



# Islamorada, Village of Islands

SENT VIA FED EX

October 1, 2018

Mr. Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
Caldwell Building  
107 East Madison Street – MSC 160  
Tallahassee, Florida 32399

**RE: Compliance Review of Proposed Comprehensive Plan Amendments  
Islamorada, Village of Islands, Submittal Package  
State Land Planning Agency Amendment ID #: 18-01ACSC**

Dear Mr. Eubanks:

Pursuant to Chapter 163, Part II, Florida Statutes, the Islamorada, Village of Islands Planning and Development Services Department, acting within the Florida Keys Area of Critical State Concern, hereby transmits three (3) copies of its proposed Plan Amendment Submittal Package 18-01 ACSC of the Islamorada, Village of Islands Comprehensive Plan and hereby requests that the Florida Department of Economic Opportunity review the adopted amendments. **The amendments are subject to State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.** One (1) copy of each package is paper and two (2) copies are on CD-ROM in PDF format.

There is one (1) proposed ordinance in the package, summarized in the table below. The ordinance amends the future land use map and provides for a new site specific policy. The proposed amendments affect the following Comprehensive Plan elements:

▪ **Chapter 1: Future Land Use**

One copy of each plan amendment submittal package was transmitted concurrently to each of the following agencies and governments for their review and written response:

- South Florida Regional Planning Council
- Monroe County, Florida
- Florida Department of Environmental Protection
- Florida Department of Transportation
- South Florida Water Management District
- Florida Department of State
- Florida Department of Education

**Summary of the Plan Amendment Submittal Package Content:** Each plan amendment listed below includes the proposed text, copies of recommendations and support documents, including any required data and analysis.

Ord. No.	Amendment Name	Amendment Title	LPA Hearing Date	1st VC Hearing Date	2nd VC Hearing Date
18-01	PROPOSED TEXT AMENDMENT TO POLICY 1-2.4.7	AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.4.7 "LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES" OF THE VILLAGE COMPREHENSIVE PLAN TO REVISE VALUATION CRITERIA FOR TRANSIENT RENTALS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY	8/21/18	9/27/18	Tent. 10/18/18

- The proposed amendment is related to the Florida Keys Area of Critical State Concern, pursuant to Section 380.05, Florida Statutes.
- The plan amendment is not within Orange, Lake or Seminole Counties and, therefore, the plan amendments do not apply to the Wekiva River Protection Area pursuant to Chapter 369, Part III, Florida Statutes.
- A copy of the complete amendment package including supporting data and analysis has been mailed to all of the required review agencies on the date of this letter.
- The amendment is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.
- The proposed amendment does not update the five-year schedule of Capital Improvements.
- There were no requests for citizen courtesy information.

The following person is familiar with the proposed amendments and is responsible for ensuring that the materials transmitted are complete:

Ty Harris  
 Director of Planning  
 Islamorada, Village of Islands  
 86800 Overseas Highway  
 Islamorada, Florida 33036-3162  
 Phone 305.664.6422 Fax 305.664.6464  
[planningdirector@islamorada.fl.us](mailto:planningdirector@islamorada.fl.us)

Thank you in advance for your timely review of these materials. Should you have any questions about the proposed amendments, please contact us.

Sincerely,



Ty Harris  
Director of Planning

Encl.

Cc:	Alyssa Joneswood, Resiliency Planner & Economic Development, SFRPC	Sent Electronically
	Isabel Moreno, Administrative Assistant, SFRPC	Sent Electronically
	Emily Schemper, Asst. Director, Monroe County Planning and Environmental Resources	Sent Electronically
	Plan Reviewer, FDEP	Sent Electronically
	Dat Huynh, Transportation Planner, FDOT District 6	Sent Electronically
	Terese Manning, Policy and Planning Analyst, SFWMD	Sent Electronically
	Deena Woodward, Historic Preservation Planner, FDOS	Sent Electronically
	Barbara Powell, Areas of Critical State Concern Administrator, DEO	Sent Electronically
	Kylene J. Casey, Growth Management & Legislative Liaison, FDOE	Sent Electronically
	Village Council (no enclosures)	Sent Electronically
	Seth Lawless, Village Manager (no enclosures)	Sent Electronically
	Roget. V. Bryan, Village Attorney (no enclosures)	Sent Electronically

**ORDINANCE NO.**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.4.7 “LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES” OF THE VILLAGE COMPREHENSIVE PLAN TO REVISE VALUATION CRITERIA FOR TRANSIENT VACATION RENTALS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Islamorada, Village of Islands, Florida (the “Village”) proposes to amend (the “Amendment”) the Village Comprehensive Plan (the “Comprehensive Plan”); and

**WHEREAS**, the Village’s Comprehensive Plan became effective December 6, 2001; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the status of the adopted comprehensive plan in adequately addressing changing conditions; and

**WHEREAS**, the nationwide recession has negatively affected assessed property values within the Village, which has created a projected short-term imbalance in the gap between market rate and affordable dwelling units; and

**WHEREAS**, the assessed property values within the Village have not recovered to pre-recession values due to Florida Statute 193.1556 which limits the amount that assessed values can increase for non-homesteaded properties to a maximum of ten percent (10%); and

**WHEREAS**, Policy 1-2.4.7 “Limit Transient Rental Use of Residential Properties” requires an amendment to remedy this projected short-term imbalance; and

**WHEREAS**, the Village has conducted duly noticed public hearings for the Comprehensive Plan Amendment pursuant to Section 163.3184(11), Florida Statutes; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

**WHEREAS**, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the principles for guiding development in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act; and

**WHEREAS**, the Village Council finds that the adoption of this Ordinance is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents.

