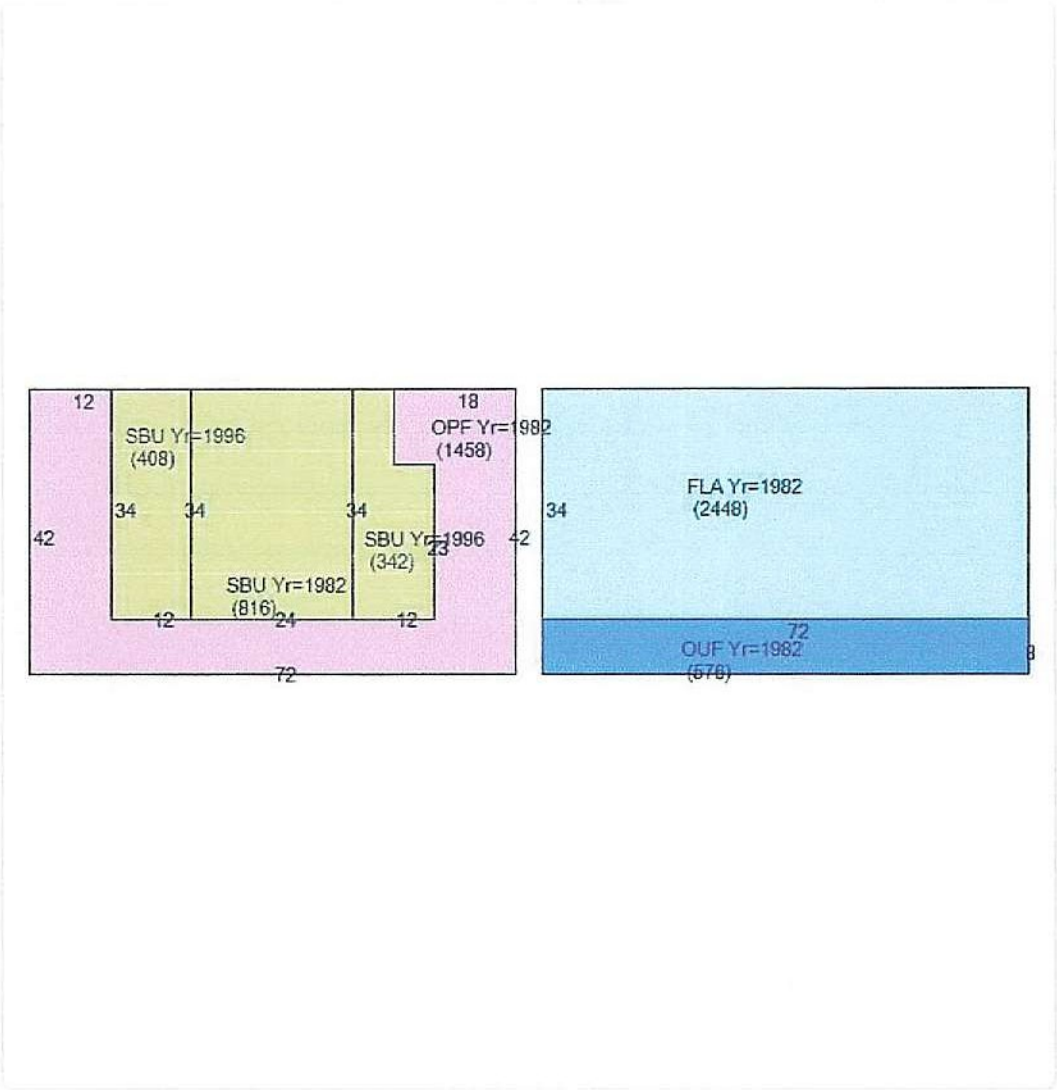




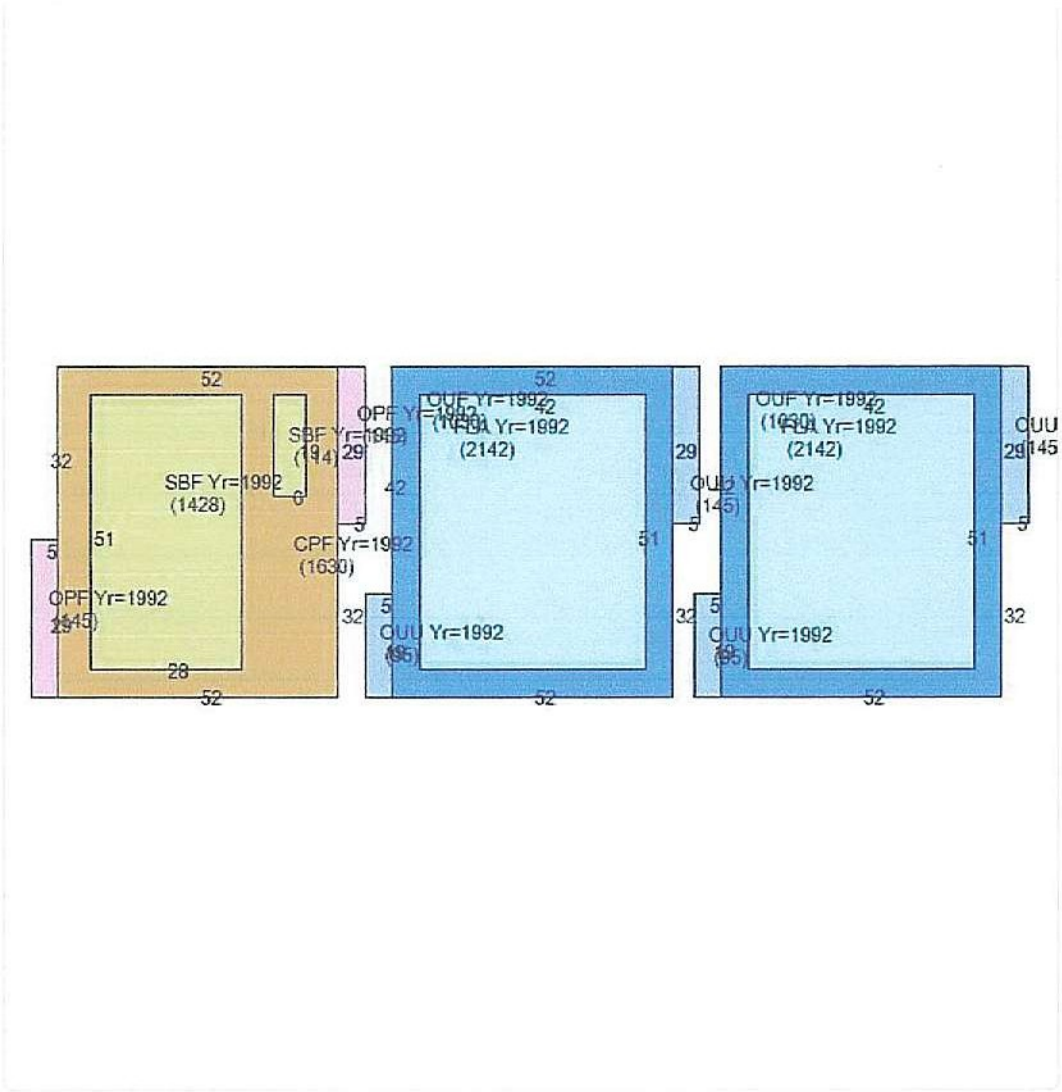


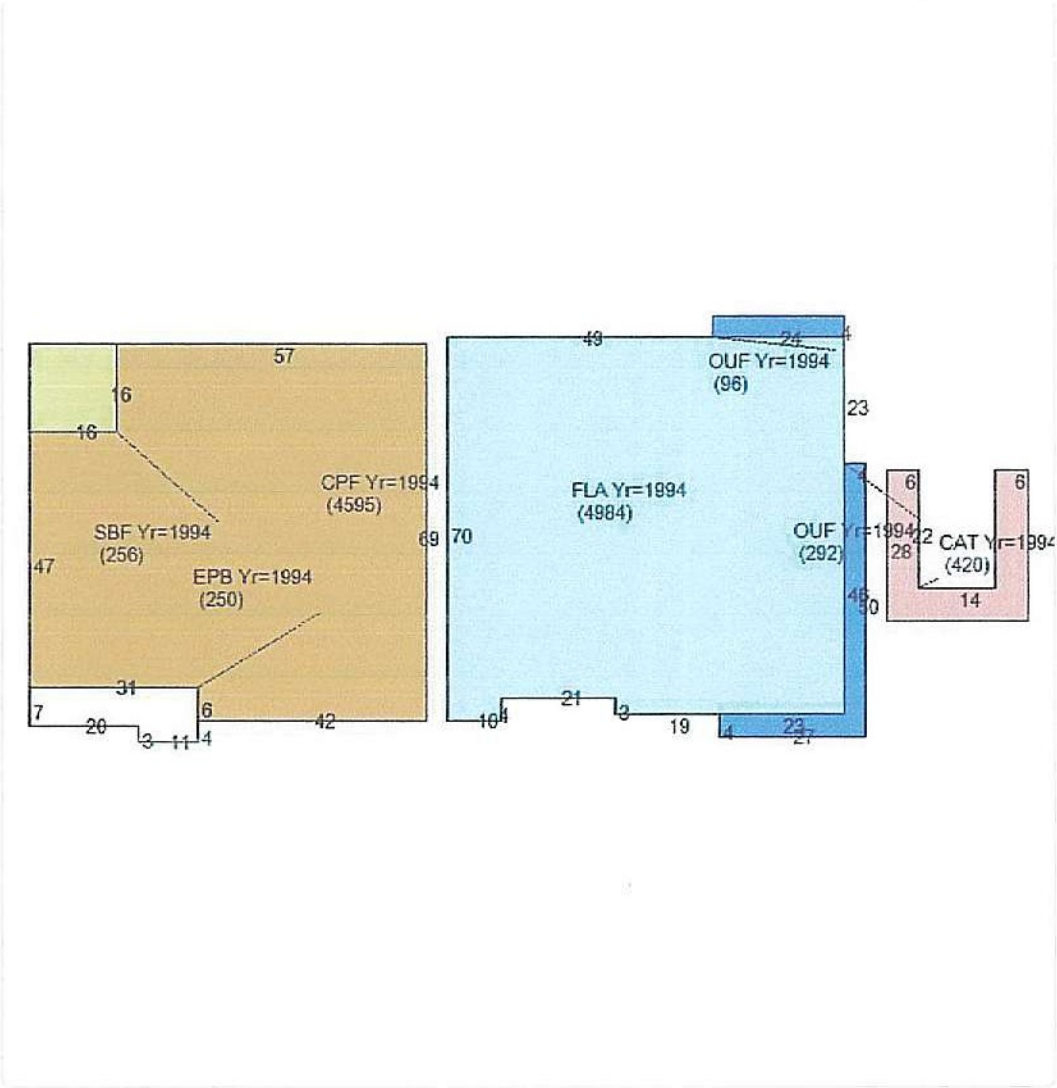












Photos



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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Last Data Upload: 4/23/2025, 1:30:30 AM

