



# 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 14<sup>th</sup> 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 Shri, LLC, Caloosa Shri (name of entity or party on behalf of whom application was executed).

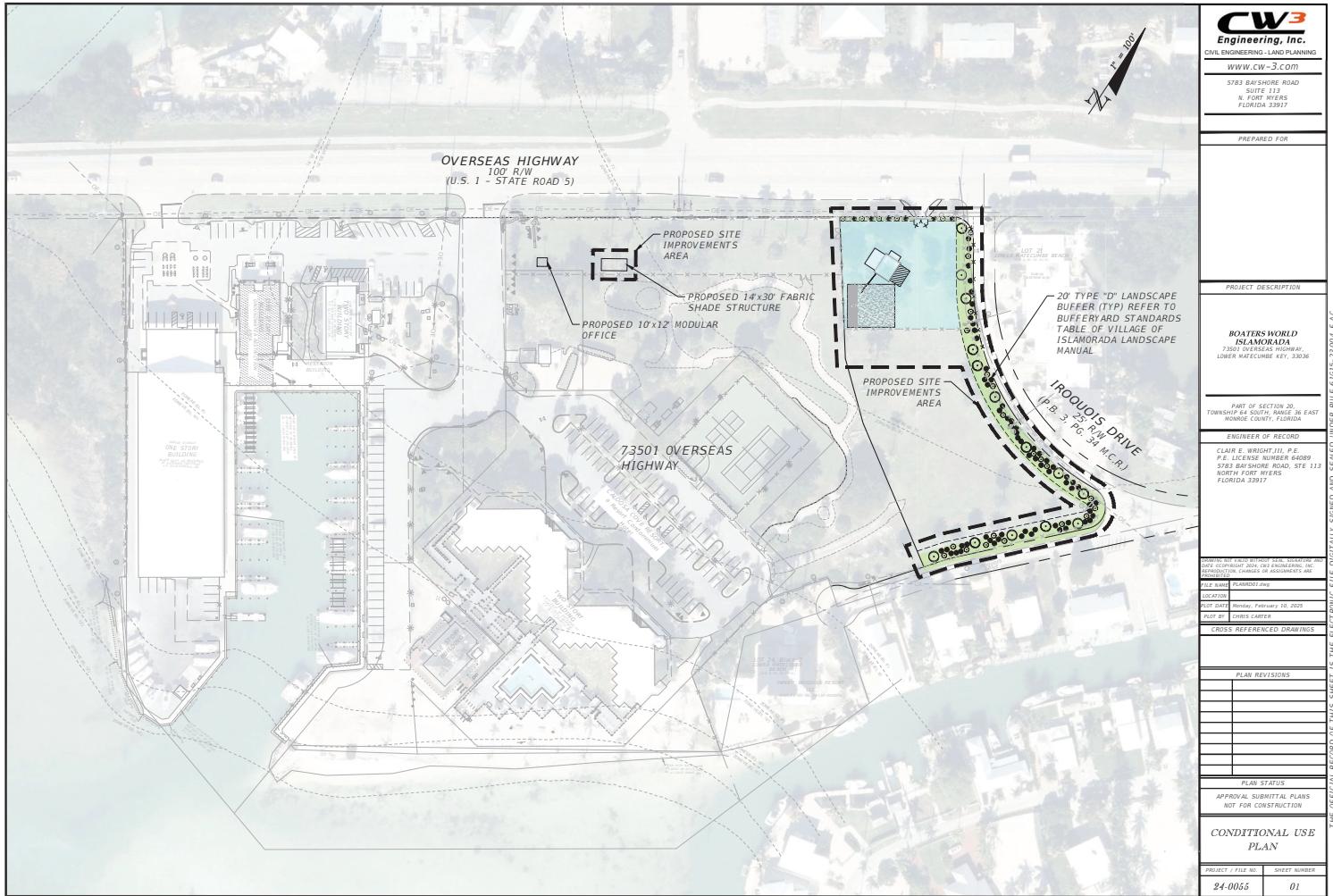
  
Signature of Notary Public -State of Florida

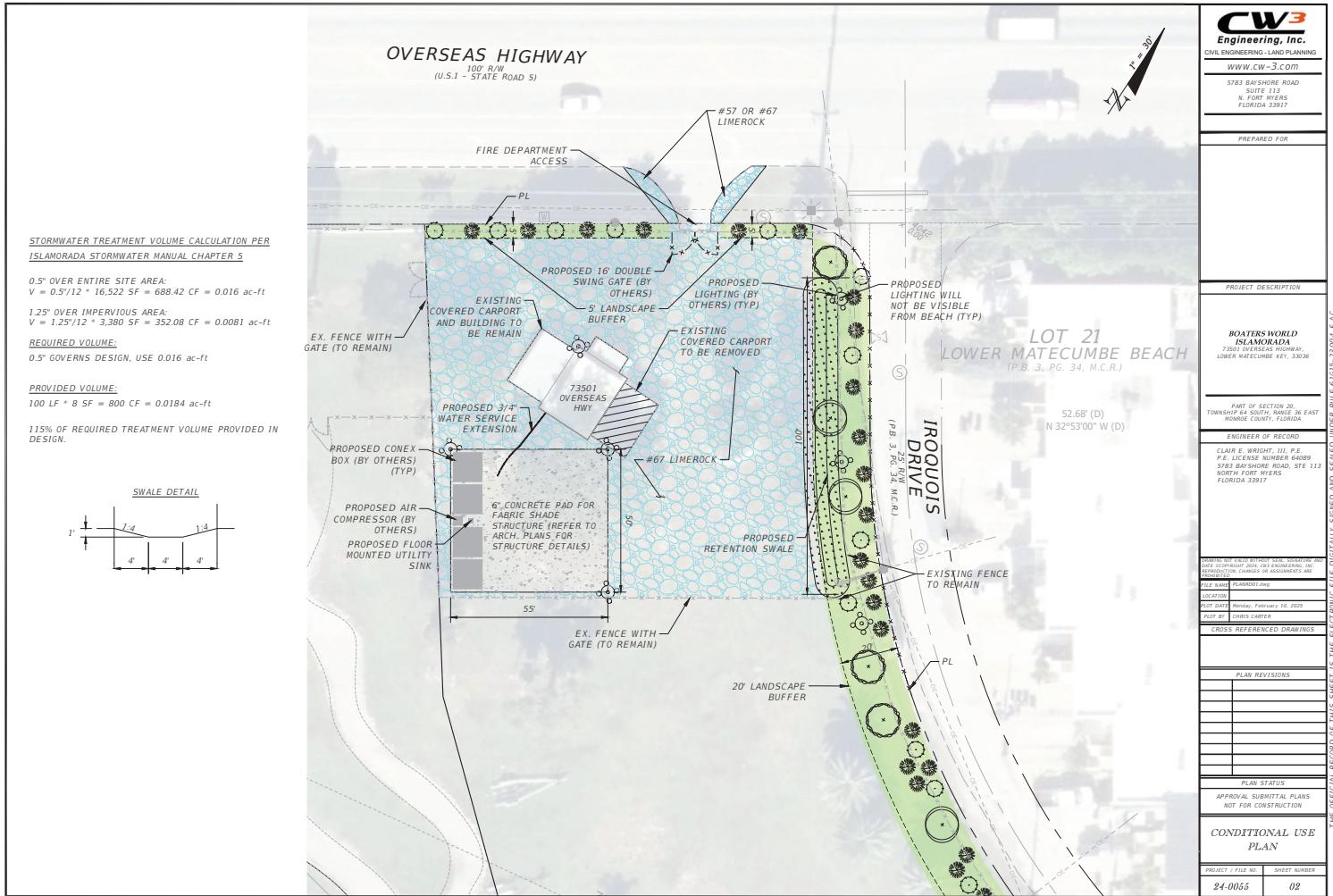
SEAL:



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

Personally Known     Produced Identification    Type of ID: NIA







**EXISTING CONDITIONS REPORT**  
**PURSUANT TO CHAPTER 30, ARTICLE VII DIVISION 4**  
**VILLAGE OF ISLANDS**  
**LAND DEVELOPMENT REGULATIONS**

*Prepared for*  
**Caloosa SMI, LLC**

*Prepared by*  
**Creative Environmental, Inc.**  
**148 Garden Street**  
**Tavernier, Florida 33070**

<b>Parcel Legal Description</b>				
<i>PT Tract</i>	<i>Subdivision</i>	<i>Key/Island</i>	<i>Plat Book/ Page</i>	<i>Parcel ID</i>
A	Lower Matecumbe Beach	Lower Matecumbe	3-34	00388620-000000
<b>Street Name:</b>		Overseas Highway		
<b>Village of Islands Building Department Application Number:</b>				
<b>Property Owner Information</b>				
<b>(Last Name, First Name)</b>		<b>Address</b>		
Caloosa SMI LLC		17330 Preston RD, Suite 275B Dallas, TX 75252		
<b>Consultant Information</b>				
<b>Report Date</b>		<b>Site Inspection Date(s)</b>		
October 2, 2024		September 26,29 2024		
<b>Name</b>	<b>Company</b>	<b>Phone</b>	<b>Email</b>	
Beau Daigneault	C.E., Inc.	830-688-0517	CreativeEnvironmentalinc@Gmail.com	
<b>Signature:</b>	<i>Beau Daigneault</i>			

I, \_\_\_\_\_, hereby authorize the Monroe County Planning & Environmental Resources Department access to the property identified above for the purpose of verifying the information contained in this Existing Conditions Report.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

## **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**

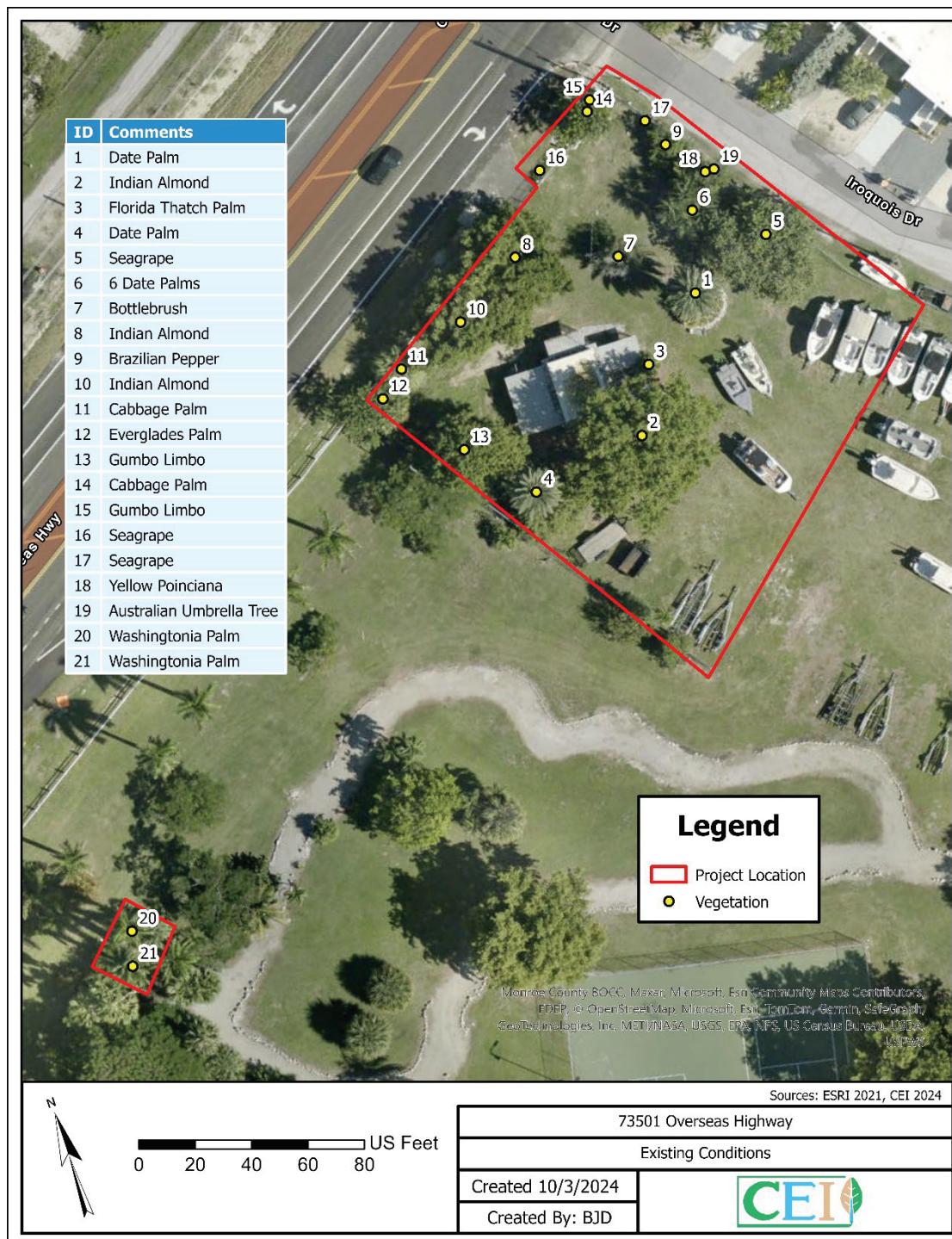
Field data was collected by CEI staff on September 26 and 29 2024. A survey of all vegetation within the proposed project area was completed to identify potential impacts during construction pursuant to *Chapter 30, Article VII of the Village of Islands Land Development Regulations*. Vegetation measuring 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>Acoelorraphe 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			*
<b>TOTAL NATIVE</b>						<b>11</b>