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

**Section 1.**     **Recitals.** The above recitals are true and correct and incorporated herein by this reference.

**Section 2.**     **Comprehensive Plan Amendment.** Policy 1-2.4.7 of the Islamorada, Village of Islands Comprehensive Plan is amended to read as follows:

Additional text is shown as <u>underlined</u> ;	deleted text is shown as <del>strikethrough</del>
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\* \* \* \* \*

**Policy 1-2.4.7: Limit Transient Rental Use of Residential Properties.**

\* \* \* \* \*

2. The annual registration shall allow up to a total of 331 single family and multifamily transient rental units. For each annual registration period after the initial registration period, the following shall additionally apply:
  - a. No new transient rental unit shall be allowed in any Residential Medium (RM) Future Land Use Map category, in mobile home parks or in the Settlers Residential zoning district.
  - b. No new transient rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the median adjusted gross annual income for households within Monroe County. Notwithstanding the foregoing, the year 2007 Monroe County Property Appraiser assessed values shall be used through the year ~~2018~~ 2020 to account for the nationwide economic recession, which caused an unpredictable decrease in values not contemplated at the time of adoption.
  - c. No new transient rental unit in the RC, RL, or a Future Land Use Map category may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 900% of the median adjusted gross annual income for households within Monroe County.

\* \* \* \* \*

**Section 3.**     **Transmittal.** Pursuant to Sections 163.3184, Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Economic Opportunity (the “DEO”).

**Section 4.**     **Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 5.**     **Effective Date.** This Ordinance shall not become effective until a Notice of Intent has been issued by DEO finding the Comprehensive Plan Amendment to be in compliance as defined in Section 163.3184(1)(b), Florida Statutes. If timely challenged, the Comprehensive Plan

Amendment shall not become effective until DEO or the Administration Commission enters a final order determining the adopted Comprehensive Plan Amendments to be in compliance.

The foregoing Ordinance was offered by Vice Mayor Deb Gillis, who moved for its adoption on first reading. This motion was seconded Councilwoman Cheryl Meads, and upon being put to a vote, the vote was as follows:

Mayor Chris Sante	YES
Vice Mayor Deb Gillis	YES
Councilman Mike Forster	YES
Councilman Jim Mooney	YES
Councilman Cheryl Meads	YES

**PASSED** on the first reading this 27<sup>th</sup> day of September, 2018.

The foregoing Ordinance was offered by \_\_\_\_\_, who moved for its adoption on second reading. This motion was seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Mayor Chris Sante	_____
Vice Mayor Deb Gillis	_____
Councilman Mike Forster	_____
Councilman Jim Mooney	_____
Councilman Cheryl Meads	_____

**PASSED AND ADOPTED** on the second reading this \_\_\_ day of \_\_\_\_\_, 2018.

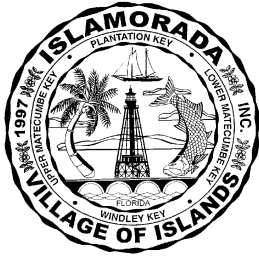
\_\_\_\_\_  
CHRIS SANTE, MAYOR

ATTEST:

\_\_\_\_\_  
KELLY TOTH, VILLAGE CLERK

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

\_\_\_\_\_  
ROGET V. BRYAN, VILLAGE ATTORNEY



## Council Communication

**To:** Mayor and Village Council

**Through:** Seth Lawless, Village Manager

**From:** Ty Harris, Director of Planning

**Date:** September 27, 2018

**SUBJECT: TEXT AMENDMENT TO POLICY 1-2.4.7 “LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES” OF THE ISLAMORADA, VILLAGE OF ISLANDS, COMPREHENSIVE PLAN**

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### **Background:**

Policy 1-2.4.7 of the Village Comprehensive Plan was adopted with certain required minimum assessed values for reasons including, but not limited to, compliance with the principle of providing affordable housing. There is sufficient data and analysis supporting the policy, however the nationwide economic recession caused a portion of properties located within the Residential High (RH) and Mixed Use (MU) Future Land Use Map (FLUM) categories (whose owners have previously complied with the policy) to fall below the minimum required assessed values. The amount of the decreases in these assessed values was unpredictable and consequently, planning staff believes that an exception should be allowed for properties within the RH or MU FLUM categories that meet the required minimum assessed values using the Monroe County Property Appraiser 2007 values. The intent is that these properties should be allowed to qualify as vacation rentals notwithstanding the current values. Furthermore, staff believes that this exception should continue through the 2020 property appraiser’s values in order to provide additional time for values to continue to rise.

At the September 10, 2018 Local Planning Agency (LPA) Meeting, the LPA considered the proposed Ordinance (Attachment A) and recommended approval of through a 4-0 vote.

### **Analysis:**

Village Ordinances 11-08, 13-23 and 16-18 permitted the Village to utilize the 2007 assessed property values through the 2018 Vacation Rental Licensing period. According to the current regulations, each vacation rental unit must assess in excess of six hundred percent (600%) of the median annual income for Monroe County. In 2007, the median annual income for Monroe County was \$62,500; therefore, each unit must assess in excess of \$375,000.00. This exemption will expire September 30, 2018 which would then require staff to utilize the 2017 assessed values for the upcoming 2018-2019 Vacation Rental Licensing period. The median annual



income in 2017 for Monroe County was \$84,400.00; therefore, the unit must assess in excess of \$506,400.00.

