



Council Communication

To: Mayor and Village Council
From: Daniel Parobok, Senior Environmental Planner/Biologist
Date: June 12, 2025
SUBJECT: **Major Conditional Use - Boat Sales - Boater's World - 73501 Overseas Hwy**

Background:

CALOOSA SMI, LLC, has submitted an application for Major Condition Use approval to allow for a boat dealership as accessory use to the marina located at 73501 Overseas Highway. On May 23, 2025 the applicant mailed notices to adjacent property owners informing them that the project was scheduled to be reviewed by the Village Council. A sign was also posted on the property on May 27, 2025. The Village has received no letters of objection or contact from adjacent owners as of this Council Communication. Pursuant to the Village Code of Ordinances, a Public Hearing before the Village Council to review the request is required.

The property is approximately 11.4 acres in size, approximately 496,675 sq. ft. The property is located on the south side of Overseas Highway, west of Iroquis Drive. The property is within the Tourist Commercial (TC) zoning district and is categorized within the Future Land Use Map (FLUM) as Mixed Use (MU). The properties adjacent to the east and south are zoned Residential Single-Family (R1), the property adjacent to the west is zoned Recreation (R), and the properties to the north, across Overseas Highway, are zoned Public/Semi-Public Services (PS). The existing uses on the property include a marina with accessory uses such as boat storage, docking facilities, and retail. Additional existing uses of the property include a restaurant and bar.

The proposed development is to allow for the redevelopment of the northeastern portion of the property for a boat dealership, including boat sales and service, as an accessory use to the marina. The Major Conditional Use is triggered by the addition of a boat dealership as an accessory use to the existing marina.

The existing habitat for the Subject Parcel is classified as scarified.

Analysis:

Pursuant to Section 30-218 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"), applications for Major Conditional Use must be considered by the Village Council for approval, approval with conditions, or denial based on the standards in Code Chapter 30, Land Development Regulations (LDRs).

Conditional uses are those uses that are generally compatible with the other uses permitted in a zoning district, but that require individual review of their location, design, configuration and intensity and density of the use and structures and may require the imposition of conditions

pertinent thereto to ensure the appropriateness and compatibility of the use at a particular location. Conditional use review shall be accompanied by a site plan consistent with subsection 30-215(d).

Pursuant to Code Section 30-216(d), when considering an application for a Conditional Use, the Director and Village Council shall consider the following factors, and no conditional use shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest:

1. *The proposed conditional use is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;*

Policy 1-2.1.9: Promote Low And Medium Intensity And Varied Commercial Designations. The proposed boat dealership meets this policy as it will provide general retail sales and services designed to meet the needs for goods and services of local residents and Village visitors.

OBJECTIVE 1-2.4: RECOGNIZE MIXED USE DEVELOPMENT PATTERNS. Areas designated Mixed Use (MU) on the Future Land Use Map recognize the prevalent and historical mixed use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations. The maintenance and enhancement of commercial fishing, sport fishing, charter boats and related traditional water-dependent and water-related uses such as retail, storage and repair and maintenance which support the fishing and charter boat industry shall be encouraged within this Future Land Use Map category.

The proposed development is within the Mixed Use (MU) FLUM Category. The Applicant's proposal meets the general criteria of Objective 1-2.4 of the Comprehensive Plan relating to the type and scope of uses that are permitted and encouraged within the Mixed Use (MU) FLUM category.

Policy 1-2.4.1: - Guide the Location of Commercial Uses and Revitalize Commercial Areas. Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and

8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

Policy 1-2.4.3: - Commercial Uses Located Outside of Village Activity

Centers. Redevelopment shall be encouraged for commercial structures and uses designated MU and located outside of the Village Activity Centers, but only to the extent that impacts generated by the new structure and use are equal to or less than that generated by the previous structure and use. Commercial uses adjoining residential canals, except commercial fishing uses, shall be limited to fully enclosed uses of medium to low intensity. In lieu of commercial development, vacant properties shall be allowed, one (1) single family home or a transfer of development rights associated with the property, providing that such transfer restricts all future development options as further implemented by standards in the Land Development Regulations.

Policy 1-2.4.6: Establish Zoning District Criteria for MU. The following criteria shall be used as guidelines for designating Zoning Districts within the Mixed Use FLUM category:

1. *Residential Zoning Districts:* In general, residential Zoning Districts shall be established where there are existing residential neighborhoods within the Village Activity Centers.
2. *Commercial Zoning Districts:* In general, commercial Zoning Districts shall be established where there are existing commercial uses, including single vacant parcels of land located between two (2) existing commercial uses.
3. *Integrated Use Zoning Districts:* Integrated use Zoning Districts, which encourage commercial and residential uses to co-locate on the same parcel or within the same building shall be established to maintain and promote affordable, workforce and employee housing. Appropriate locations for integrated use zoning shall include, in general, areas where such uses already exist, the core areas of the Village Activity Centers and other select locations along U.S. 1 where existing structures, business types and locations lend themselves to compatible co-existence with residential uses.
4. *School and Recreational Zoning Districts:* These Zoning Districts shall be established to accommodate existing or proposed school or recreational uses.

The proposed Major Conditional Use is consistent with the above policies.

IN COMPLIANCE

Objective 1-4.1: Concurrency Management.

Objective 1-4.2: Manage and Coordinate Future Land Use Decisions.

The proposed project includes the addition of a boat dealership to the existing marina. Infrastructure and services are available to support the land use activity.

IN COMPLIANCE

2. *The proposed conditional use complies with all relevant and appropriate portions of the LDRs;*

Landscaping Standards:

The proposed development is an addition to the existing marina. Landscape buffers, as

required, will be installed as part of the project. Landscaping plans have been provided and reviewed by the Village Biologist.

IN COMPLIANCE

Parking:

The Applicant has provided the required number of parking spaces.

IN COMPLIANCE

3. *The proposed conditional use is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;*

The proposed use is compatible and consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

IN COMPLIANCE

4. *The design of the proposed conditional use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands;*

The proposed project has been designed to minimize adverse effects on adjacent property.

IN COMPLIANCE

5. *The Proposed Development complies with Division 5 (Concurrency Management) [of Article IV of the LDRs];*

Roads:

The Property is located on Overseas Highway. The proposed project is not expected to impact the Level of Service (LOS) for Overseas Highway. A Traffic Statement submitted by the Applicant by KBP Consulting Inc dated October 31, 2024 states that the proposed boat sales land use is expected to generate fewer daily and peak hour trips than those generated by the former hardware store use at the same location.

IN COMPLIANCE

Stormwater:

The Applicant is providing stormwater management for the proposed project. The stormwater has been reviewed and signed off by the Village Review Engineer.

IN COMPLIANCE

6. *The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment; and,*

There are no environmentally sensitive habitats on the subject property.

IN COMPLIANCE

7. *The proposed conditional use will result in logical, timely and orderly development patterns.*

The proposed project is an redevelopment project.

IN COMPLIANCE

Budget Impact:

None.

Staff Impact:

None.

Recommendation:

Staff has reviewed the request for Major Conditional Use Approval and determined that the site plan is consistent with the goals, objectives, and policies of the comprehensive plan and complies with applicable provisions of the Code of Ordinances. Staff recommends that the Village Council **APPROVE** the proposed Major Conditional Use application by adoption of the attached Resolution, subject to the following Conditions of Approval:

- 1- The parking spaces in front of the store will only be used for motor vehicles no boat storage.
- 2- The parking spaces on southside of property, along property line will be limited to 3. This will allow access to fire lane along boat barn.
- 3- The driveway along side of the boat barn will be posted "No Parking Fire Lane" and this will extend to the 3 parking spaces by Overseas Hwy.
- 4- Conditions of Sign permit #202400879 to be completed and closed within 30 days of approval of the MCU.
- 5- The development shall be consistent with the Approved Site Plan (SP A-1) dated 2-10-25 prepared by CW3 Engineering.
- 6- Maintain setbacks as shown.
- 7- Issuance of a development permit by the Village does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 8- A 20-foot-wide Class "D" Zoning District Boundary buffer is required consisting of 39 canopy trees, 21 understory trees and 168 shrubs.
- 9- A 5-foot-wide Class "B" Major Street Bufferyard is required consisting of 6 canopy trees, 2 understory trees and 20 shrubs.
- 10- All Category I and II invasive exotic vegetation shall be removed prior to final planning inspection.

- Attachments:**
1. Council Document Backup Boater's World
 2. Reso_PLCUP20240083_BoatersWorld



Islamorada, Village of Islands Planning & Development Services

86800 Overseas Highway, Islamorada, FL 3303
T: 305-664-6400, F: 305-664-6467

Application for Conditional Use Approval

Pursuant to Code Chapter 30, Article IV, Division 2

Application Type	Fee	*Deposit	Total Fee Due
<input checked="" type="checkbox"/> Major Conditional Use	\$5,220.00	\$5,000.00	\$10,220.00
<input type="checkbox"/> Minor conditional Use	\$3,510.00	\$5,000.00	\$ 8,510.00
<input type="checkbox"/> Minor Deviation	\$1,000.00	\$1,000.00	\$ 2,000.00
<input type="checkbox"/> Docks (pursuant to Code Section 30-1554)	\$1,900.00	\$1,000.00	\$ 2,900.00
<input type="checkbox"/> Outdoor Seating (pursuant to Code Section 30-1401)	\$1,900.00	\$1,000.00	\$ 2,900.00

After a second Notice of Deficiencies, an additional fee equal to 10% of the application fee shall be due with each re-submittal.

* 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.

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

A Pre-Application Conference is mandatory prior to submission of an Application for Conditional Use Approval that would be applicable to the Administrative Design Review Standards set forth in Code Section 30-215(d)(20).

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

Name: Christopher Polo

Mailing Address: 4604 West Vasconia Street

City: Tampa State: FL Zip: 33629

Home/Mobile Phone: (813) 323-0050

Office: _____

Fax: _____

Email: chris@polodesign-build.com

PROPERTY OWNER:

Name: CALOOSA SMI, LLC, CALOOSA SMI SERIES

Mailing Address: 73501 Overseas Hwy

City: Islamorada State: Florida Zip: 33036

Home/Mobile Phone: (941) 356-7587

Office: _____

Fax: _____

Email: schavers@suntex.com

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

Physical Address: 73501 Overseas Hwy, Islamorada, FL 33036 Mile Marker: 73

Lot: sec20 Block: twp64 Subdivision: rng36

☐ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☒ Lower Matecumbe Key

Real Estate (RE) Number: 00388620-000000 Alternate Key: 1476927

PROPERTY DESCRIPTION:

Zoning District: Tourist Commercial - TC Future Land Use Category: Mixed
 Total Land Area: Refer to property record card Square Feet: 4,000 SF - Boat Dealership Acres: 0.48 Acres at Boat Display
 Existing Use of Property: Mercantile

Proposed Use of Property: Mercantile

PROPOSED CONDITIONAL USE:

If non-residential or commercial floor area is proposed, please provide:

	Existing	Proposed	Change
Total number of non-residential buildings:			0
Total non-residential floor area in square feet:	4,000	4,000	0

If residential dwelling units are proposed, please provide:

	Existing	Proposed	Change
Total number of residential buildings:			0
Total number of permanent, market-rate units:			0
Total number of permanent, affordable/ workforce housing units:			0
Total number of transient units (hotel/motel rooms, recreational vehicles):			0

Have any applications been submitted for this site within the past three (3) years? ☒ Yes ☐ No

If yes, provide name of the applicant and date of applications: _____

PRBLD202301182, Polo Design-Build LLC, 11/14/2023; Fence Replacement and Landscape Buffer

PRBLD202300849; Polo Design-Build LLC, 08/08/2023; Minor Building Renovation

Is this an Amendment or a Minor Deviation to a previously approved Conditional Use? ☒ Yes ☒ No

If yes, attach the approved site plan, a revised site plan, and list below all proposed changes. Please provide an explanation of each change: The person involved with the previous planning permits is no longer with the company. I was not involved so I can't make an accurate statement on what's changed from a planning perspective besides the two approved building permits that are listed in the section above and here: PRBLD202301182; PRBLD202300849

If an Amendment or a Minor Deviation to an approved Conditional Use, please provide prior Project Numbers and/or Resolution Numbers: _____

Pursuant to Code Section 30-216(d), when considering an application for a Conditional Use, the Director of Planning and Development Services ("Director") and Village Council shall consider the following factors, and no Conditional Use shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest.

Please attach a statement explaining how the proposed Conditional Use meets each standard below.

- (1) The proposed Conditional Use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;

- (2) The proposed Conditional Use complies with all relevant and appropriate portions of Village Code Chapter 30, *Land Development Regulations (LDRs)*;
- (3) The proposed Conditional Use is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;
- (4) The design of the proposed Conditional Use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands;
- (5) The proposed Conditional Use complies with Division 5 (Concurrency Management) of Article IV of the LDRs;
- (6) The proposed Conditional Use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment; and
- (7) The proposed Conditional Use will result in logical, timely and orderly development patterns.

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

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate. I certify that all information required, as indicated in Attachments A and B, 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 or Agent: _____

Date: 24/08/14

Print Name: Christopher Polo

STATE OF FLORIDA

COUNTY OF BROWARD

Sworn to and subscribed before me by means of ☒ physical appearance or ☐ online notarization, this 14th day of AUGUST, 2024, by Christopher Polo (name of person signing the application) as Authorized Agent (type of authority e.g. officer, manager/ member, trustee, attorney in fact) for Caloosa SM, LLC, Caloosa SM (name of entity or party on behalf of whom application was executed).

Signature of Notary Public - State of Florida

SEAL:



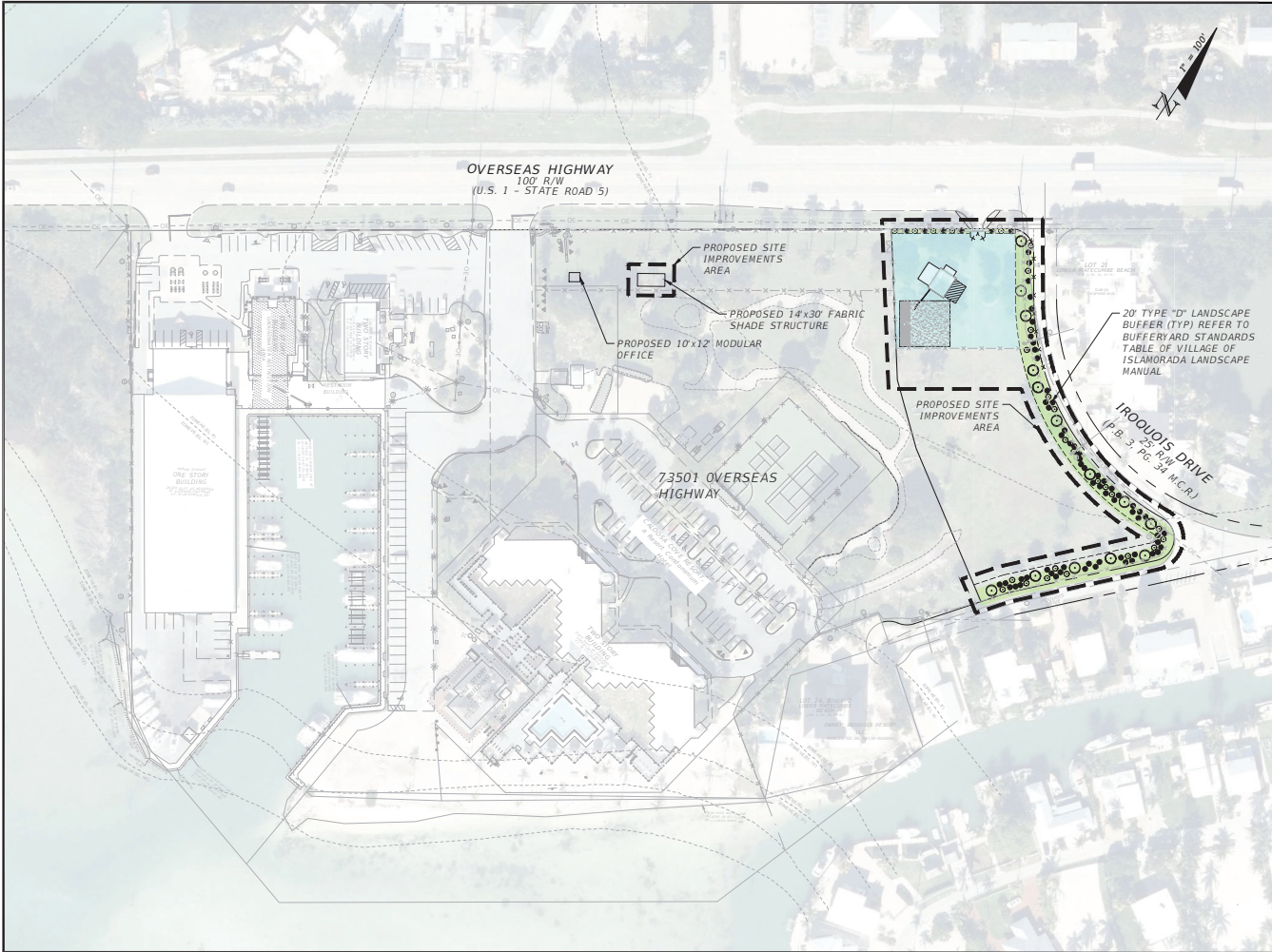
LINDA D. JONES

Commission # HH 462600

Expires December 22, 2027

☒ Personally Known ☐ Produced Identification

Type of ID: N/A



CW3
Engineering, Inc.
CIVIL ENGINEERING - LAND PLANNING
WWW.CW-3.COM

5783 BAYSHORE ROAD
SUITE 112
N. FORT MYERS
FLORIDA 33917

PREPARED FOR

PROJECT DESCRIPTION

**BOATERS WORLD
ISLAMORADA**
73501 OVERSEAS HIGHWAY
LOWER NATICUM KEY, 33036

PART OF SECTION 20,
TOWNSHIP 64 SOUTH, RANGE 38 EAST
HONOLULU COUNTY, FLORIDA

ENGINEER OF RECORD

CLAY E. WRIGHT, P.E.
P.E. LICENSE NUMBER 64089
5783 BAYSHORE ROAD, STE 112
NORTH FORT MYERS,
FLORIDA 33917

DATE: 01/11/2024
BY: CLAY E. WRIGHT, P.E.
CHECKED: JAMES CARVER, P.E.
REVISIONS: CHANGES OR ADDENDUMS AND
MODIFICATIONS

FILE NAME: 24-0055.dwg

LOCATION

DATE: 01/11/2024

PROJECT: 24-0055

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

NO.	DESCRIPTION

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

CONDITIONAL USE
PLAN

PROJECT / FILE NO.	SHEET NUMBER
24-0055	01

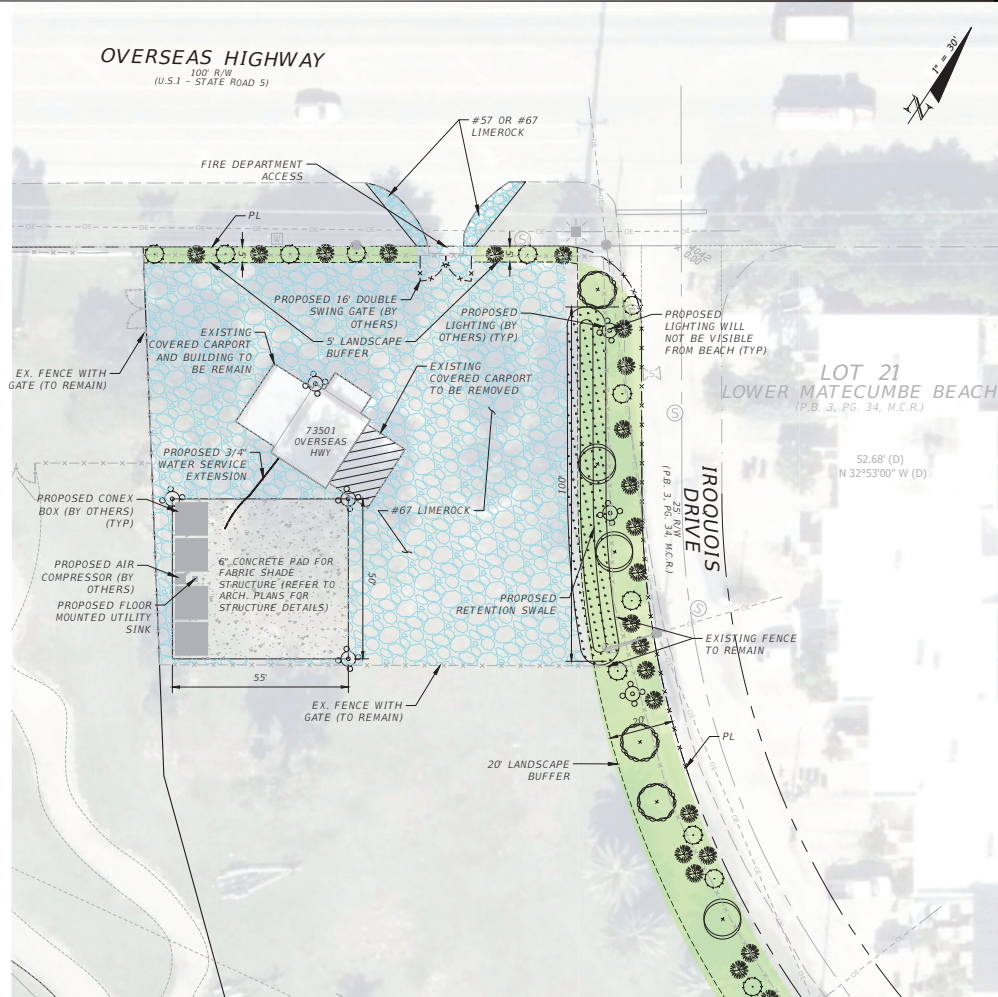
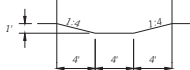
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 61G15-2.004, F.A.C.