Contact Us

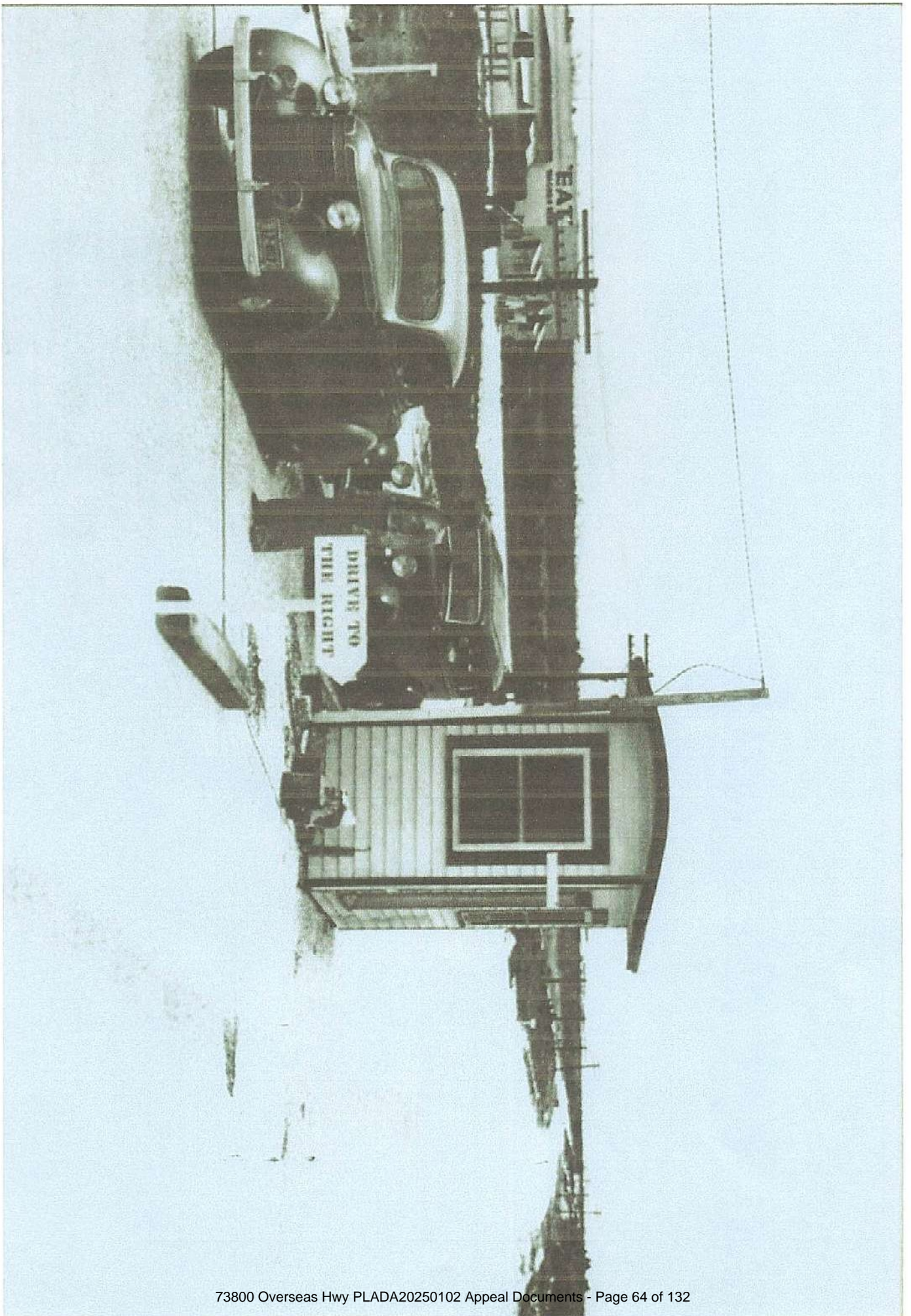
Developed by  
 **SCHNEIDER**  
GEOSPATIAL



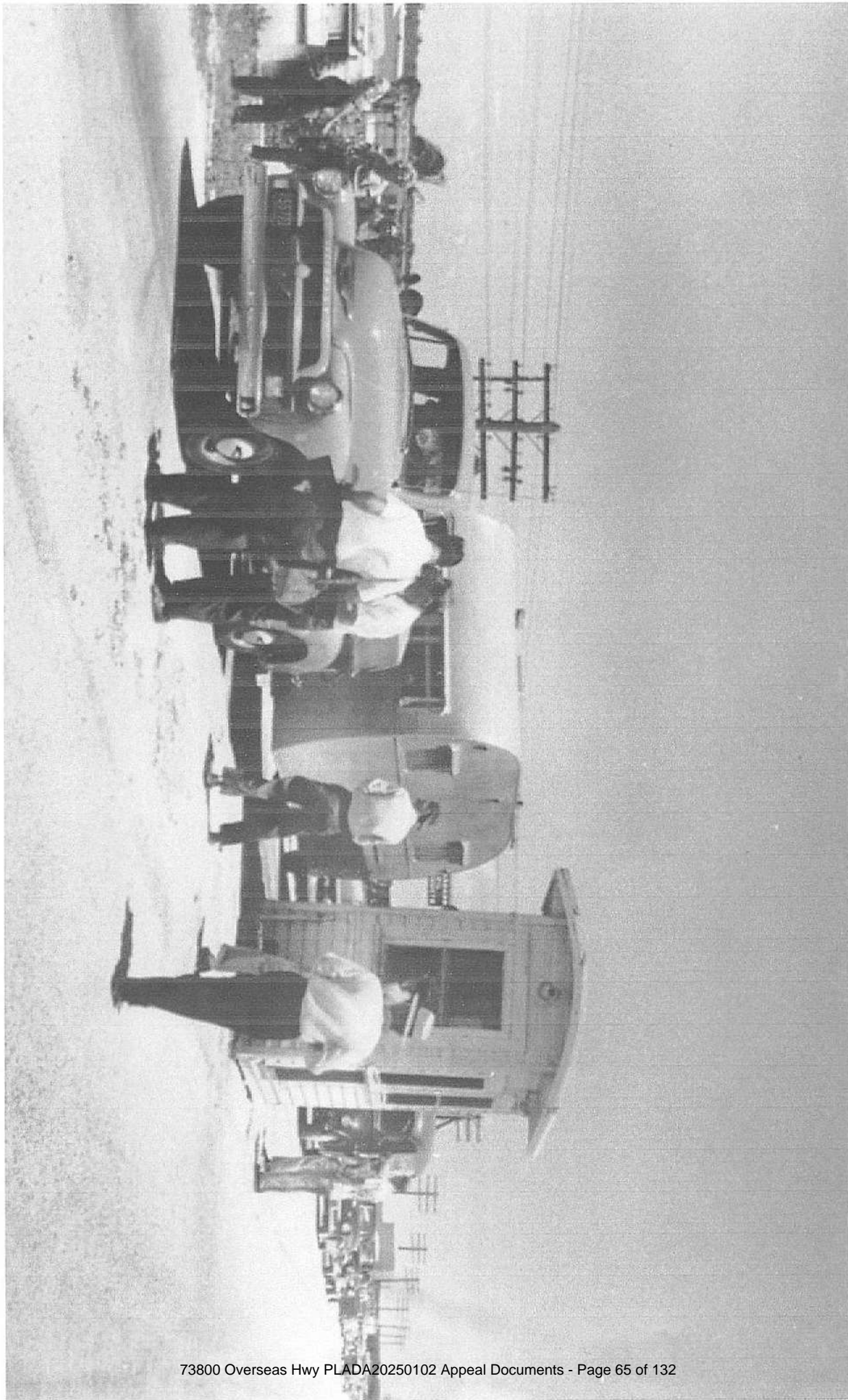
















## FLORIDA KEYS RESORT, MARINA AND RESTAURANT

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 1 800 432-2375 / Miami 248-4870 / 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 Toll Gate 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 KEY'S MARINA THAT'S A HISTORICAL MONUMENT\*\*HERE'S YOUR CHANCE!

**LOCATION:** U.S. One at Mile Marker 73½ on MATECUMBE KEY  
Folio # 3901160

**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 \$20,000.00 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-248-4693 or in the Keys call 664-2631. Realtor's office in Islamorada near Mile Marker 82—bring your rod and reel and stop over!