## 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: *Acoelorrhaphis wrightii*)**

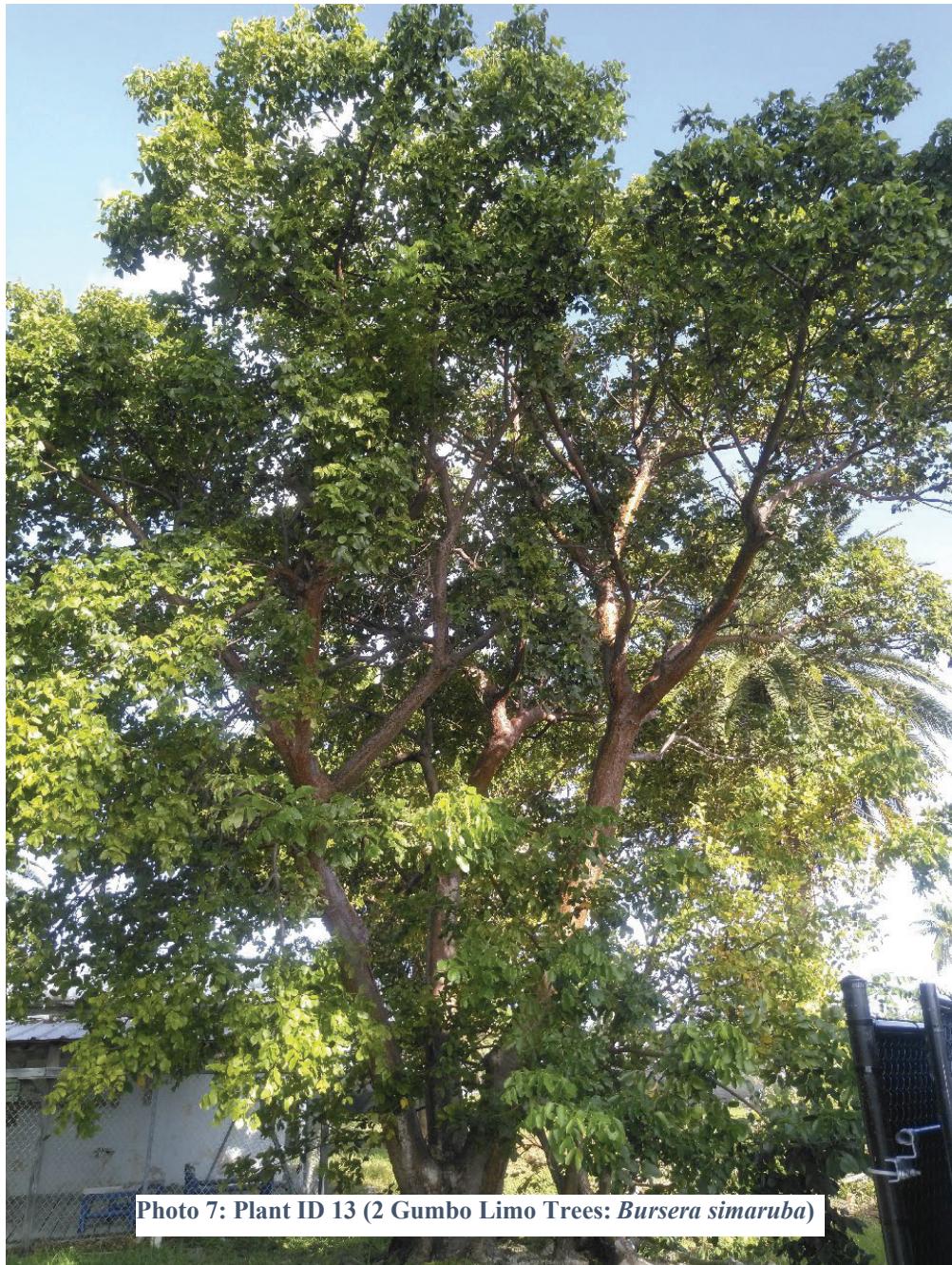


Photo 7: Plant ID 13 (2 Gumbo Limo Trees: *Bursera simaruba*)



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



**Photo 9: Plant ID 15 (Gumbo Limbo: *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 (11<sup>th</sup> 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:  $T = 0.92 (X) (54\% \text{ in} / 46\% \text{ out})$
- PM Peak Hour:  $T = 2.98 (X) (46\% \text{ in} / 54\% \text{ out})$

*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:  $T = 0.46 (X) (85\% \text{ in} / 15\% \text{ out})$
- PM Peak Hour:  $T = 0.77 (X) (31\% \text{ in} / 69\% \text{ out})$

where  $T = \text{number of trips}$  and  $X = 1,000 \text{ square feet of gross floor area}$

Table 1 below presents the trip generation analysis for the previous hardware store use and the proposed boat sales use.<sup>1</sup> 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
<b>Difference (Proposed - Previous)</b>		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

<sup>1</sup> 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**



**KBP**  
CONSULTING, INC.

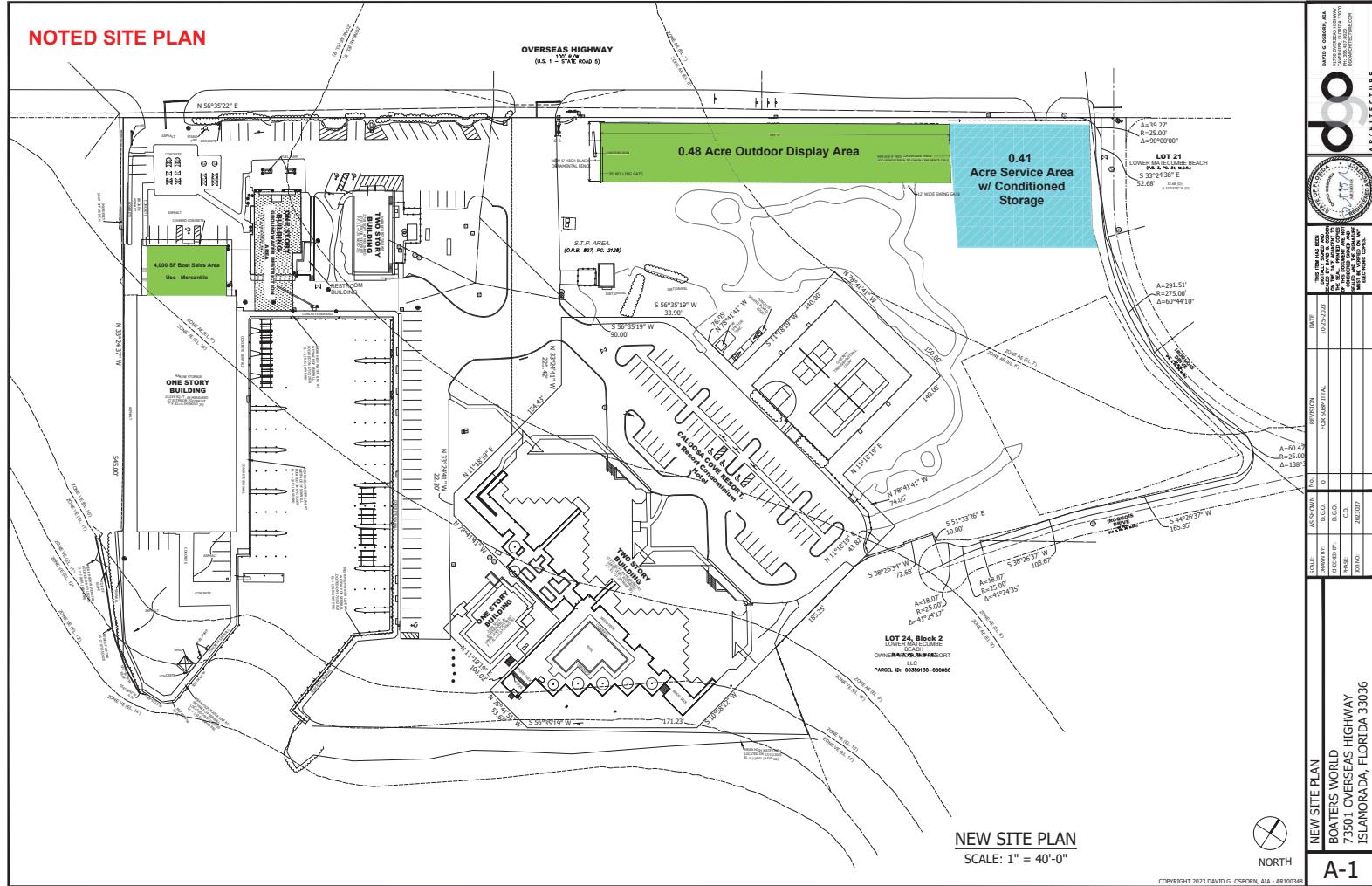
## Project Location Map

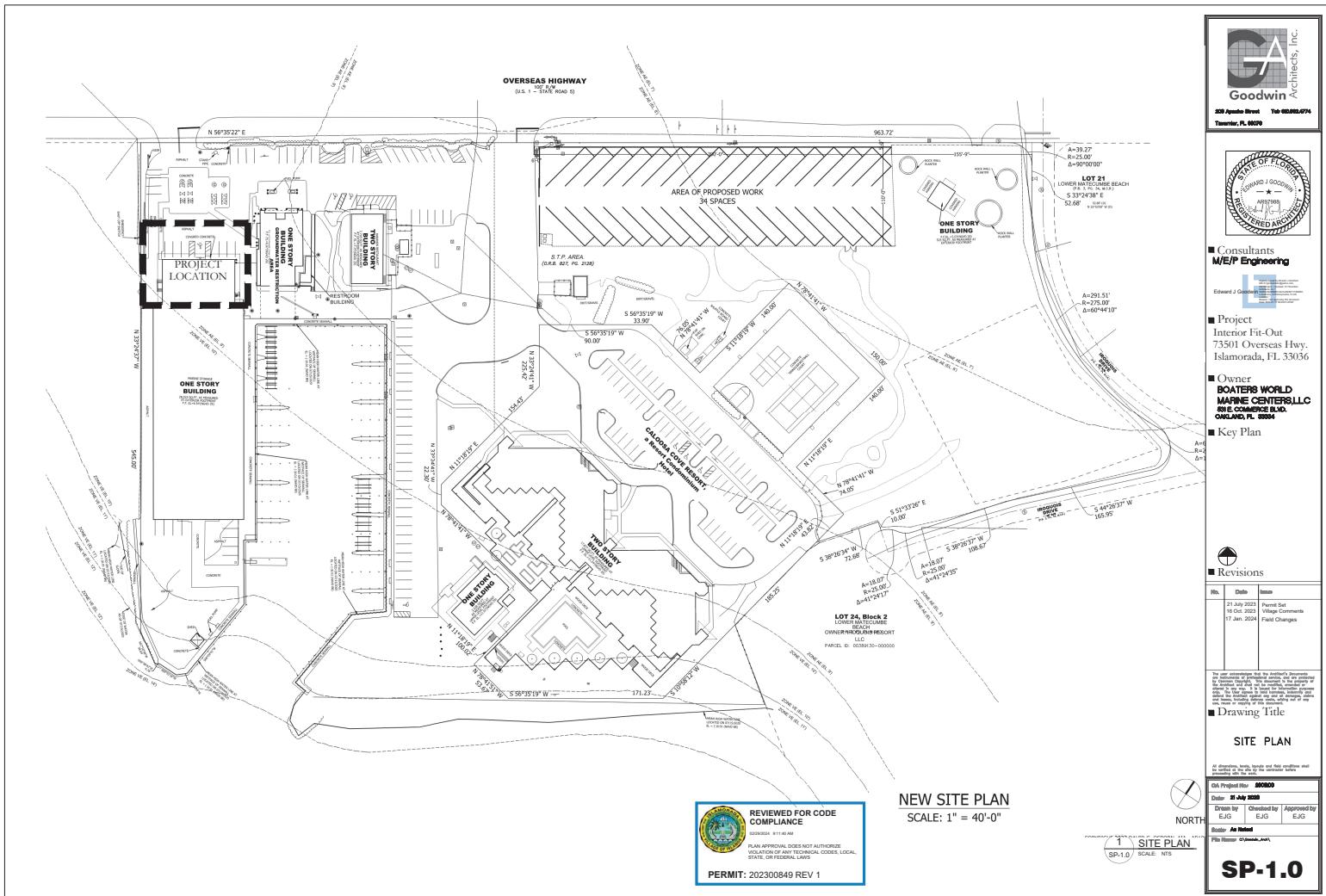
**FIGURE 1**  
Boater's World Marine Centers  
Lower Matecumbe Key, Florida

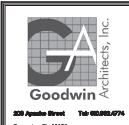
# **Attachment B**

## **Preliminary Site and Floor Plans**

## NOTED SITE PLAN







223 Apache Street Tel: 800.829.4774

Tamarac, FL 33320



■ Consultants  
M/E/P Engineering

Edward J. Goodwin, AIA, LEED AP

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

■ Owner  
BOATERS WORLD  
MARINE CENTERS, LLC  
880 E. COASTAL BLVD.  
ORLANDO, FL 32819

■ Key Plan

■ Revisions

No.	Date	Issue
11	May 2023	Client Review
12	7/10/2023	Architectural Review
13	10 Oct. 2023	Village Comments
14	10 Dec. 2023	Architectural Review
15	17 Jan. 2024	Field Changes

■ Drawing Title

### PROPOSED FLOOR PLAN

All dimensions, levels, levels and field conditions shall be determined by the architect.