**STORMWATER TREATMENT VOLUME CALCULATION PER
ISLAMORADA STORMWATER MANUAL CHAPTER 5**

0.5" OVER ENTIRE SITE AREA:
 $V = 0.57/12 \times 16,522 \text{ SF} = 688.42 \text{ CF} = 0.016 \text{ ac-ft}$
 1.25" OVER IMPERVIOUS AREA:
 $V = 1.25/12 \times 3,380 \text{ SF} = 352.08 \text{ CF} = 0.0081 \text{ ac-ft}$
REQUIRED VOLUME:
 0.5" GOVERNS DESIGN, USE 0.016 ac-ft

PROVIDED VOLUME:
 $100 \text{ LF} \times 8 \text{ SF} = 800 \text{ CF} = 0.0184 \text{ ac-ft}$
 115% OF REQUIRED TREATMENT VOLUME PROVIDED IN
 DESIGN.

SWALE DETAIL



CW3
Engineering, Inc.

CIVIL ENGINEERING - LAND PLANNING

WWW.CW-3.COM

5783 BAYSHORE ROAD
SUITE 113
N. FORT MYERS
FLORIDA 33917

PREPARED FOR

PROJECT DESCRIPTION

**BOATERS WORLD
ISLAMORADA**
 73501 OVERSEAS HIGHWAY
 LOWER MATECUMBE BEACH, 33036

PART OF SECTION 20,
 TOWNSHIP 64 SOUTH, RANGE 38 EAST
 HONOLULU COUNTY, FLORIDA

ENGINEER OF RECORD

CLAY E. WRIGHT, III, P.E.
 P.E. LICENSE NUMBER 64089
 5783 BAYSHORE ROAD, STE 113
 NORTH FORT MYERS,
 FLORIDA 33917

DATE OF THIS DRAWING: 02/01/2024
 DATE OF PREVIOUS EDITION: 02/01/2024
 FILE NAME: PLANNING.DWG

LOCATION

DATE: 02/01/2024, 02/01/2024

PLANNING

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

NO.	DESCRIPTION

PLAN STATUS

APPROVAL SUBMITTAL PLANS
 NOT FOR CONSTRUCTION

CONDITIONAL USE
 PLAN

PROJECT / FILE NO. SHEET NUMBER

24-0055 02

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 61G15-2.004, F.A.C.



AGENT AUTHORIZATION LETTER

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

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

Date: 04/17/2024

I hereby authorize Christopher Polo (Polo Design-Build), 4604 West Vasconia Street, Tampa, FL 33629
(Name, Address and Phone Number of Authorized Agent)

to be listed as authorized agent on behalf of CALOOSA SMI, LLC, CALOOSA SMI SERIES, Sam Chavers
(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:

Boater's World - Major Conditional Use Permit
(Project Name / Application Type)

Property Address: 73501 Overseas Hwy, Islamorada, FL 33036

Real Estate Number(s): 00388620-000000

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: Sam Chavers Digitally signed by Sam Chavers
Date: 2024.04.17 16:35:36 -04'00'

Printed Name: Sam Chavers

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me by means of ____ physical appearance or ____ online notarization, this ____ day of _____, 20____, by _____ (name of person signing the application) as _____ (type of authority e.g. officer, manager / member, trustee, attorney in fact) for _____ (name of entity or party on behalf of whom application was executed).

Signature of Notary Public –State of Florida

SEAL:

____ Personally Known ____ Produced Identification Type of ID _____

I. Summary

Creative Environmental, Inc. (CEI) was contracted by Caloosa SMI, LLC. to conduct a vegetation survey for 73501 Overseas Highway, Lower Matecumbe Key, 33036 for submittal to the Village of Islamorada Building Department. This report may be used to assist future permitting efforts but should not be used in lieu of a land survey conducted by a licensed surveyor. All features depicted within this report, including any tables, figures, or supplemental data files, are approximations only.

II. Project Location

The project site is located on the east side of the Overseas Highway within Lower Matecumbe Beach subdivision within Islamorada, Florida (Monroe County Property Appraiser [MCPA] Parcel ID 00388620-000000). The site is located within Section 20, Township 64, Range 36 and is currently listed by the MCPA as airport, marinas, bus term (2000). The site is bound by the Atlantic Ocean to the south, the Overseas Highway to the north, single-family residences to the east, and undeveloped land to the west.

III. Methodology

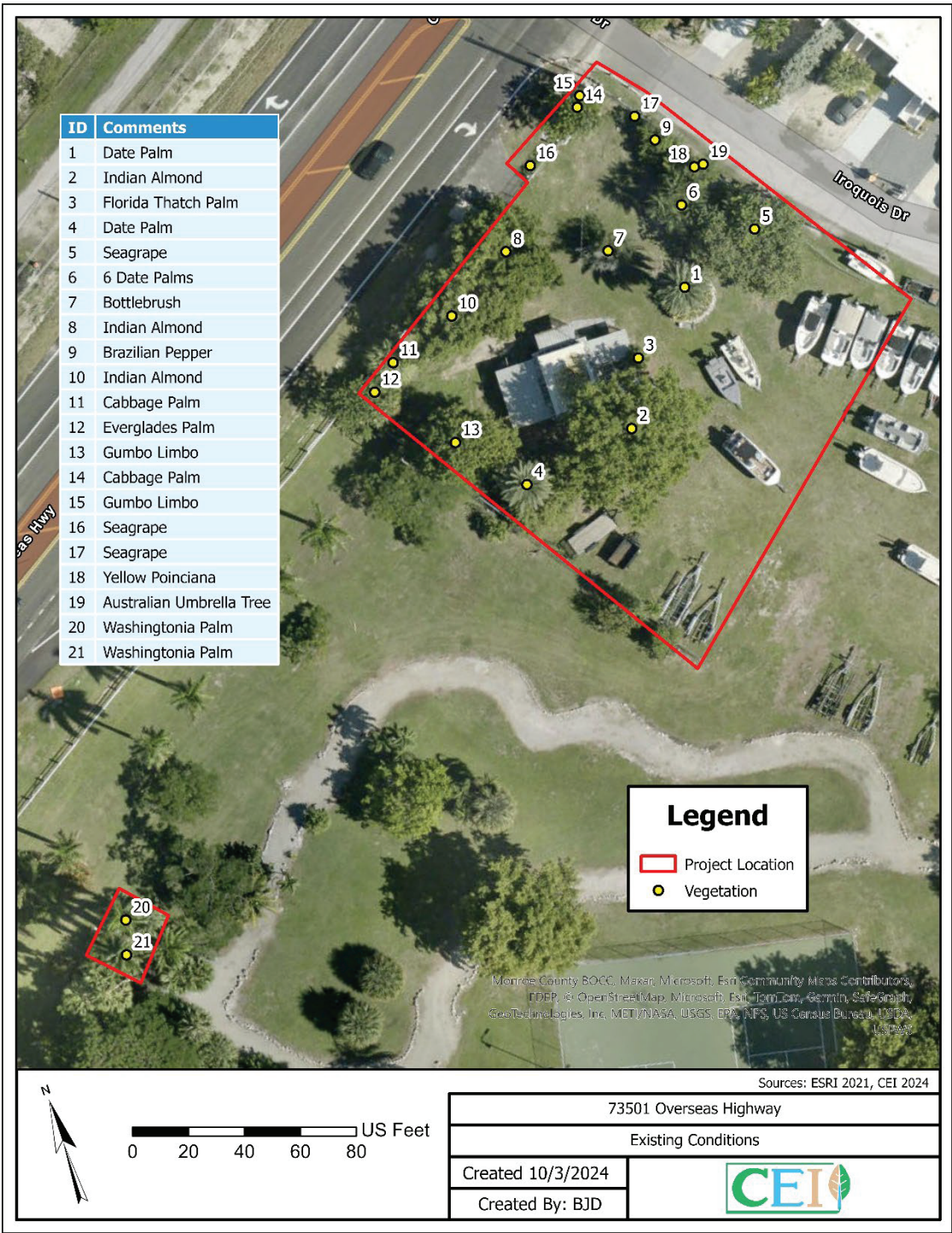
Field data was collected by CEI staff on September 26 and 29 2024. A survey of all vegetation within the proposed project area was completed to identify potential impacts during construction pursuant to *Chapter 30, Article VII of the Village of Islands Land Development Regulations*. Vegetation measuring at least 4 feet in height as well as those regulated pursuant to the Village Land Development Regulations were flagged and given a unique identifying number. All location data was collected with a Trimble Geo7x GPS unit and post processed in Esri ArcGIS Pro.

IV. Results

21 trees and shrubs were identified within the proposed project area (**Figure 1; Table 1**). All individuals consisting of 13 exotic and 11 natives within the project area are proposed for removal. (**Figure 1 & Table 1**).

V. Figures

Figure 1: Vegetation Assessment



VI. Tables

Table 1 – Vegetation Species List

ID	COMMON NAME	SCIENTIFIC NAME	STATUS	HEIGHT	SIZE INCH (DBH)	TO BE REMOVED
1	Date Palm	<i>Phoenix dactylifera</i>	EX			*
2	Indian Almond	<i>Terminalia catappa</i>	EX			*
3	Florida Thatch Palm	<i>Thrinax radiata</i>	N	8	4	*
4	Date Palm	<i>Phoenix dactylifera</i>	EX			*
5	Seagrape	<i>Coccoloba uvifera</i>	N	15		*
6	Pygmy Date Palm	<i>Phoenix roebelenii</i>	EX			*
7	Bottlebrush	<i>Callistemon citrinus</i>	EX			*
8	Indian Almond	<i>Terminalia catappa</i>	EX			*
9	Brazilian Pepper	<i>Schinus terebinthifolia</i>	EX			*
10	Indian Almond	<i>Terminalia catappa</i>	EX			*
11	Sabal Palm	<i>Sabal palmetto</i>	N	7		*
12	Paurotis Palm	<i>Acoelorrhaphe wrightii</i>	EX			*
13	Gumbo Limbo	<i>Bursera simaruba</i>	N	24,12		*
14	Sabal Palm	<i>Sabal palmetto</i>	N	7		*
15	Gumbo Limbo	<i>Bursera simaruba</i>	N	17,7,7		*
16	Seagrape	<i>Coccoloba uvifera</i>	N	5		*
17	Seagrape	<i>Coccoloba uvifera</i>	N	6.5		*
18	Yellow Poinciana	<i>Peltophorum pterocarpum</i>	EX			*
19	Australian Umbrella Tree	<i>Schefflera actinophylla</i>	EX			*
20	Mexican Fan Palm	<i>Washingtonia robusta</i>	EX			*
21	Mexican Fan Palm	<i>Washingtonia robusta</i>	EX			*
TOTAL NATIVE						11

VII. Photo Log



Photo 1: Plant ID 01 (Sabal Palm: *Phoenix dactylifera*)



Photo 2: Plant ID 03 (Florida Thatch Palm: *Thrinax radiata*)



Photo 3: Plant ID 02 (Indian Almond: *Terminalia catappa*)



Photo 4: Plant ID 05 (Seagrape: *Coccoloba uvifera*)



Photo 5: Plant ID 11 (Sabal Palm: *Sabal palmetto*)



Photo 6: Plant ID 12 (Paurotis Palm: *Acoelorrhaphe wrightii*)



Photo 7: Plant ID 13 (2 Gumbo Limo Trees: *Bursera simaruba*)



Photo 8: Plant ID 14 & 15 (*Sabal Palm Sabal palmetto* & *Gumbo Limbo Bursera simaruba*)



Photo 9: Plant ID 15 (Gumbo Limo: *Bursera simaruba*)



Photo 10: Plant ID 14 & 15 (Sabal Palm: *Sabal palmetto* & Gumbo Limbo: *Bursera simaruba*)



Photo 11: Plant ID 16 (Seagrape: *Coccoloba uvifera*)



Photo 12: Plant ID 17 (Seagrape: *Coccoloba uvifera*)

KBP CONSULTING, INC.

March 29, 2025

Ms. Jennifer DeBoisbriand
Planning Director
Village of Islamorada
86800 Overseas Highway
Islamorada, Florida 33036

**Re: Boater's World Marine Centers
Lower Matecumbe Key, Florida
Traffic Statement – *Update #2***

Dear Jennifer:

Boater's World Marine Centers proposes to occupy the site of a former hardware store located at 73501 Overseas Highway on Lower Matecumbe Key, Islamorada, Monroe County, Florida. The subject site is located approximately 500 feet to the west of Tollgate Boulevard near Mile Marker 73.5 and the Parcel ID number is 00388620-000000. The existing space to be occupied by Boater's World has a finished floor area of approximately 4,000 square feet and vehicular access to the site is provided by two (2) full access driveways on Overseas Highway / US 1. A project location map is presented in Attachment A to this memorandum.

Based upon our recent discussions with the applicant, we understand that the proposed use on this site will be a boat sales facility within the 4,000 square foot building, a 0.48-acre outdoor display area along Overseas Highway / US 1, and a 0.41-acre service / storage area that will be adjacent to the outdoor display area. The service / storage area will consist of a 2,750 square foot covered service / maintenance area and a 355 square foot enclosed storage area. Vehicular access to the site will remain as is with driveways on Overseas Highway / US 1. Preliminary site and floor plans are presented in Attachment B. The purpose of this traffic statement is to document the trip generation characteristics of the previous and proposed uses on this site.

Trip Generation Analyses

The trip generation analysis for the previous land use and the proposed land use is based upon the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (11th Edition)*. For the previous land use (i.e. hardware store), the subject ITE manual documents data for Land Use #816 – Hardware / Paint Store. While this land use appears to be directly applicable to the previous land use on the subject site, the data is limited and ITE recommends caution when relying upon this data. The daily, AM peak hour, and PM peak hour trip generation rates are as follows:

Hardware / Paint Store – ITE Land Use #816

- ☐ Daily: $T = 8.07 (X)$
- ☐ AM Peak Hour: $T = 0.92 (X)$ (54% in / 46% out)
- ☐ PM Peak Hour: $T = 2.98 (X)$ (46% in / 54% out)

where T = number of trips and X = 1,000 square feet of gross floor area

KBP CONSULTING, INC.

For the proposed land use (i.e. boat sales), the ITE *Trip Generation Manual* does not contain an exact match. However, this manual does document data for a similar land use – Land Use #842 – Recreational Vehicle Sales. As with the hardware / paint store data, the data is limited and ITE recommends caution when relying upon this data. The daily, AM peak hour, and PM peak hour trip generation rates are as follows:

Recreational Vehicle Sales – ITE Land Use #842

- ❑ Daily: $T = 5.00 (X)$
- ❑ AM Peak Hour: $T = 0.46 (X)$ (85% in / 15% out)
- ❑ PM Peak Hour: $T = 0.77 (X)$ (31% in / 69% out)

where T = number of trips and X = 1,000 square feet of gross floor area

Table 1 below presents the trip generation analysis for the previous hardware store use and the proposed boat sales use.¹ Relevant excerpts from the ITE manual are presented in Attachment C.

Table 1 Boater's World Marine Centers Trip Generation Summary 73501 Overseas Highway - Lower Matecumbe, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Previous</i> Hardware / Paint Store	4,000 SF	32	2	2	4	6	6	12
<i>Proposed</i> Recreational Vehicle Sales (Boat Sales)	7,105 SF	36	3	0	3	2	3	5
Difference (Proposed - Previous)		4	1	(2)	(1)	(4)	(3)	(7)

Compiled by: KBP Consulting, Inc. (March 2025).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed boat sales land use is expected to generate four (4) additional daily trips, one (1) fewer AM peak hour trip and seven (7) fewer PM peak hour trips than those generated by the former hardware store use at the same location. Based upon the trip generation analyses presented herein, it is apparent that further traffic analyses are not warranted at this time. If you have any questions, please do not hesitate to contact me.

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

¹ As noted previously, the boat sales facility will consist of an indoor facility (+/- 4,000 square feet) and well as an outdoor display area (+/- 0.48-acre) and a service / storage area (3,105 square feet). The trip generation analysis for this land use is based upon indoor floor area and does not include outdoor display area.