The proposed amendment would allow properties within the RH or MU FLUM categories to apply for vacation rental licenses utilizing the 2007 values through the 2020 license period, assuming that they comply with all other vacation rental regulations. This modification would apply to properties that previously have applied for and received a vacation rental license as well as those properties that are applying for the first time.

As noted previously, the Village adopted Ordinances 11-08, 13-23 and 16-18 in order to assist property owners who had previously qualified for vacation rentals but were affected by the economic downturn. Unfortunately, the assessed values of properties within the Village have not returned to the levels prior to the economic downturn. This, in part, is due to Florida Statute 193.1556 which limits the amount that assessed property values can increase for non-homesteaded properties to a maximum of ten percent (10%).

Of the one-hundred-thirteen (113) existing licensed vacation rentals within the Village, staff compared the assessed values from 2007/2008 to the 2017 assessed values and found that of the one-hundred-thirteen (113) existing vacation rental properties, only eight (8) properties have returned to the pre-recession values (Attachment B)<sup>1</sup>.

Utilizing these same properties with existing vacation rental licenses, staff compared the assessed values for 2017 to the minimum assessed value based upon the 2017 median annual income required to register a vacation rental license and found that only forty-four (44) of the existing one-hundred-thirteen (113) would be eligible for a vacation rental license (Attachment C).

Based on the numbers above, it appears that creating an exception to allow certain properties to qualify, either which previously qualified or were eligible to qualify, is justified.

**Consistency with Goals, Objectives and Policies of Comprehensive Plan:**

The proposed amendment would affect only a small portion of properties. These properties would continue to need to comply with all other provisions of the Comprehensive Plan, including but not limited to Policies 1-2.4.7 and 1-2.4.8 regarding vacation rentals.

*The requested text amendment is therefore consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.*

**Compatibility with Chapter 380.0552(7), Florida Statutes, Principles for Guiding Development (Florida Keys Area of Critical State Concern)**

The following are the principles pursuant to the Florida Keys Area of Critical State Concern designation:

- (a) *To strengthen local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.*

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<sup>1</sup> The 2008 assessed values were utilized for properties that were not assessed in 2007.

The proposed Comprehensive Plan text amendment would have no effect on local government's capabilities for managing land use and development as the policies would continue to allow the Village to enforce the ordinances regulating vacation rentals.

*(b) To protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.*

The proposed Comprehensive Plan text amendment would not adversely affect shoreline and marine resources including seagrass beds, wetlands, fish and wildlife or their habitat.

*(c) To protect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.*

The proposed Comprehensive Plan text amendment would not adversely affect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation, dune ridges and beaches, wildlife, and their habitat.

*(d) To ensure the maximum well-being of the Florida Keys and its citizens through sound economic development.*

The proposed Comprehensive Plan text amendment would not adversely affect the well-being of the Florida Keys and its citizens or the basis of sound economic development.

*(e) To limit the adverse impacts of development on the quality of water throughout the Florida Keys.*

The proposed Comprehensive Plan text amendment would not adversely impact the quality of water throughout the Florida Keys.

*(f) To enhance natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.*

The proposed Comprehensive Plan text amendment would not adversely affect natural scenic resources, the aesthetic benefits of the natural environment, nor would it affect the unique historic character of the Florida Keys.

*(g) To protect the historical heritage of the Florida Keys.*

The proposed Comprehensive Plan text amendment would not adversely affect the historical heritage of the Florida Keys.

*(h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:*

- 1. The Florida Keys Aqueduct and water supply facilities;*
- 2. Sewage collection and disposal facilities;*
- 3. Solid waste collection and disposal facilities;*
- 4. Key West Naval Air Station and other military facilities;*
- 5. Transportation facilities;*
- 6. Federal parks, wildlife refuges, and marine sanctuaries;*
- 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;*

8. *City electric service and the Florida Keys Electric Co-op; and*
9. *Other utilities, as appropriate.*

The proposed Comprehensive Plan text amendment would not adversely impact the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

*(i) To limit the adverse impacts of public investments on the environmental resources of the Florida Keys.*

The proposed Comprehensive Plan text amendment would not increase adverse impacts of public investments on the environmental resources of the Florida Keys.

*(j) To make available adequate affordable housing for all sectors of the population of the Florida Keys.*

The proposed Comprehensive Plan text amendment is not anticipated to have an effect on the amount of available affordable housing for all sectors of the population of the Florida Keys.

*(k) To provide adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.*

The proposed Comprehensive Plan text amendment would not affect the provision of adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.

*(l) To protect the public health, safety, and welfare of the citizens of the Florida Keys and maintain the Florida Keys as a unique Florida resource.*

The proposed Comprehensive Plan text amendment is not anticipated to adversely affect the health, safety, or welfare of the citizens of the Florida Keys.

**The proposed text amendment is compatible with Chapter 380.0552(7), Florida Statutes, Principles for Guiding Development (Florida Keys Area of Critical State Concern.)**

**Budget Impact:**

The proposed Ordinance (Attachment A) is anticipated to have a direct budget impact by allowing additional vacation rental applications to be submitted and processed.