GA Project No. 20200

Date: 9 May 2023

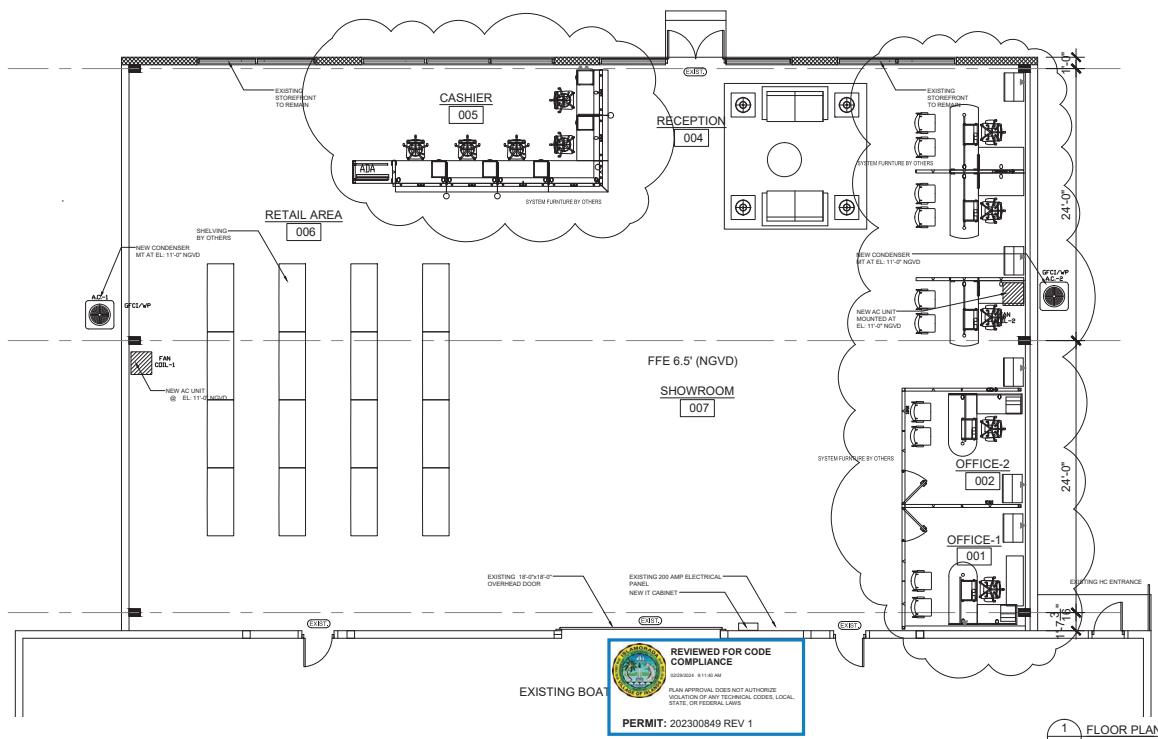
Prepared by: EJG Approved by: EJG

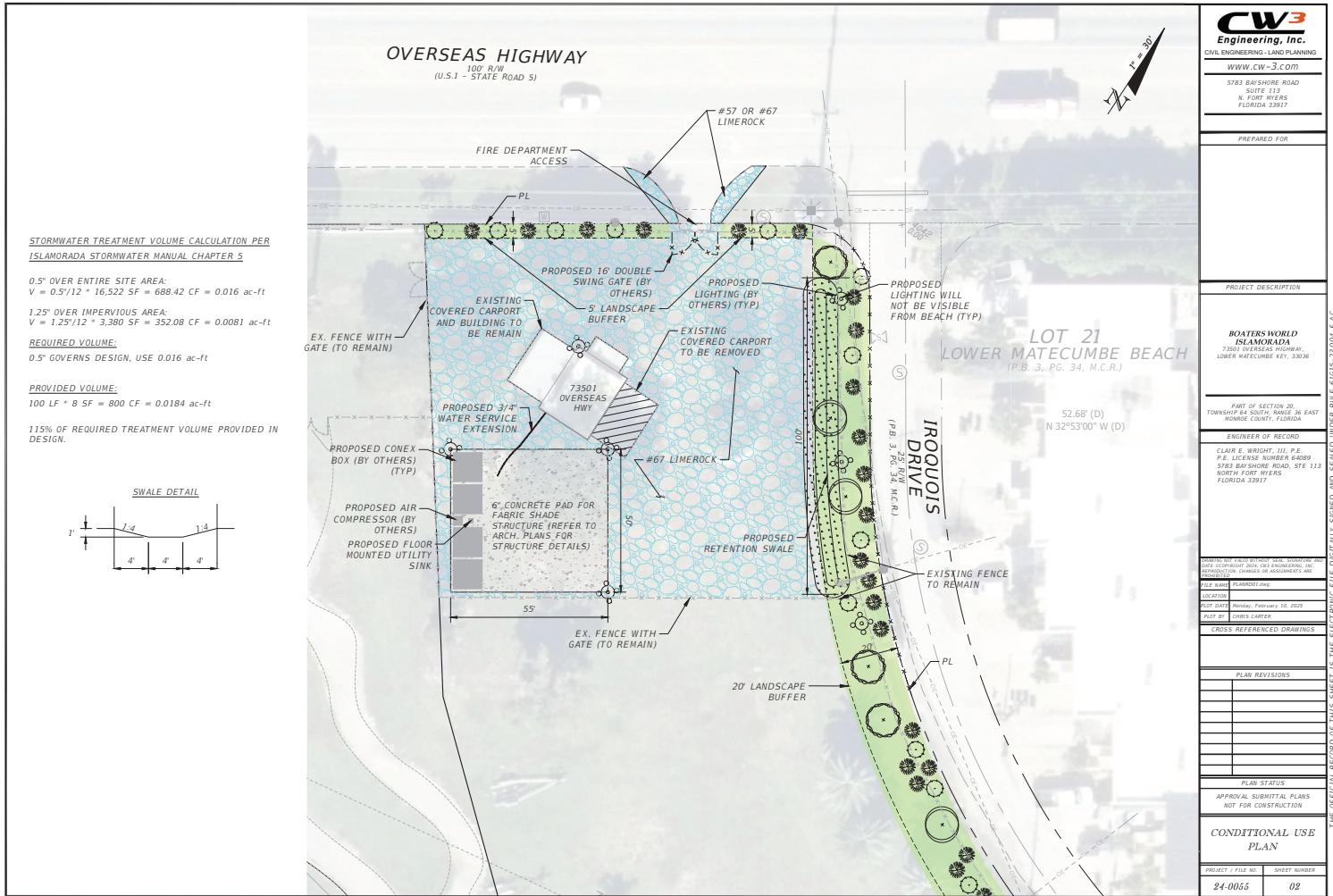
Revisions: As Reqd

Plot Room: 01/Sheet, A1

1 FLOOR PLAN

A-1.0





## Attachment C

Relevant Excerpts from the  
Institute of Transportation Engineers (ITE)  
*Trip Generation Manual (11<sup>th</sup> 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