Attachment A

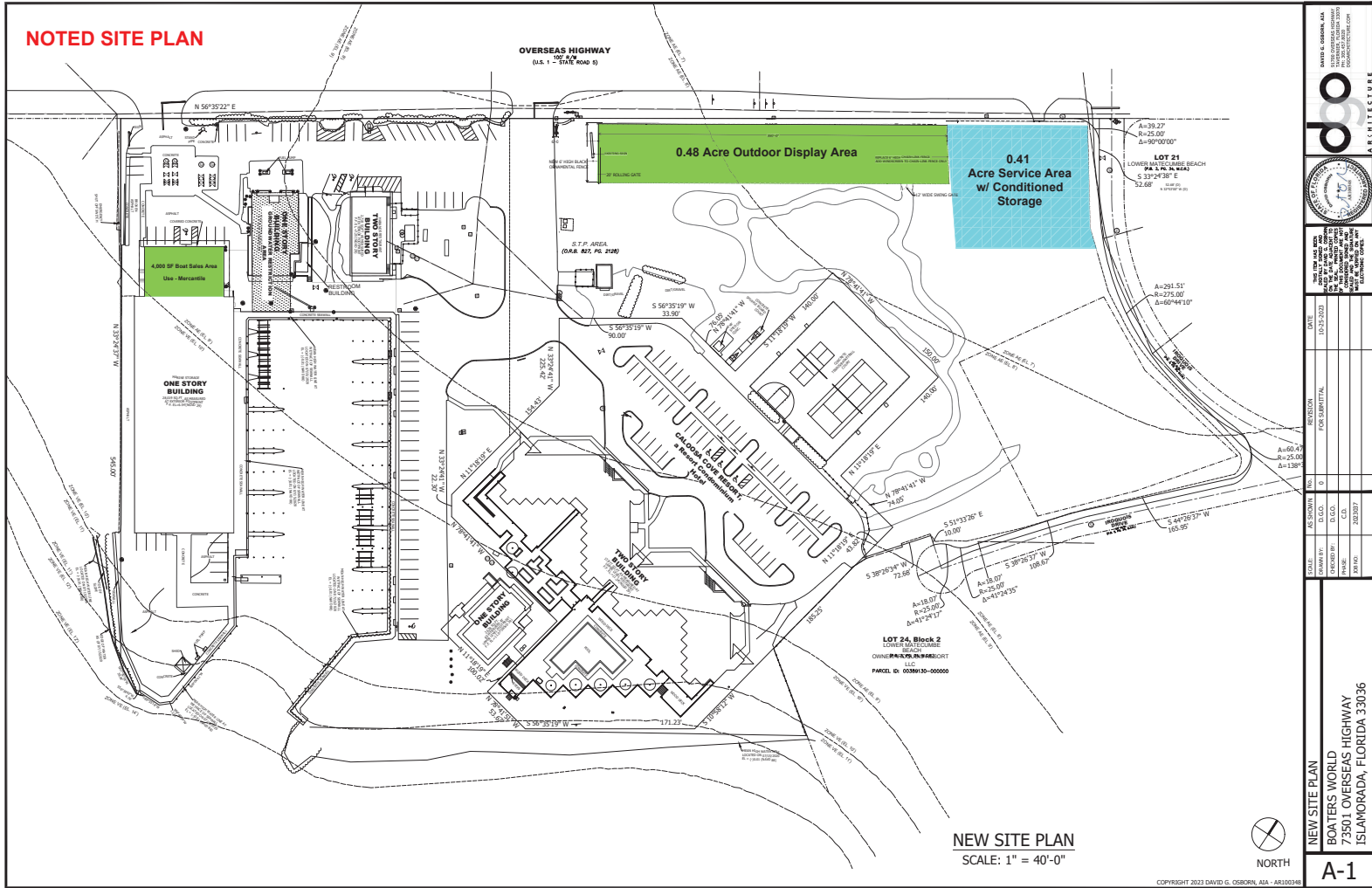
Project Location Map



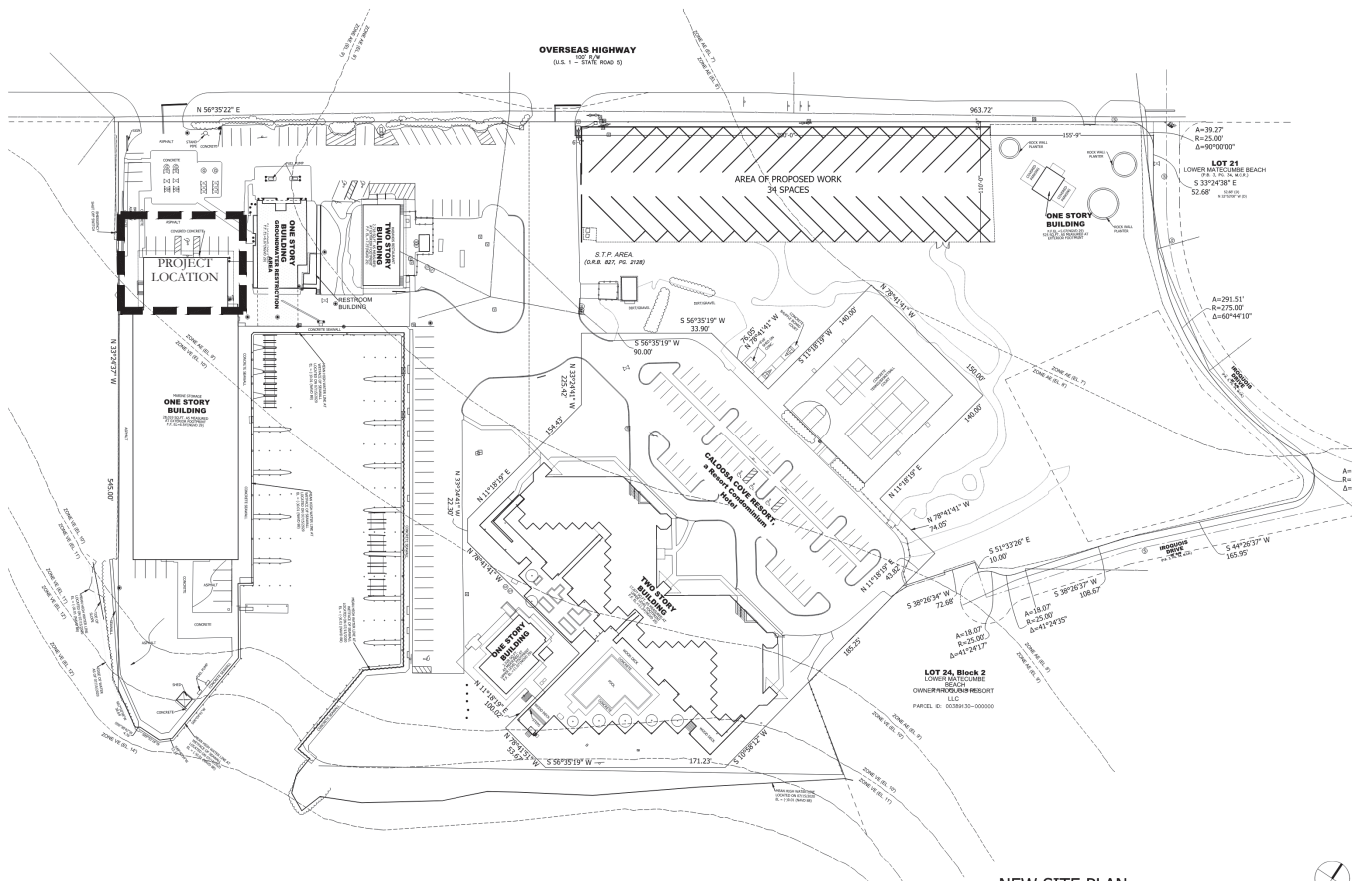
Attachment B

Preliminary Site and Floor Plans

NOTED SITE PLAN



COPYRIGHT 2023 DAVID G. OSBORN, AIA - ARJ00248



NEW SITE PLAN
SCALE: 1" = 40'-0"



Goodwin
Architects, Inc.
328 Apollo Blvd. Tel: 904.992.0774
Tallahassee, FL 32309

Consultants
M/E/P Engineering
Edward J. Gorman

Project
Interior Fit-Out
73501 Overseas Hwy.
Islamorada, FL 33036

Owner
BOATERS WORLD MARINE CENTER LLC
ONE COMING BLVD.
OWLAND, FL 32064

Key Plan

Revisions

No.	Date	Item
21	21 July 2023	Permit Set
18	18 Oct 2023	Village Comments
17	17 Jan 2024	Field Changes

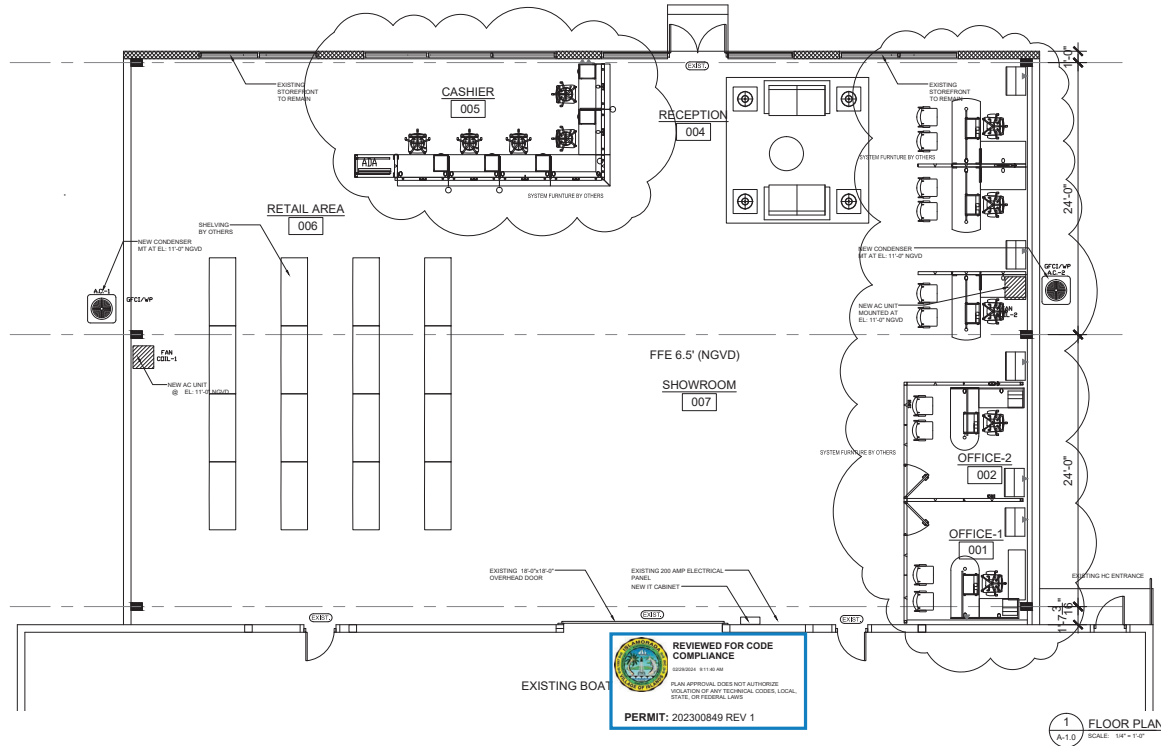
Drawing Title

SITE PLAN

By the undersigned, I hereby certify that I am a duly licensed Professional Engineer in the State of Florida, and that I am the author of the design and construction of the project shown on this drawing. I am not aware of any other person who has contributed to the design or construction of the project shown on this drawing. I am not aware of any other person who has contributed to the design or construction of the project shown on this drawing.

Signature **Ed J. Gorman**
Date: **17 Jan 2024**
Drawn by: **EJG** Checked by: **EJG** Approved by: **EJG**
Seal: **As Noted**
File Name: **SP-1.0.dwg**

SP-1.0



Consultants
M/E/P Engineering
Edward J. Goodwin

Project
Interior Fit-Out
73501 Overseas Hwy.
Islamorada, FL 33036

Owner
BOATERS WORLD MARINE CENTER LLC
ONE COMMERCE BLDG.
OWLAND, FL 32064

Key Plan

Revisions

No.	Date	Revised
11	May 2023	Client Review
12	July 2023	Permit Set
13	Oct 2023	Village Comments
14	Dec 2023	Village Comments
15	Jan 2024	Final Changes

Drawing Title
PROPOSED FLOOR PLAN

ALL dimensions, notes, details and field conditions shall be in accordance with the approved plans and specifications. No portion of this drawing shall be used for any other purpose without the written consent of the engineer.

Permit Information
Date: 11 May 2023
Drawn by: E.J.G.
Checked by: E.J.G.
Approved by: E.J.G.
Seal: As Noted
File Name: 202300849.rvt

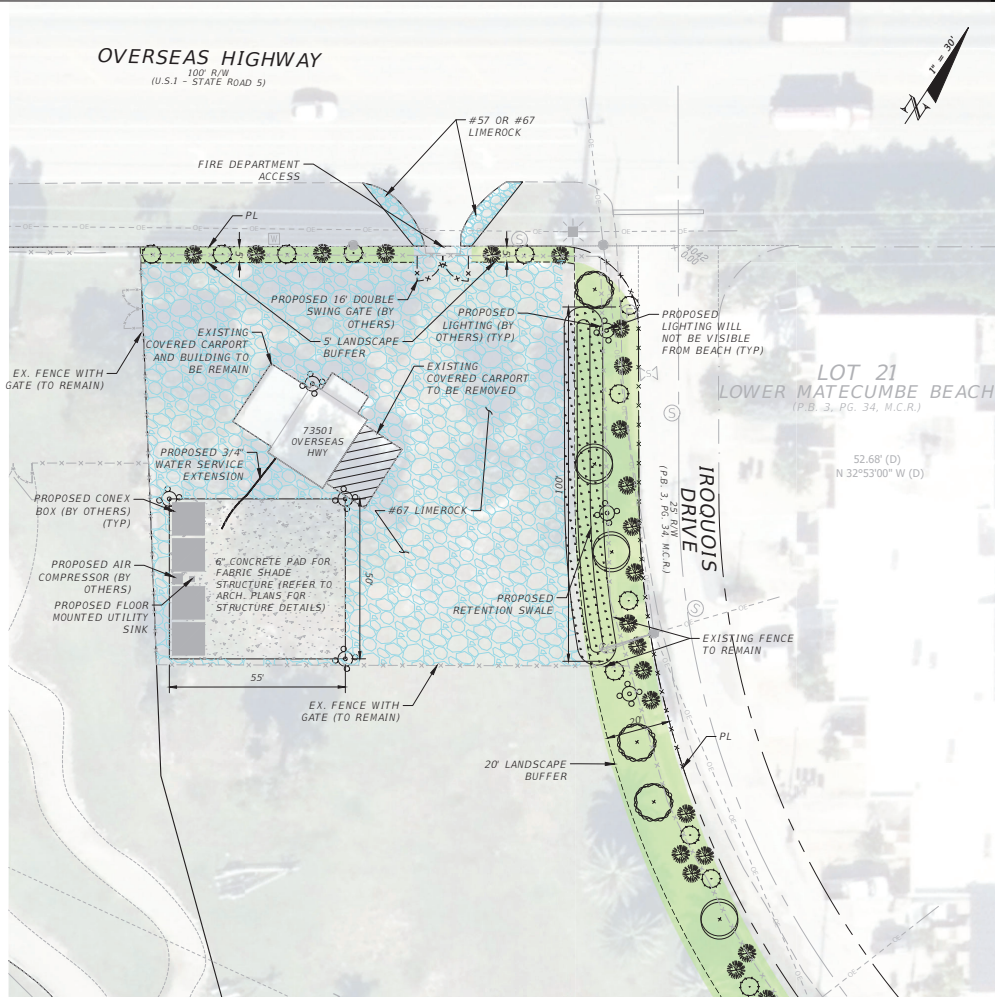
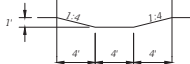
A-1.0

**STORMWATER TREATMENT VOLUME CALCULATION PER
ISLAMORADA STORMWATER MANUAL CHAPTER 5**

0.5" OVER ENTIRE SITE AREA:
 $V = 0.57/12 \times 16,522 \text{ SF} = 688.42 \text{ CF} = 0.016 \text{ ac-ft}$
 1.25" OVER IMPERVIOUS AREA:
 $V = 1.25/12 \times 3,380 \text{ SF} = 352.08 \text{ CF} = 0.0081 \text{ ac-ft}$
REQUIRED VOLUME:
 0.5" GOVERNS DESIGN, USE 0.016 ac-ft

PROVIDED VOLUME:
 $100 \text{ LF} \times 8 \text{ SF} = 800 \text{ CF} = 0.0184 \text{ ac-ft}$
 115% OF REQUIRED TREATMENT VOLUME PROVIDED IN DESIGN.

SWALE DETAIL



CW3
Engineering, Inc.
CIVIL ENGINEERING - LAND PLANNING
WWW.CW-3.COM

5783 BAYSHORE ROAD
SUITE 112
N. FORT MYERS
FLORIDA 33917

PREPARED FOR

PROJECT DESCRIPTION

**BOATERS WORLD
ISLAMORADA**
73501 OVERSEAS HIGHWAY
LOWER MATECUMBE KEY, 33036

PART OF SECTION 20,
TOWNSHIP 64 SOUTH, RANGE 36 EAST
HONOLULU COUNTY, FLORIDA

ENGINEER OF RECORD
CLAY E. WRIGHT, III, P.E.
P.E. LICENSE NUMBER 64089
5783 BAYSHORE ROAD, STE 112
NORTH FORT MYERS
FLORIDA 33917

DATE: MAY 19, 2020
BY: CLAY E. WRIGHT, III, P.E.
CHECKED: JAMES CARROLL, P.E.
REVISIONS: CHANGES OR ADDENDUMS AND
MODIFIED:

FILE NAME: PLANNING.DWG

LOCATION:

DATE: MAY 19, 2020, FEBRUARY 01, 2020

PLOT BY: JAMES CARROLL

CROSS REFERENCED DRAWINGS:

PLAN REVISIONS

NO.	DATE	DESCRIPTION

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

**CONDITIONAL USE
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
24-0055	02

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE ORIGINALLY SIGNED AND SEALED UNDER RULE 61G15-2.004, F.A.C.

Attachment C

**Relevant Excerpts from the
Institute of Transportation Engineers (ITE)
*Trip Generation Manual (11th Edition)***

Land Use: 816

Hardware/Paint Store

Description

A hardware/paint store is a free-standing building that sells hardware and paint supplies. Building materials and lumber store (Land Use 812) and home improvement superstore (Land Use 862) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1990s and the 2010s in California, Oregon, South Dakota, Texas, and Wisconsin.