**Staff Impact:**

Staff impact is anticipated to be limited to processing applications for Vacation Rental Licenses.

**Recommendation:**

It is recommended that the Village Council pass the proposed Ordinance on first reading.

**ORDINANCE NO.**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.4.7 “LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES” OF THE VILLAGE COMPREHENSIVE PLAN TO REVISE VALUATION CRITERIA FOR TRANSIENT VACATION RENTALS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Islamorada, Village of Islands, Florida (the “Village”) proposes to amend (the “Amendment”) the Village Comprehensive Plan (the “Comprehensive Plan”); and

**WHEREAS**, the Village’s Comprehensive Plan became effective December 6, 2001; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the status of the adopted comprehensive plan in adequately addressing changing conditions; and

**WHEREAS**, the nationwide recession has negatively affected assessed property values within the Village, which has created a projected short-term imbalance in the gap between market rate and affordable dwelling units; and

**WHEREAS**, the assessed property values within the Village have not recovered to pre-recession values due to Florida Statute 193.1556 which limits the amount that assessed values can increase for non-homesteaded properties to a maximum of ten percent (10%); and

**WHEREAS**, Policy 1-2.4.7 “Limit Transient Rental Use of Residential Properties” requires an amendment to remedy this projected short-term imbalance; and

**WHEREAS**, the Village has conducted duly noticed public hearings for the Comprehensive Plan Amendment pursuant to Section 163.3184(11), Florida Statutes; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

**WHEREAS**, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the principles for guiding development in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act; and

**WHEREAS**, the Village Council finds that the adoption of this Ordinance is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents.

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

**Section 1.**     **Recitals.** The above recitals are true and correct and incorporated herein by this reference.

**Section 2.**     **Comprehensive Plan Amendment.** Policy 1-2.4.7 of the Islamorada, Village of Islands Comprehensive Plan is amended to read as follows:

Additional text is shown as <u>underlined</u> ;	deleted text is shown as <del>strikethrough</del>
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\* \* \* \* \*

**Policy 1-2.4.7: Limit Transient Rental Use of Residential Properties.**

\* \* \* \* \*

2. The annual registration shall allow up to a total of 331 single family and multifamily transient rental units. For each annual registration period after the initial registration period, the following shall additionally apply:
  - a. No new transient rental unit shall be allowed in any Residential Medium (RM) Future Land Use Map category, in mobile home parks or in the Settlers Residential zoning district.
  - b. No new transient rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the median adjusted gross annual income for households within Monroe County. Notwithstanding the foregoing, the year 2007 Monroe County Property Appraiser assessed values shall be used through the year ~~2018~~ 2020 to account for the nationwide economic recession, which caused an unpredictable decrease in values not contemplated at the time of adoption.
  - c. No new transient rental unit in the RC, RL, or a Future Land Use Map category may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 900% of the median adjusted gross annual income for households within Monroe County.

\* \* \* \* \*

**Section 3.**     **Transmittal.** Pursuant to Sections 163.3184, Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Economic Opportunity (the “DEO”).

**Section 4.**     **Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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Amendment shall not become effective until DEO or the Administration Commission enters a final order determining the adopted Comprehensive Plan Amendments to be in compliance.

The foregoing Ordinance was offered by \_\_\_\_\_, who moved for its adoption on first reading. This motion was seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Mayor Chris Sante \_\_\_\_\_  
Vice Mayor Deb Gillis \_\_\_\_\_  
Councilman Mike Forster \_\_\_\_\_  
Councilman Jim Mooney \_\_\_\_\_  
Councilman Cheryl Meads \_\_\_\_\_

**PASSED** on the first reading this 27<sup>th</sup> day of September, 2018.

The foregoing Ordinance was offered by \_\_\_\_\_, who moved for its adoption on second reading. This motion was seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Mayor Chris Sante \_\_\_\_\_  
Vice Mayor Deb Gillis \_\_\_\_\_  
Councilman Mike Forster \_\_\_\_\_  
Councilman Jim Mooney \_\_\_\_\_  
Councilman Cheryl Meads \_\_\_\_\_

**PASSED AND ADOPTED** on the second reading this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
CHRIS SANTE, MAYOR

ATTEST:

\_\_\_\_\_  
KELLY TOTH, VILLAGE CLERK

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

\_\_\_\_\_  
ROGET V. BRYAN, VILLAGE ATTORNEY

Table 1. Comparison of 2007/2008 and 2017 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