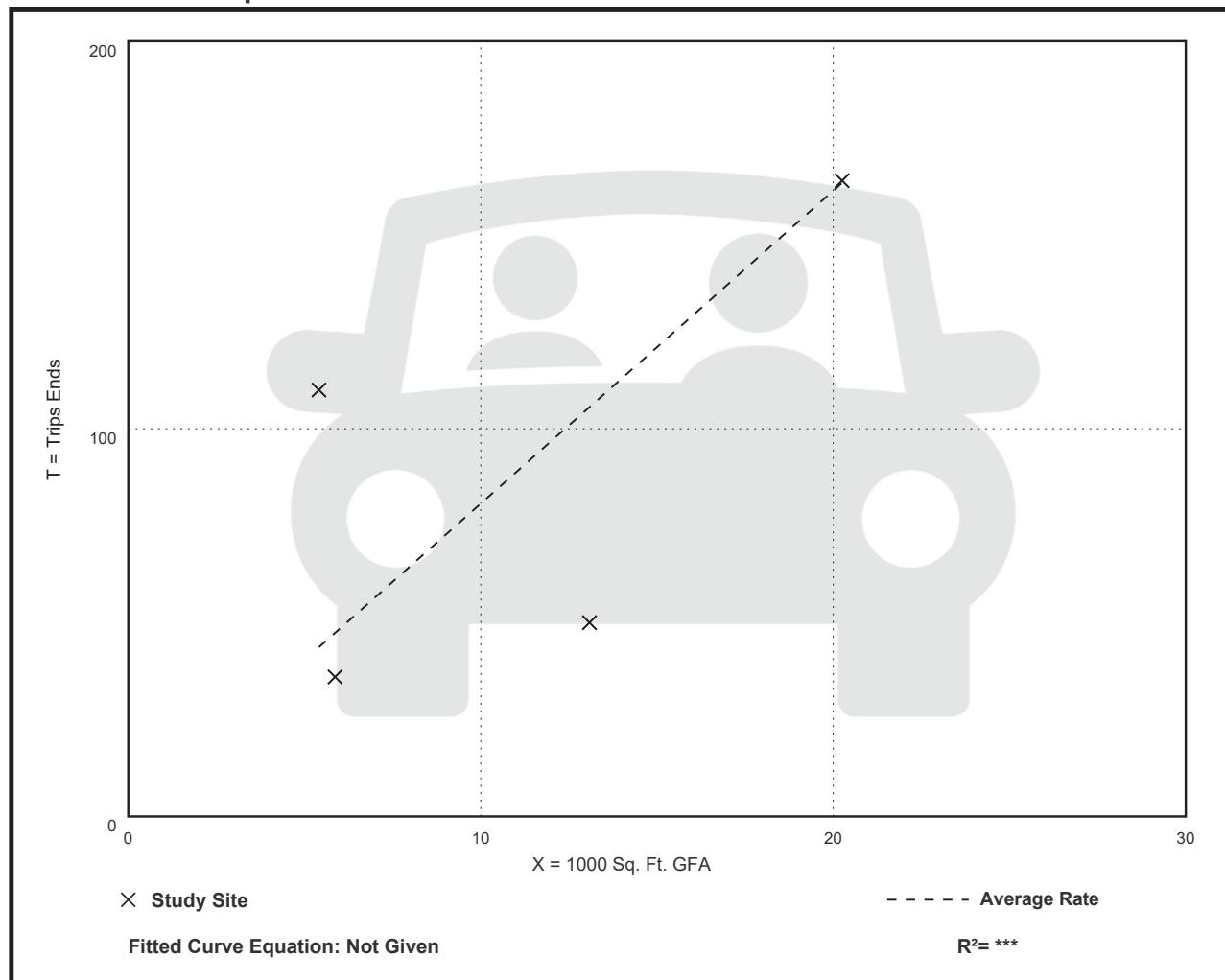
Avg. 1000 Sq. Ft. GFA: 11

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

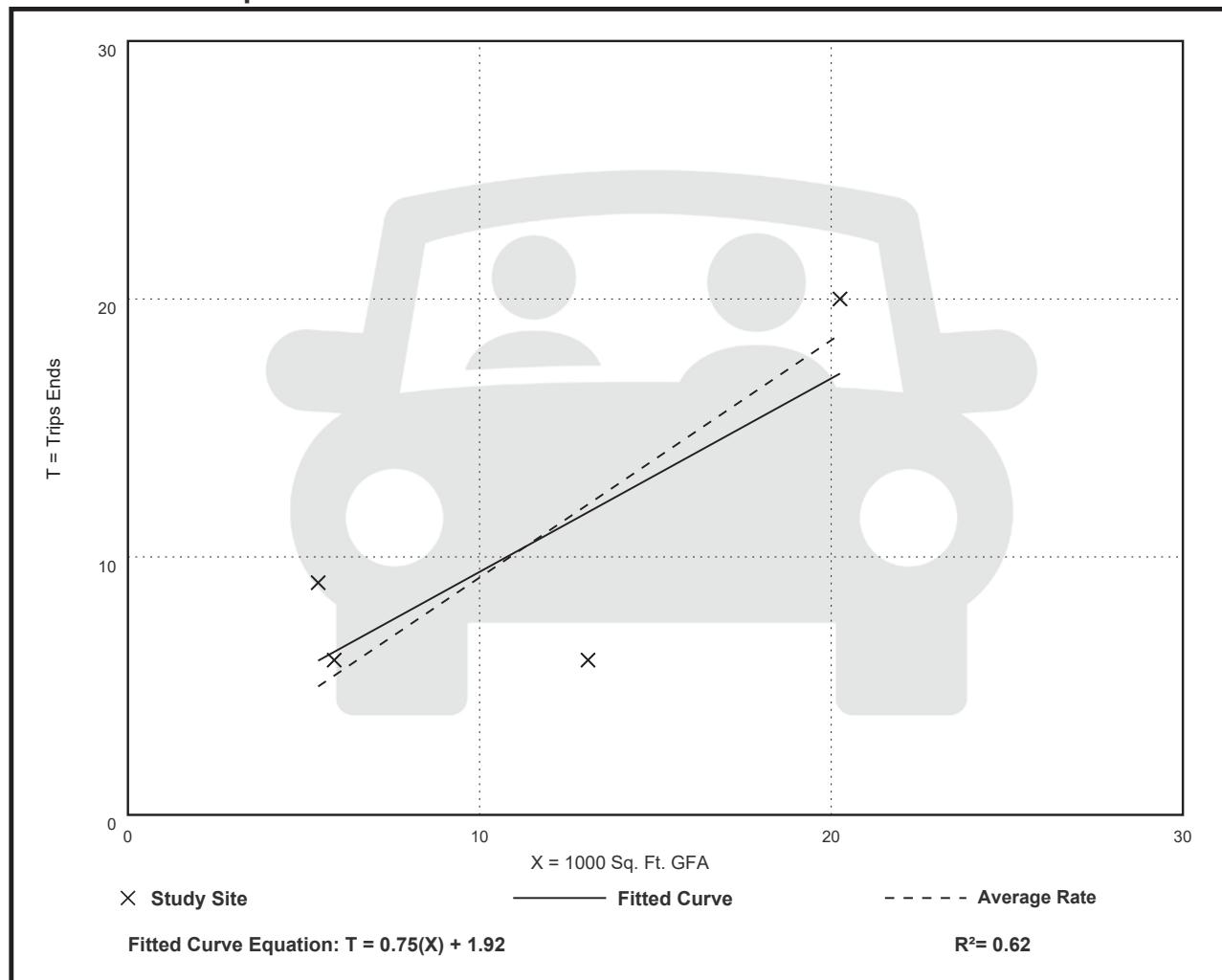
Avg. 1000 Sq. Ft. GFA: 11

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

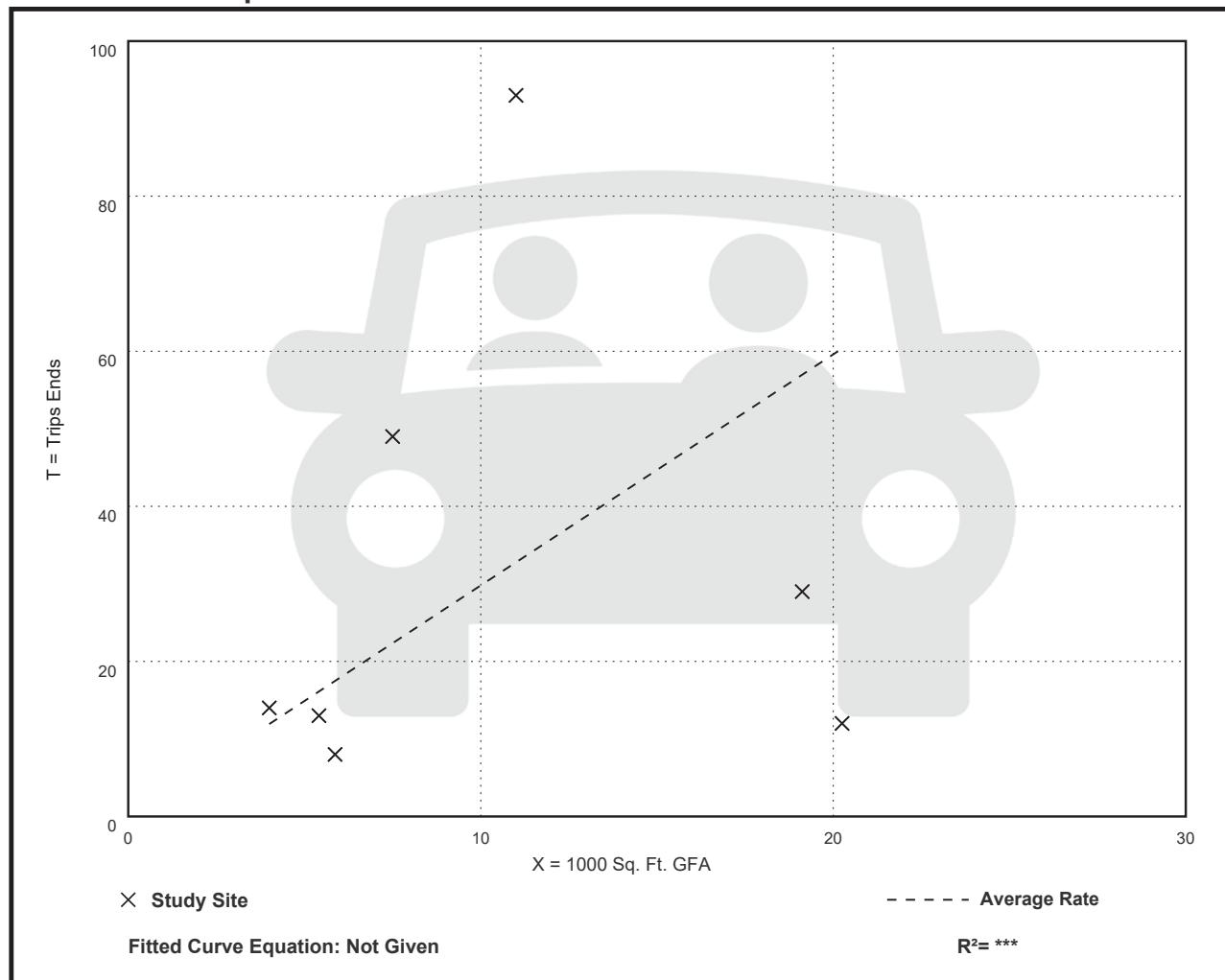
Avg. 1000 Sq. Ft. GFA: 10

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

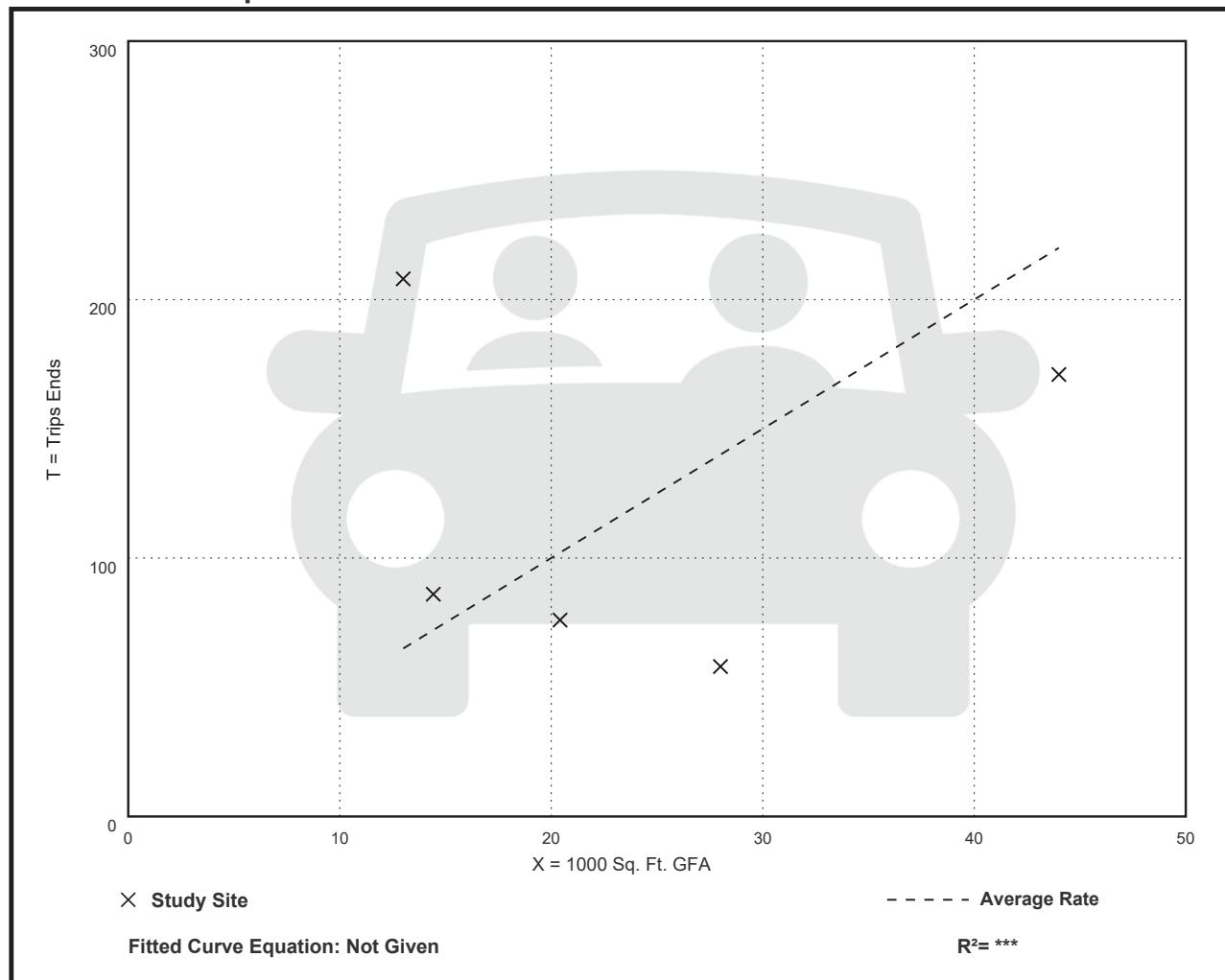
Avg. 1000 Sq. Ft. GFA: 24

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

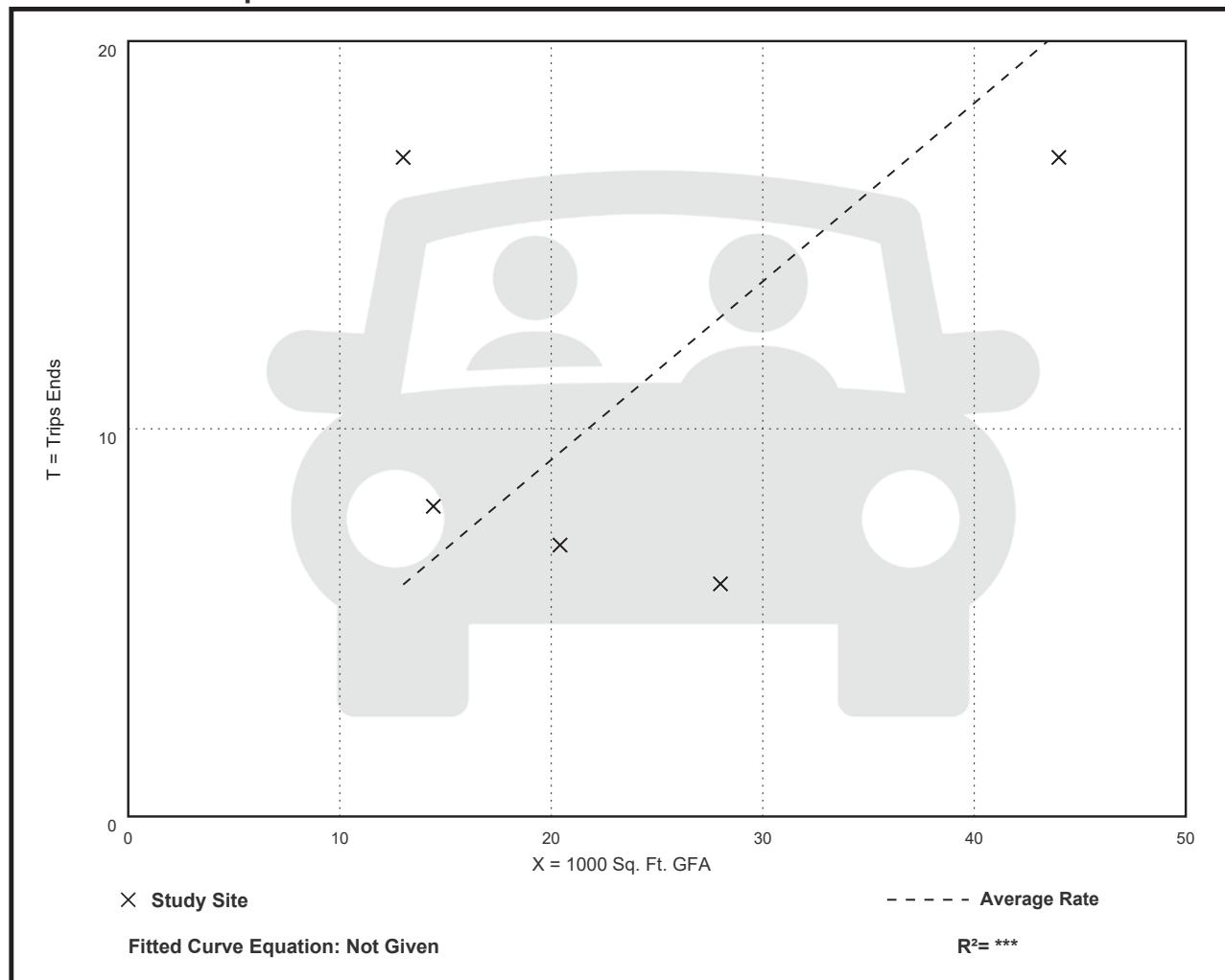
Avg. 1000 Sq. Ft. GFA: 24

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

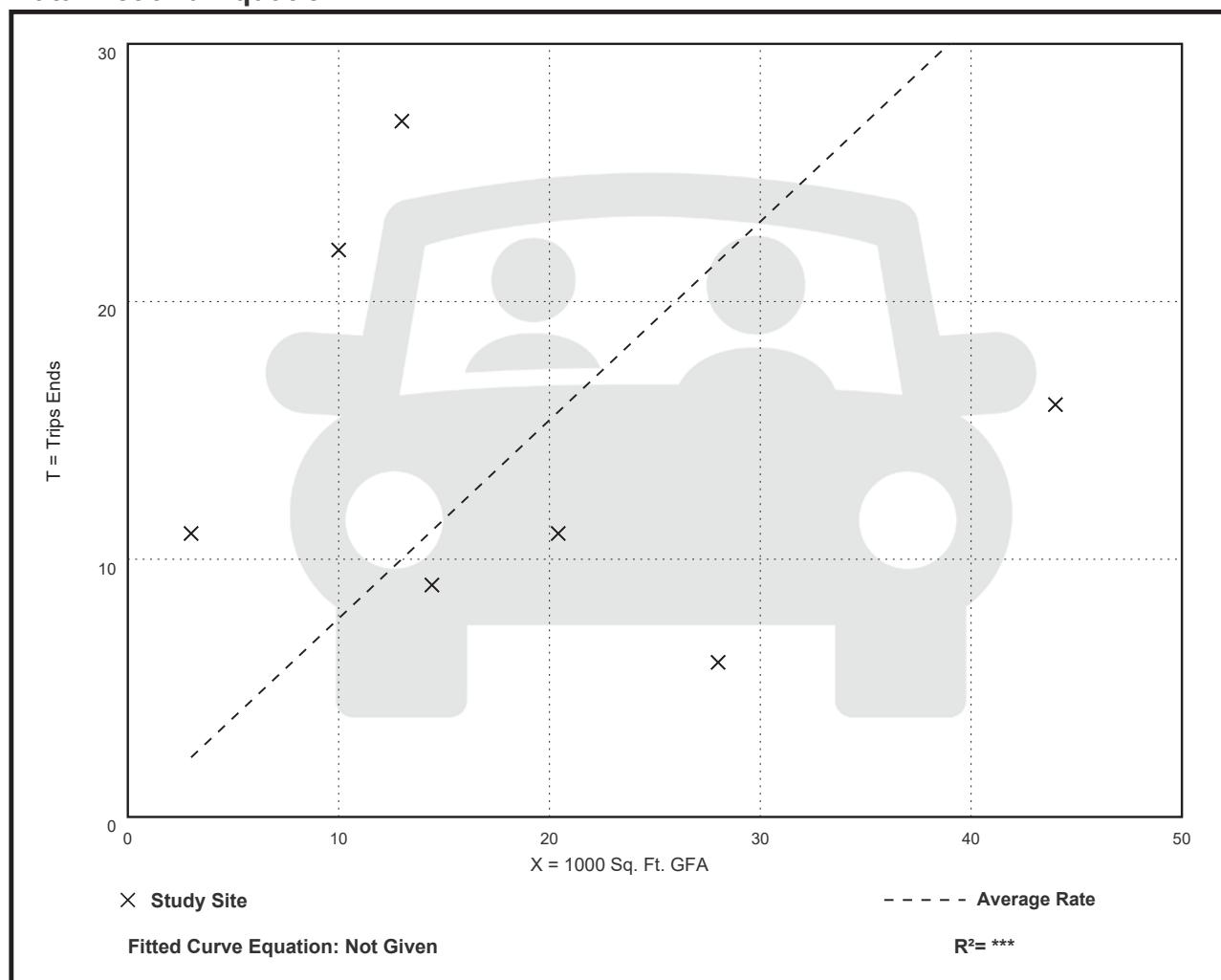
Avg. 1000 Sq. Ft. GFA: 19

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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Postage \$0.72

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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Islamorada, FL 33036

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to \$4.85)  
 Return Receipt (handcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.72

BUTLER JOHN  
124 Iroquois Dr  
Islamorada, FL 33036  
PLCUP20240083

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

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

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.72

LUDWICK PAUL W TRAG 1/26/90 05/23/2025  
2561 NE 31st Ct  
Lighthouse Point, FL 33064  
PLCUP20240083

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

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0037 14  
Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 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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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.72

MCDONALD PATRICK 999-100 Iroquois DR Apt 4  
Sent to Islamorada, FL 33036  
Street a  
City, State, Zip/PLCUP20240083

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**U.S. Postal Service™ CERTIFIED MAIL® RECEIPT**  
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Postmark Here

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Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.72

MCWHIRTER CHARLES R REVOCABLE LIVING TRUST 5/23/2025  
56 PAULINSKILL LAKE Rd  
Sent to Newton, NJ 07860  
PLCUP20240083

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Postmark Here

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Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 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

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Postmark Here

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Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.72

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

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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Postmark Here

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Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.72

LANEY BILL 2035 Palouse Ave  
London, OH 43140  
PLCUP20240083

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For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
Postmark Here

0037 14  
Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 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

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Postmark Here

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Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 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

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Postmark Here

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Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 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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Postmark Here  
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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.72

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

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Postmark Here

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Postmark Here  
05/23/2025

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (handcopy) \$ 0.00  
 Return Receipt (electronic) \$ 0.00  
 Certified Mail Restricted Delivery \$ 0.00  
 Adult Signature Required \$ 0.00  
 Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.72

MYERS JOHN F 269 Sunset Dr Islamorada, FL 33036 PLCUP20240083

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

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<p><b>Certified Mail Fee</b></p> <p><input checked="" type="checkbox"/> Extra Services &amp; Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (checkbox) <input type="text" value=""/></p> <p><input type="checkbox"/> Return Receipt (selected) <input type="text" value=""/></p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="text" value=""/></p> <p><input type="checkbox"/> Mail Box <input type="text" value=""/></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="text" value=""/></p>	
<p><b>Postage</b></p> <p><b>CALOOSA COVE RESORT OWNERS ASSOCIATION INC Islamorada, FL 33036 PLCUP20240083</b></p> <p>PS Form 3800, January 2023 P5N 75-30-000-907 See Reverse for Instructions</p>	

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<p><b>Certified Mail Fee</b></p> <p><b>\$ 6.00</b></p> <p><b>Return Services &amp; Fees (check box, add fee on appropriate)</b></p> <p><input type="checkbox"/> Return Receipt (handcopy) <b>\$ 0.00</b></p> <p><input type="checkbox"/> Return Receipt (electronic) <b>\$ 0.00</b></p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <b>\$ 0.00</b></p> <p><input type="checkbox"/> Signature Required <b>\$ 0.00</b></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <b>\$ 0.00</b></p> <p><b>Postage</b></p> <p><b>to: CALOOSA SMI LLC</b></p> <p><b>C/O SUNTEX MARINA INVESTORS</b></p> <p><b>LLC</b></p> <p><b>17330 PRESTON ROAD SUITE</b></p> <p><b>275B</b></p>	
<p style="text-align: right;">Postmark Here</p> <p style="text-align: right;">Instructions</p>	

### Applicants company

### Applicants company



Islamorada, Village  
Planning & Develop  
86800 Overseas Hwy  
Islamorada, FL 33036