Source Numbers

358, 531, 880, 959, 966

Hardware/Paint Store (816)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

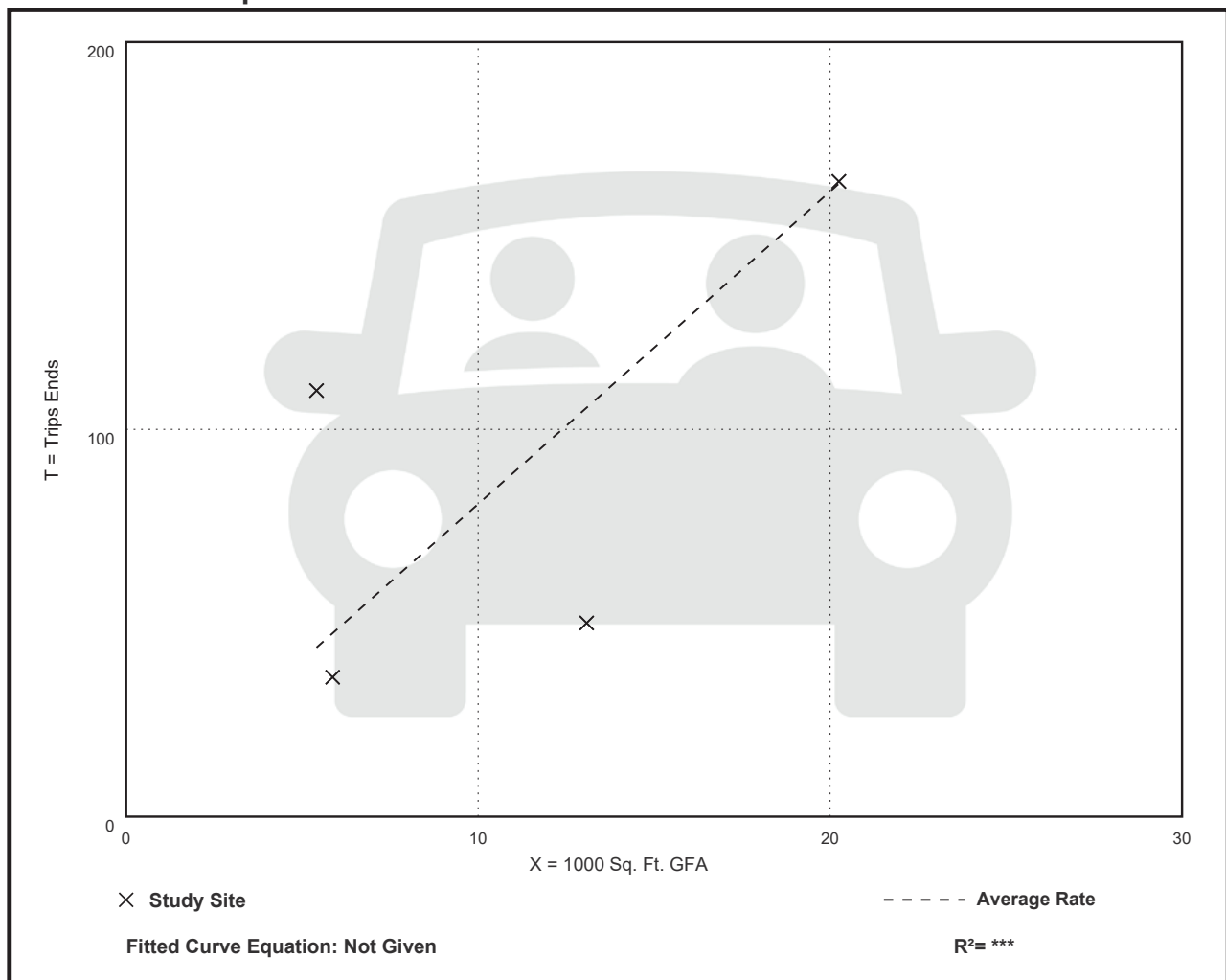
Avg. 1000 Sq. Ft. GFA: 11

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.07	3.82 - 20.33	5.66

Data Plot and Equation



Hardware/Paint Store (816)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

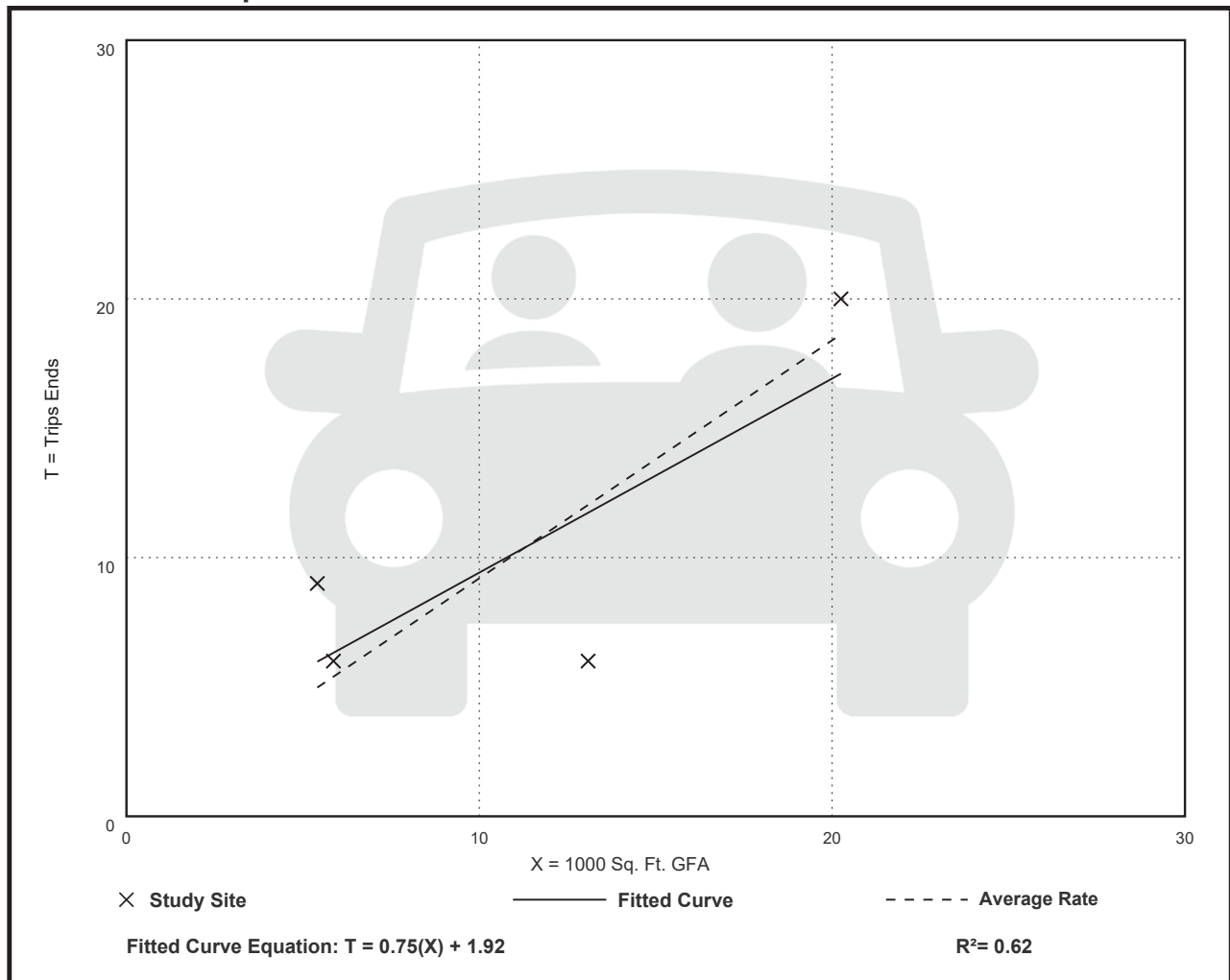
Avg. 1000 Sq. Ft. GFA: 11

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.92	0.46 - 1.66	0.42

Data Plot and Equation



Hardware/Paint Store (816)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

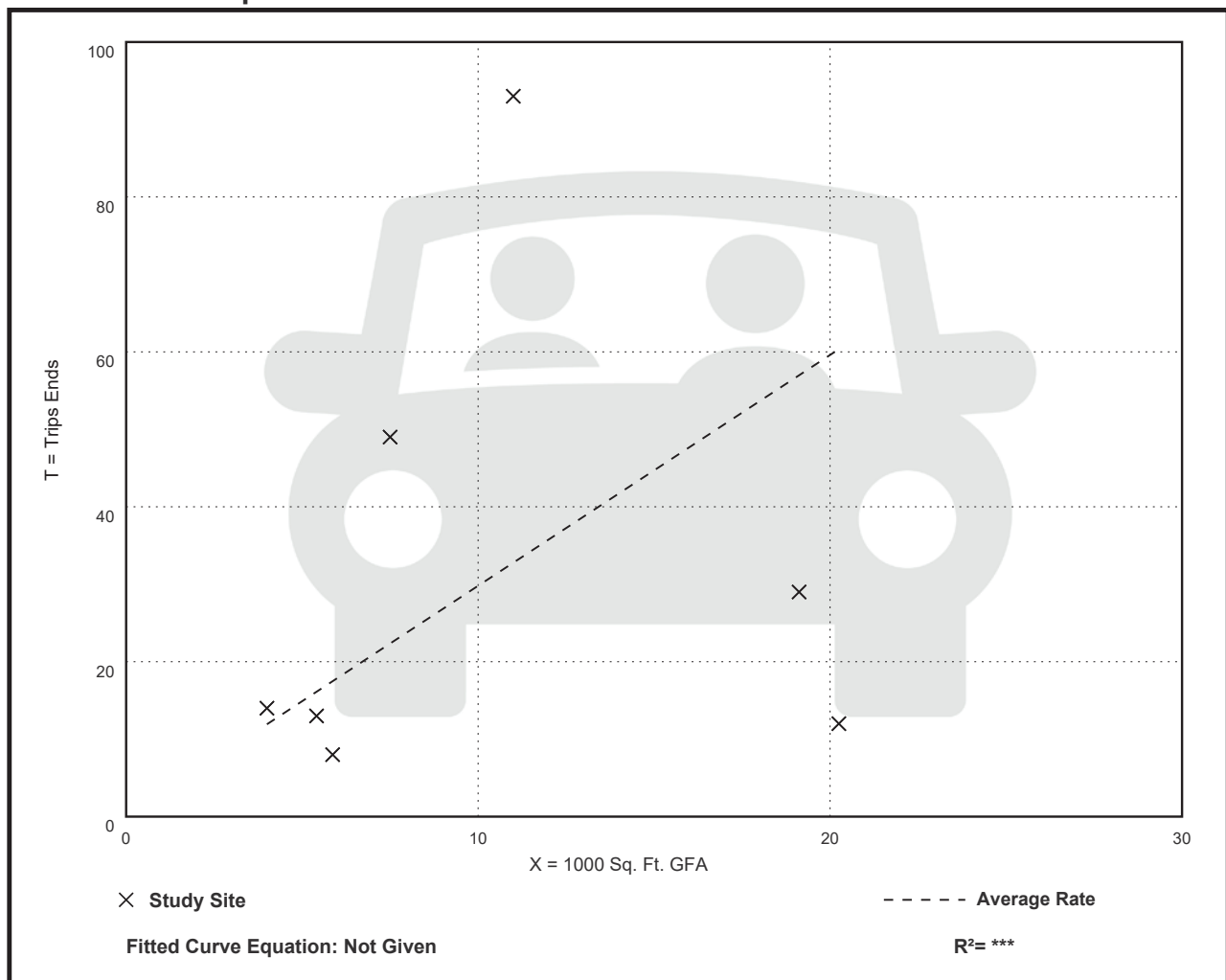
Avg. 1000 Sq. Ft. GFA: 10

Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.98	0.59 - 8.45	3.09

Data Plot and Equation



Land Use: 842

Recreational Vehicle Sales

Description

A recreational vehicle (RV) sales dealership is a free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available. Some RV dealerships may also include boat sales and servicing. Automobile sales (new) (Land Use 840) and automobile sales (used) (Land Use 841) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Florida and Texas.

Source Numbers

721, 881

Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 5

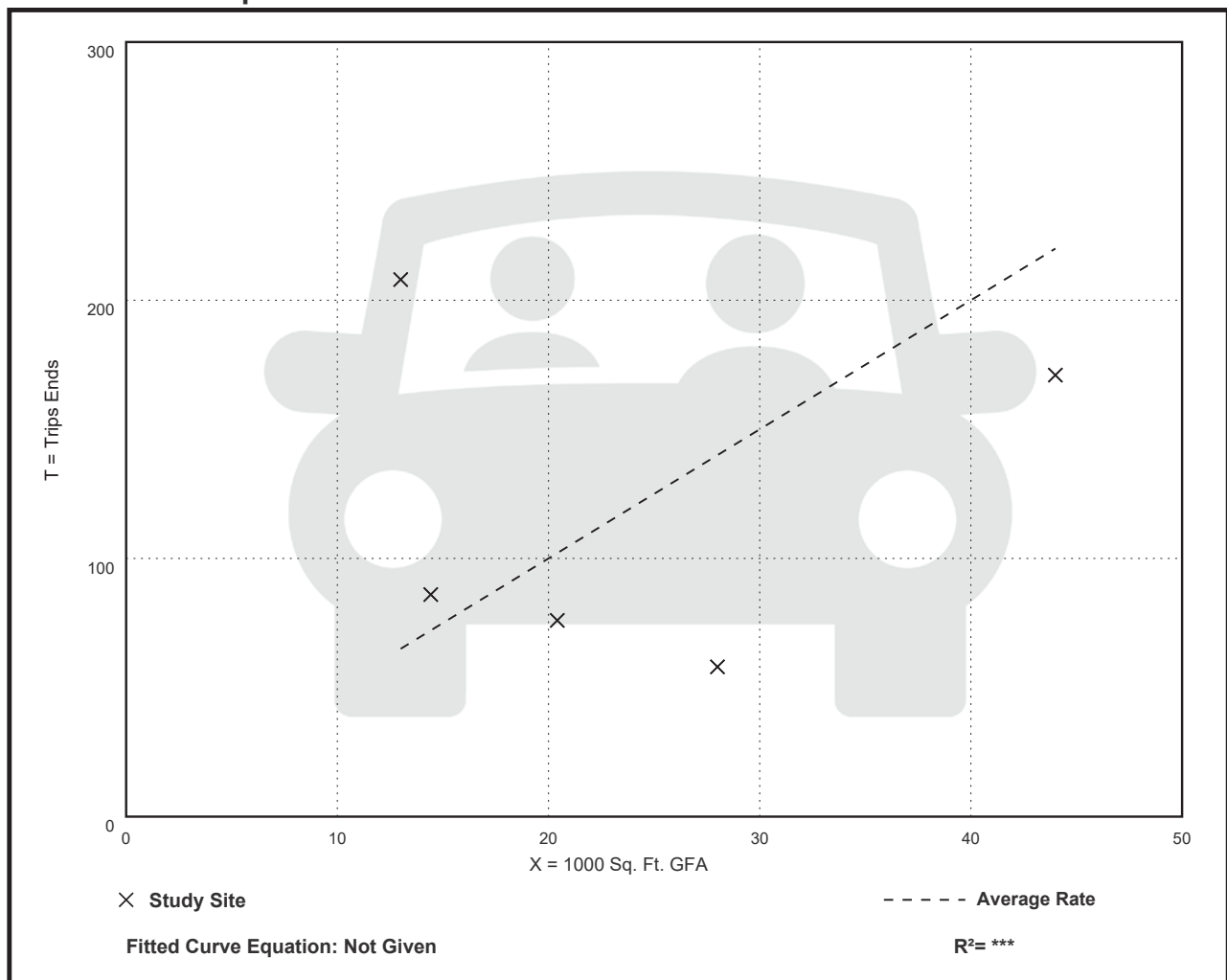
Avg. 1000 Sq. Ft. GFA: 24

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.00	2.07 - 16.00	4.47

Data Plot and Equation



Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

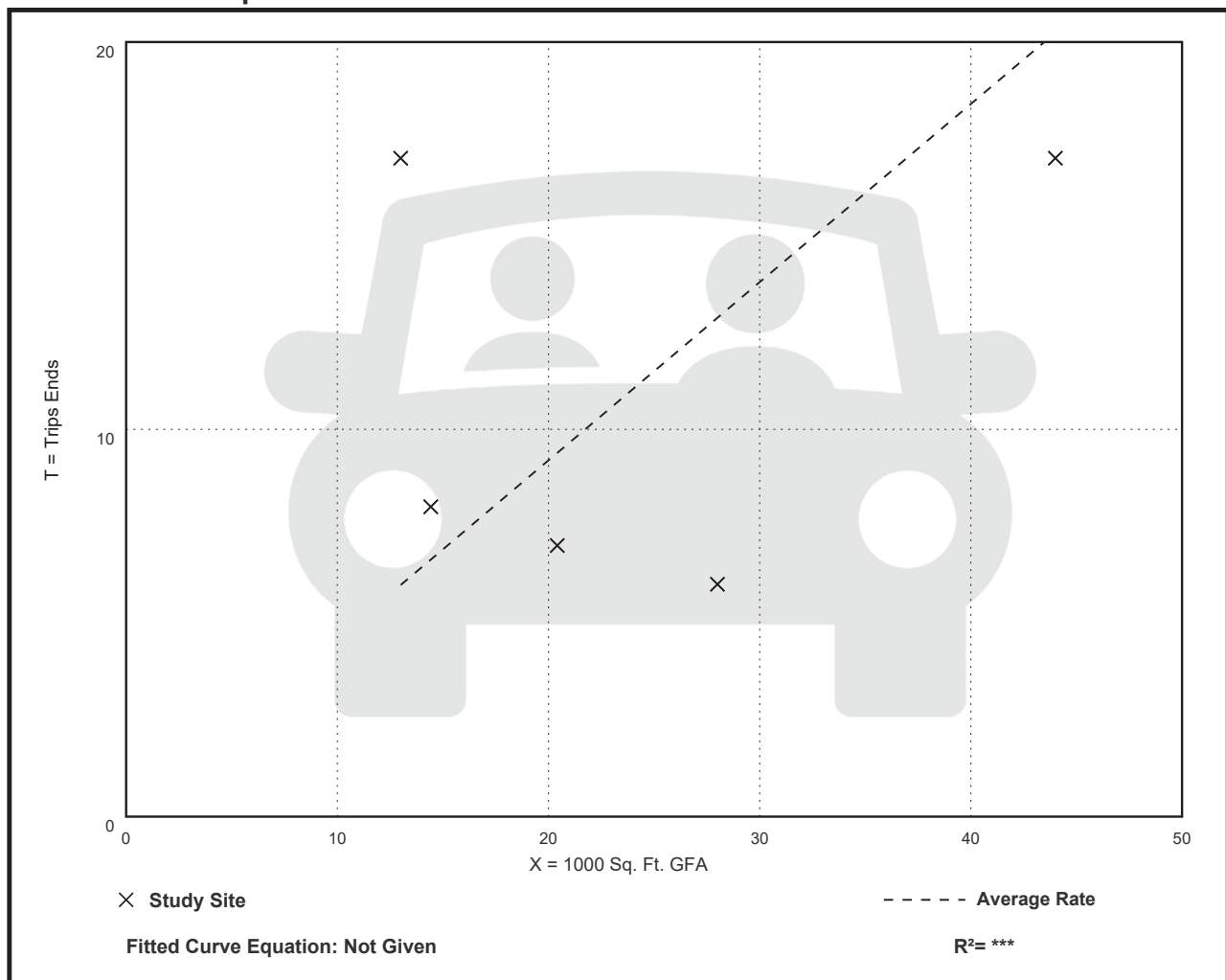
Avg. 1000 Sq. Ft. GFA: 24

Directional Distribution: 85% entering, 15% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.46	0.21 - 1.31	0.35

Data Plot and Equation



Recreational Vehicle Sales (842)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

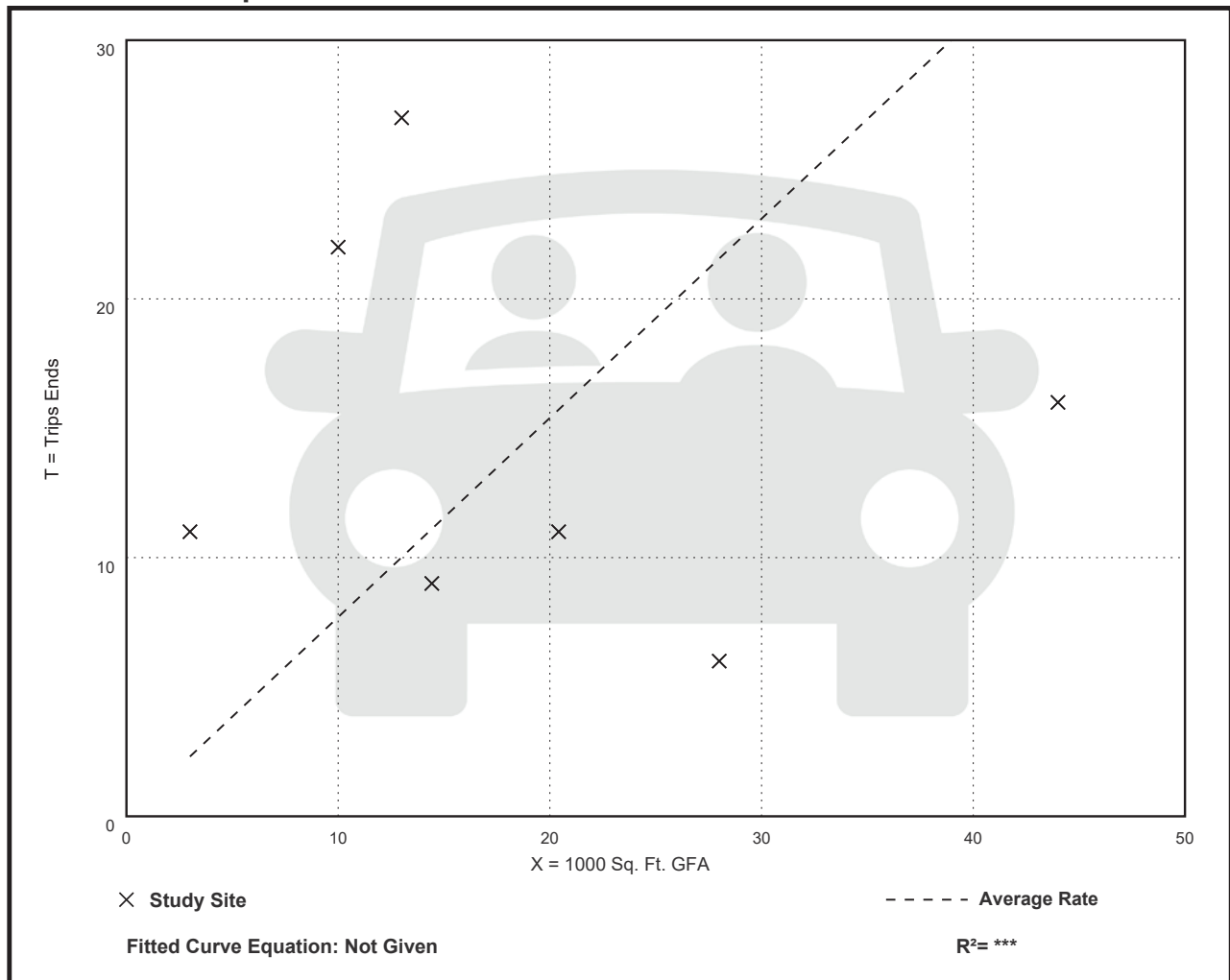
Avg. 1000 Sq. Ft. GFA: 19

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.77	0.21 - 3.67	0.86

Data Plot and Equation



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Font Lauderdale, FL 33325	
Certified Mail Fee	\$4.85
Extra Services & Fees (print box, add fee for each)	<input checked="" type="checkbox"/> Registered Mail™ <input type="checkbox"/> Return Receipt (hardcopy) \$ 3.00 <input type="checkbox"/> Signature Required \$ 3.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$ 3.00 <input type="checkbox"/> Adult Signature Required \$ 3.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$ 3.00
Signature	MANNING LAURIE
Address	2144 SW 114th Ave Davie, FL 33325 PLCUP020240083
Date	05/23/2025
Postmark Here	MAA 23 2025

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

Isle of Palms, FL 33441

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

MIM 100, LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

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Scottsdale, AZ 85267

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

CASIANO HUGH A
PO Box 13422
Scottsdale, AZ 85267
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

DAVIS DREW
100 Iroquois Dr
Apt 3
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com™.

Key Largo, FL 33037

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

STOKY 100 IROQUOIS DRIVE LLC
14 Rainbow Dr
Key Largo, FL 33037
PLCUP20240083

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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

Wellington, FL 33414

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

DELLO JOJO JEAN MARIE
16470 Take Off Pl
Wellington, FL 33414
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

Key West, FL 33041

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

GREEN TURTLE HOUSE LLC
248 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.00

BUTLER JOHN
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com.
Pompano Beach, FL 33064

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

LUDWICK PAUL W TRAG 1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

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U.S. Postal Service™
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Naples, FL 34102

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

IROQUOIS RESORT LLC
1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Islamorada, FL 33036

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Newton, NJ 07860

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

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U.S. Postal Service™
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Islamorada, FL 33036

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Miami, FL 33156

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.
London, OH 43140

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

LANEY BILL
2035 Palouse Ave
London, OH 43140
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com.
Islamorada, FL 33036

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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Domestic Mail Only
For delivery information, visit our website at www.usps.com.
Miami, FL 33138

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.
Fort Lauderdale, FL 33331

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

PEGRAM BETTY DYNASTY TRUST
10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Miami, FL 33137

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

HEFFY GEORGE W
7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com.
Islamorada, FL 33036

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.72

MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

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Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

9589 0710 5270 2427 655 10

CALOOSA COVE RESORT
 OWNERS ASSOCIATION INC
 Islamorada, FL 33036
 PLCUP20240083

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Applicants company

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

9589 0710 5270 2427 655 15

CALOOSA SMI LLC
 C/O SUNTEX MARINA INVESTORS
 LLC
 17330 PRESTON ROAD SUITE
 275B

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Applicants company



Islamorada, Village of Islands
Planning & Development Se
86800 Overseas Hwy
Islamorada, FL 33036

9589 0710 5270 2427 6355 10



CERTIFIED MAIL

CALOOSA COVE RESORT
OWNERS ASSOCIATION INC
Islamorada, FL 33036
PLCUP20240083

Applicants company



Islamorada, Village of Islands
Planning & Development Servic
86800 Overseas Hwy
Islamorada, FL 33036

9589 0710 5270 2427 6336 15



CERTIFIED MAIL

CALOOSA SMI LLC
C/O SUNTEX MARINA INVESTORS
LLC
17330 PRESTON ROAD SUITE
275B

Applicants company

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>CALOOSA SMI LLC C/O SUNTEX MARINA INVESTORS LLC 17330 PRESTON ROAD SUITE 275B</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: CALOOSA COVE RESORT OWNERS ASSOCIATION INC Islamorada, FL 33036 PLCUP20240083</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



KEY LARGO
100100 OVERSEAS HWY
KEY LARGO, FL 33037-9998
www.usps.com

05/23/2025 09:03 AM

TRACKING NUMBERS

9589 0710 5270 2427 6335 47
9589 0710 5270 2427 6335 30
9589 0710 5270 2427 6335 23
9589 0710 5270 2427 6335 03
9589 0710 5270 2427 6336 53
9589 0710 5270 2427 6336 60
9589 0710 5270 2427 6336 46
9589 0710 5270 2427 6336 39
9589 0710 5270 2427 6336 22
9589 0710 5270 2427 6338 13
9589 0710 5270 2427 6338 06
9589 0710 5270 2427 6354 11
9589 0710 5270 2427 6354 28
9589 0710 5270 2427 6354 35
9589 0710 5270 2427 6338 44
9589 0710 5270 2427 6353 98
9589 0710 5270 2427 6337 90
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9589 0710 5270 2427 6337 83
9589 0710 5270 2427 6337 76
9589 0710 5270 2427 6337 52
9589 0710 5270 2427 6338 37
9589 0710 5270 2427 6338 20
9589 0710 5270 2427 6337 38

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(UP TO 25 ITEMS)