10%-58-51

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












CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	10 UNIT	2 UNIT	340 LF	
YEAR BUILT	1961	1961	1961	
IMPROVEMENT	Unfinished	Unfinished	Unfinished	
	Wd. at Cell Bds	Wd. at Cell Bds	Wd. at Cell Bds	
	Wallboard	Wallboard	Wallboard	
	Plaster, No Furring	Plaster, No Furring	Plaster, No Furring	
	Drywall	Drywall	Drywall	
	Wood Panel	Wood Panel	Wood Panel	
ROOMS				
Total Rooms				
Enl. Apis				
Rm. Apis				
No. of Bath				
No. of Rest Rm.				
Flr. R. Rm.				
Flr. R. Rm.				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Ap. Equip				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Alabaster				
Wd. Fr. Slucco				
Wd. Fr. Alabaster				
C.B. Plain				
C.B. Slucco				
Wd. Fr. Slucco				
Tile Slucco				
Brick				
Refr. Conc				
Penal. Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Box Joint				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sh. Mtl. Roll				
T. Sh. B.U.				
Shing. Wd. Etc.				
Shing. Alabaster				
Tile, Cement				
Tile, Clay				
Bermado				
Gypsum				
CLASS & SCALE	H10	H10	H10	
CONST. UNITS	96	96	96	
CLASS UNITS	-4	-4	-4	
TOTAL UNITS	92	92	92	
BASE RATE	1415	1415	1415	
ADJ. RATE	1302	1302	1302	
AREA	2827	2827	2827	
S.F. 1-2-1	9000	9000	9000	
S.F. 1-2-1	9000	9000	9000	
REP. COST NEW	45508	45508	45508	
CONDITION	80	80	80	
DEP. REP. VALUE	13084	13084	13084	
DEPRECIATION ADJUSTMENT				
NO.	PHY.	ADJUSTMENT	% COND.	
1				
2				
3				
4				

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









CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE									
YEAR BUILT									
Total Rooms									
Eff. Area									
— Rm. Appts									
— Rm. Bldg.									
No. of Bath									
— Full B. Rm.									
— Part B. Rm.									
Total Features									
Continuous Wall									
Piers									
Piling									
Frame									
Height									
Front & Interior									
Appl. Equip.									
Partitions									
Special Use									
Wellboard									
Corr. Metal									
Corr. Alabaster									
Wd. Fr. Sluice									
Wd. Fr. Alabaster									
C.B. Plin									
C.B. Sluice									
Wd. Fr. Sliding									
Tile Sluice									
BRSE									
Paint. Conc.									
Panel, Girt, Mtl.									
Fish, Shed									
Hip, Gable									
Box Joint									
Wood Truss									
Prestressed									
Steel Truss									
Sht. Mtl. Roll									
T. & G. B.U.									
Shing. Wd. Etc.									
Shing. Alabaster									
Tile, Cement									
Tile, Clay									
Burntwood									
Slate									
Gypsum									

IMPROVEMENT

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CONST. UNITS

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BASE RATE

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BASE RATE

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ADJ. RATE

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AREA

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E.P. 3-1/2

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DEPRECIATION ADJUSTMENT

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NO. PHY.

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NO. PHY.

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PT LOT 1 SEC 29  
PT LOT 3&4 SEC 20

MONROE COUNTY, FLORIDA

## REAL PROPERTY RECORD CARD

[illegible]

9-2-75



9-2-71

			VALUATION TOTALS
1968	LAND		
	IMPROVEMENTS		
	TOTAL		
79 —	LAND		
	IMPROVEMENTS		
	TOTAL		
79 —	LAND		
	IMPROVEMENTS		
	TOTAL		
79 —	LAND		
	IMPROVEMENTS		
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79 —	LAND		
	IMPROVEMENTS		
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79 —	LAND		
	IMPROVEMENTS		
	TOTAL		
79 —	LAND		
	IMPROVEMENTS		
	TOTAL		

— NOTES —

— NOTES —

1990

1900  
1901







**ISLAMORADA, VILLAGE OF ISLANDS**  
**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**  
86800 Overseas Highway Islamorada, Florida 33036 305-664-6400  
[www.islamorada.fl.us](http://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



## ISLAMORADA, VILLAGE OF ISLANDS

### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

86800 Overseas Highway Islamorada, Florida 33036 305-664-6400

[www.islamorada.fl.us](http://www.islamorada.fl.us)

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

DEC 11 1989 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 sub-urban 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

89 DEC 29 4:19

FILED FOR RECORD

620743

OFF REC 1116 PAGE 0956

- 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.



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OFF REC 1116 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

OFF REC 1116 PAGE 0958

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 KIOSKI, 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. Kioski*  
PROPERTY OWNER

12/27/99  
DATE

*Nancy A. Griffin*  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. OCT. 25, 1999  
BONDED THRU GENERAL INS. UND.

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



# Sea Base Deed

214982

814PG1272

7.00  
3/20/80WARRANTY DEED  
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

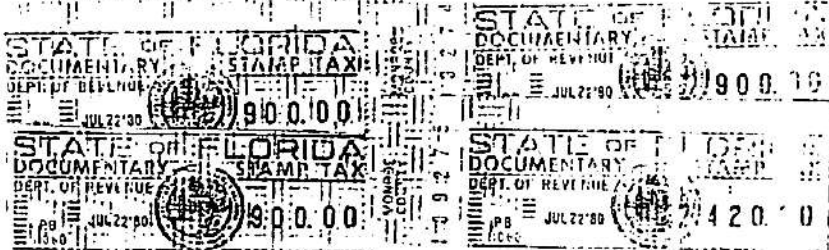
This Warranty Deed Made the 15th day of July A. D. 1980 by  
ED GOEBEL and GREG GOEBEL  
hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA

Congress  
a corporation existing ~~under the laws of the State of Florida~~ 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  
their 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, aliens, 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

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

Signed, sealed and delivered in our presence:

*[Signature]*  
Lori Egan Mallin

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 12-31-1980  
Elected by American Bar Association 4/28/81

This Instrument Was Prepared By:

This Instrument prepared by: **HENRY J. WHELCHIEL** of

Address

STEEL HECTOR &amp; DAVIS

Source: 1980 Florida Public Records - Page 87 of 132

214982

DEF  
REC

814PG1272

17.6  
3/20WARRANTY DEED  
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

**This Warranty Deed** Made the 15th day of July A D. 19 80 by  
ED GEOBEL and GREG GOEBEL  
hereinafter called the grantor, to THE BOY SCOUTS OF AMERICA  
Congress  
a corporation existing ~~and authorized to do business~~ by an Act of / with its permanent postoffice  
address at 1325 Walnut Hill Lane, Irving, Texas 75261  
hereinafter called the grantee:

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

**Witnesseth:** That the 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, aliens, re-  
mises, releases, conveys and confirms unto the grantee, all that certain land situate in  
County, Florida, viz:

See Schedule "A" attached.

STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE JUL 22 '80 900.00	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE JUL 22 '80 900.00	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE JUL 22 '80 420.00
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**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

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

Signed, sealed and delivered in our presence:

*[Signature]*  
Lori Egan Mallin

*[Signature]*  
[Signature]

U.S.  
U.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.

RECORDED IN OFFICIAL RECORD 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 800 377 7070 Florida 1 800 432 2875 Miami 305 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.





*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



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*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



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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

*Go with room for 100 slips*  
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

FOR OVER FIFTY YEARS—NO. 1 IN THE SOUTH



TOLL GATE INN \_\_\_\_\_

SIZE

Approximately 5 acres. Almost 1000' of waterfront.

ZONING

Zone ~~up to 20~~ <sup>25</sup> 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

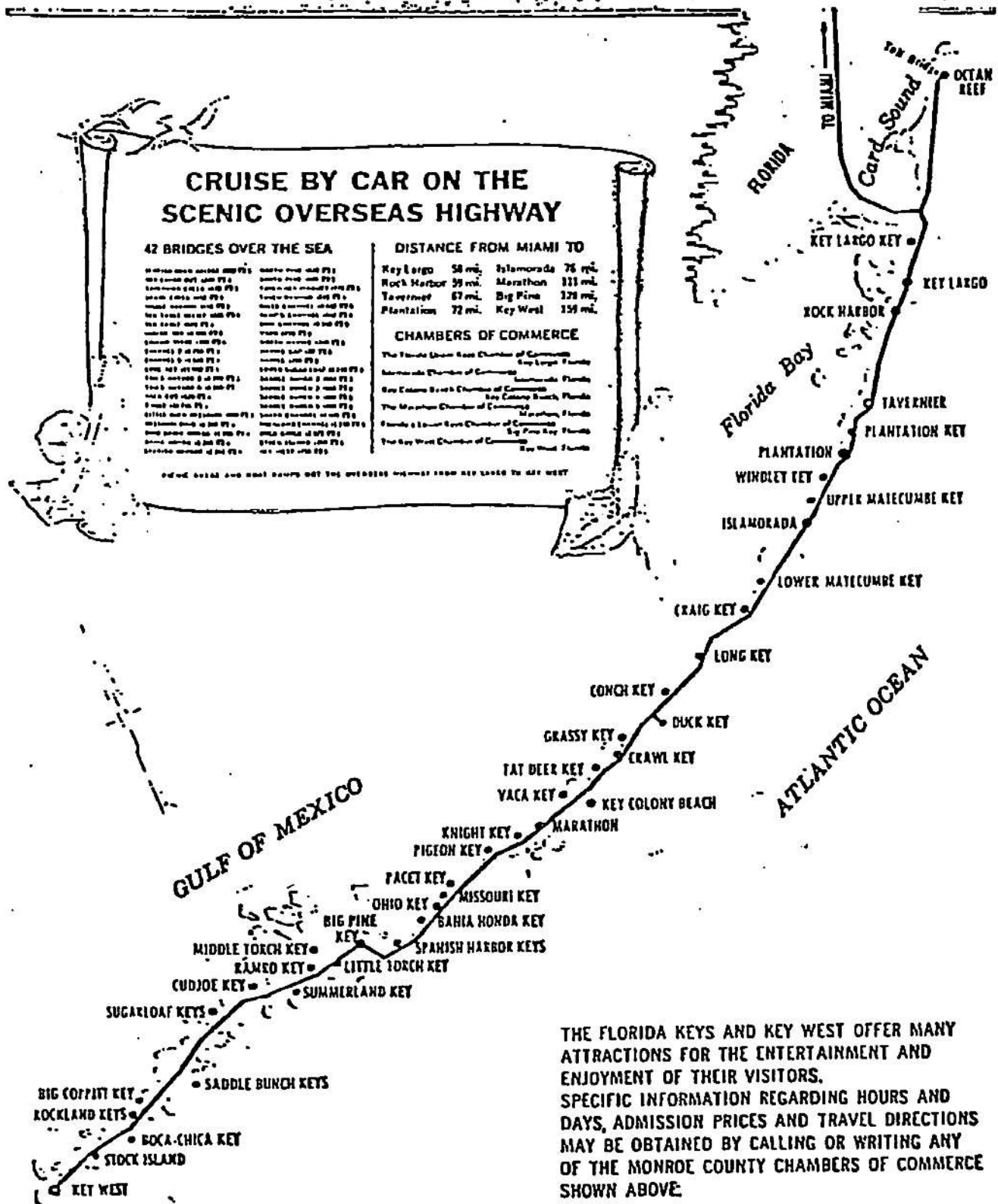
Cash -- or terms to be arranged. Possible participation in development.