CALOOSA COVE F  
OWNERS ASSOCI  
Islamorada, FL 33  
PLCUP20240083

9589 0710 5270 2427 6355 10



CERTIFIED MAIL

## Applicants company



## Applicants company



COMPLETE THIS SECTION ON DELIVERY	
<b>SENDER: COMPLETE THIS SECTION</b>	<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:</p> <p><b>CALOOSA COVE RESORT OWNERS ASSOCIATION INC</b> Islamorada, FL 33036 PLCUP20240033</p>	<p>2. Article Number (Transfer from service label) <b>9559 0710 5272 4940 8500 3186 4300 35</b></p>
	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Add Signature</p> <p><input type="checkbox"/> Add Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Domestic Return Receipt</p> <p><input type="checkbox"/> Domestic Return Receipt</p>	
<p>4. Delivery Address</p> <p><b>A. Signature</b></p> <p><input checked="" type="checkbox"/> Agent</p> <p><input type="checkbox"/> Address</p> <p><b>B. Received by (Printed Name)</b></p> <p><b>C. Date of Delivery</b></p>	
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/></p>	
<p>5. Signature</p>	



UNITED STATES  
POSTAL SERVICE

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 6335 53  
9589 0710 5270 2427 6336 46  
9589 0710 5270 2427 6336 60  
9589 0710 5270 2427 6336 09  
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 6354 44  
9589 0710 5270 2427 6353 98  
9589 0710 5270 2427 6337 90  
9589 0710 5270 2427 6337 69  
9589 0710 5270 2427 6337 45  
9589 0710 5270 2427 6337 83  
9589 0710 5270 2427 6337 76  
9589 0710 5270 2427 6337 52  
9589 0710 5270 2427 6338 07  
9589 0710 5270 2427 6338 20  
9589 0710 5270 2427 6337 38

TRACK STATUS OF ITEMS WITH THIS CODE  
(UP TO 25 ITEMS)



Display first 25 tracking numbers only

TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <http://www.usps.com/tracking>  
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit	Price
---------	-----	------	-------

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		\$4.10
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		\$4.10
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		\$4.10
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		\$4.10
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		\$4.10
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		\$4.10
Tracking #:		
9590 9402 8500 3186 4303 56		
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		\$4.10
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 6334 80  
Return Receipt \$4.10  
Tracking #: 9590 9402 8500 3186 4301 57  
Total \$9.68

Grand Total: \$348.48  
Credit Card Remit \$348.48  
Card Name: VISA  
Account #: XXXXXXXXX9690  
Approval #: 634473  
Transaction #: 334  
Address: 123 Main Street 1010  
AL: VISA CREDIT  
Chip  
PIN: Not Required

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

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Refunds for guaranteed services only.  
Thank you for your business.

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

Customer Service  
1-800-ASK-USPS  
Agents do not have any additional  
information other than what is provided on  
USPS.com.

Tell us about your experience.  
Go to: <https://postalexperience.com/pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 114585-0037  
Receipt #: 840-53300021-3-7186010-2  
Clerk: 14

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

## 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.

<b>SECTION A – PROPERTY INFORMATION</b>		<b>FOR INSURANCE COMPANY USE</b>
A1. Building Owner's Name: Caloosa SMI LLC/		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 73501 Overseas Highway		Company NAIC Number: _____
City: Islamorada		State: FLA ZIP Code: 33036
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Property ID# 00388620-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Commercial		
A5. Latitude/Longitude: Lat. N24.851357 Long. W-080.736682 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: 1A		
A8. For a building with a crawlspace or enclosure(s):		
a)	Square footage of crawlspace or enclosure(s): N/A	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: N/A	Engineered flood openings: N/A
d)	Total net open area of non-engineered flood openings in A8.c: N/A	sq. in.
e)	Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A	sq. ft.
f)	Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A	sq. ft.
A9. For a building with an attached garage:		
a)	Square footage of attached garage: N/A	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: N/A	Engineered flood openings: N/A
d)	Total net open area of non-engineered flood openings in A9.c: N/A	sq. in.
e)	Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A	sq. ft.
f)	Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A	sq. ft.
<b>SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION</b>		
B1.a. NFIP Community Name: Islamorada		B1.b. NFIP Community Identification Number: 120424
B2. County Name: Monroe		B3. State: FL
B4. Map/Panel No.: 12087C1201		B5. Suffix: K
B6. FIRM Index Date: 2-18-2005		B7. FIRM Panel Effective/Revised Date: 2-18-2005
B8. Flood Zone(s): AE		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 7
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	<b>FOR INSURANCE COMPANY USE</b>
City: Islamorada	Policy Number: _____
State: FLA	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	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	4.4	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	4.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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



Place Seal Here

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	FOR INSURANCE COMPANY USE
City: Islamorada	State: FLA ZIP Code: 33036
	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	<b>FOR INSURANCE COMPANY USE</b>
City: Islamorada	State: FLA ZIP Code: 33036
<b>SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)</b>	

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	FOR INSURANCE COMPANY USE
City: Islamorada	Policy Number: _____
State: FLA	Company NAIC Number: _____
ZIP Code: 33036	

## 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



Photo Two

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

**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



Photo Four

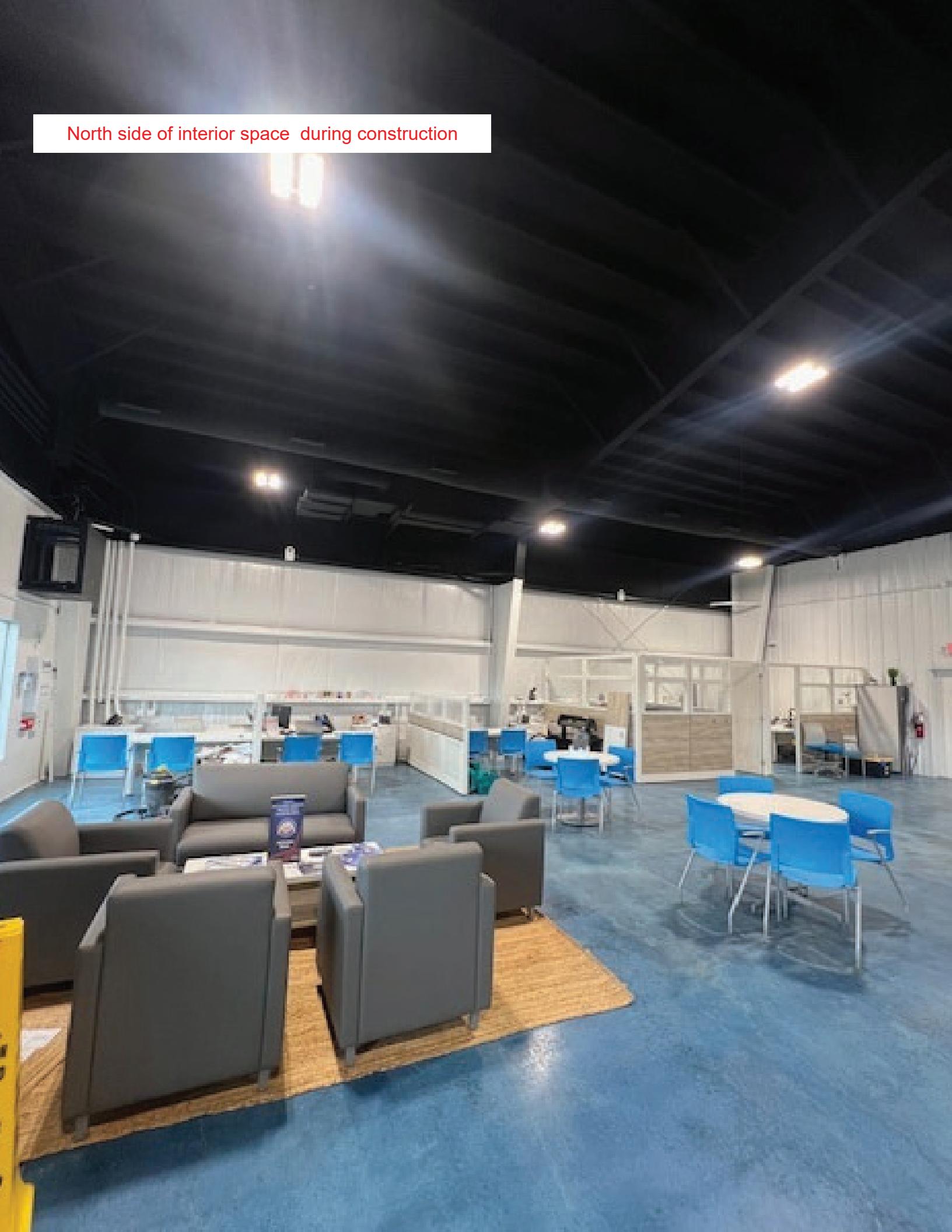
Photo Four Caption: Front and side view 10/01/2024



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](http://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).

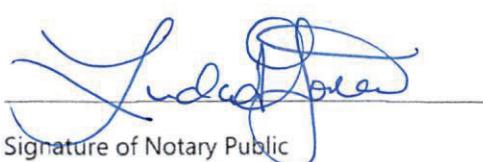
Failure to comply with the applicable notice requirements shall result in the postponement and re-noticing of the public hearing. All costs of re-noticing the public hearing shall be borne by the applicant failing to comply with the applicable notice requirements.

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  
Suntek Marinas  
2 Marina Plaza, Sarasota, FL 34236  
C: (941) 356-7587 | [s.chavers@suntek.com](mailto:s.chavers@suntek.com)

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

Respectfully,

3-2-

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.

3-2-

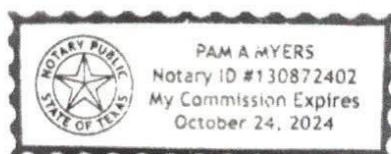
Bryan C. Redmond

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

of June 2023,

Pam O. Myers

## Notary Public





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

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:

**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 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.

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.

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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	PT TRACT A (9.89 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER
Legal Description	MATECUMBE BEACH LOWER MATECMBE 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 Housing	No



## 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	<b>\$6,694,194</b>	<b>\$6,482,903</b>	<b>\$7,704,469</b>	<b>\$7,717,323</b>
= Total Assessed Value	<b>\$6,694,194</b>	<b>\$6,482,903</b>	<b>\$7,704,469</b>	<b>\$7,604,391</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$6,694,194</b>	<b>\$6,482,903</b>	<b>\$7,704,469</b>	<b>\$7,717,323</b>

## 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	Exterior Walls	C.B.S.
Style		Year Built	1970
Building Type	APARTMENTS / 03C	Effective Year Built	2000
Building Name		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
<b>TOTAL</b>		<b>6,614</b>	<b>5,390</b>	<b>0</b>

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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
<b>TOTAL</b>		<b>510</b>	<b>374</b>	<b>0</b>

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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
<b>TOTAL</b>		<b>4,131</b>	<b>4,131</b>	<b>0</b>

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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
<b>TOTAL</b>		<b>24,000</b>	<b>24,000</b>	<b>0</b>

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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
<b>TOTAL</b>		<b>4,754</b>	<b>2,641</b>	<b>0</b>

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
<b>TOTAL</b>		<b>3,688</b>	<b>3,482</b>	<b>0</b>

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
<b>TOTAL</b>		<b>616</b>	<b>244</b>	<b>0</b>

## 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

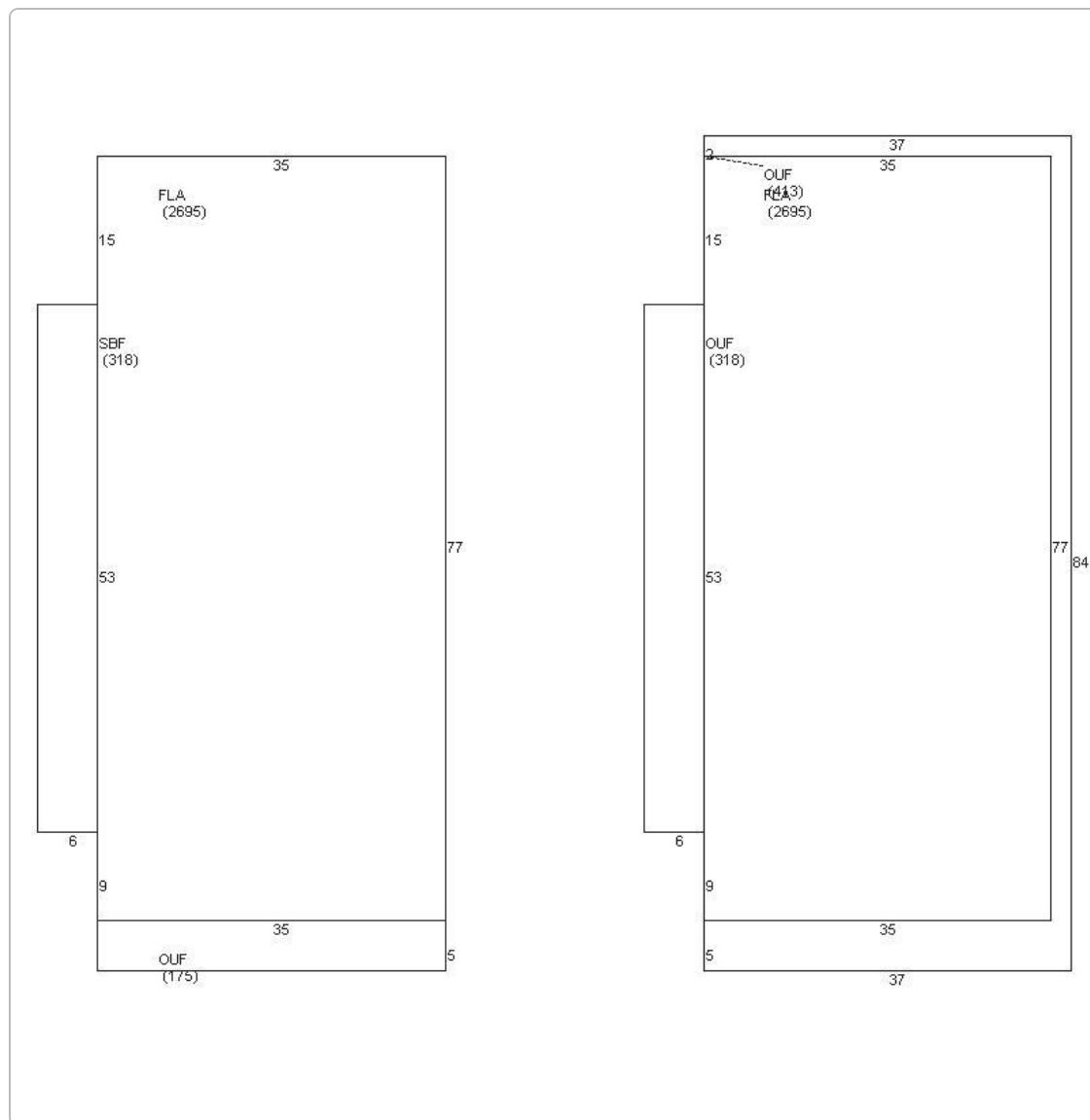
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
PRFIR202300179	3/15/2023		\$10,426	Commercial	ADD INITIATING AND INDICATING DEVICES TO THE EXISTING FIRE ALARM SYSTEM TO INCORPORATE THE NEW HARDWARE STORE SPACE.
PRFIR202200799	2/13/2023	2/27/2023	\$1,500	Commercial	INSTALL & TEST FIRE SUPPRESSION 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 (CONVIENCE 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)
PRRGF201801878	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
PRRGF201701716	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