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Standard message and data rates may apply

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PURCHASE DETAILS

Product	Qty	Unit Price	Price
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First-Class Mail® 1 \$0.73

Letter
Wellington, FL 33414
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 47
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 73
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 30
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 66
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Scottsdale, AZ 85267
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 23
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 59
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6335 03
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4300 28
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 53
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 27
Total \$9.68

First-Class Mail® 1 \$0.73

Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 60
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 10
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 46
Return Receipt Tracking #: 9590 9402 8500 3186 4301 03
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 39
Return Receipt Tracking #: 9590 9402 8500 3186 4300 97
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Key West, FL 33041
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 22
Return Receipt Tracking #: 9590 9402 8500 3186 4300 80
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Key Largo, FL 33037
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 13
Return Receipt Tracking #: 9590 9402 8500 3186 4302 88
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 06
Return Receipt Tracking #: 9590 9402 8500 3186 4302 71
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 11
Return Receipt Tracking #: 9590 9402 8500 3186 4303 56
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Newton, NJ 07860
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 28
Return Receipt Tracking #: 9590 9402 8500 3186 4303 49
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Deerfield Beach, FL 33441
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 35
Return Receipt Tracking #: 9590 9402 8500 3186 4303 32
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 44
Return Receipt Tracking #: 9590 9402 8500 3186 4303 25
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6353 98
Return Receipt Tracking #: 9590 9402 8500 3186 4303 18
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 90
Return Receipt Tracking #: 9590 9402 8500 3186 4302 64
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
London, OH 43140
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 69
Return Receipt Tracking #: 9590 9402 8500 3186 4302 19
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Pompano Beach, FL 33064
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 45
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4302 02
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Naples, FL 34102
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 83
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4302 40
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 76
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4302 33
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Miami, FL 33138
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 52
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4302 26
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Miami, FL 33156
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 37
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4303 01
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Fort Lauderdale, FL 33331
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6338 20
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4302 95
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Fort Lauderdale, FL 33325
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 38
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 96
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Fennville, MI 49408
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 21
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 89
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Miami, FL 33156
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 66
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4303 87
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 73
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4303 70
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 04
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4303 63
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Irving, TX 75038
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 97
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4304 24
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Tallahassee, FL 32399
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Wed 05/28/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6354 80
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4302 57
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Galena, OH 43021
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Thu 05/29/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 14
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 72
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Tallahassee, FL 32399
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Wed 05/28/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6337 07
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 65
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Fort Lauderdale, FL 33301
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 91
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 58
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Islamorada, FL 33036
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 84
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 41
Total \$9.68

First-Class Mail® 1 \$0.73
Letter
Key West, FL 33040
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Tue 05/27/2025
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2427 6336 77
Return Receipt \$4.10
Tracking #: 9590 9402 8500 3186 4301 34
Total \$9.68

Grand Total: \$348.48

Credit Card Remit \$348.48
Card Name: VISA
Account #: XXXXXXXXXXXX9690
Approval #: 634473
Transaction #: 334
AID: A000000031010 Chip
AL: VISA CREDIT
PIN: Not Required

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Receipt #: 840-533000021-3-7186010-2
Clerk: 14

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Caloosa SMI LLC/</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>73501 Overseas Highway</u>		Company NAIC Number: _____
City: <u>Islamorada</u> State: <u>FLA</u> ZIP Code: <u>33036</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Property ID# 00388620-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Commercial</u>		
A5. Latitude/Longitude: Lat. <u>N24.851357</u> Long. <u>W-080.736682</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Islamorada</u>		B1.b. NFIP Community Identification Number: <u>120424</u>
B2. County Name: <u>Monroe</u>	B3. State: <u>FL</u>	B4. Map/Panel No.: <u>12087C1201</u> B5. Suffix: <u>K</u>
B6. FIRM Index Date: <u>2-18-2005</u>		B7. FIRM Panel Effective/Revised Date: <u>2-18-2005</u>
B8. Flood Zone(s): <u>AE</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>7</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 3868 G EL 8.75 Feet

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

If Yes, describe the source of the conversion factor in the Section D Comments area.

☐ Yes ☒ No

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

5.4

☒ feet ☐ meters

b) Top of the next higher floor (see Instructions):

N/A

☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions):

N/A

☒ feet ☐ meters

d) Attached garage (top of slab):

N/A

☒ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):

10.2

☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished

4.4

☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished

4.6

☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

N/A

☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Lincoln Iturrey PSM

License Number: 5719

Title: Professional Surveyor and Mapper

Company Name: Lincoln Iturrey P.A.

Address: PO Box 755

City: Long Key

State: FL

ZIP Code: 33001

Signature: _____



Digitally signed by lincoln D Iturrey
Date: 2024.11.03 01:22:34 -05'00'

Date: 10/31/2024

Telephone: 3056642727

Ext.: _____ Email: liturrey@gmail.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

This building has no ac service.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

73501 Overseas Highway

City: Islamorada

State: FLA

ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
73501 Overseas Highway

City: Islamorada State: FLA ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Rear and side view 10/31/2024

Clear Photo One



Photo Two

Photo Two Caption: Side and rear view 10/31/2024

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
73501 Overseas Highway

City: Islamorada State: FLA ZIP Code: 33036

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Front and side view 10/31/2024

Clear Photo Three



Photo Four

Photo Four Caption: Front and side view 10/01/2024

Clear Photo Four



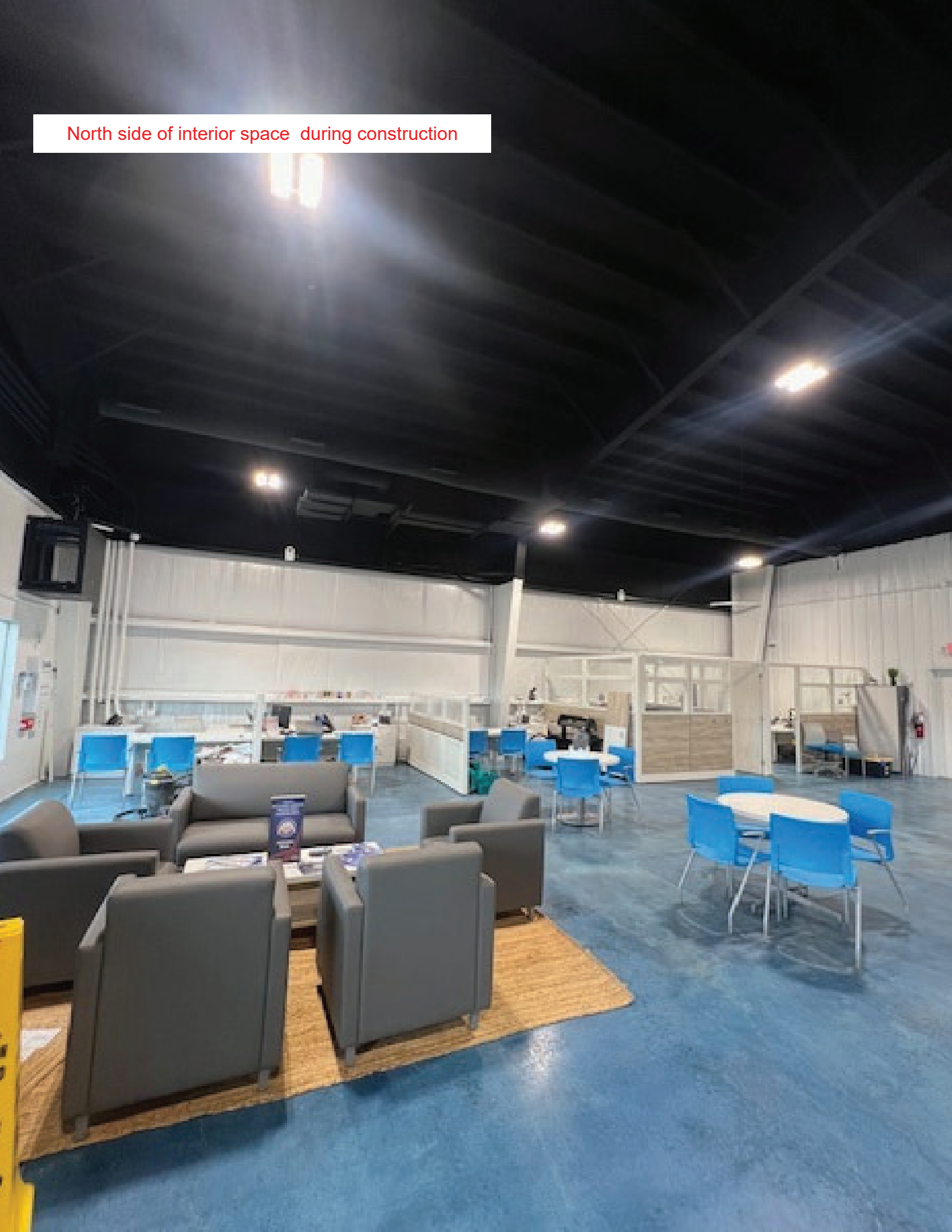
4,000 SF Marine Sales & Dealership

0.48 Acre Outdoor Display

Front of Sales Building During Interior Renovation



North side of interior space during construction



South side of interior space during construction



West side of interior space during construction





location of Outdoor Display



Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 www.islamorada.fl.us

POSTING OF PROPERTY AFFIDAVIT

This affidavit is required from the Planning and Development Services Department staff when the provisions of Chapter 30 of Code of Ordinances of Islamorada, Village of Islands, Florida require that notice be posted on a property subject to the application or to notice a scheduled public hearing. This affidavit shall serve to demonstrate that the applicant is in compliance with the applicable notice requirements as stated below.

1. The undersigned is the applicant or agent requesting the public hearing;
2. The applicant or agent has posted the sign(s) with the required notice;
3. Sign(s) have been placed on the subject property at a minimum of at least 15 days prior to the required or requested public hearing;
4. The sign(s) have been placed along each street that is adjacent to or runs through the subject property at intervals of no more than two hundred (200) feet in a manner that makes them clearly visible to adjacent residents and passers-by;
5. The sign(s) have been placed no more than twenty-five (25) feet from the street so that the lettering is visible. Where land does not have frontage on a street, the sign(s) were placed on the nearest street, with an attached notation indicating generally the direction and distance to the subject property; and,
6. Photographic evidence has been submitted to the Village Planning and Development Services Department showing the location of the sign(s) on the subject property and a close-up clearly indicating the lettering on the sign(s).

Failure to comply with the applicable notice requirements shall result in the postponement and re-noticing of the public hearing. All costs of re-noticing the public hearing shall be borne by the applicant failing to comply with the applicable notice requirements.

I certify that on the 5th day of May, 2025 the Notice of Public Hearing signs in accordance with Village Code and other applicable guidelines were posted on the property located at 73501 Overseas Hwy, so as to be clearly seen from the right-of-way providing primary vehicular access. File Number: PLCUP20240083 .

Sworn and subscribed before me this 23rd day of May, 2025 Personally know/produced identification. Type of ID produced: _____

Signature of Applicant or Agent

Chris Polo

Printed Name

Signature of Notary Public

SEAL:



LINDA D. JONES
Commission # HH 462600
Expires December 22, 2027

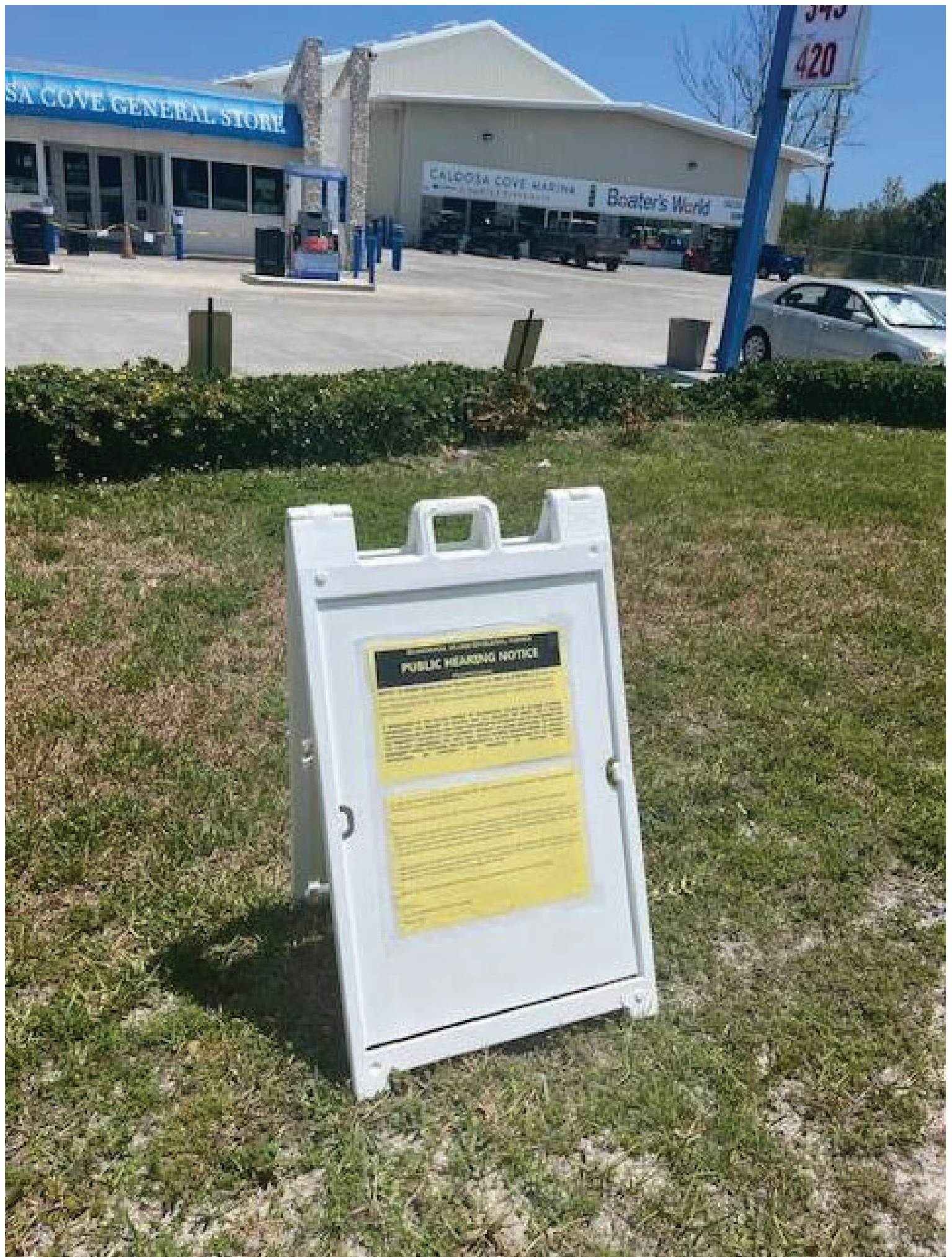














June 21, 2023

To Whom It May Concern,

This letter approves Sam Chavers, Sr. V.P of Operations and Hunter Spitler CRMP with Suntex Marinas to be the authorized signatures on property and business permits for Caloosa SMI.

SAM CHAVERS, SVP Operations
Suntex Marinas
2 Marina Plaza, Sarasota, FL 34236
C: (941) 356-7587 | s.chavers@suntex.com

HUNTER SPITLER, CRMP
Suntex Marinas
73501 Overseas Highway, Islamorada, FL 33036
Cell: (305) 699-7688 | hspitler@suntex.com

Respectfully,

Bryan C. Redmond – President
Caloosa SMI
17330 Preston Road, Suite 100C
Dallas, TX 75252

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF COLLIN }

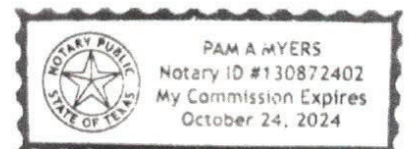
I, BRYAN C. REDMOND, having been duly sworn, hereby state on my oath that the foregoing Petition is a true and complete statement to my knowledge.

Bryan C. Redmond

SUBSCRIBED and SWORN TO BEFORE ME by BRYAN C. REDMOND, on this 21st day

of June 2023,

Notary Public





ISLAMORADA, VILLAGE OF ISLANDS

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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

www.islamorada.fl.us

May 23 2025

PROPERTY OWNERS (ADJACENT OR WITHIN 300 FT)

NOTICE OF PUBLIC HEARING (File No. PLCUP20240083)

NOTICE IS HEREBY GIVEN that on Thursday, June 12, 2025, at 5:30 PM, or as soon thereafter as possible, the Village Council of Islamorada, Village of Islands, Florida will hold a public hearing at the Founders Park Community Center, 87000 Overseas Highway, Islamorada, Florida, to consider the following item:

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF CALOOSA SMI, LLC, CALOOSA SMI SERIES, FOR A MAJOR CONDITIONAL USE APPROVAL FOR A BOAT DEALERSHIP AS ACCESSORY USE TO THE MARINA FOR THE PROPERTY LOCATED AT 73501 OVERSEAS HIGHWAY ON LOWER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC), WITH REAL ESTATE NUMBER 00388620-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

A copy of the application, staff report, and related materials may be inspected at the Planning and Development Services Department, Islamorada Administrative Center and Public Safety Headquarters, 86800 Overseas Highway, Islamorada, Village of Islands, Florida, between the hours of 8:00 AM and 5:00 PM.

Affected parties may appear at the public hearing, be heard, and submit evidence with respect to the application.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Village Council, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village at 305-664-6412 (TTY 305-664-8890) at least three days prior thereto.

Two or more committee members from various Village Committees may be present at this meeting.

Sincerely,

Daniel Parobok

Daniel Parobok
Senior Environmental Planner
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6497
E-mail: Daniel.Parobok@islamorada.fl.us

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

PUBLIC HEARING NOTICE

(PLCUP20240083)

NOTICE IS HEREBY GIVEN that on **Thursday, June 12, 2025, at 5:30 PM** (or as soon as possible thereafter), the Islamorada Village Council will hold a public hearing at Founders Park Community Center - 87000 Overseas Highway, Islamorada, FL 33036 to consider the following item:

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A copy of the request may be obtained at Village Hall, 86800 Overseas Highway, Islamorada, Village of Islands, Florida, between the hours of 8:00 AM and 5:00 PM.

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Two or more committee members from various Village Committees may be present at this meeting.