TOLLGATE INN \_\_\_\_\_

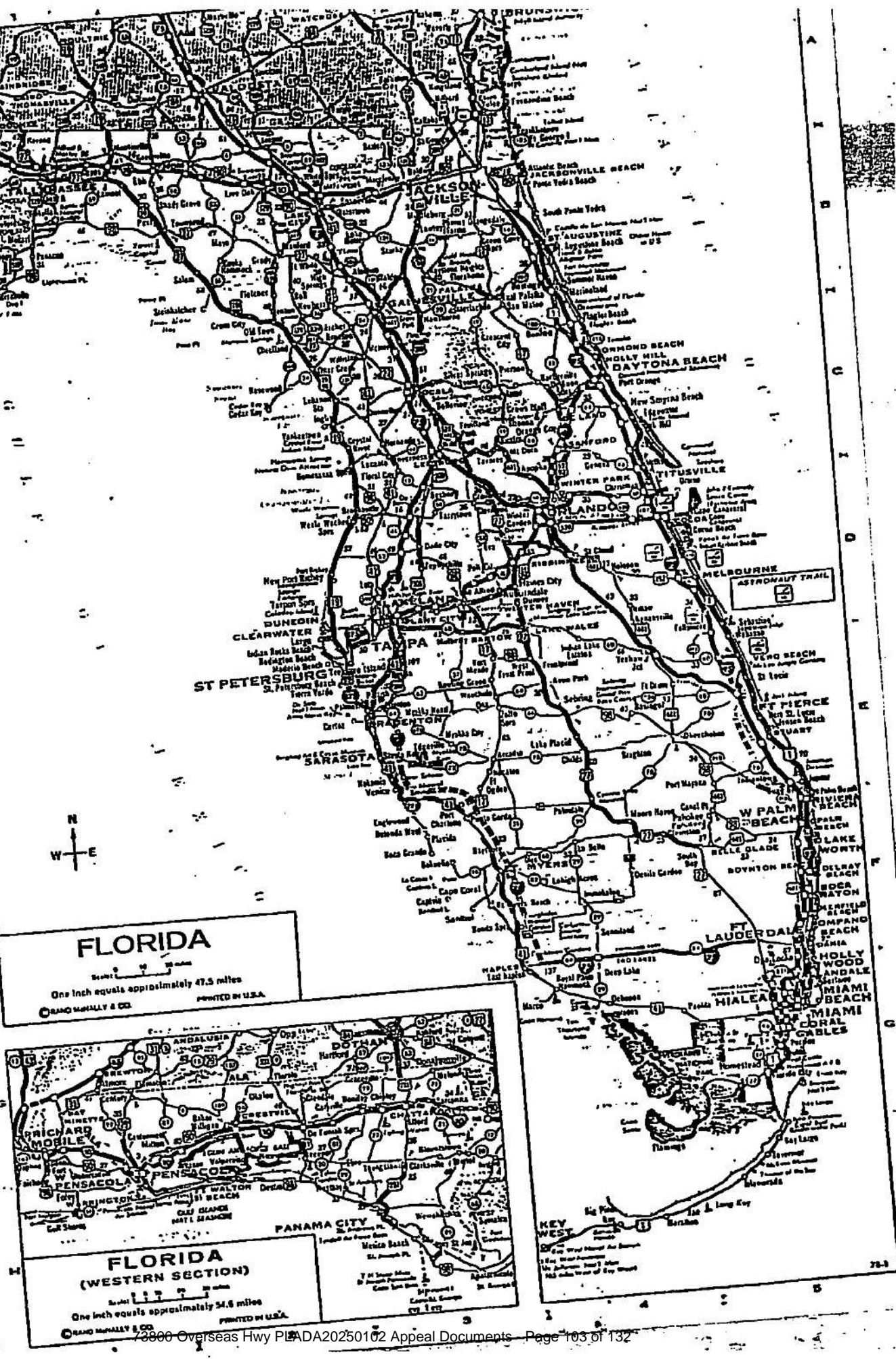
LEGAL

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)



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## TOLL GATE INN

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### 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:

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TOLLGATE INN \_\_\_\_\_

For further information or to inspect:

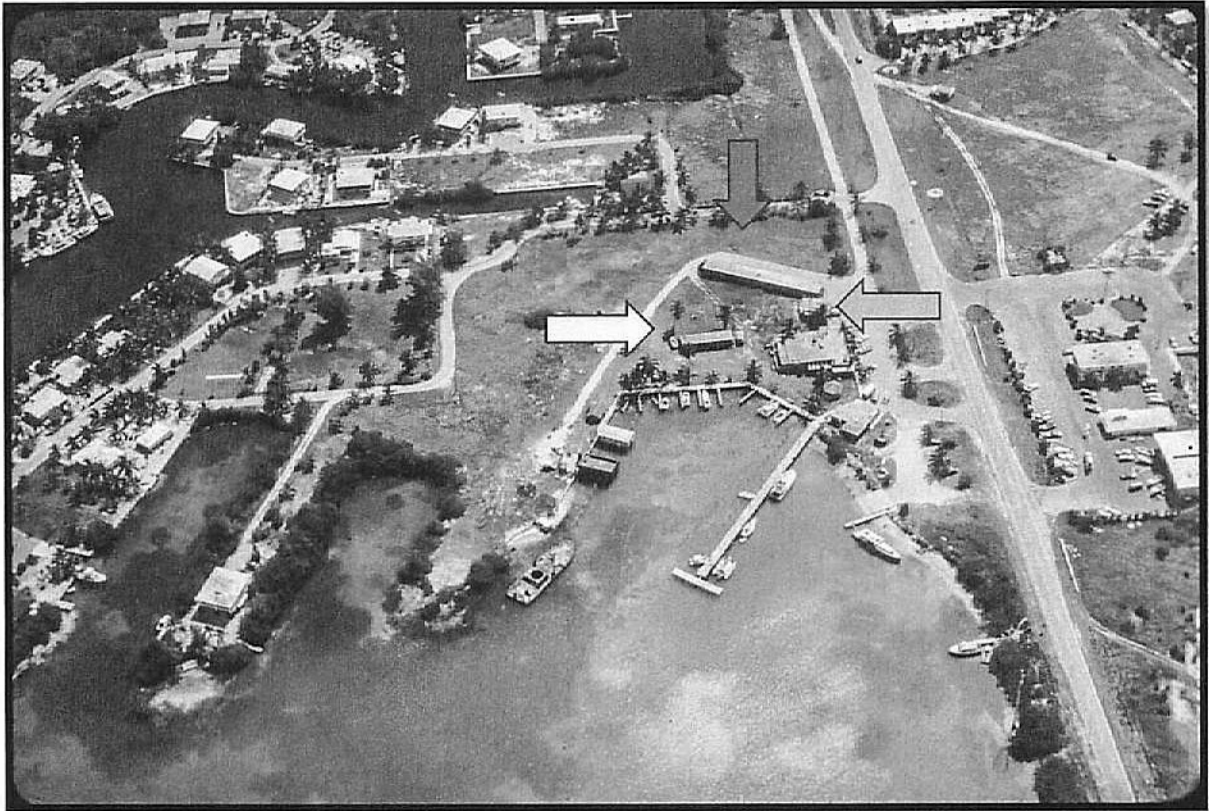
C. DeWITT COFFMAN, Director  
Hotel Division

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.