2017/2018	Address	Unit	RE	FLUM	2007 Value	2008 Value	2017 Value	Difference
VR-021	80639 Old Highway	#304	00397700-000104	RH	\$921,375	\$869,323	\$787,212	(\$134,163)
VR-023	200 Wrenn St.	#512	00092240-000348	RH	\$562,383	\$469,855	\$325,674	(\$236,709)
VR-024	200 Wrenn St.	#511	00092240-000347	RH	\$562,383	\$469,855	\$325,674	(\$236,709)
VR-027	80639 Old Highway	309	00397700-000109	RH	\$921,375	\$869,323	\$787,212	(\$134,163)
VR-034	101 Gulfview Drive	#202A	00394470-000202	RH	\$755,000	\$625,671	\$532,076	(\$222,924)
VR-049	101 Gulfview Drive	#106	00394470-000106	RH	\$755,000	\$625,671	\$479,502	(\$275,498)
VR-051	101 Gulfview Drive	#311	00394470-000311	RH	\$765,960	\$707,009	\$478,576	(\$287,384)
VR-053	101 Gulfview Drive	215 D	00394470-000215	RH	\$714,405	\$547,885	\$451,864	(\$262,541)
VR-054	88540 Overseas Highway	#133	00417441-003300	RH	\$488,900	\$440,847	\$517,113	\$28,213
VR-060	200 Wrenn St.	#409	00092240-000333	RH	\$549,886	\$450,278	\$273,323	(\$276,563)
VR-063	88540 Overseas Highway	#204	00417442-001000	RH	\$379,500	\$313,603	\$209,713	(\$169,787)
VR-084	82246 Overseas Highway	Unit A Upper	00399900-000000	RH	\$2,063,147	\$1,924,501	\$1,433,477	(\$629,670)
VR-085	82246 Overseas Highway	Unit B Lower	00399900-000000	RH	\$2,063,147	\$1,924,501	\$1,433,477	(\$629,670)
VR-086	82246 Overseas Highway	Unit C Cottage	00399900-000000	RH	\$2,063,147	\$1,924,501	\$1,433,477	(\$629,670)
VR-088	101 Gulfview Drive	#C312	00394470-000312	RH	\$1,049,340	\$875,193	\$624,419	(\$424,921)
VR-095	88540 Overseas Highway	#134	00417441-003400	RH	\$488,900	\$440,847	\$340,376	(\$148,524)
VR-096	88540 Overseas Highway	#703	00417441-000300	RH	\$488,900	\$440,847	\$340,376	(\$148,524)
VR-098	101 Gulfview Drive	211	00394470-000211	RH	\$755,000	\$625,671	\$475,667	(\$279,333)
VR-102	200 Wrenn Street	#612	00092240-000360	RH	\$568,632	\$489,432	\$324,572	(\$244,060)
VR-117	88540 Overseas Highway	#401	00417442-001900	RH	\$518,750	\$463,971	\$324,713	(\$194,037)
VR-124	80639 Old Highway	#306	00397700-000106	RH	\$921,375	\$869,323	\$787,212	(\$134,163)
VR-134	101 Gulfview Drive	#214	00394470-000214	RH	\$900,000	\$648,074	\$538,197	(\$361,803)



Table 1. Comparison of 2007/2008 and 2017 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

VR-135	101 Gulfview Drive	#116	00394470-000116	RH	\$900,000	\$648,074	\$538,197	(\$361,803)
VR-172	88500 Overseas Highway	#407	00414510-008500	RH	\$415,208	\$341,817	\$228,381	(\$186,827)
VR-174	88540 Overseas Highway	#305	00417442-001700	RH	\$388,300		\$204,529	(\$183,771)
VR-175	200 Wrenn Street	#506	00092240-000342	RH	\$449,906		\$287,261	(\$162,645)
VR-176	101 Gulfview Drive	#304A	00394470-000304	RH	\$1,049,340	\$875,193	\$703,715	(\$345,625)
VR-177	88540 Overseas Highway	#403	00417442-002100	RH	\$388,300	\$313,603	\$253,736	(\$134,564)
VR-178	88540 Overseas Highway	#302	00417442-001400	RH	\$388,300	\$313,603	\$220,355	(\$167,945)
VR-179	88540 Overseas Highway	#A102	00417442-000200	RH	\$379,500		\$199,070	(\$180,430)
VR-180	88540 Overseas Highway	#404	00417442-002200	RH	\$388,300	\$313,603	\$278,010	(\$110,290)
VR-182	88540 Overseas Highway	#A603	00417442-003300	RH	\$388,300	\$313,603	\$325,776	(\$62,524)
VR-183	200 Wrenn Street	#405	00092240-000329	RH	\$443,658	\$352,391	\$250,755	(\$192,903)
VR-185	88540 Overseas Highway	#206	00417442-001200	RH	\$488,750	\$463,971	\$381,090	(\$107,660)
VR-186	88540 Overseas Highway	#A103	00417442-000300	RH	\$379,500	\$298,669	\$259,801	(\$119,699)
VR-190	200 Wrenn St	#607	00092240-000355	RH	\$456,155	\$371,969	\$286,573	(\$169,582)
VR-191	200 Wrenn St	#206	00092240-000306	RH	\$381,171	\$313,237	\$231,948	(\$149,223)
VR-196	101 Gulfview Drive	#207B	00394470-000207	RH	\$755,000	\$625,671	\$493,273	(\$261,727)
VR-201	101 Gulfview Drive	101A	00394470-000101	RH	\$900,000	\$732,941	\$670,856	(\$229,144)
VR-206	101 Gulfview Drive	303	00394470-000303	RH	\$805,400		\$546,278	(\$259,122)
VR-207	101 Gulfview Drive	316	00394470-000316	RH	\$901,570	\$777,689	\$581,320	(\$320,250)
VR-211	101 Gulfview Drive	209 C	00394470-000209	RH	\$900,000	\$774,507	\$610,791	(\$289,209)
VR-213	101 Gulfview Drive	216	00394470-000216	RH	\$900,000	\$648,074	\$593,124	(\$306,876)
VR-218	88540 Overseas Highway	#715	00417441-001500	RH	\$488,900	\$440,847	\$340,376	(\$148,524)
VR-220	88540 Overseas Highway	#501	00417442-002500	RH	\$518,750	\$463,971	\$351,574	(\$167,176)
VR-221	88540 Overseas Highway	#702	00417441-000200	RH	\$488,900	\$440,847	\$340,376	(\$148,524)
VR-222	88500 Overseas Highway	108	00414510-000200	RH	\$387,550	\$360,536	\$248,563	(\$138,987)
VR-225	101 Gulfview Drive	D 114	00394470-000114	RH	\$900,000	\$648,074	\$538,197	(\$361,803)