Jennifer DeBoisbriand, Director of Planning

May 23, 2025

Monroe County, FL

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 00388620-000000
Account# 1476927
Property ID 1476927
Millage Group 50VI
Location 73501 OVERSEAS Hwy, LOWER MATECUMBE KEY
Address
Legal PT TRACT A (9.89 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER
Description MATECUMBE BEACH LOWER MATECUMBE KEY PB3-34 OR346-49(II DEED 21721) OR349-131 OR827-2128 OR1624-1712 OR1638-963 OR1638-967 OR2741-843 OR2741-835 OR3144-1573 OR3187-0071
(Note: Not to be used on legal documents.)
Neighborhood 10024
Property Class AIRPORT, MARINAS, BUS TERM (2000)
Subdivision LOWER MATECUMBE BEACH
Sec/Twp/Rng 20/64/36
Affordable No
Housing



Owner

CALOOSA SMI LLC
C/O SUNTEX MARINA INVESTORS LLC
17330 PRESTON ROAD SUITE 275B
Dallas TX 75252

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,553,922	\$1,595,150	\$1,448,605	\$1,461,373
+ Market Misc Value	\$964,928	\$965,013	\$926,136	\$926,222
+ Market Land Value	\$4,175,344	\$3,922,740	\$5,329,728	\$5,329,728
= Just Market Value	\$6,694,194	\$6,482,903	\$7,704,469	\$7,717,323
= Total Assessed Value	\$6,694,194	\$6,482,903	\$7,704,469	\$7,604,391
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,694,194	\$6,482,903	\$7,704,469	\$7,717,323

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$5,329,728	\$1,448,605	\$926,136	\$7,704,469	\$7,704,469	\$0	\$7,704,469	\$0
2020	\$5,329,728	\$1,461,373	\$926,222	\$7,717,323	\$7,604,391	\$0	\$7,717,323	\$0
2019	\$5,611,005	\$1,500,917	\$926,307	\$8,038,229	\$6,913,083	\$0	\$8,038,229	\$0
2018	\$5,082,167	\$1,396,134	\$768,214	\$7,246,515	\$6,284,621	\$0	\$7,246,515	\$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
(2000)	169,536.00	Square Foot	0	0
COMMERCIAL HIGHWAY (1M0H)	206,910.00	Square Foot	0	0
(9500)	1.30	Acreage	0	0
(9500)	1.46	Acreage	0	0

Buildings

Building ID 42807
Style
Building Type APARTMENTS / 03C
Building Name
Exterior Walls C.B.S.
Year Built 1970
EffectiveYearBuilt 2000
Foundation

Gross Sq Ft	6614				Roof Type	
Finished Sq Ft	5390				Roof Coverage	
Stories	2 Floor				Flooring Type	
Condition	FAIR				Heating Type	
Perimeter	448				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	30				Grade	250
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	5,390	5,390	0		
OUF	OP PRCH FIN UL	906	0	0		
SBF	UTIL FIN BLK	318	0	0		
TOTAL		6,614	5,390	0		

Building ID	42808				Exterior Walls	C.B.S.
Style					Year Built	1972
Building Type	VACANT COMM / 10C				EffectiveYearBuilt	1986
Building Name					Foundation	
Gross Sq Ft	510				Roof Type	
Finished Sq Ft	374				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	AVERAGE				Heating Type	
Perimeter	78				Bedrooms	0
Functional Obs	0				Full Bathrooms	1
Economic Obs	0				Half Bathrooms	0
Depreciation %	45				Grade	200
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	374	374	0		
OUF	OP PRCH FIN UL	136	0	0		
TOTAL		510	374	0		

Building ID	42809				Exterior Walls	METAL SIDING
Style					Year Built	1973
Building Type	1 STY STORE-B / 11B				EffectiveYearBuilt	1995
Building Name					Foundation	
Gross Sq Ft	4131				Roof Type	
Finished Sq Ft	4131				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	FAIR				Heating Type	
Perimeter	264				Bedrooms	0
Functional Obs	0				Full Bathrooms	0
Economic Obs	0				Half Bathrooms	0
Depreciation %	35				Grade	200
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	4,131	4,131	0		
TOTAL		4,131	4,131	0		

Building ID	42810				Exterior Walls	METAL SIDING
Style					Year Built	1973
Building Type	MET STOR BLDG BOAT / 48E				EffectiveYearBuilt	1980
Building Name					Foundation	
Gross Sq Ft	24000				Roof Type	
Finished Sq Ft	24000				Roof Coverage	
Stories	1 Floor				Flooring Type	
Condition	FAIR				Heating Type	
Perimeter	680				Bedrooms	0
Functional Obs	0				Full Bathrooms	2
Economic Obs	0				Half Bathrooms	0
Depreciation %	55				Grade	200
Interior Walls					Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	24,000	24,000	0		
TOTAL		24,000	24,000	0		

Building ID	42811				Exterior Walls	CUSTOM
Style					Year Built	1982
Building Type	NIGHT CLUB, BARS B / 33B				EffectiveYearBuilt	1994
Building Name					Foundation	
Gross Sq Ft	4754				Roof Type	
Finished Sq Ft	2641				Roof Coverage	
Stories	1 Floor				Flooring Type	

Condition	AVERAGE	Heating Type		
Perimeter	226	Bedrooms		0
Functional Obs	0	Full Bathrooms		0
Economic Obs	0	Half Bathrooms		0
Depreciation %	38	Grade		300
Interior Walls		Number of Fire Pl		0
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,641	2,641	0
OUF	OP PRCH FIN UL	2,113	0	0
TOTAL		4,754	2,641	0

Building ID	42812	Exterior Walls	MIN WOOD SIDING	
Style		Year Built	1999	
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	1999	
Building Name		Foundation		
Gross Sq Ft	3688	Roof Type		
Finished Sq Ft	3482	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	282	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	300	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	206	0	0
FLA	FLOOR LIV AREA	3,482	3,482	0
TOTAL		3,688	3,482	0

Building ID	42813	Exterior Walls	C.B.S.	
Style		Year Built	1999	
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	2000	
Building Name		Foundation		
Gross Sq Ft	616	Roof Type		
Finished Sq Ft	244	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	84	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	300	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	372	0	0
FLA	FLOOR LIV AREA	244	244	0
TOTAL		616	244	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1975	1976	50 x 24	1	1200 SF	3
CONCRETE DOCK	1975	1976	240 x 12	1	2880 SF	4
WOOD DOCKS	1975	1976	3 x 150	1	450 SF	3
ASPHALT PAVING	1975	1976	0 x 0	1	45000 SF	2
CONCRETE DOCK	1975	1976	6 x 777	1	4662 SF	4
UTILITY BLDG	1975	1976	8 x 8	1	64 SF	2
WOOD DOCKS	1975	1976	4 x 192	1	768 SF	3
COM CANOPY	1975	1976	25 x 35	1	875 SF	2
SEAWALL	1975	1976	10 x 999	1	9990 SF	5
UTILITY BLDG	1984	1985	18 x 12	1	216 SF	2
CH LINK FENCE	2010	2011	8 x 58	1	464 SF	3
CH LINK FENCE	2010	2011	6 x 78	1	468 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/21/2021	\$100	Quit Claim Deed	2385868	3187	0071	11 - Unqualified	Improved		
12/21/2021	\$7,700,000	Warranty Deed	2353880	3144	1573	01 - Qualified	Improved		
3/26/2015	\$6,948,300	Warranty Deed		2741	835	05 - Qualified	Improved		
11/25/1998	\$1,879,700	Quit Claim Deed		1624	1712	M - Unqualified	Improved		

Permits

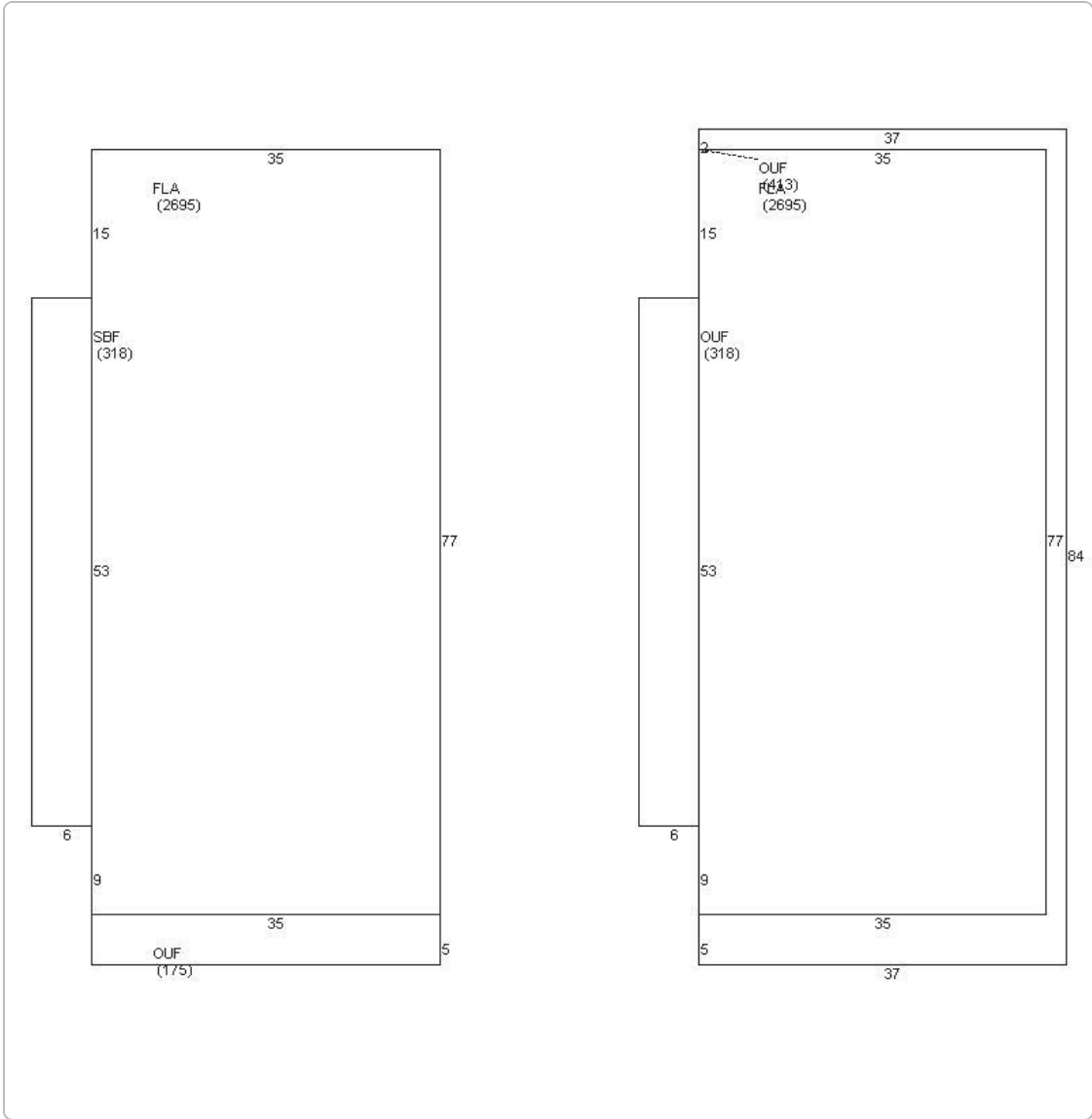
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
PRFIR202300179	3/15/2023		\$10,426	Commercial	ADD INITIATING AND INDICATING DEVICES TO THE EXISTING FIRE ALARM SYSTEM TO INCORPORATE THE NEW HARDWARE STORE SPACE.
PRFIR202200799	2/13/2023	2/27/2023	\$1,500	Commercial	INSTALL & TEST FIRE SUPPRESSION SYSTEM
PRELT202101542	2/8/2023	2/20/2023	\$2,000	Commercial	Relocate four (4) Light Post at Safari Parking Lot.
PRBLD202201112	12/22/2022		\$11,500	Commercial	ADA walkway & drainage.
PRBLD202200850	9/29/2022	1/12/2023	\$19,500	Commercial	Change of Copy to Existing Signage 1) Reface double sided sign on south end of property - 128 SF 2) Reface building size (front of Boat Barn) - 330 SF 3) Reface building size (rear of Boat Barn) - 320 SF
PRPLB202101610	8/26/2022	2/1/2023	\$12,000	Commercial	RECONNECT EXISTING GREASE TRAP AND NEW LIFT STATION
PRBLD202100958	1/13/2022		\$608,270	Commercial	****REV. #2 12/13/2022 REVISE ELECTRICAL PANEL ***REVISION 1*** 2/2/2022 ALTERATION TO EXISTING RESTAURANT - ALL NEW PLANS ADD NEW AOR/EOR R/R HVAC SYSTEM & VENTS, ADD NEW HVAC SYSTEM FOR KITCHEN & BATHS. ADD INT WALLS FOR AIR HANDLERS & NEW BATH CONFIGURATION. REPLACE & MOVE ELECTRICAL PANEL. REMODEL, TILE & REPLUMB BATHS
PRFIR202101650	1/6/2022	2/8/2023	\$13,370	Commercial	INSTALL NEW FIRE ALARM SYSTEM
PRBLD202101301	12/23/2021		\$48,500	Commercial	INSTALLATION OF NEW (2) 24,000 LB CRADLE BOAT LIFTS.***REVISION 1*** 12/1/2022 REVISION FOR LIFT SIZE AND ELECTRICAL PLAN
PRBLD202101177	10/28/2021		\$80,000	Commercial	FRENCH DRAINS, CONCRETE CURBS AND SIDEWALKS AND PAVING
PRBLD202100644	6/1/2021		\$39,550	Commercial	PAVER COURT YARD OVER EXISTING ASPHALT
PRMCH202000766	9/25/2020	10/28/2020	\$20,000	Commercial	REPLACEMENT OF (2) FUEL TANK MANWAYS WHICH ARE REACHING END OF LIFE
PRELT202000739	8/26/2020	5/4/2021	\$1,000	Commercial	INSTALLATION OF POWER PEDESTAL AND QUICK DISCONNECT SYSTEM FOR DOC SHED
PRBLD202000880	8/25/2020		\$12,000	Commercial	Replacing shed destroyed by hurricane, placing shed on existing concrete slab, connecting power. Electric on separate permit.
PRBLD202000899	8/14/2020		\$21,001	Commercial	110 LF OF 6' TALL T&G PVC FENCE (2) 4'X6' T&G PVC GATES (1) 5'X6' T&G WALK GATE (2) 16'X6' T&G DD GATES (1) T&G 5'X6' WALK GATE 40LF OF 6' TALL T&G PVC 100 LF OF 4' TALL PVC PICKET FENCE
PRELT202000197	4/20/2020	7/20/2020	\$11,749	Commercial	FIRE ALARM INSTALLATION FOR LIMITED SPACE IN HARDWARE STORE SPACE AND FULL BOAT BARN PROTECTION
PRBLD201901128	11/20/2019		\$55,000	Commercial	RECONSTRUCT DECK PER PLANS DEMO PERMIT REF # 201600761
PRBLD201901582	11/20/2019	3/4/2020	\$29,000	Commercial	REMOVE AND REPLACE ALL WINDOWS AND DOORS TO IMPACT (CONVINCENCE STORE)
PRBLD201901549	11/14/2019	1/29/2020	\$32,000	Commercial	R/R ALL WINDOWS AND DOORS (SAFARI LOUNGE) TOTAL OPENINGS---12
PRELT201901481	10/24/2019	4/27/2020	\$56,385	Commercial	REPLACE MDP PANEL AND ADD NEW CTS AND METER CAN
PRELT201900820	8/7/2019	8/9/2019	\$335	Commercial	Installation of a new 400 amp FKEC meter at Safari Bar.
PRMCH201900578	5/21/2019	8/16/2019	\$4,800	Commercial	REPLACEMENT OF (2) EXISTING DAMAGED METAL FUEL DISPENSER ISLANDS WITH (2) NEW STAINLESS STEEL FUEL DISPENSER ISLANDS
PRELT201900295	5/10/2019	12/18/2019	\$15,000	Commercial	REPLACE PARKING LOT LIGHTS
PRBLD201801728	9/17/2018	12/7/2018	\$24,400	Commercial	R/R WINDOWS & DOORS W/ IMPACT (18)
PRRFG201801878	8/30/2018	9/11/2018	\$104,490	Commercial	R/R ROOF (SAFARI LOUNGE)
PRBLD201801137	5/6/2018	1/13/2020	\$313,559	Commercial	DREDGING MARINA
PRBLD201800043	4/3/2018	8/28/2020	\$1,045,000	Commercial	REVISION 4*** 4/17/19 INSTALLATION OF STEEL SHEET PILE WALL ***REVISION 3*** 4/4/19 12" SLAB THAT WILL SERVE AS A STEP UP FOR ELECTRICAL PANELS ***REVISION 2*** INSTALL 6- 24,000 # CRADLE BOAT LIFTWS WITH 24 PILINGS. ***REVISION 1*** 6/21/18 INSTALLATION OF PEDESTALS WHICH INCLUDE ELECTRICAL AND PLUMBING WITH UPGRADE OF ELECTRICAL WHICH HAS BEEN APPROVED BY FKEC
PRBLD201800110	1/17/2018	3/11/2019	\$189,000	Commercial	PARTIAL DRYWALL, REPLACE EXT DOORS
PRBLD201701895	11/16/2017	11/17/2017	\$22,000	Commercial	FENCE 1100 LF (PERIMETER)
PRBLD201701754	10/30/2017	10/28/2018	\$80,000	Commercial	DOCK - REPLACE FINGER PIERS, PILINGS, RIP RAP
PRRFG201701716	10/13/2017	11/21/2017	\$38,000	Commercial	R/R ROOF (FLAT ROOF W/ BUILT UP SYSTEM)
PRBLD201700956	7/18/2017	1/26/2018	\$8,500	Commercial	DEMO WASTEWATER TREATMENT FACILITY
PRMCH201601721	6/16/2016	12/13/2016	\$6,300	Commercial	R/R A/C
PRBLD201600895	4/4/2016	12/4/2017	\$15,000	Commercial	R/R SIDE PANELS OF METAL BOAT BARN
PRBLD201600761	3/17/2016	12/4/2017	\$5,000	Commercial	REPLACE GUARD RAIL AND WOOD STAIRS
PRBLD201600064	1/14/2016	5/9/2016	\$9,500	Commercial	R/R WOOD FINGER PIER
DOC201100881	12/13/2011	1/1/2012	\$0	Commercial	DOCK REPAIR
FPC201100955	12/12/2011	1/1/2012	\$11,375	Commercial	FIRE ALARM
FWC201100823	10/19/2011	1/1/2012	\$1	Commercial	FENCE
201000929	12/3/2010	5/27/2011	\$1	Commercial	(CODE) MODIFICATION TO TREATMENT PLANT
200900808	9/22/2009	1/1/2010	\$1	Commercial	INT/EXT RENOVATION (A.F.T.)
200900650	8/6/2009	8/12/2010	\$1	Commercial	FENCE
20051596	8/8/2005	1/1/2006	\$1	Commercial	EXACT CHANGE-OUT OF 5 TON ROOF-TOP UNIT/DISC/RECONNECT ONLY
20051079	7/29/2005	10/10/2006	\$1	Commercial	RE-ROOF WITH METAL
2004560	5/25/2004		\$1		REP DOCK & INST PEDESTALS
2004560	5/25/2004	11/22/2005	\$1		DOCK REPAIR (WATER/ELECTRIC)
2004449	3/3/2004	6/24/2004	\$1		REPAIR FENCE
0301872	10/1/2003	6/24/2004	\$1		REPL ELECTRIC ON DOCK
0300511	4/10/2003	7/18/2003	\$1	Commercial	PILING REPLACEMENT
9800842	7/12/1998	1/21/1999	\$1	Commercial	COMMERCIAL BLDG.

Number ▾	Date Issued ▾	Date Completed ▾	Amount ▾	Permit Type ▾	Notes ▾
9830717	3/17/1998	1/21/1999	\$1	Commercial	DEMO FIRE DAMAGED BLDG

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



FLA
(374)

22

17

OUF
(136)

8

FLA
(4131)