**Keyes**  
REALTORS

# SEA BASE PHOTOGRAPHS (1979)



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

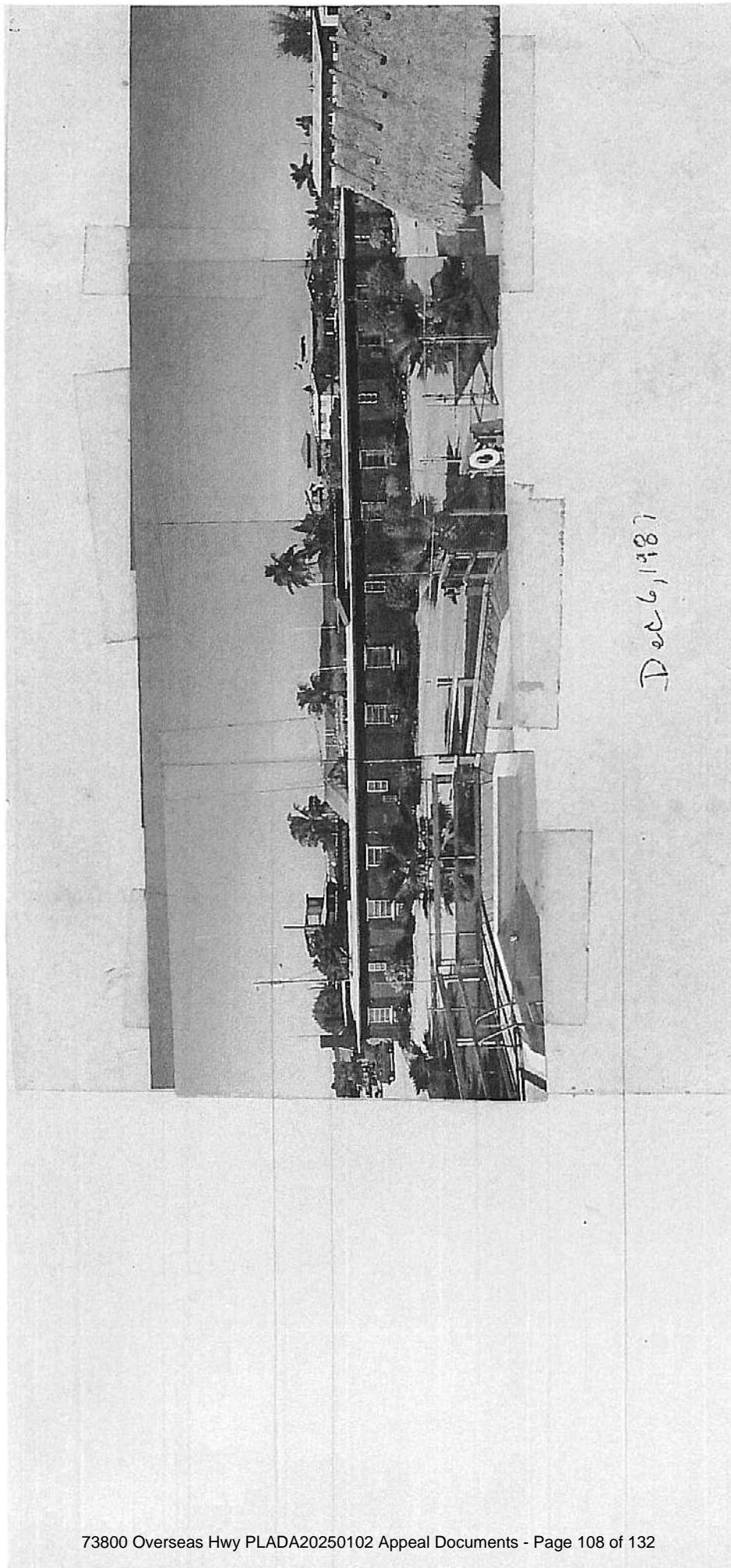
Legend

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











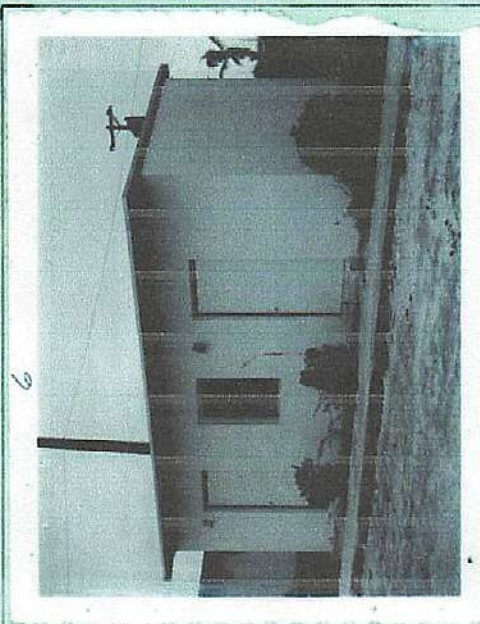
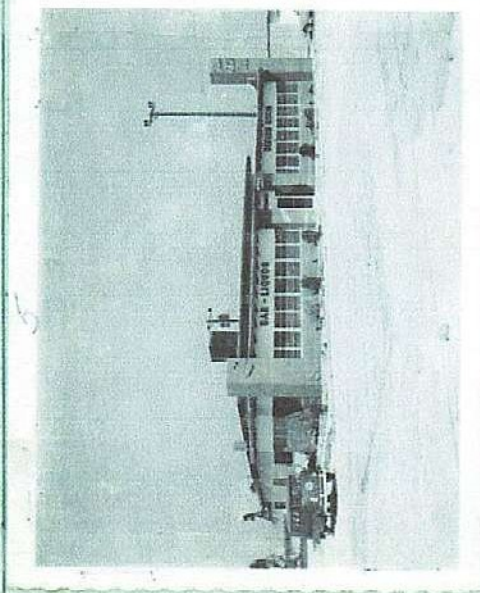
BLUE SKY MARINE, INC.  
TOLL GATE INN & MARINA  
ROUTE 1, BOX 84C  
ISTAMORADA, FLORIDA  
20/29 64 36 3AC G64680-05  
PT LOT 1 SEC 29  
PT LOT 3-4 SEC 20  
ER309-417-416- OR425-219/221

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ALF 1114243 MONROE COUNTY

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	IMPROVEMENTS
	TOTAL
2130	LAND
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2131	LAND
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2163	LAND
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2164	LAND
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2172	LAND
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2173	LAND
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2229	LAND
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2230	LAND
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2231	LAND
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2232	LAND
	IMPROVEMENTS
	TOTAL
2233	LAND
	IMPROVEMENTS
	TOTAL
2234	LAND
	IMPROVEMENTS



053

9-25-72



CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE				
YEAR BUILT				
IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc. Asphalt				
Conc. Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Car. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plin				
Good, Tile				
HEATING				
None				
Unit Heat				
Chrl. Heating				
Chrl. Cooling				
Chrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE	H10 -	H10 -	Back	RAMP
CONST. UNITS	79	80		
CLASS UNITS	-4	-4		
TOTAL UNITS	75	76		
BASE RATE	14.06	17.38		
ADJ. RATE	10.55	13.21	42.00	1.00
AREA	436.2	288	270	600
E.F. 3 - 1/2 RAMP	1650			
E.F.				
REP. COST NEW	47669	3804	12960	600
CONDITION	75	80	93	98
DEP. REP. VALUE	35752	3043	11664	540
DEPRECIATION ADJUSTMENT				
NO. PHY.				
ADJUSTMENT				
COND.				
1				
2				
3				
4				

ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ROOF MATERIAL	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
Corr. Metal	
Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
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Wellboard	
Corr. Metal	
Corr. Asbestos	
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Wd. Fr. Asbestos	
C.B. Plain	
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Panel, Glass, MH.	
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Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
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Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
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Front & Interior	
Appl. Equiv.	
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Wd. Fr. Asbestos	
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Wd. Fr. Sliding	
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Brick	
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Panel, Glass, MH.	
ROOF TYPE	
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Hip, Gable	
Butt Joint	
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Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
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Tile, Clay	
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From	
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Front & Interior	
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Partitions	
Special Use	
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Wd. Fr. Stucco	
Wd. Fr. Asbestos	
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C.B. Stucco	
Wd. Fr. Sliding	
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Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
Corr. Metal	
Corr. Asbestos	
Wd. Fr. Stucco	
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C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
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Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
Corr. Metal	
Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
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Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
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Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
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Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
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Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
Corr. Metal	
Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
Corr. Metal	
Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

ADJUSTMENTS	
From	
Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
Corr. Metal	
Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed	
Hip, Gable	
Butt Joint	
Wood Truss	
Prestressed	
Steel Truss	
Sh. MH. Roll	
T.R.G. BU	
Shing. Wd. Etc.	
Shing. Asbestos	
Tile, Cement	
Tile, Clay	
Bermuda	
Stone	
Gypsum	

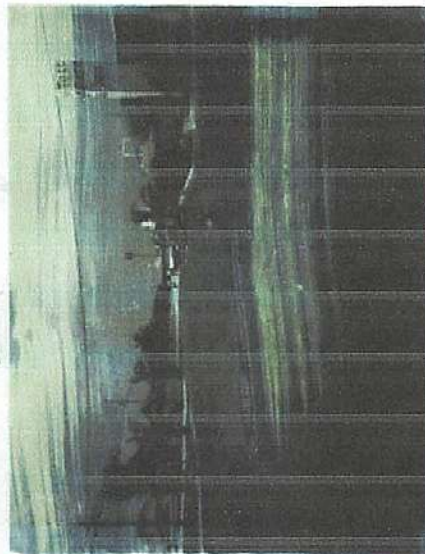
  

ADJUSTMENTS	
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Height	
Front & Interior	
Appl. Equiv.	
Partitions	
Special Use	
EXTERIOR WALLS	
Wellboard	
Corr. Metal	
Corr. Asbestos	
Wd. Fr. Stucco	
Wd. Fr. Asbestos	
C.B. Plain	
C.B. Stucco	
Wd. Fr. Sliding	
Tile Stucco	
Brick	
Reinf. Conc.	
Panel, Glass, MH.	
ROOF TYPE	
Flat, Shed</	



PT LOT 1 SEC 29  
PT LOT 384 SEC 20

MONROE COUNTY, FLORIDA

[illegible]

9-2-75



9-2-71

한글서체

PHOTO  
REF: 2

[illegible]

— NOTES —



CONSTRUCTION DATA									
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	ASPH. PAVING 181039					INTERIOR FINISH			
YEAR BUILT	1975								
ROOMS					FLOORS				
Total Rooms									
Eff. Area									
— Rm. Apts.									
— Rm. Apts.									
No. of Baths									
No. of Rest Rms.									
— Flat R Rms.									
— Flat R Rms.									
Total Features									
FOUNDATION									
Continuous Wall									
Piers									
Piling									
ADJUSTMENTS									
Frame									
Height									
Front B Interior									
Appl. Equip.									
Partitions									
Special Use									
EXTERIOR WALLS					PLUMBING				
Wellboard									
Corr. Metal									
Corr. Asbestos									
Wd. Fr. Stucco									
Wd. Fr. Asbestos									
C.B. Plumb									
C.B. Stucco									
Wd. Fr. Siding									
Tile Stucco									
Brick									
Panel. Conc.									
Panel. Glass, Mtl.									
ROOF TYPE					ELECTRICITY				
Flat, Shed									
Hip, Gable									
Bar Joist									
Wood Truss									
Prestressed									
Steel Truss									
ROOF MATERIAL					HEATING				
Sh. Mtl. Roll									
T. B. G. B. U.									
Shing. Wd. Etc.									
Shing. Asbestos									
Tile, Clay									
Barrodo									
Stucco									
Gypsum									
TOTAL UNITS					TOTAL UNITS				
BASE RATE					BASE RATE				
ADJ. RATE					ADJ. RATE				
AREA					AREA				
E.F.					E.F.				
E.F.					E.F.				
REP. COST NEW					REP. COST NEW				
CONDITION					CONDITION				
DEP. REP. VALUE					DEP. REP. VALUE				
DEPRECIATION ADJUSTMENT					DEPRECIATION ADJUSTMENT				
NO. PHY.					NO. PHY.				
1					1				
2					2				
3					3				
4					4				
COND.					COND.				