Table 1. Comparison of 2007/2008 and 2017 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

VR-229	88540 Overseas Highway	705	00417441-000500	RH	\$488,900	\$440,847	\$340,376	(\$148,524)
VR-231	140 Aregood Lane	3A	00414991-000500	RH	\$848,927	\$815,912	\$391,851	(\$457,076)
VR-233	88540 Overseas Highway	112	00417441-001200	RH	\$463,992	\$440,847	\$443,073	(\$20,919)
VR-243	88540 Overseas Hwy	#11	00417441-001100	RH	\$488,900	\$440,847	\$426,026	(\$62,874)
VR-245	101 Gulfview Drive	110 C	00394470-000110	RH	\$755,000	\$625,671	\$452,758	(\$302,242)
VR-246	200 Wrenn Street	309	00092240-000321	RH	\$518,642	\$430,700	\$257,916	(\$260,726)
VR-248	88540 Overseas Highway	504	00417442-002800	RH	\$388,300	\$313,603	\$277,398	(\$110,902)
VR-249	200 Wrenn Street	507	00092240-000343	RH	\$449,906	\$362,180	\$303,791	(\$146,115)
VR-250	88540 Overseas Highway	A 106	00417442-000600	RH	\$488,750	\$441,877	\$264,095	(\$224,655)
VR-256	101 Gulfview Drive	104	00394470-000104	RH	\$900,000		\$648,873	(\$251,127)
VR-260	101 Gulfview Drive	B108	00394470-000108	RH	\$900,000		\$631,636	(\$268,364)
VR-058	129 Anglers Way		00094190-000129	MU	-	\$473,590	\$465,344	(\$8,246)
VR-268	200 Wrenn Street	407	00092240-000331	RH	\$443,658		\$290,367	(\$153,291)
VR-269	200 Wrenn Street	404	00092240-000328	RH	\$443,658		\$275,549	(\$168,109)
VR-279	200 Wrenn Street	610	00092240-000358	RH	\$568,632		\$343,988	(\$224,644)
VR-282	200 Wrenn Street	510	00092240-000346	RH	\$562,383		\$343,888	(\$218,495)
VR-009	101 Anglers Way		0094190-000101	MU		\$563,427	\$541,148	(\$22,279)
VR-028	112 Madeira Lane		00399420-000000	MU	\$2,608,275		\$434,600	(\$2,173,675)
VR-031	150 Anglers Way		00094190-000105	MU		\$655,948	\$553,557	(\$102,391)
VR-097	140 Anglers Way		00094190-000140	MU	-	\$720,379	\$661,372	(\$59,007)
VR-100	81912 Overseas Highway		00399300-000000	MU	\$1,965,995	\$1,915,178	\$1,285,886	(\$680,109)
VR-103	105 Anglers Way		00094190-000105	MU	\$532,077		\$489,084	(\$42,993)
VR-136	120 Anglers Way		00094190-000120	MU	-	\$464,080	\$470,976	\$6,896
VR-148	148 Anglers Way		00094190-000148	MU	-	\$660,742	\$600,890	(\$59,852)
VR-149	125 Carroll Street	Beach House	00400800-000000	MU	\$3,699,622	\$2,992,069	\$3,173,891	(\$525,731)

Table 1. Comparison of 2007/2008 and 2017 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

VR-150	125 Carroll Street	#O1	00400800-000000	MU	\$3,699,622	\$2,992,069	\$3,173,891	(\$525,731)
VR-151	125 Carroll Street	#O2	00400800-000000	MU	\$3,699,622	\$2,992,069	\$3,173,891	(\$525,731)
VR-152	117 Carroll Street	#F2	00400730-000000	MU	\$3,699,622	\$2,992,069	\$3,173,891	(\$525,731)
VR-153	117 Carroll Street	#F1	00400730-000000	MU	\$3,699,622	\$2,992,069	\$3,173,891	(\$525,731)
VR-154	117 Carroll Street	#A2	00400730-000000	MU	\$3,699,622	\$2,992,069	\$3,173,891	(\$525,731)
VR-163	121 Anglers Way		00094190-000121	MU	-	\$464,410	\$410,432	(\$53,978)
VR-164	149 Anglers Way		00094190-000149	MU	\$658,135		\$587,431	(\$70,704)
VR-165	110 Anglers Way		00094190-000110	MU	-	\$600,630	\$526,844	(\$73,786)
VR-166	124 Anglers Way		00094190-000124	MU	-	\$710,324	\$612,007	(\$98,317)
VR-167	116 Anglers Way		00094190-000116	MU	-	\$603,984	\$540,809	(\$63,175)
VR-168	127 Anglers Way		00094190-000127	MU		\$570,543	\$492,595	(\$77,948)
VR-170	111 Anglers Way		00094190-000111	MU	-	\$543,112	\$498,076	(\$45,036)
VR-173	109 Anglers Way		00094190-000109	MU	-	\$515,872	\$471,312	(\$44,560)
VR-195	84371 Overseas Highway		00093920-000101	MU	\$484,866	\$409,418	\$314,500	(\$170,366)
VR-210	146 Anglers Way		00094190-000212	MU	-	\$417,560	\$582,496	\$164,936
VR-212	107 Anglers Way		00094190-000107	MU	-	\$565,050	\$442,987	(\$122,063)
VR-214	104 Anglers Way		00094190-000104	MU		\$544,940	\$499,872	(\$45,068)
VR-215	115 Anglers Way		00094190-000115	MU	-	\$541,371	\$495,040	(\$46,331)
VR-217	130 Anglers Way		00094190-000130	MU	-	\$468,337	\$458,866	(\$9,471)
VR-224	106 Anglers Way		00094190-000106	MU	-	\$544,860	\$498,304	(\$46,556)
VR-226	147 Anglers Way		00094190-000147	MU	-	\$417,560	\$677,912	\$260,352
VR-227	114 Anglers Way		00094190-000114	MU	-	\$546,337	\$500,342	(\$45,995)
VR-228	134 Anglers Way		00094190-000134	MU	-	\$486,763	\$465,895	(\$20,868)
VR-237	119 Anglers Way		00094190-000119	MU	-	\$467,681	\$380,853	(\$86,828)
VR-238	125 Anglers Way		00094190-000125	MU	-	\$668,478	\$498,147	(\$170,331)
VR-239	126 Anglers Way		00094190-000126	MU	-	\$667,285	\$506,501	(\$160,784)