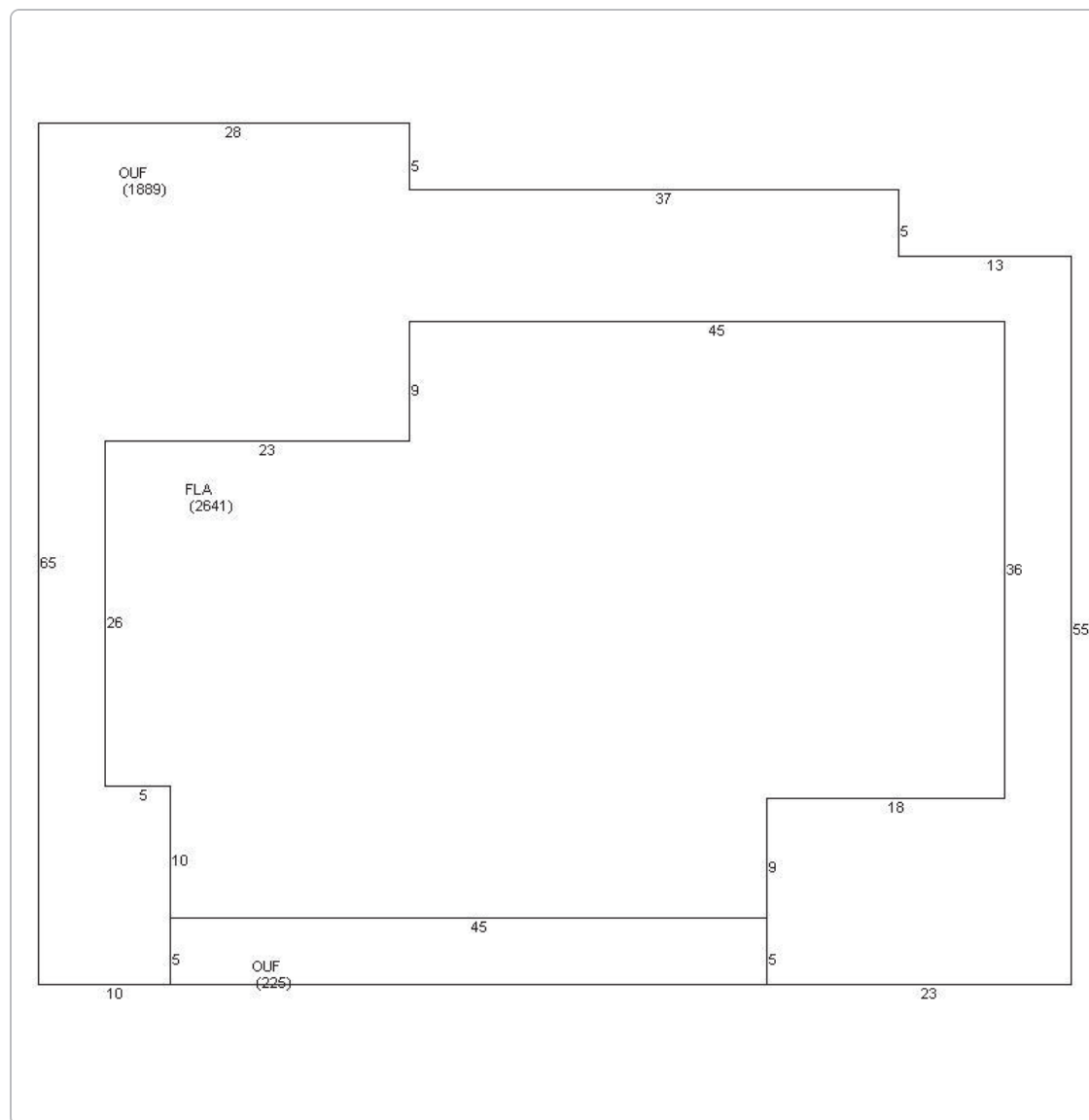
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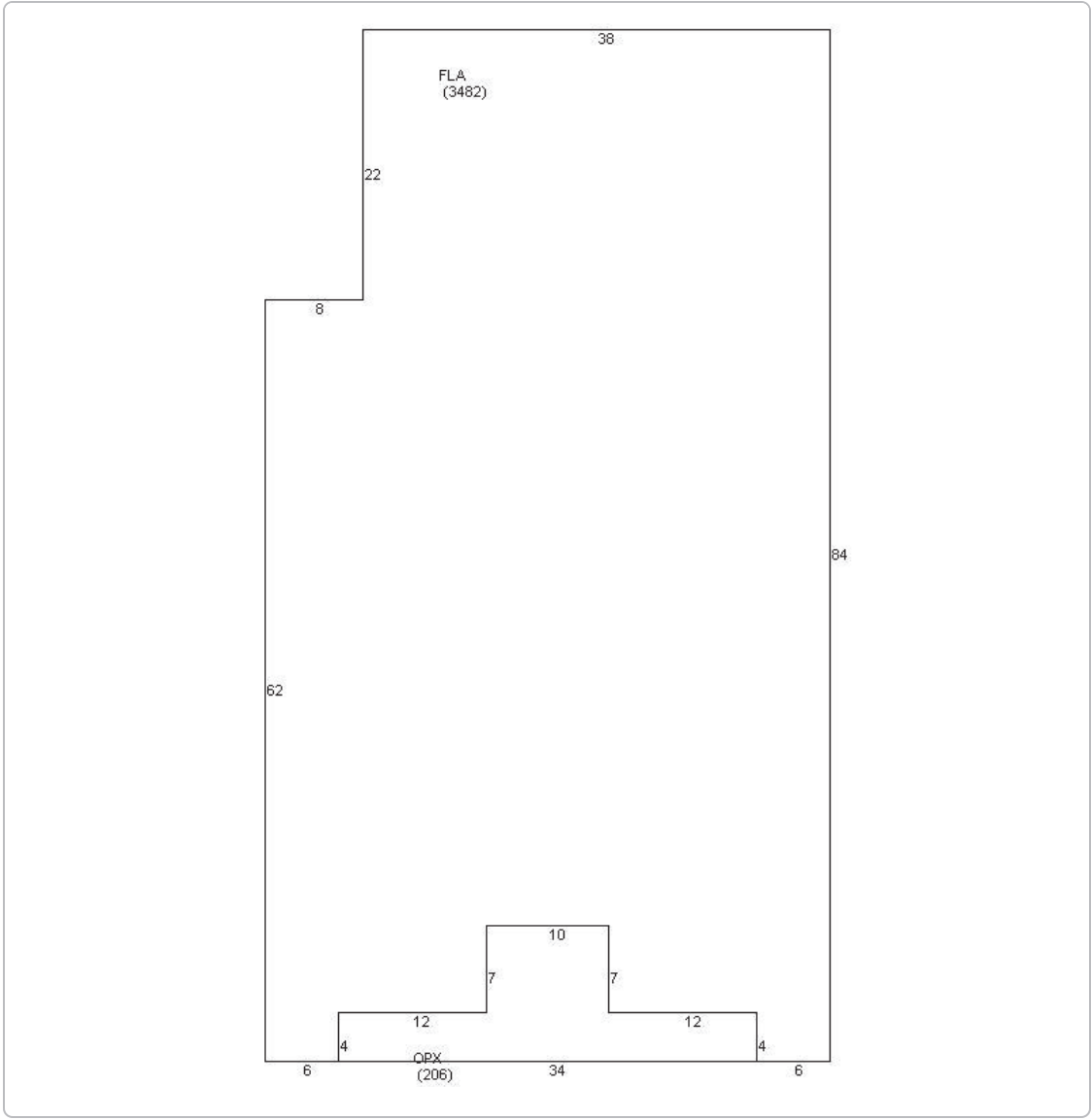
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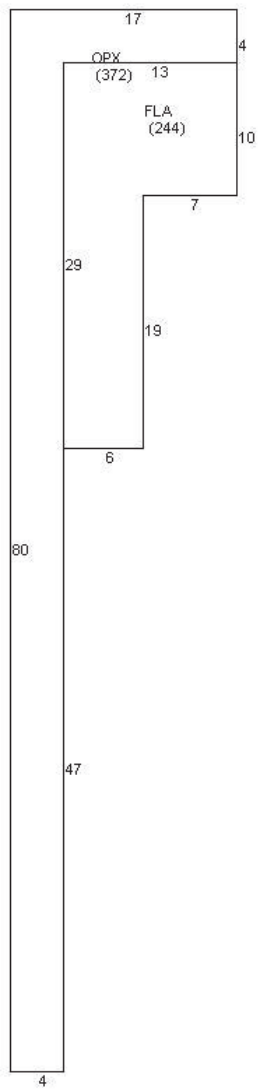
FLA
(24000)

100

240







Photos



Map



TRIM Notice

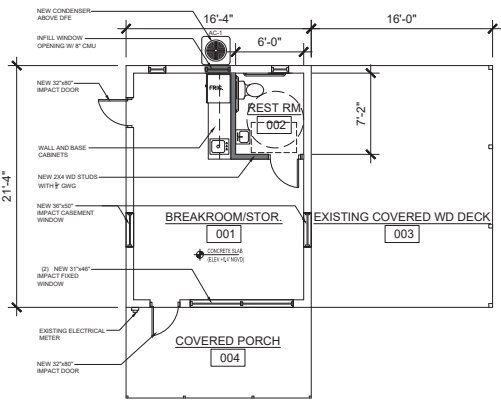
2023 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/18/2023, 4:03:49 AM](#)

Contact Us





1 FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"



- Seal
- Project
Interior Fit-Out
73811 Overseas Hwy.
Islamorada, FL 33036
- Owner
BOATERS WORLD
MARINE CENTER LLC
800 E. COMMERCIAL BLVD.
OAKLAND, FL 32064
- Key Plan

■ Revisions

No.	Date	Revised
18	Nov. 2024	Client Revision
27	Dec. 2024	Client Revision
12	Jan. 2025	Client Revision

By using these drawings, the user assumes all responsibility for the design, construction, and performance of the project. The user agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from or due to the design, construction, or performance of the project, whether or not such claims, damages, or expenses are caused in whole or in part by the negligence of the architect.

■ Drawing Title

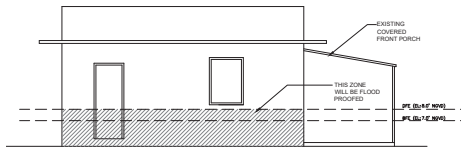
PROPOSED FLOOR PLAN

As designed, built, tested and field conditions shall be verified by the user. No warranty is made by the architect for the design, construction, or performance of the project, whether or not such claims, damages, or expenses are caused in whole or in part by the negligence of the architect.

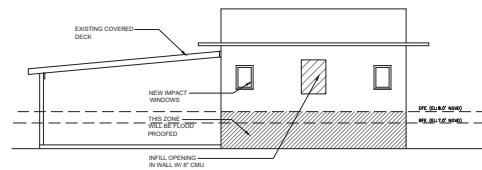
Drawn by	Checked by	Approved by
EJG	EJG	EJG

Scale: As Shown

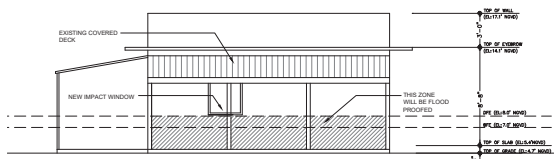
A-1.0



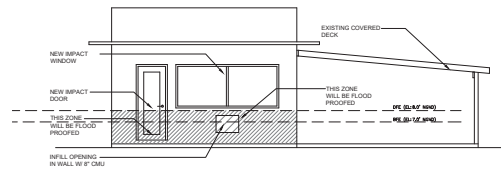
3 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



Seal

Project
Interior Fit-Out
73811 Overseas Hwy.
Islamorada, FL 33036

Owner
BOATERS WORLD
MARINE CENTER/LLC
ONE COMMERCE BLDG.
OWENLAND, FL 32064

Key Plan



Revisions

No.	Date	Revised
1	27 Dec. 2024	Client Review
2	12 Feb. 2025	Client Review

For information only, this drawing is not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided on this drawing. The architect is not responsible for the accuracy of the information provided on this drawing. The architect is not responsible for the accuracy of the information provided on this drawing.

Drawing Title

PROPOSED
ELEVATIONS

All dimensions, notes, details and field notes shall be read in conjunction with the contract documents.

She Project No. 2024000

Date: 12 Nov 2024

Drawn by: E.J.G. Checked by: E.J.G. Approved by: E.J.G.

Scale: As Noted

File Name: 2024000.dwg

A-2.0

THE SCOPE OF THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF NEW FENCING WHERE SHOWN. EXISTING FENCE ALONG OVERSEAS HIGHWAY WILL BE REPLACED. NEW FENCING WHERE SHOWN.

DAVID G. OSBORN, AIA
DGO ARCHITECTURE
91700 OVERSEAS HIGHWAY
TAVERNIER, FL 33070

AUTHORITY HAVING JURISDICTION:
ISLAMORADA, VILLAGE OF ISLANDS
86800 OVERSEAS HIGHWAY
ISLAMORADA, FL 33036
PH. (305)-664-6400

BUILDING	- 2020 FLORIDA BUILDING CODE
PLUMBING	- 2020 FLORIDA BUILDING CODE
FUEL / GAS	- 2020 FLORIDA BUILDING CODE
ENERGY	- 2020 FLORIDA BUILDING CODE
MECHANICAL	- 2020 FLORIDA BUILDING CODE
FIRE PROTECTION	- N.F.P.A. 70
ELECTRIC	- 2017 N.E.C.

1. REPLACE 390 L.F. OF EXISTING FENCE ALONG THE OVERSEAS HIGHWAY. REPLACE FENCE WITH 6' HIGH BLACK ORNAMENTAL FENCE.
2. NEW 6' HIGH BLACK ORNAMENTAL FENCE TO BE INSTALLED ALONG ENTRY DRIVEWAY WHERE SHOWN. 20' ROLLING GATE TO BE INSTALLED IN THIS SECTION. (65 L.F.)
3. NEW CHAINLINK FENCE TO BE INSTALLED WHERE SHOWN. INSTALL NEW WINDSCREEN TO CHAINLINK FENCE. (65 L.F.)
4. NEW CHAINLINK FENCE TO BE INSTALLED WHERE SHOWN. INSTALL NEW WINDSCREEN TO CHAINLINK FENCE. (390 L.F.)

WIND SPEED: 180 MPH PER A.S.C.E.	- 7-16
FLOOR LIVE LOAD:	- 40#/SF
ROOF LIVE LOAD:	- 30#/SF
FLOOR DEAD LOAD:	- 80#/SF
ROOF DEAD LOAD:	- 20#/SF
EXPOSURE CATEGORY:	- "D"
IMPORTANCE FACTOR:	- 1.0
INTERNAL PRESSURE COEFFICIENT	- 0.18

RE#: 00388620-000000
ALTERNATE KEY: 1476927

CALOOSA SMI LLC
C/O SUNTEX MARINA INVESTORS LLC
17330 PRESTON ROAD SUITE 275B
DALLAS TX 75252

73501 OVERSEAS HWY
LOWER MATECUMBE KEY, FLORIDA

PT TRACT A (9.99 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER
MATECUMBE BEACH LOWER MATECUMBE KEY PR3-34

THIS PROPERTY OFFERS A LOT OF ROOM FOR

AREA OF CONSTRUCTION
FLOOD ZONE - A.E.
BASE FLOOD - 8' N.G.V.D.
DESIGN FLOOD - 9' N.G.V.D.

TOURIST COMMERCIAL - TC

TOURIST COMMERCIAL - TC
RESIDENTIAL SINGLE FAMILY - R1
PUBLIC SERVICES - PS

MIXED USE

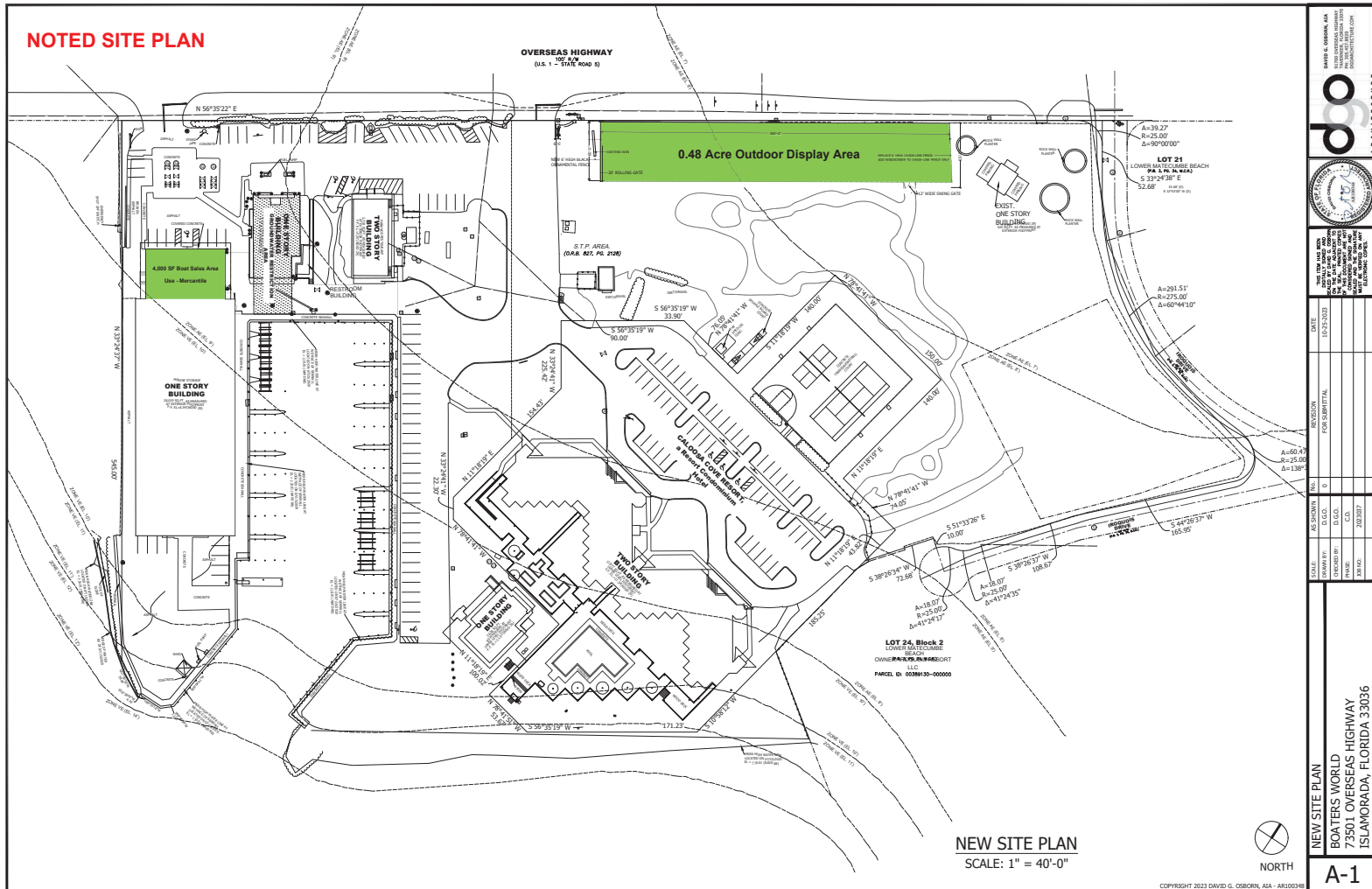
1. PROJECT WILL BE COMPLETED IN ONE PHASE

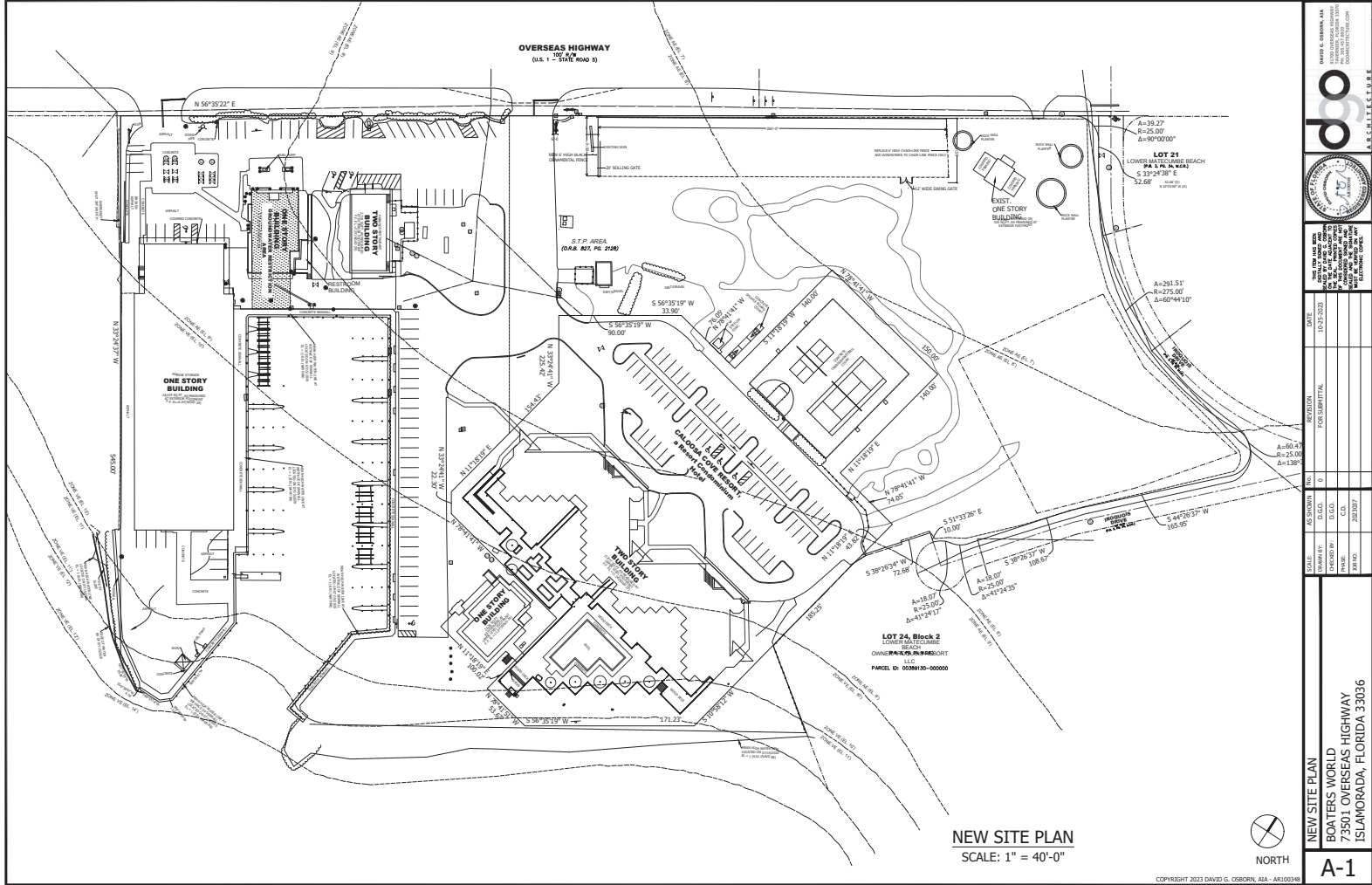
Legend

- Convention Center
- Hotel
- Office
- Residential
- Public Space
- Waterfront
- Other

Project Name: Erie County Convention Center
Location: Erie, PA
Owner: Erie County
Architect: Skidmore, OWing Merrill
Engineer: HKS
Planner: HKS
Interior Designer: HKS
Construction Manager: HKS
General Contractor: HKS
Construction Start: 2014
Construction End: 2017
Project Status: Completed
Project Description: The Erie County Convention Center is a multi-story building that will serve as the primary venue for the county's annual convention and other large-scale events. The building will feature a large atrium, multiple meeting rooms, and a parking garage. The project also includes the construction of a new hotel and office building adjacent to the convention center.