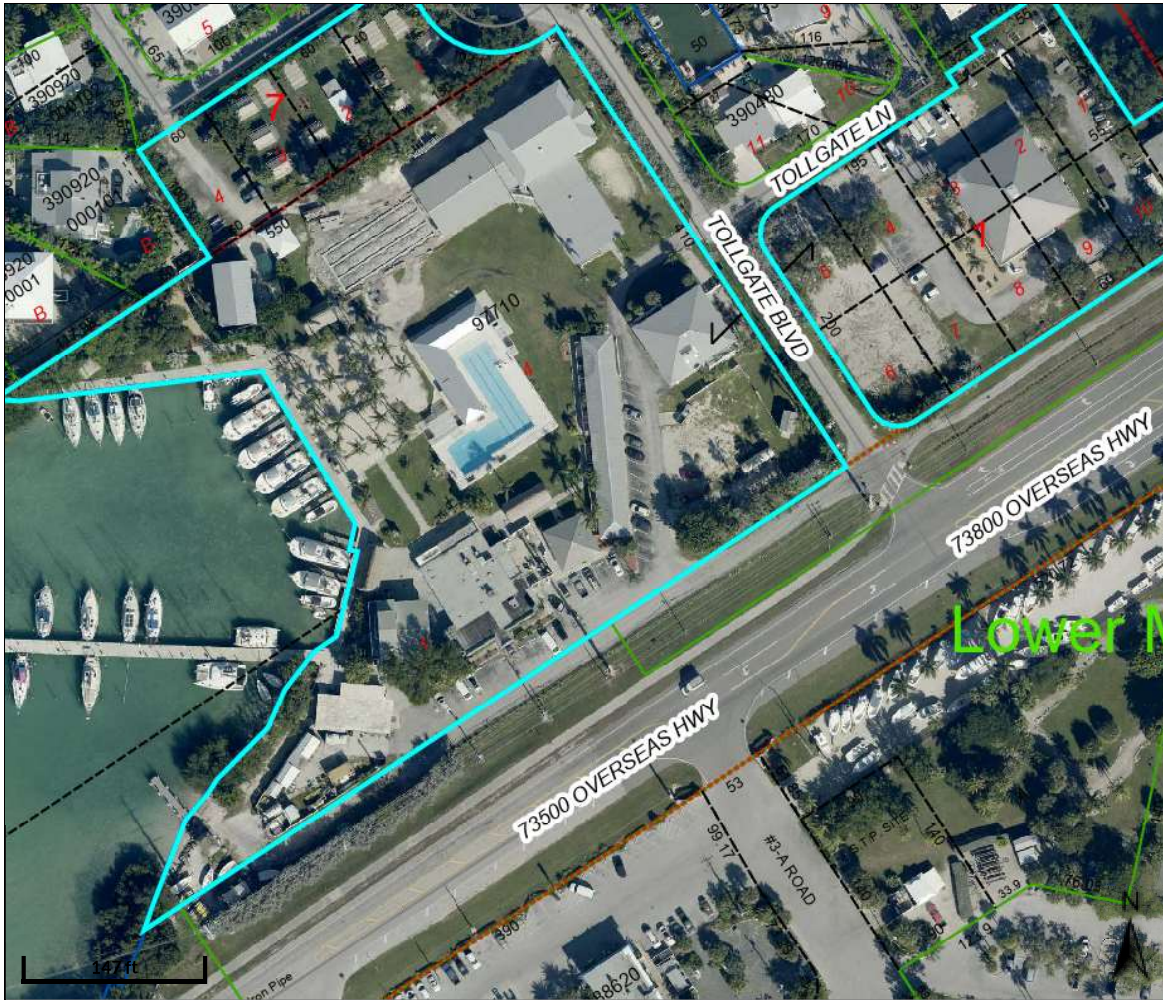




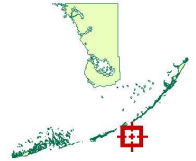




# Monroe County, FL



## 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  
**Sec/Twp/Rng** 20/64/36 **Class** CLUB 1325 W Walnut Hill Ln  
**Property Address** 73800 OVERSEAS Hwy S406DT  
LOWER MATECUMBE KEY Irving, TX 75038  
**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

- PROJECT SUMMARY**
1. Site Analysis
  2. Land Use
  3. Existing Conditions
  4. Proposed Development
  5. Site Plan
  6. Landscape Architecture
  7. Stormwater Management
  8. Traffic Analysis
  9. Environmental Impact
  10. Construction Management
- Site Data**
- 1. Total Area: 1.50 AC
  - 2. Land Use: 5.00 AC
  - 3. Existing Conditions: 2.00 AC
  - 4. Proposed Development: 1.50 AC
  - 5. Site Plan: 1.50 AC
  - 6. Landscape Architecture: 1.50 AC
  - 7. Stormwater Management: 1.50 AC
  - 8. Traffic Analysis: 1.50 AC
  - 9. Environmental Impact: 1.50 AC
  - 10. Construction Management: 1.50 AC

**MARINE SCIENCE BUILDING**  
**TRIP PLANNING / HARBOR MASTER**  
**HEALTH LODGE**  
**10 UNIT BUILDING (STAFF HOUSING) WITH 10 PARKING SPACES (EXIST.)**  
**STAFF / ADULT CONFERENCE HOUSING (20)**

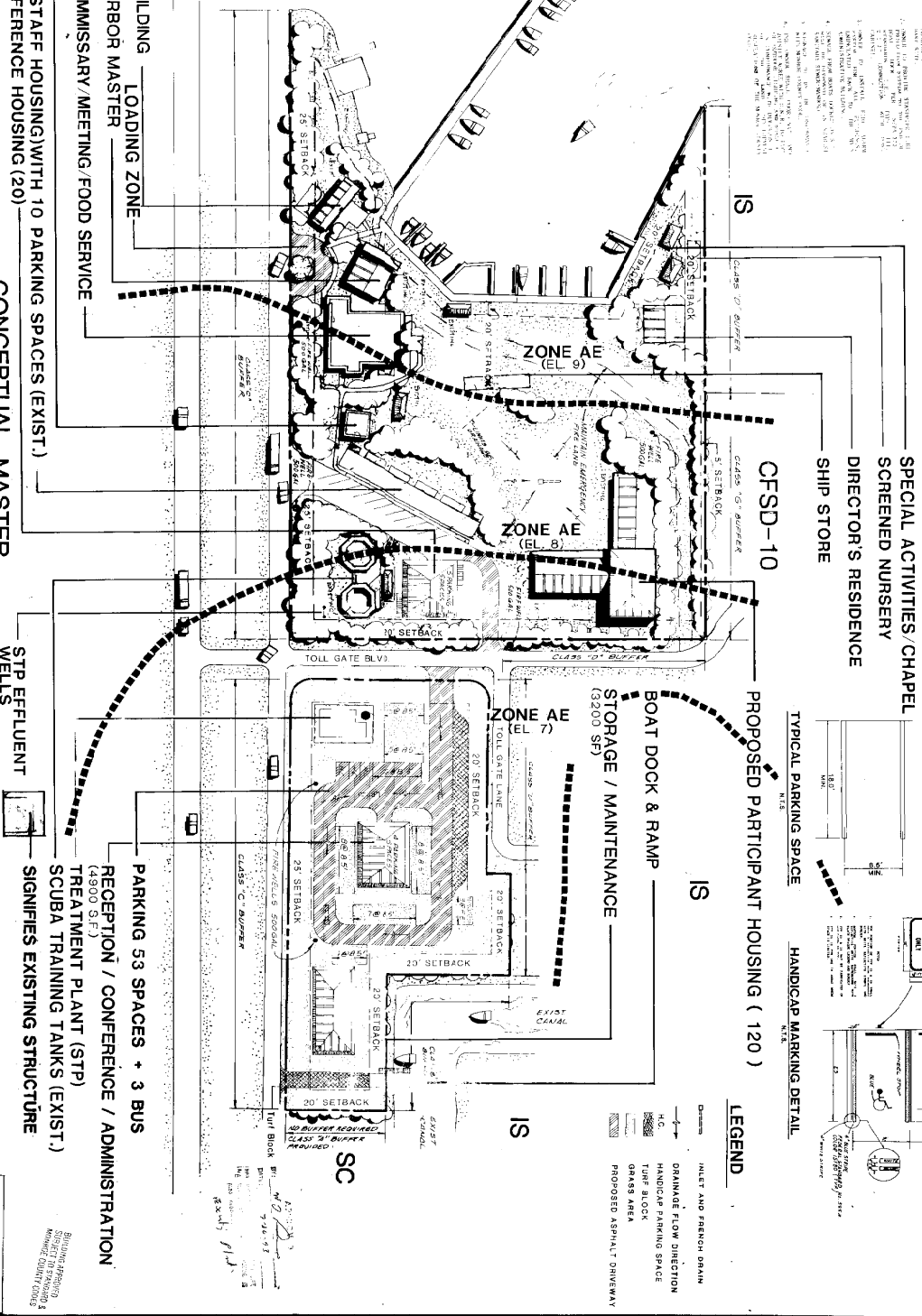
# CONCEPTUAL MASTER SITE PLAN

**SEA BASE**  
**LOWER MATECUMBE KEY**  
**BOY SCOUTS OF AMERICA**

**SHEET NO. 2 OF 6**  
**JOB NO. 04-791.00**

REVISION	DATE	BY	CHKD
1. APPROVAL	12/20/88		
2. JULY 25, 1989			
3. SEPT 20, 1989			
4. APRIL 19, 1991			

ENGINEERING ARCHITECTURE  
 PLANNING LANDSCAPE ARCHITECTURE



**SPECIAL ACTIVITIES / CHAPEL**  
**SCREENED NURSERY**  
**DIRECTOR'S RESIDENCE**  
**SHIP STORE**

**CFSD-10**  
**PROPOSED PARTICIPANT HOUSING (120)**

**BOAT DOCK & RAMP**  
**STORAGE / MAINTENANCE (3200 SF)**

**TYPICAL PARKING SPACE**

**HANDICAP MARKING DETAIL**

## LEGEND

- INLET AND FRENCH DRAIN
- ORAINAGE FLOW DIRECTION
- HANDICAP PARKING SPACE
- TURF BLOCK
- GRASS AREA
- PROPOSED ASPHALT DRIVEWAY

**STP EFFLUENT WELLS**

SCALE 1" = 50'



PERMIT NUMBER C-10881 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 3215, FLa. City 33034 - 090017693

PROPERTY DESCRIPTION: KEY LOWER McQuade LOT (CERT. NO.)  
BLOCK

SUBDIVISION

STREET OF ROAD U.S. 1 AND TOLLGATE BLVD

ZONING Bu-2 SECTION TOWNSHIP RANGE

DEED RESTRICTIONS (IF FALSED, PERMIT IS VOID)

PROPOSED CONSTRUCTION RENOVATE EXISTING MOTEL STRUCTURE (BLDG. MASTER  
Store, Single Family Residence, Mobile Home, Motel (Units) 10

SQUARE FEET 8523 - 70 STAFF AND FACILITY 21,500

(ENCLOSED AREAS PLUS BALCONIES)

SUB-CONTRACTORS: HOLLAND ELECTRIC (CERTIFICATE NO.)