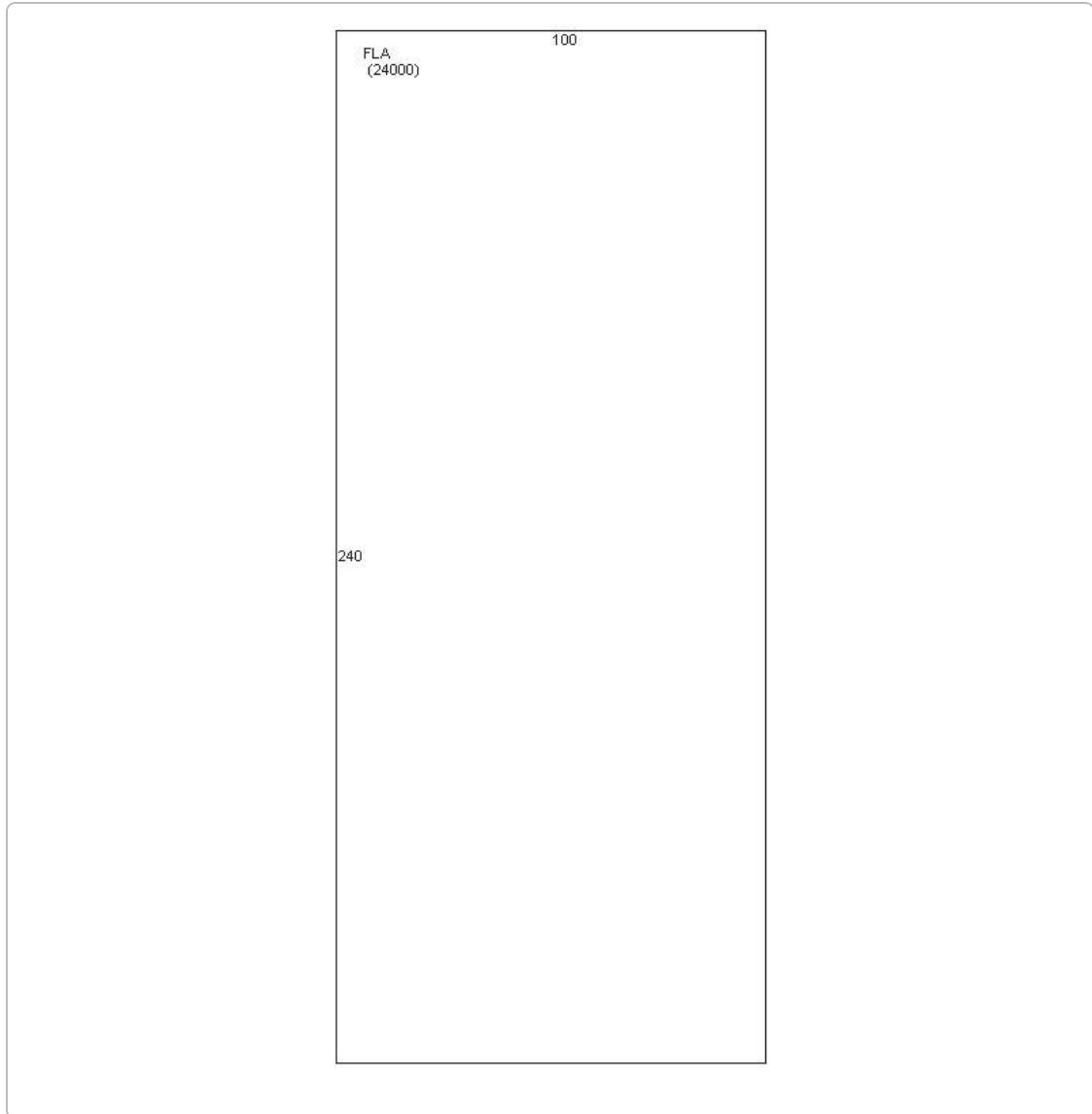
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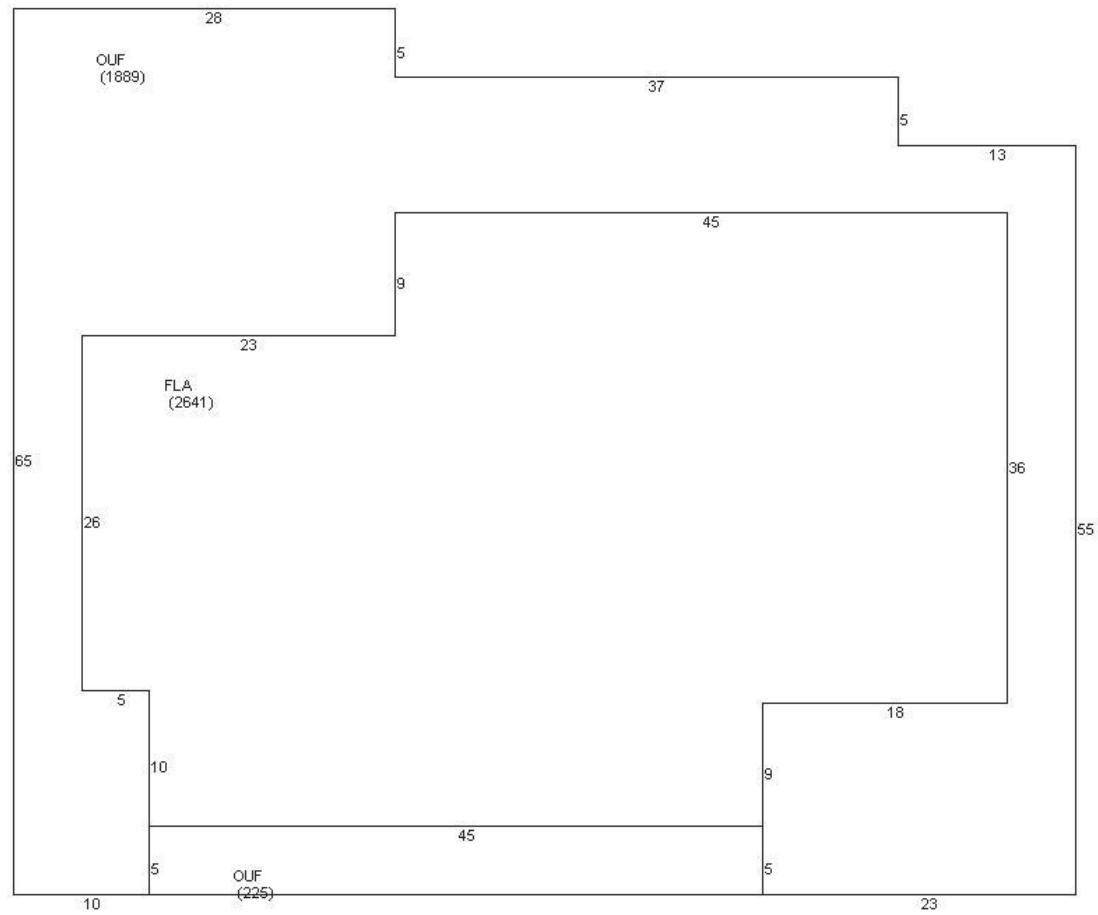
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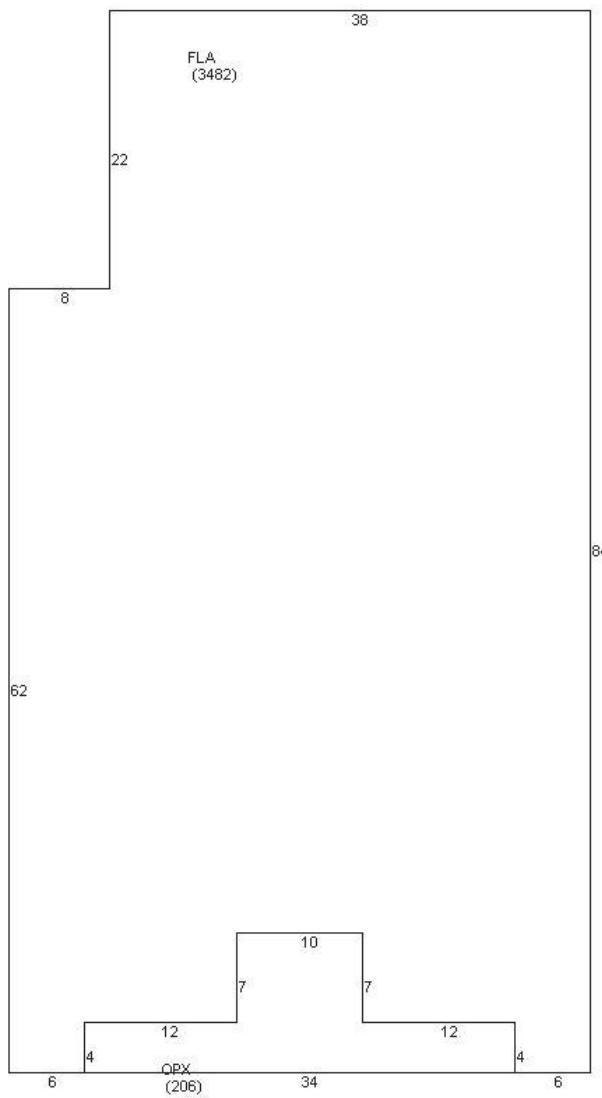
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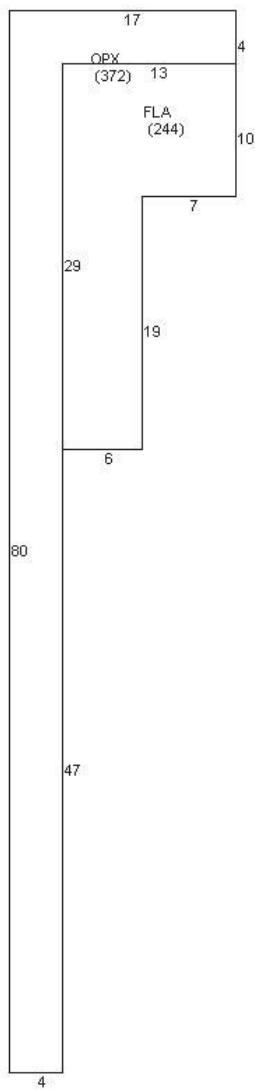
FLA  
(4131)

51









## 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

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[Last Data Upload: 8/18/2023, 4:03:49 AM](#)

[Contact Us](#)

Developed by  
 Schneider  
GEOSPATIAL



203 Apache Street Tel: 800.823.6774  
Tamarac, FL 33328



■ Seal

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

■ Owner  
**BOATERS WORLD  
MARINE CENTERS, LLC**  
800 E. COASTAL BLVD.  
ORLANDO, FL 32819

■ Key Plan



Rev.	Date	Change	Issue
	18 Nov 2024	Client Review	
	27 Nov 2024	Architect Review	12 Jan 2025

■ Drawing Title  
**PROPOSED FLOOR  
PLAN**

All dimensions, levels, levels and field conditions shall  
be determined by the architect and the owner  
prior to commencing the work.

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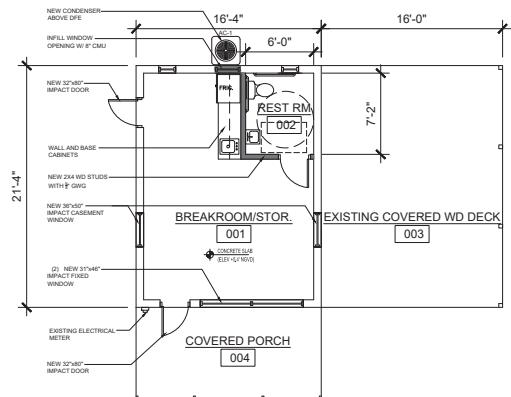
DA Project No.	5000850
Date	18 Nov 2024
Approved by	EJG

Basic As-Planned

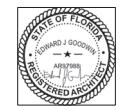
Plot Room: 01/Sheet, A-1.0

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

**A-1.0**



**GA**  
Goodwin Architects, Inc.  
203 Apache Street Tel: 850.852.6774  
Tallahassee, FL 32307



■ Seal

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

■ Owner  
**BOATERS WORLD  
MARINE CENTERS, LLC**  
600 E. COASTAL BLVD.  
ORLANDO, FL 32819

■ Key Plan

■ Revisions

No.	Date	Issue
	27 Dec 2024 12 Jan 2025	Client Review Client Review

The undersigned, the architect, or his/her firm, or the registered engineer or architect, or his/her firm, certifies that the drawings and specifications contained in this document are the original work of the architect or engineer and have not been prepared in whole or in part by any other person or firm, except as otherwise indicated in the drawings or specifications.

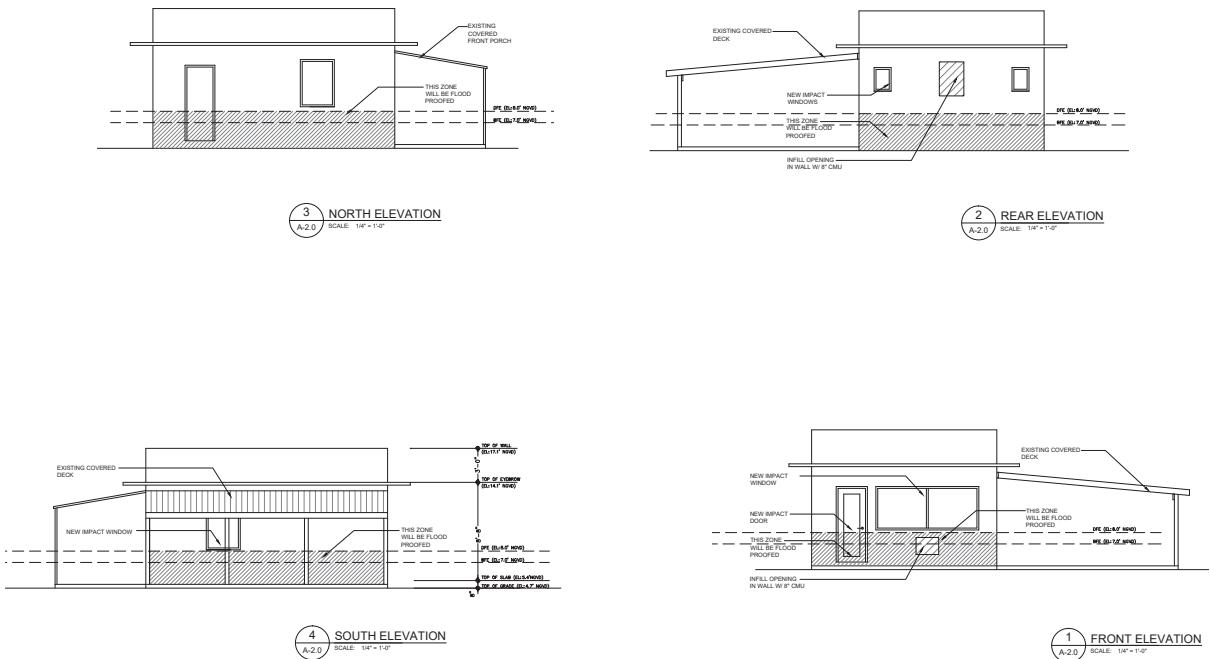
■ Drawing Title

**PROPOSED  
ELEVATIONS**

All dimensions, levels, levels and field conditions shall be determined by the architect.