NOTED SITE PLAN





DAVID G. OSBORN, AIA
REGISTERED ARCHITECT
FLORIDA LICENSE NO. 12454
10000 BOULEVARD
SUITE 100
FORT LAUDERDALE, FL 33304
(954) 350-0000
DGO@DGOARCHITECT.COM

ARCHITECTURE

DATE	REVISION	BY	DATE	REVISION	BY
10-23-2023	FOR SUBMITTAL	DGO			

SCALE	DATE	BY	DATE	BY
1" = 40'-0"	10-23-2023	DGO		

NEW SITE PLAN
BOATERS WORLD
73501 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA 33066

A-1

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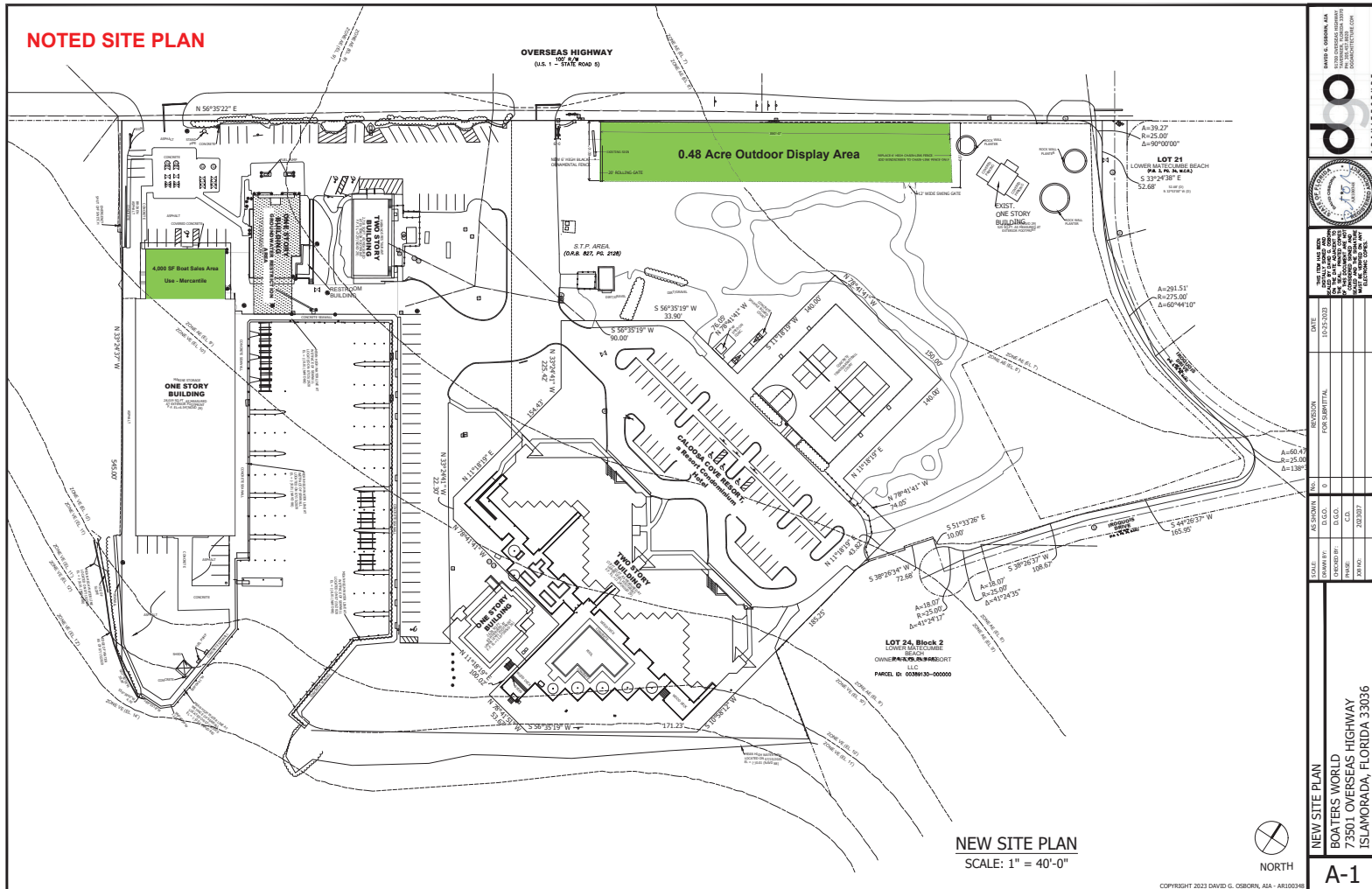
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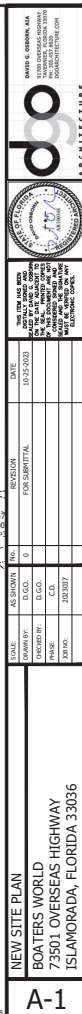
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- Hotel
- Office
- Residential
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- Other

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NOTED SITE PLAN





VICINITY MAP
(NOT TO SCALE)

[illegible]

POTENTIAL ENCROACHMENTS	
NOTE: The following items listed as Encroachments are a legal determination. Not a survey determination and violations are a legal issue with the local jurisdiction.	
A. Driveway	Driveway, walls and arches intruding through the property without the benefit of an associated easement.
B. Fence	Driveway protrude into adjacent property.
C. Sewer	Protrudes into adjacent property.
D. Alteration	Driveway fence, protrude into adjacent property.
E. Check	Driveway fence intrude into property.
F. Asphalt	Driveway fence intrude into property.
G. Landscaping	Protrudes into Overseas Highway.

[illegible]

PARCEL NO.	UPLAND AREA (SQ.FT.)	SUBMERGED LAND (SQ.FT.)	TOTAL AREA (SQ.FT.)	TOTAL AREA (ACRES)
PARCEL 1	162,923	0	162,923	3.74
PARCEL 2	12,600	0	12,600	0.29
PARCEL 3	134,566	64,591	199,167	4.57
PARCEL 3A		22,884	22,884	0.52
PARCEL 3B	8,836	0	8,836	0.20
PARCEL 4	24,670	0	24,670	0.57
PARCEL 5	9,959	0	9,959	0.23
PARCEL 6	6,580	52,302	60,902	1.40
NET TOTAL	385,018	116,913	501,941	11.52
RESORT	136,806	0	136,806	3.14
GROSS TOTAL			638,747	14.66

SCHEDULE B, SECTION 2 EXEMPTIONS OF TITLE CUMMONT FILE NO. 201076-15 (SEE NOTE #2)		
RECORD DOCUMENT	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
Q.R.B. 344, PG. 49	YES	BLANKET, NOT FLOTTABLE
Q.R.B. 354, PG. 1082	NO	APPLIES TO CALOSCA COWE RESORT ONLY
INTENTIONALLY DELETED		
Q.R.B. 668, PG. 3	YES	BLANKET, CUMMONT, NOT FLOTTABLE
AS TO PARCELS 1, 3, B-A, B-B, 4, 5, VI, VI:		
Q.R.B. 163A, PG. 875	YES	DESCRIBES PARCELS B-A & PARCELS B-B
Q.R.B. 163B, PG. 1218	YES	SHOWN
Q.R.B. 200A, PG. 1099	YES	PERMIT NOTICE, NOT FLOTTABLE
Q.R.B. 200B, PG. 1097	YES	TRANSFER OF RIGHTS, NOT FLOTTABLE
Q.R.B. 200C, PG. 1100	YES	WARRANTY OF TITLE, NOT FLOTTABLE

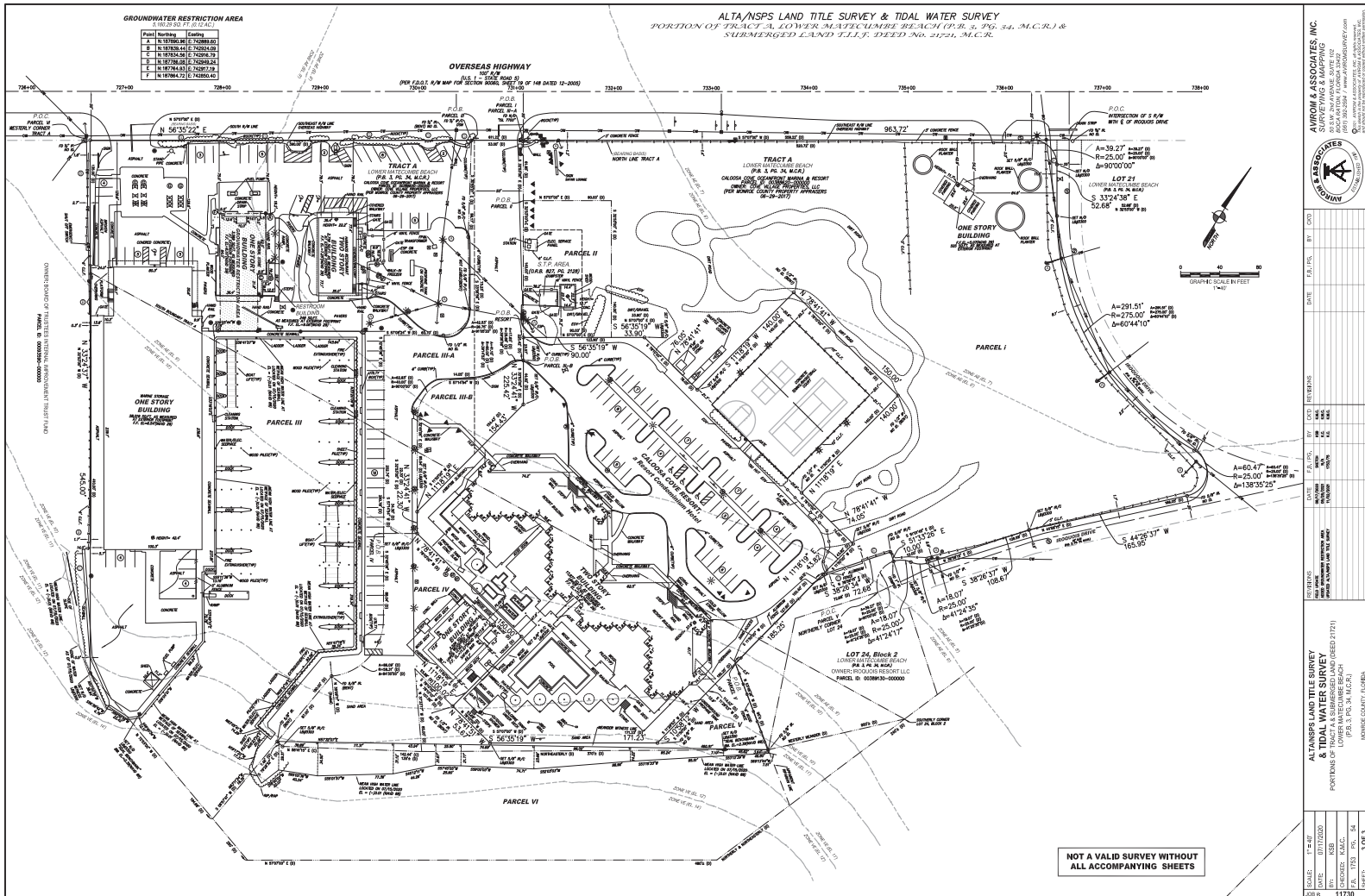
THIS IS TO CERTIFY: That the legal descriptions of Parcels I, II, III, II-A, II-B, IV, V, and VI in accord with Title Commitment No. 210076-15 form closed geometric figures and are coincident along the common boundaries, without overlaps, gaps or gores as the lands described in the deeds and taken together form one continuous parcel of land without gaps, gores or boundary discrepancies.

THIS IS TO CERTIFY TO: Suntek Marina Investors LLC, Colosoa SM, LLC, Colosoa SM Series, a registered series of a Delaware limited liability company, Cove Village Properties, LLC, Chicago Title Insurance Company, M&T, Title, PCS Title, Treanow Law, Powell Coleman & Arnold LLP and the Florida Department of Environmental Protection, that the above information was submitted to the Department on November 20, 2021, in accordance with the requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on November 02, 2021. I FURTHER CERTIFY that this Boundary and Title Survey meets the Standards of Practice set forth in Chapter 472, Florida Statutes, it complies with Chapter 177, Part I Florida Statutes and is recorded in the Public Repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Land Title Survey File 7692.

Digitally signed by Keith M. Chee
Date: 2021.12.16 12:29:35 -05'00'

KEITH M. CHEE-A-TOW, P.L.C.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: keith@aviromsurvey.com

NOT A VALID SURVEY WITHOUT
ALL ACCOMPANYING SHEETS



BOT TIIF
3900 Commonwealth Blvd Mail
Station 108
Tallahassee, FL 32399
PLCUP20240083

BOY SCOUTS OF AMERICA
THE
1325 W Walnut Hill Ln
S406DT
Irving, TX 75038
BUTLER JOHN
124 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

BOT TIIF
3900 Commonwealth Blvd Mail
Station 108
Tallahassee, FL 32399
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BOY SCOUTS OF AMERICA
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Islamorada, FL 33036
PLCUP20240083

CALOOSA COVE RESORT
OWNERS ASSOCIATION INC
Islamorada, FL 33036
PLCUP20240083

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CALOOSA SMI LLC
C/O SUNTEX MARINA
INVESTORS LLC
17330 PRESTON ROAD SUITE
275B
CASHAN HUGH A
PO Box 13422
Scottsdale, AZ 85267
PLCUP20240083

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DAVIS DREW
100 Iroquois Dr
Apt 3
Islamorada, FL 33036
PLCUP20240083

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PLCUP20240083

DAVIS DREW
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Islamorada, FL 33036
PLCUP20240083

DELLO JOIO JEAN MARIE
15470 Take Off PI
Wellington, FL 33414
PLCUP20240083

DELLO JOIO JEAN MARIE
15470 Take Off PI
Wellington, FL 33414
PLCUP20240083

DELLO JOIO JEAN MARIE
15470 Take Off PI
Wellington, FL 33414
PLCUP20240083

DOT/ST.OF FL
Tallahassee, FL 32399
PLCUP20240083

DOT/ST.OF FL
Tallahassee, FL 32399
PLCUP20240083

DOT/ST.OF FL
Tallahassee, FL 32399
PLCUP20240083

EGRET INVESTMENTS
LIMITED
201 E Las Olas Blvd
FI 12
Ft Lauderdale, FL 33301
FIGARÒ CASSANDRA LIVING
88005 Overseas Hwy
10-135
Islamorada, FL 33036
PLCUP20240083

EGRET INVESTMENTS
LIMITED
201 E Las Olas Blvd
FI 12
Ft Lauderdale, FL 33301
FIGARÒ CASSANDRA LIVING
88005 Overseas Hwy
10-135
Islamorada, FL 33036
PLCUP20240083

EGRET INVESTMENTS
LIMITED
201 E Las Olas Blvd
FI 12
Ft Lauderdale, FL 33301
FIGARÒ CASSANDRA LIVING
88005 Overseas Hwy
10-135
Islamorada, FL 33036
PLCUP20240083

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 Kennedy Dr
Key West, FL 33040
PLCUP20240083

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 Kennedy Dr
Key West, FL 33040
PLCUP20240083

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 Kennedy Dr
Key West, FL 33040
PLCUP20240083

GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GARBER BETTINA
262 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GREEN TURTLE HOUSE LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GREEN TURTLE HOUSE LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

GREEN TURTLE HOUSE LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANDWORK JR B THOMAS
119 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HANSON DONNA
107 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

HAWKINS RICHARD
PO Box 106
Key West, FL 33041
PLCUP20240083

HEFTY GEORGE W
7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

HEFTY GEORGE W
7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

HEFTY GEORGE W
7860 SW 180th Terrace
Palmetto Bay, FL 33157
PLCUP20240083

IROQUOIS RESORT LLC
1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

IROQUOIS RESORT LLC
1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

IROQUOIS RESORT LLC
1628 Galleon Dr
Naples, FL 34102
PLCUP20240083

JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

JANAS JOANNE M
152 Palermo Dr
Islamorada, FL 33036
PLCUP20240083

JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

JCC LAND TRUST 12/28/00
C/O COOK DANIEL TRUSTEE
360 NE 105th St
Miami Shores, FL 33138
PLCUP20240083

LANEY BILL
2035 Palouse Ave
London, OH 43140
PLCUP20240083

LANEY BILL
2035 Palouse Ave
London, OH 43140
PLCUP20240083

LANEY BILL
2035 Palouse Ave
London, OH 43140
PLCUP20240083

LUDWICK PAUL W TR AG
1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

LUDWICK PAUL W TR AG
1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

LUDWICK PAUL W TR AG
1/26/90
2561 NE 31st Ct
Lighthouse Point, FL 33064
PLCUP20240083

MANNING LAURIE
2144 SW 114th Ave
Davie, FL 33325
PLCUP20240083

MANNING LAURIE
2144 SW 114th Ave
Davie, FL 33325
PLCUP20240083

MANNING LAURIE
2144 SW 114th Ave
Davie, FL 33325
PLCUP20240083

MARLIN PROPERTY
MANAGEMENT LLC
PO Box 663
Fennville, MI 49408
PLCUP20240083

MARLIN PROPERTY
MANAGEMENT LLC
PO Box 663
Fennville, MI 49408
PLCUP20240083

MARLIN PROPERTY
MANAGEMENT LLC
PO Box 663
Fennville, MI 49408
PLCUP20240083

MARTINDALE SHERI
9825 Meadowbrook Ln
Galena, OH 43021
PLCUP20240083

MARTINDALE SHERI
9825 Meadowbrook Ln
Galena, OH 43021
PLCUP20240083

MARTINDALE SHERI
9825 Meadowbrook Ln
Galena, OH 43021
PLCUP20240083

MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

MCDONALD PATRICK J
100 Iroquois DR Apt 4
Islamorada, FL 33036
PLCUP20240083

MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

MCWHIRTER CHARLES R
REVOCABLE LIVING TRUST
56 PAULINSKILL LAKE Rd
Newton, NJ 07860
PLCUP20240083

MIM 100 LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

MIM 100 LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

MIM 100 LLC
715 E Hillsboro Blvd
Ste 100
Deerfield Beach, FL 33441
PLCUP20240083

MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MOORE TRUETT F
234 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

MYERS JOHN F
269 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

NUZZO MICHAEL
7425 SW 102nd St
Pinecrest, FL 33156
PLCUP20240083

PEGRAM BETTY DYNASTY
TRUST 10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

PEGRAM BETTY DYNASTY
TRUST 10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

PEGRAM BETTY DYNASTY
TRUST 10/12/2012
14801 SW 33rd St
Davie, FL 33331
PLCUP20240083

STOKY 100 IROQUOIS DRIVE
LLC
14 Rainbow Dr
Key Largo, FL 33037
PLCUP20240083

STOKY 100 IROQUOIS DRIVE
LLC
14 Rainbow Dr
Key Largo, FL 33037
PLCUP20240083

STOKY 100 IROQUOIS DRIVE
LLC
14 Rainbow Dr
Key Largo, FL 33037
PLCUP20240083

TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

TARPON BIGHT LLC
249 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

TWC FAMILY LIMITED
PARTNERSHIP
11630 SW 84th Ave
Miami, FL 33156
PLCUP20240083

VALLE ELLEN KAVANAUGH
226 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

WILSON ALAN
132 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

TWC FAMILY LIMITED
PARTNERSHIP
11630 SW 84th Ave
Miami, FL 33156
PLCUP20240083

VALLE ELLEN KAVANAUGH
226 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

WILSON ALAN
132 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

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226 Sunset Dr
Islamorada, FL 33036
PLCUP20240083

WILSON ALAN
132 Iroquois Dr
Islamorada, FL 33036
PLCUP20240083

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF CALOOSA SMI, LLC, CALOOSA SMI SERIES, FOR A MAJOR CONDITIONAL USE APPROVAL FOR A BOAT DEALERSHIP AS ACCESSORY USE TO THE MARINA FOR THE PROPERTY LOCATED AT 73501 OVERSEAS HIGHWAY ON LOWER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC), WITH REAL ESTATE NUMBER 00388620-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE..
(File No.: PLCUP20240083)**

WHEREAS, CALOOSA SMI, LLC, (the "Applicant") has submitted an application for a Major Conditional Use pursuant to Section 30-217 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to allow for a boat dealership as accessory use to the marina located at 73501 Overseas Highway pursuant to Chapter 30, Land Development Regulations (LDRs) for property located at 73501 Overseas Highway on Lower Matecumbe Key within the Village, as legally described herein (the "Property"); and,

WHEREAS, the Property is located within the Village (TC) Zoning District; and

WHEREAS, the Director (the "Director") sent a Notice of Public Hearing to adjacent property owners and posted a sign on the subject properties on May 27, 2025; and,

WHEREAS, on June 12, 2025, the Village Council held a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, 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 Village Staff, does hereby find and determine:

(1) The Application for a Major Conditional Use meets the requirements set forth in Code Section 30-216, 30-218, and 30-221 and has demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and

(2) The Village Council approves the Request submitted by the Applicant, which is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

PT TRACT A (9.89 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER MATECUMBE BEACH LOWER MATECMBE KEY PB3-34 , AS RECORDED IN PLAT BOOK 3, AT PAGE 34 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.*

(3) The approval is subject to the following Conditions of Approval:

1. The parking spaces in front of the store will only be used for motor vehicles no boat storage.
2. The parking spaces on southside of property, along property line will be limited to 3. This will allow access to fire lane along boat barn.
3. The driveway along side of the boat barn will be posted "No Parking Fire Lane" and this will extend to the 3 parking spaces by Overseas Hwy.
4. Conditions of Sign permit #202400879 to be completed and closed within 30 days of approval of the MCU.
5. The development shall be consistent with the Approved Site Plan (SP A-1) dated 2-10-25 prepared by CW3 Engineering.
6. Maintain setbacks as shown.
7. Issuance of a development permit by the Village does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
8. A 20-foot-wide Class "D" Zoning District Boundary buffer is required consisting of 39 canopy trees, 21 understory trees and 168 shrubs.
9. A 5-foot-wide Class "B" Major Street Bufferyard is required consisting of 6 canopy trees, 2 understory trees and 20 shrubs.

10. All Category I and II invasive exotic vegetation shall be removed prior to final planning inspection. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
11. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
12. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persists.

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 Request has been processed in accordance with the Village Comprehensive Plan and the 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 contained within the record.

Section 4. Effective Date.

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Commerce (DOC), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this resolution to the Florida Land and Water

Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Sharon Mahoney

Vice Mayor Don Horton

Councilmember Steve Friedman

Councilmember Anna Richards

Councilmember Deb Gillis

PASSED AND ADOPTED THIS 12th DAY OF JUNE 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, INTERIM VILLAGE ATTORNEY