Table 1. Comparison of 2007/2008 and 2017 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

VR-240	128 Anglers Way		00094190-000128	MU	-	\$566,394	\$419,420	(\$146,974)
VR-241	136 Anglers Way		00094190-000136	MU	-	\$574,899	\$432,881	(\$142,018)
VR-255	112 Anglers Way		00094190-000112	MU	-	\$514,621	\$498,341	(\$16,280)
VR-258	117 Anglers Way		00094190-000117	MU	-	\$ 241,280	\$ 384,594	\$ 143,314
VR-260	101 Gulfview Drive	B-108	00394470-000108	RH	\$ 900,000	\$ 774,507	\$ 631,636	(\$268,364)
VR-267	113 Anglers Way		00094190-000113	MU		\$546,847	\$501,179	(\$45,668)
VR-281	102 Anglers Way		00094190-000102	MU		\$543,136	\$498,474	(\$44,662)
VR-284	81611 Old Hwy		00401790-000000	MU	\$639,365		\$659,465	\$20,100
VR-285	118 Anglers Way		00094190-000118	MU		\$465,241	\$487,206	\$21,965
VR-291	102 Mastic Street	#1	00399040-000000	MU	\$612,000		\$554,447	(\$57,553)
VR-294	135 Anglers Way		00094190-000135	MU		\$572,177	\$534,598	(\$37,579)
VR-295	151 Anglers Way		00094190-000151	MU		\$657,680	\$593,566	(\$64,114)
VR-296	145 Anglers Way		00094190-000145	MU		\$664,821	\$601,429	(\$63,392)
VR-299	74560 Overseas Hwy		00394480-000105	MU	\$595,947		\$775,451	\$179,504



Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

2017/2018	Address	Unit	RE	FLUM	2017 Value	2017 Min Value	Difference
VR-021	80639 Old Highway	#304	00397700-000104	RH	\$787,212	\$506,400	\$280,812
VR-023	200 Wrenn St.	#512	00092240-000348	RH	\$325,674	\$506,400	(\$180,726)
VR-024	200 Wrenn St.	#511	00092240-000347	RH	\$325,674	\$506,400	(\$180,726)
VR-027	80639 Old Highway	309	00397700-000109	RH	\$787,212	\$506,400	\$280,812
VR-034	101 Gulfview Drive	#202A	00394470-000202	RH	\$532,076	\$506,400	\$25,676
VR-049	101 Gulfview Drive	#106	00394470-000106	RH	\$479,502	\$506,400	(\$26,898)
VR-051	101 Gulfview Drive	#311	00394470-000311	RH	\$478,576	\$506,400	(\$27,824)
VR-053	101 Gulfview Drive	215 D	00394470-000215	RH	\$451,864	\$506,400	(\$54,536)
VR-054	88540 Overseas Highway	#133	00417441-003300	RH	\$517,113	\$506,400	\$10,713
VR-060	200 Wrenn St.	#409	00092240-000333	RH	\$273,323	\$506,400	(\$233,077)
VR-063	88540 Overseas Highway	#204	00417442-001000	RH	\$209,713	\$506,400	(\$296,687)
VR-084	82246 Overseas Highway	Unit A Upper	00399900-000000	RH	\$1,433,477	\$506,400	\$927,077
VR-085	82246 Overseas Highway	Unit B Lower	00399900-000000	RH	\$1,433,477	\$506,400	\$927,077
VR-086	82246 Overseas Highway	Unit C Cottage	00399900-000000	RH	\$1,433,477	\$506,400	\$927,077
VR-088	101 Gulfview Drive	#C312	00394470-000312	RH	\$624,419	\$506,400	\$118,019
VR-095	88540 Overseas Highway	#134	00417441-003400	RH	\$340,376	\$506,400	(\$166,024)
VR-096	88540 Overseas Highway	#703	00417441-000300	RH	\$340,376	\$506,400	(\$166,024)
VR-098	101 Gulfview Drive	211	00394470-000211	RH	\$475,667	\$506,400	(\$30,733)
VR-102	200 Wrenn Street	#612	00092240-000360	RH	\$324,572	\$506,400	(\$181,828)
VR-117	88540 Overseas Highway	#401	00417442-001900	RH	\$324,713	\$506,400	(\$181,687)
VR-124	80639 Old Highway	#306	00397700-000106	RH	\$787,212	\$506,400	\$280,812
VR-134	101 Gulfview Drive	#214	00394470-000214	RH	\$538,197	\$506,400	\$31,797