OA Project No.: 5000000		
Date:	19 Nov 2024	
Approved by:	EJG	Approved by:
Initials:	AS-Refined	Initials:

**A-2.0**



**PROJECT SUMMARY:**  
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.

**PREPARED BY:**  
DAVID G. OSBORN, AIA  
DGO ARCHITECTURE  
37190 OVERSEAS HIGHWAY  
TAVENIER, FL 33070

**AUTHORITY HAVING JURISDICTION:**  
ISLAMORADA, VILLAGE OF ISLANDS  
37190 OVERSEAS HIGHWAY  
ISLAMORADA, FL 33036  
PH: (305) 664-6400

**CODE SUMMARY INFORMATION:**  
BUILDING - 2020 FLORIDA BUILDING CODE  
PLUMBING - 2020 FLORIDA BUILDING CODE  
FUEL / GAS - 2020 FLORIDA BUILDING CODE  
MECHANICAL - 2020 FLORIDA BUILDING CODE  
FIRE PROTECTION - NFPA 70  
ELECTRIC - 2017 NEC.

**SCOPE OF WORK:**

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 OVERSEAS HIGHWAY 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.)

**STANDARD DESIGN CRITERIA:**  
WIND SPEED: 180 MPH PER A.S.C.E. - 7-16  
FLOOR LIVE LOAD: - 40#/SF  
FLOOR DEAD LOAD: - 30#/SF  
ROOF DEAD LOAD: - 20#/SF  
ROOF SNOW LOAD: - 0#/SF  
IMPACT LOAD: - 0#/SF  
IMPORTANCE FACTOR: - 1.0  
INTERNAL PRESSURE COEFFICIENT - 0.18

**SITE INFORMATION:**  
RE: 0388626-000000  
ALTERNATE KEY: 1476927

**OWNER / MAILING ADDRESS:**  
CALOOSA SHI LLC  
C/O SURTEX MARINA INVESTORS LLC  
17330 MCKEE ROAD SUITE 2708  
DALLAS, TX 75252

**PROPERTY ADDRESS:**  
73501 OVERSEAS HWY  
LOWER MATECUMBE KEY, FLORIDA

**LEGAL DESCRIPTION:**  
PT TRACT A (9.8 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER MATECUMBE BEACH LOWER MATECUMBE KEY PB3-34

**FLOOD CRITERIA:**

THIS PROPERTY CROSSES MULTIPLE FLOOD ZONES  
AREA OF CONSTRUCTION  
FLOOD ZONE - A  
BASE FLOOD - 8' N.G.V.D.  
DESIGN FLOOD - 9' N.G.V.D.

**ZONING:**

TOURIST COMMERCIAL - TC

**ADJACENT ZONING:**

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

**PLUM:**

MIXED USE

**PLANNING NOTES:**  
1. PROJECT WILL BE COMPLETED IN ONE PHASE.

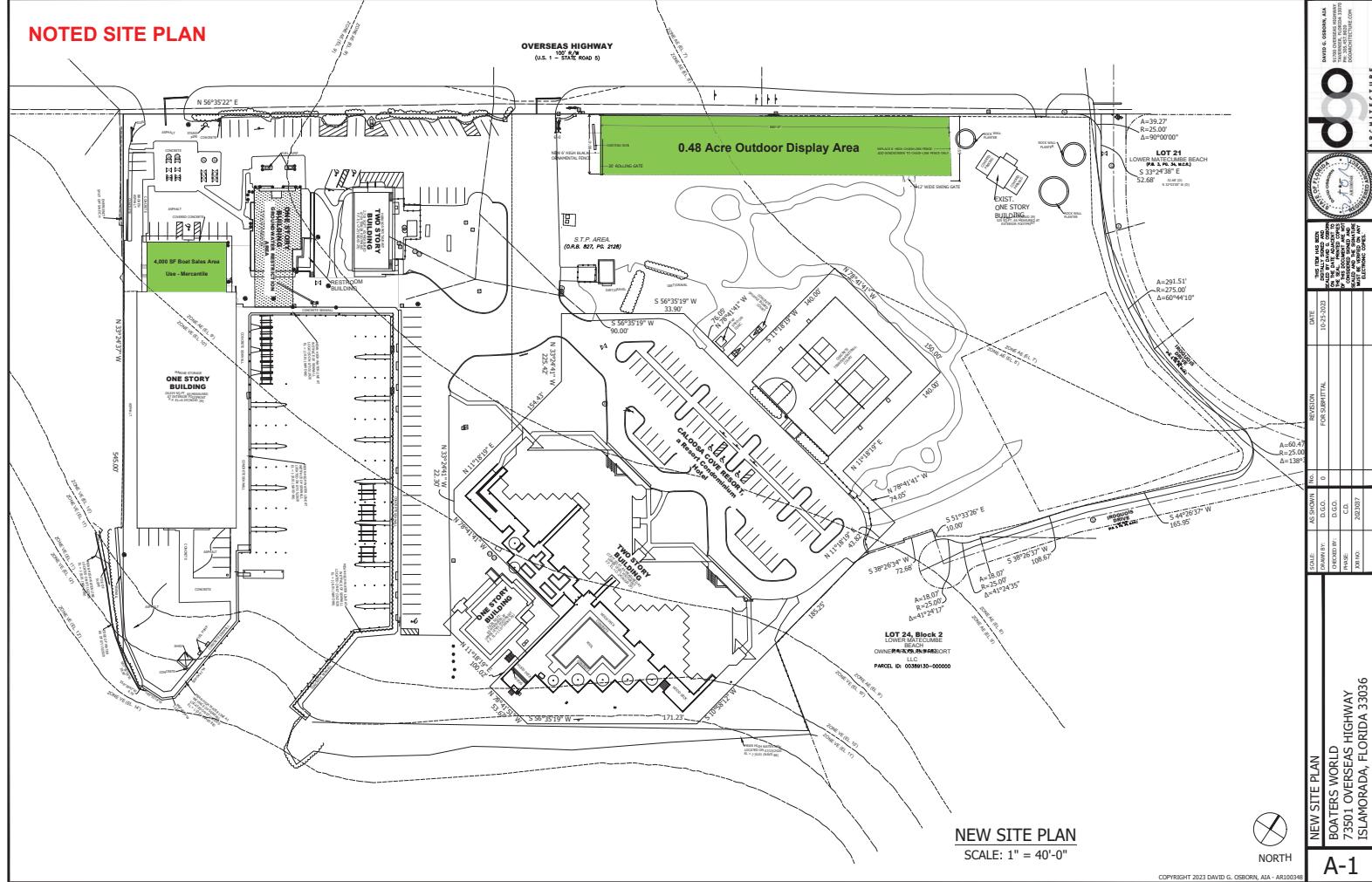
**LOCATION MAP:**

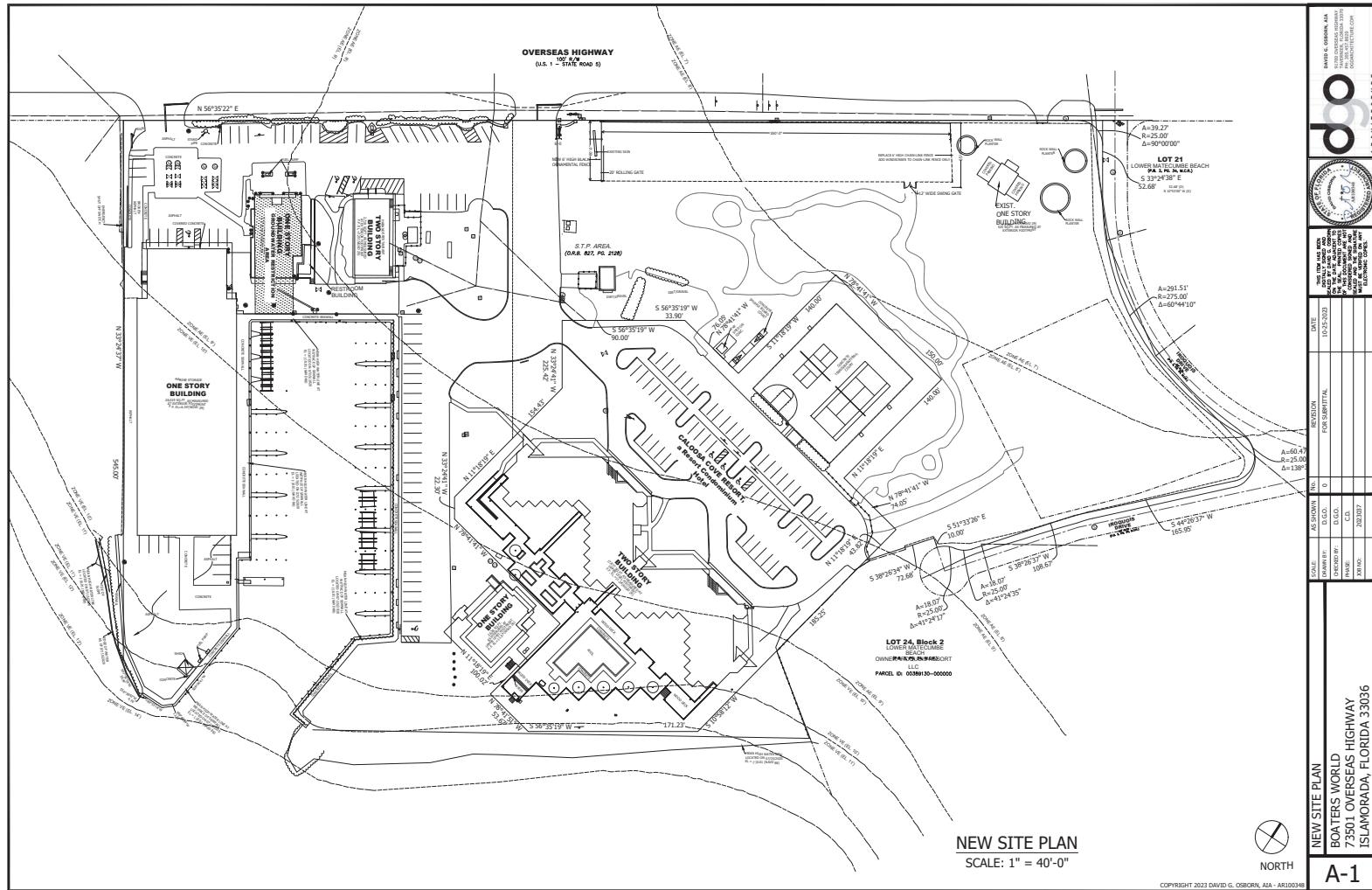


<b>COVER PAGE</b>		<b>DAVID G. OSBORN, AIA</b>	
<b>BOATERS WORLD</b>		<b>373501 OVERSEAS HIGHWAY</b>	
ISLAMORADA, FLORIDA 33036		DATE: 10-21-2023	REVISION: 0
OWNER ADDRESS: 373501 OVERSEAS HIGHWAY, LOWER MATECUMBE KEY, ISLAMORADA, FL 33036	PROPERTY ADDRESS: 373501 OVERSEAS HIGHWAY, LOWER MATECUMBE KEY, ISLAMORADA, FL 33036	PROPERTY OWNER: CALOOSA SHI LLC, C/O SURTEX MARINA INVESTORS LLC, 17330 MCKEE ROAD SUITE 2708, DALLAS, TX 75252	PROPERTY OWNER ADDRESS: 17330 MCKEE ROAD SUITE 2708, DALLAS, TX 75252

CP

## NOTED SITE PLAN





**PROJECT SUMMARY:**

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.

**PREPARED BY:**

DAVID G. OSBORN, AIA  
D.G. OSBORN ARCHITECTURE  
37190 OVERSEAS HIGHWAY  
TAVENIER, FL 33070

**AUTHORITY HAVING JURISDICTION:**

ISLAMORADA, VILLAGE OF ISLANDS  
37190 OVERSEAS HIGHWAY  
ISLAMORADA, FL 33036  
PH: (305) 664-6400

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FUEL / GAS - 2020 FLORIDA BUILDING CODE  
MECHANICAL - 2020 FLORIDA BUILDING CODE  
FIRE PROTECTION - NFPA 70  
ELECTRIC - 2017 NEC.

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ROOF DEAD LOAD: - 20#/SF  
ROOF SNOW LOAD: - 0#/SF  
IMPACT LOAD: - 0#/SF  
IMPORTANCE FACTOR: - 1.0  
INTERNAL PRESSURE COEFFICIENT - 0.18

**SITE INFORMATION:**

RE: 0388620-000000  
ALTERNATE KEY: 1476927

**OWNER / MAILING ADDRESS:**

CALOOSA SHI LLC  
C/O SURTEX MARINA INVESTORS LLC  
17330 MASTERS ROAD SUITE 2708  
DALLAS, TX 75252

**PROPERTY ADDRESS:**

73501 OVERSEAS HWY  
LOWER MATECUMBE KEY, FLORIDA

**LEGAL DESCRIPTION:**

PT TRACT A (9.8 AC) AND AY BOTTOM SLY AND ADJ TRACT A LOWER MATECUMBE BEACH LOWER MATECUMBE KEY PB3-34

**FLOOD CRITERIA:**

THIS PROPERTY CROSSES MULTIPLE FLOOD ZONES  
AREA OF CONSTRUCTION  
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BASE FLOOD - 8' N.G.V.D.  
DESIGN FLOOD - 9' N.G.V.D.