ELECTRICAL NONE (CERTIFICATE NO.)

PLUMBING NONE (CERTIFICATE NO.)

MECHANICAL NONE (CERTIFICATE NO.)

UTILITIES: EXISTING (CERTIFICATE NO.)

SEWAGE DISPOSAL: EXISTING (CERTIFICATE NO.)

WATER SUPPLY: EXISTING (CERTIFICATE NO.)

PRIVATE RO OR DE-SAL PLANT-DER NO.  
CISTERN  
REMARKS

GENERAL REMARKS

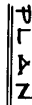
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR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

COST OF PERMIT-BUILDING 291.00  
PLUMBING 205.00  
ELECTRICAL 147.00  
MISC. 0.00  
TOTAL 643.00

SIGNATURE: Thomas R. Inman  
OWNER/CONTRACTOR

APPROVED FOR ISSUANCE OF PERMIT  
ASSISTANT DIRECTOR Sally J. Jivels

PERSON ACCEPTING APPLICATION


$$1/4'' \equiv 1'-0''$$

RE #0097710  
ALT #1114243

# 50

156

BUILDING PERMIT APPLICATION

MONROE COUNTY BUILDING AND ZONING DEPARTMENT

PLEASE PRINT OR TYPE - ONLY

PERMIT NO. 88-2-156 DATE APR 7 1988  
March 22, 1988

OWNER'S NAME: Boy Scouts of America PHONE: 305-664-4173

OWNER'S ADDRESS: 1325 Walnut Hill Lane, Irving, Texas 75038  
(MAILING)

CONTRACTOR'S NAME: Seaboard Construction CERT. NO. CCC 037533  
103400 U. S. Highway 1, Suite 241 William M. Palmer

CONTRACTOR'S ADDRESS: Key Largo, FL 33037 PHONE: 305-451-7960

PROPERTY DESCRIPTION: KEY Lower Matecumbe LOT 1 BLOCK 1

SUBDIVISION Florida, being a part of Government Lot 1, in Section 29  
and part of Government Lots 3 and 4 in Section 20, all  
STREET OR ROAD in Township 64 South, Range 36 East.

ZONING SC M.S.L. SECTION 20 TOWNSHIP 64 RANGE 36

PROPOSED CONSTRUCTION: Ship's Store Renovations - Conversion of a four room  
dormitory into a Ship's Store.

IS LAND CLEARING OR FILL REQUIRED FOR THIS CONSTRUCTION? YES X NO X

SQUARE FEET 1000 ESTIMATED TOTAL COST \$20,000.00

ENCLOSED AREA

SUB-CONTRACTORS:

ELECTRICAL: Holding Electric # 3,000.00 CERT. # EC312

PLUMBING: J.M.O., Inc. 246-2755 John Oden # 1,100.00 CERT. # EC312

MECHANICAL: Hieb Tech. Inc. 246-5728 Mike Conley # 4,500.00 CERT. # EC312

UTILITIES: SEPTIC TANK-HEALTH DEPT. PERMIT NO.

SEWAGE DISPOSAL: None PACKAGE PLANT - DER PERMIT NO.

REMARKS: CENTRAL SYSTEM

WATER SUPPLY: None

FKA CONNECTION-WATER METER NO.             
PRIVATE RO OR DESAL PLANT/DER             
PERMIT #             
PRIVATE WELL             
CISTERN             
REMARKS:           

GENERAL REMARKS: Any unsalvageable materials will be disposed of

at the Monroe County landfill.

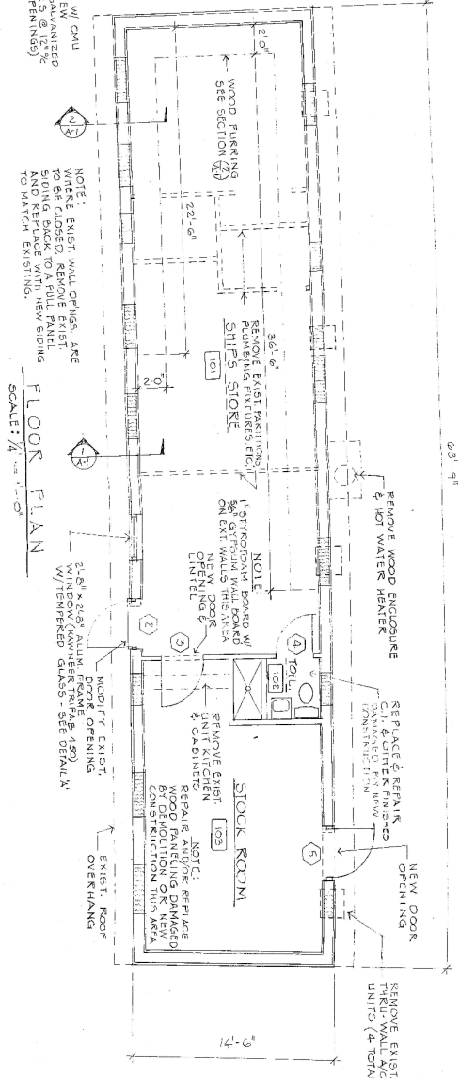
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT  
SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS  
TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING  
OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE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

# 84.00 SIGNATURE: John M. Palmer  
84.00 BUILDING 480.00 OWNER/CONTRACTOR  
COST OF PERMIT: 93.00 PLUMBING 1,100.00 APPROVED FOR ISSUANCE OF PERMIT:  
93.00 ELECTRICAL 1,100.00

MISC. 729.90 BUILDING OFFICIAL ASST. BUILDING  
OFFICIAL  
TOTAL 2700.00

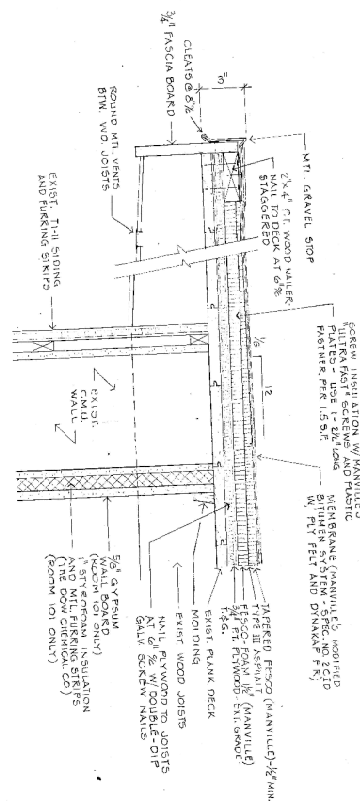
RT - RUBBER TILE BASE  
YF - VINYL WALL FABRIC  
WDP - EXISTING WOOD-PAINTED  
E.CT - EXISTING CERAMIC TILE  
E.NCT - EXISTING ACROUSTICAL TILE

NOTE:  
CLODE EXIST. OPENINGS W/ CMU  
TO MATCH EXIST. - TIE NEW  
MASONRY TO EXIST. W/ GALVANIZED  
CORRUGATED METAL TIES @ 12" OC  
@ EACH JAMB (TYP. ALL OPENINGS)



NOTE: WHERE EXIST. WALL OPENINGS ARE TO BE CLOSED, REMOVE EXIST. SIDING BACK TO A FULL PANEL AND REPLACE WITH NEW SIDING TO MATCH EXISTING.

FLOOR PLAN  
SCALE: 1/4" = 1'-0"

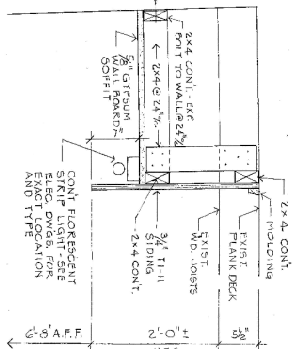


SCREW INJECTION W/ MANULITE  
ULTRAFAST 60CRENS AND PLASTIC  
PLATED - USE 1 - 2 1/2" LONG  
POTNER, PER 1.5, 5, 11

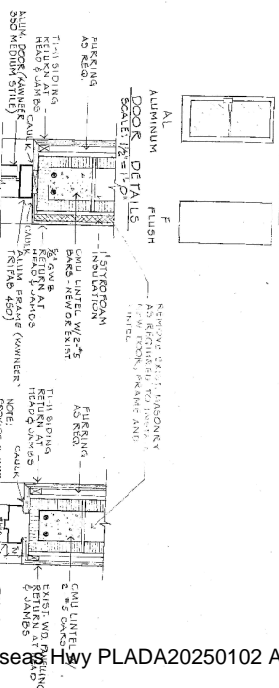
MEMBRANE (MANULITE) MODIFIED  
BITUMEN SYSTEM - SPEC. NO. 212  
W/ FIBER FELT AND DYNALAP F.R.

SECTION (1)  
SCALE: 3' = 1" O.H.

LEGAL DESCRIPTION:  
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.



SECTION (2)  
SCHEMATIC 1-01



DOOR OCHEIDULE

TABLE TYPE	SIZE	DATE	REVIEW	DETAIL	REVISION	NO	DATE	COMMENTS
1	NOT							
2	AL	20/06/00	ALUM	4	TEMP			
3	AL	20/06/00	ALUM	4	TEMP			
4	AL	20/06/00	ALUM	4	TEMP			
5	AL	20/06/00	ALUM	4	TEMP			
6	AL	20/06/00	ALUM	4	TEMP			
7	AL	20/06/00	ALUM	4	TEMP			
8	AL	20/06/00	ALUM	4	TEMP			
9	AL	20/06/00	ALUM	4	TEMP			
10	AL	20/06/00	ALUM	4	TEMP			
11	AL	20/06/00	ALUM	4	TEMP			
12	AL	20/06/00	ALUM	4	TEMP			
13	AL	20/06/00	ALUM	4	TEMP			
14	AL	20/06/00	ALUM	4	TEMP			
15	AL	20/06/00	ALUM	4	TEMP			
16	AL	20/06/00	ALUM	4	TEMP			
17	AL	20/06/00	ALUM	4	TEMP			
18	AL	20/06/00	ALUM	4	TEMP			
19	AL	20/06/00	ALUM	4	TEMP			
20	AL	20/06/00	ALUM	4	TEMP			
21	AL	20/06/00	ALUM	4	TEMP			
22	AL	20/06/00	ALUM	4	TEMP			
23	AL	20/06/00	ALUM	4	TEMP			
24	AL	20/06/00	ALUM	4	TEMP			
25	AL	20/06/00	ALUM	4	TEMP			
26	AL	20/06/00	ALUM	4	TEMP			
27	AL	20/06/00	ALUM	4	TEMP			
28	AL	20/06/00	ALUM	4	TEMP			
29	AL	20/06/00	ALUM	4	TEMP			
30	AL	20/06/00	ALUM	4	TEMP			
31	AL	20/06/00	ALUM	4	TEMP			
32	AL	20/06/00	ALUM	4	TEMP			
33	AL	20/06/00	ALUM	4	TEMP			
34	AL	20/06/00	ALUM	4	TEMP			
35	AL	20/06/00	ALUM	4	TEMP			
36	AL	20/06/00	ALUM	4	TEMP			
37	AL	20/06/00	ALUM	4	TEMP			
38	AL	20/06/00	ALUM	4	TEMP			
39	AL	20/06/00	ALUM	4	TEMP			
40	AL	20/06/00	ALUM	4	TEMP			
41	AL	20/06/00	ALUM	4	TEMP			
42	AL	20/06/00	ALUM	4	TEMP			
43	AL	20/06/00	ALUM	4	TEMP			
44	AL	20/06/00	ALUM	4	TEMP			
45	AL	20/06/00	ALUM	4	TEMP			
46	AL	20/06/00	ALUM	4	TEMP			
47	AL	20/06/00	ALUM	4	TEMP			
48	AL	20/06/00	ALUM	4	TEMP			
49	AL	20/06/00	ALUM	4	TEMP			
50	AL	20/06/00	ALUM	4	TEMP			
51	AL	20/06/00	ALUM	4	TEMP			
52	AL	20/06/00	ALUM	4	TEMP			
53	AL	20/06/00	ALUM	4	TEMP			
54	AL	20/06/00	ALUM	4	TEMP			
55	AL	20/06/00	ALUM	4	TEMP			
56	AL	20/06/00	ALUM	4	TEMP			
57	AL	20/06/00	ALUM	4	TEMP			
58	AL	20/06/00	ALUM	4	TEMP			
59	AL	20/06/00	ALUM	4	TEMP			
60	AL	20/06/00	ALUM	4	TEMP			
61	AL	20/06/00	ALUM	4	TEMP			
62	AL	20/06/00	ALUM	4	TEMP			
63	AL	20/06/00	ALUM	4	TEMP			
64	AL	20/06/00	ALUM	4	TEMP			
65	AL	20/06/00	ALUM	4	TEMP			

FLOOD ZONE Y17  
ELEVATION 14'-15'

**LOCKWOOD GREENE**  
Planners/Engineers/Architects/Managers  
Spartanburg, South Carolina

FLOOR PLAN,  
SECTIONS & DETAILS

ALIFRACTIONS-SHIPS STORE  
FLORIDA HIGH ADVENTURE  
SEA BASE - BSA  
ISLAMORADA, FLORIDA

SCALE	DATE
AS NOTED	3-11-86
	REV. NO.
	DWG. NO.
	A-1





1964



1972

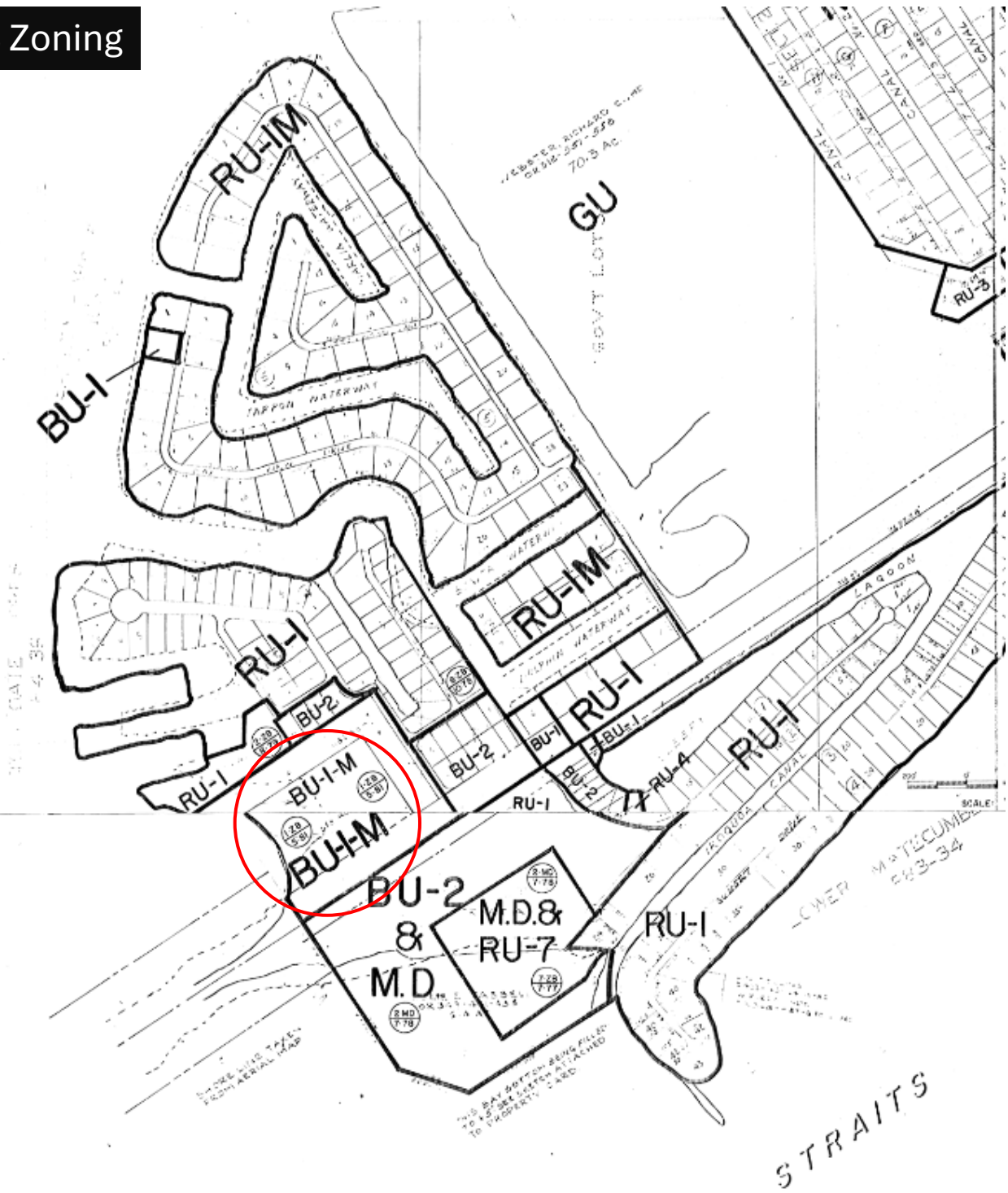


1985



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 HEREAFTER ERECTED, CONSTRUCTED, MOVED, RECONSTRUCTED OR STRUCTURALLY ALTERED OR MAINTAINED IN ANY ZONE OF CLASSIFICATION BU-1, WHICH IS DESIGNED, ARRANGED OR INTENDED TO BE USED OR OCCUPIED FOR ANY PURPOSE, EXCEPTING FOR ONE (1) OR MORE OF THE FOLLOWING USES, UNLESS OTHERWISE PROVIDED:



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 MASSAGE PARLORS, BEAUTY PARLORS, BICYCLE SALES & REPAIRS, BILLARD ROOMS 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 - DRAPERIES, 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 IONS, 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-INS), TELEPHONE & TELEGRAPH STATIONS & EXCHANGES, TEA ROOMS, RESTAURANTS, CAFETERIAS (NO ENTERTAINMENT), WAITING ROOMS AND TICKET OFFICES FOR COMMON CARRIERS, CONFECTIONARY 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-PROFFED AND AIR CONDITIONED.
3. SKATING RINGS, UNLESS SOUND-PROFFED 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 SEPTIC 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 THE 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 FLUSHING.
- (E) WASHING AND POLISHING.
- (F) GREASING AND LUBRICATION.
- (G) EXCHANGING FUEL PUMPS AND INSTALLING FUEL LINES.
- (H) MINOR SERVICING OR REPLACEMENT OF CARBURETORS.
- (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 STRUCTUALLY 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; AUTOMOBILE 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, FERTILIZERS, STIFFS, FISH HOUSTS - WHOLESALE SELLING OF SEAFOOD; PROVIDED NO SUCH STORE IS LOCATED WITHIN THREE HUNDRED FEET (300') OF ANY RU OR EU