**ZONING:**

TOURIST COMMERCIAL - TC

**ADJACENT ZONING:**

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

**PLUM:**

MIXED USE

**PLANNING NOTES:**

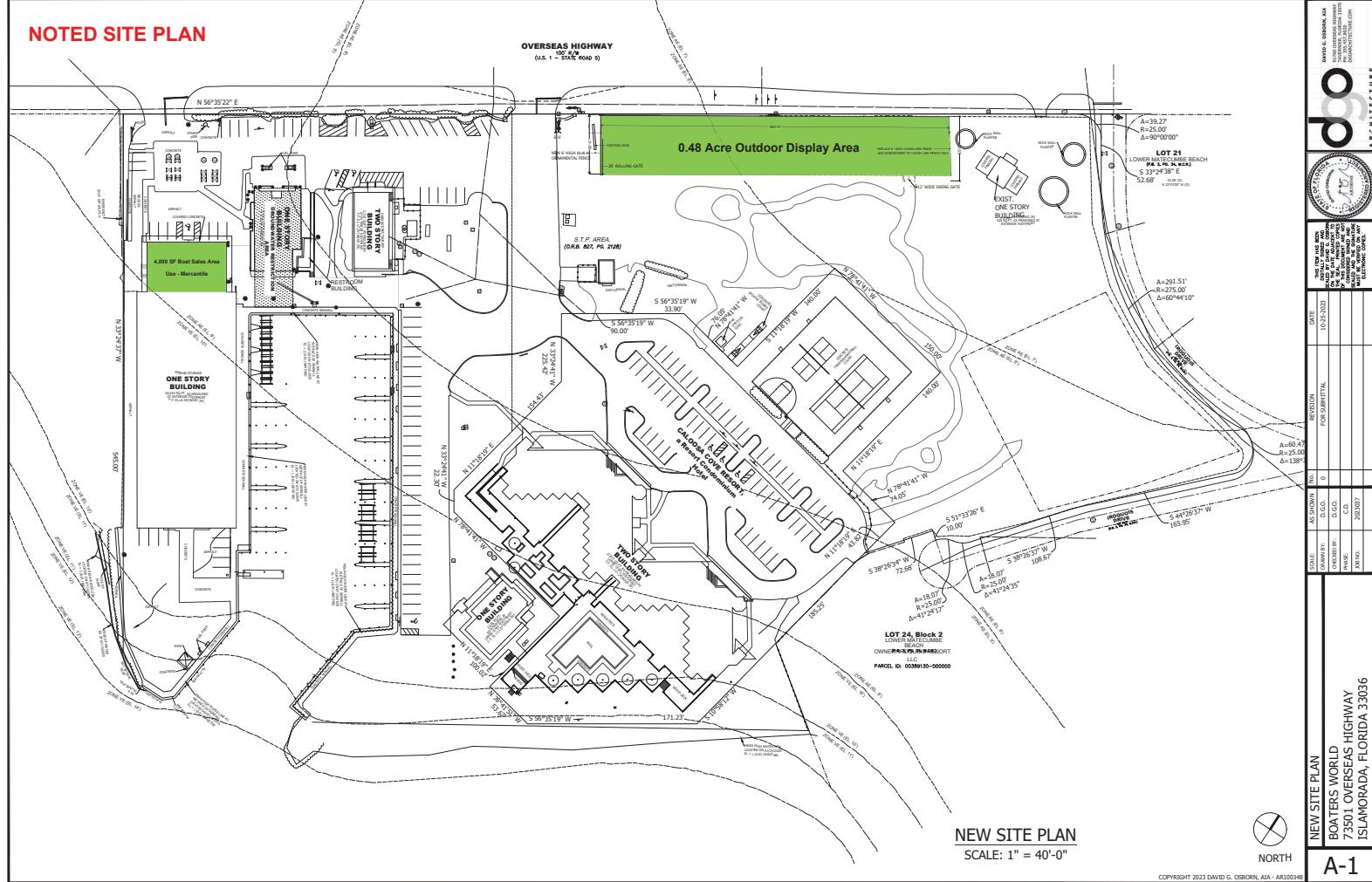
1. PROJECT WILL BE COMPLETED IN ONE PHASE.

**LOCATION MAP:**

COVER PAGE		DAVID G. OSBORN, AIA D.G. OSBORN ARCHITECTURE 37190 OVERSEAS HIGHWAY TAVENIER, FL 33070	
BOATERS WORLD		DATE	10-21-2023
73501 OVERSEAS HIGHWAY	ISLAMORADA, FLORIDA 33036	REVISION	0
73501 OVERSEAS HIGHWAY	ISLAMORADA, FLORIDA 33036	NAME	D.G. OSBORN
73501 OVERSEAS HIGHWAY	ISLAMORADA, FLORIDA 33036	PHONE	305-664-6400
73501 OVERSEAS HIGHWAY	ISLAMORADA, FLORIDA 33036	EMAIL	dgosborn@boatersworld.com
73501 OVERSEAS HIGHWAY	ISLAMORADA, FLORIDA 33036	WEBSITE	www.boatersworld.com
73501 OVERSEAS HIGHWAY	ISLAMORADA, FLORIDA 33036	NOTES	None

CP

## NOTED SITE PLAN



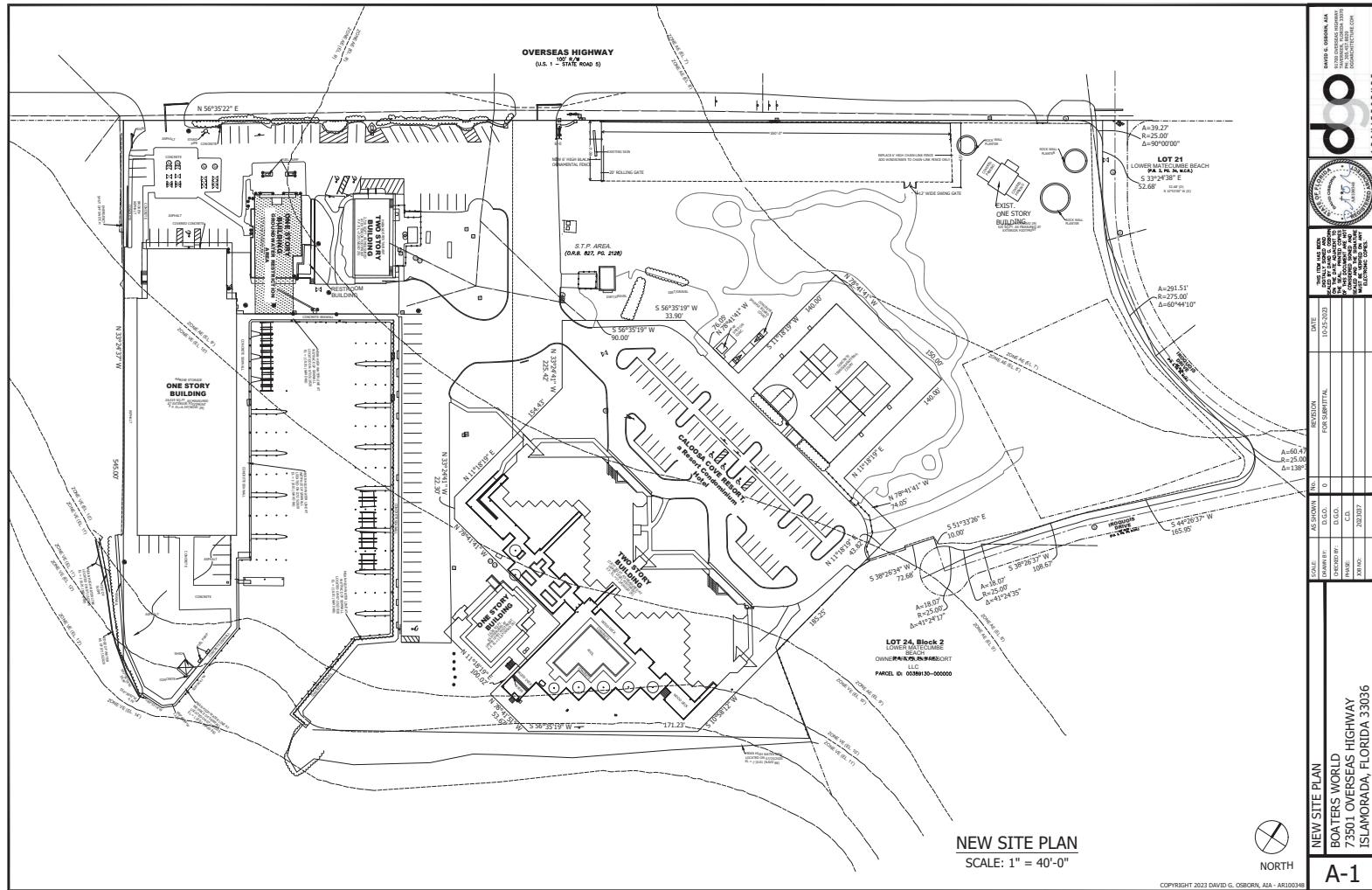
**NEW SITE PLAN**

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SCALE: 1" = 40'-0"

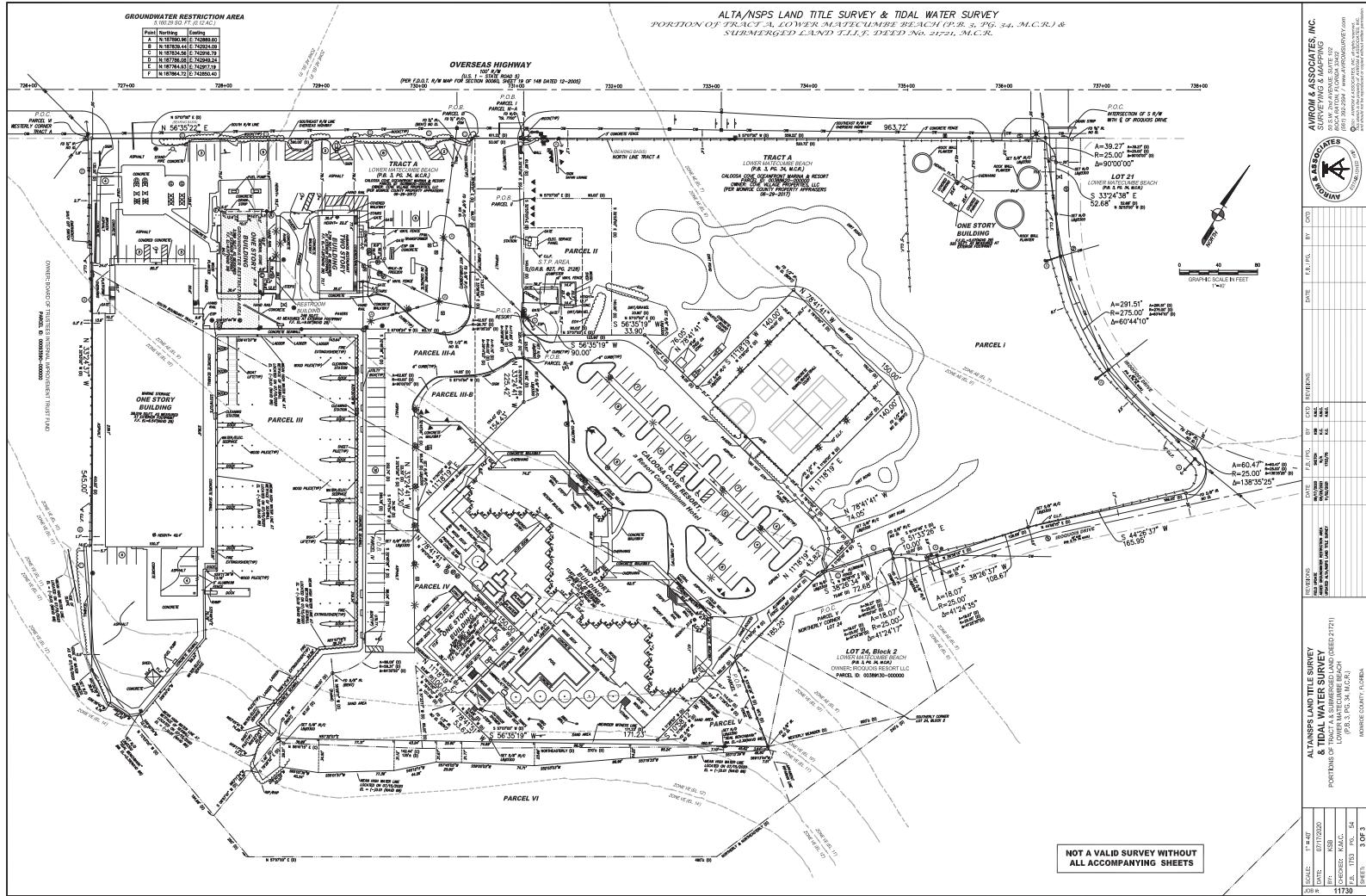
COPYRIGHT 2023 DAVID G. OSBORN, AIA - AR100348

A-1









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  
PLCUP20240083

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

BOT TIIF  
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PLCUP20240083

BOY SCOUTS OF AMERICA  
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S406DT  
Irving, TX 75038  
BUTLER JOHN  
124 Iroquois Dr  
Islamorada, FL 33036  
PLCUP20240083

BUTLER JOHN PATRICK  
124 Iroquois Dr  
Islamorada, FL 33036  
PLCUP20240083

BUTLER JOHN PATRICK  
124 Iroquois Dr  
Islamorada, FL 33036  
PLCUP20240083

BUTLER JOHN PATRICK  
124 Iroquois Dr  
Islamorada, FL 33036  
PLCUP20240083

CALOOSA COVE RESORT  
OWNERS ASSOCIATION INC  
Islamorada, FL 33036  
PLCUP20240083

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OWNERS ASSOCIATION INC  
Islamorada, FL 33036  
PLCUP20240083

CALOOSA COVE RESORT  
OWNERS ASSOCIATION INC  
Islamorada, FL 33036  
PLCUP20240083

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

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

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275B  
CASIANO HUGH A  
PO Box 13422  
Scottsdale, AZ 85267  
PLCUP20240083

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

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

DAVIS DREW  
100 Iroquois Dr  
Apt 3  
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  
Fl 12  
Ft Lauderdale, FL 33301  
FIGARO CASSANDRA LIVING  
88005 Overseas Hwy  
# 10-135  
Islamorada, FL 33036  
PLCUP20240083

EGRET INVESTMENTS  
LIMITED  
201 E Las Olas Blvd  
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PLCUP20240083

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

GARBER BETTINA  
262 Sunset Dr  
Islamorada, FL 33036  
PLCUP20240083

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

GARBER BETTINA  
262 Sunset Dr  
Islamorada, FL 33036  
PLCUP20240083

FLORIDA KEYS AQUEDUCT  
AUTHORITY  
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Key West, FL 33040  
PLCUP20240083

GARBER BETTINA  
262 Sunset Dr  
Islamorada, FL 33036  
PLCUP20240083

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

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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

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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 180<sup>th</sup> Terrace  
Palmetto Bay, FL 33157  
PLCUP20240083

IROQUOIS RESORT LLC  
1628 Galleon Dr  
Naples, FL 34102  
PLCUP20240083

JANAS JOANNE M  
152 Palermo Dr  
Islamorada, FL 33036  
PLCUP20240083

HEFTY GEORGE W  
7860 SW 180<sup>th</sup> Terrace  
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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

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

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

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

MARTINDALE SHERI  
9825 Meadowbrook Ln  
Galena, OH 43021  
PLCUP20240083

JCC LAND TRUST 12/28/00  
C/O COOK DANIEL TRUSTEE  
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9825 Meadowbrook Ln  
Galena, OH 43021  
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

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

MCDONALD PATRICK J  
100 Iroquois DR Apt 4  
Islamorada, FL 33036  
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MOORE TRUETT F  
234 Sunset Dr  
Islamorada, FL 33036  
PLCUP20240083

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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

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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 84<sup>th</sup> 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 84<sup>th</sup> Ave  
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226 Sunset Dr  
Islamorada, FL 33036  
PLCUP20240083

WILSON ALAN  
132 Iroquois Dr  
Islamorada, FL 33036  
PLCUP20240083

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

**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 12<sup>th</sup> DAY OF JUNE 2025.**

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SHARON MAHONEY, MAYOR

ATTEST:

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MARNE MCGRATH, VILLAGE CLERK

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

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JOHN J. QUICK, INTERIM VILLAGE ATTORNEY