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-135	101 Gulfview Drive	#116	00394470-000116	RH	\$538,197	\$506,400	\$31,797
VR-172	88500 Overseas Highway	#407	00414510-008500	RH	\$228,381	\$506,400	(\$278,019)
VR-174	88540 Overseas Highway	#305	00417442-001700	RH	\$204,529	\$506,400	(\$301,871)
VR-175	200 Wrenn Street	#506	00092240-000342	RH	\$287,261	\$506,400	(\$219,139)
VR-176	101 Gulfview Drive	#304A	00394470-000304	RH	\$703,715	\$506,400	\$197,315
VR-177	88540 Overseas Highway	#403	00417442-002100	RH	\$253,736	\$506,400	(\$252,664)
VR-178	88540 Overseas Highway	#302	00417442-001400	RH	\$220,355	\$506,400	(\$286,045)
VR-179	88540 Overseas Highway	#A102	00417442-000200	RH	\$199,070	\$506,400	(\$307,330)
VR-180	88540 Overseas Highway	#404	00417442-002200	RH	\$278,010	\$506,400	(\$228,390)
VR-182	88540 Overseas Highway	#A603	00417442-003300	RH	\$325,776	\$506,400	(\$180,624)
VR-183	200 Wrenn Street	#405	00092240-000329	RH	\$250,755	\$506,400	(\$255,645)
VR-185	88540 Overseas Highway	#206	00417442-001200	RH	\$381,090	\$506,400	(\$125,310)
VR-186	88540 Overseas Highway	#A103	00417442-000300	RH	\$259,801	\$506,400	(\$246,599)
VR-190	200 Wrenn St	#607	00092240-000355	RH	\$286,573	\$506,400	(\$219,827)
VR-191	200 Wrenn St	#206	00092240-000306	RH	\$231,948	\$506,400	(\$274,452)
VR-196	101 Gulfview Drive	#207B	00394470-000207	RH	\$493,273	\$506,400	(\$13,127)
VR-201	101 Gulfview Drive	101A	00394470-000101	RH	\$670,856	\$506,400	\$164,456
VR-206	101 Gulfview Drive	303	00394470-000303	RH	\$546,278	\$506,400	\$39,878
VR-207	101 Gulfview Drive	316	00394470-000316	RH	\$581,320	\$506,400	\$74,920
VR-211	101 Gulfview Drive	209 C	00394470-000209	RH	\$610,791	\$506,400	\$104,391
VR-213	101 Gulfview Drive	216	00394470-000216	RH	\$593,124	\$506,400	\$86,724
VR-218	88540 Overseas Highway	#715	00417441-001500	RH	\$340,376	\$506,400	(\$166,024)
VR-220	88540 Overseas Highway	#501	00417442-002500	RH	\$351,574	\$506,400	(\$154,826)
VR-221	88540 Overseas Highway	#702	00417441-000200	RH	\$340,376	\$506,400	(\$166,024)
VR-222	88500 Overseas Highway	108	00414510-000200	RH	\$248,563	\$506,400	(\$257,837)
VR-225	101 Gulfview Drive	D 114	00394470-000114	RH	\$538,197	\$506,400	\$31,797

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-229	88540 Overseas Highway	705	00417441-000500	RH	\$340,376	\$506,400	(\$166,024)
VR-231	140 Aregood Lane	3A	00414991-000500	RH	\$391,851	\$506,400	(\$114,549)
VR-233	88540 Overseas Highway	112	00417441-001200	RH	\$443,073	\$506,400	(\$63,327)
VR-243	88540 Overseas Hwy	#11	00417441-001100	RH	\$426,026	\$506,400	(\$80,374)
VR-245	101 Gulfview Drive	110 C	00394470-000110	RH	\$452,758	\$506,400	(\$53,642)
VR-246	200 Wrenn Street	309	00092240-000321	RH	\$257,916	\$506,400	(\$248,484)
VR-248	88540 Overseas Highway	504	00417442-002800	RH	\$277,398	\$506,400	(\$229,002)
VR-249	200 Wrenn Street	507	00092240-000343	RH	\$303,791	\$506,400	(\$202,609)
VR-250	88540 Overseas Highway	A 106	00417442-000600	RH	\$264,095	\$506,400	(\$242,305)
VR-256	101 Gulfview Drive	104	00394470-000104	RH	\$648,873	\$506,400	\$142,473
VR-260	101 Gulfview Drive	B108	00394470-000108	RH	\$631,636	\$506,400	\$125,236
VR-058	129 Anglers Way		00094190-000129	MU	\$465,344	\$506,400	(\$41,056)
VR-268	200 Wren Street	407	00092240-000331	RH	\$290,367	\$506,400	(\$216,033)
VR-269	200 Wren Street	404	00092240-000328	RH	\$275,549	\$506,400	(\$230,851)
VR-279	200 Wren Street	610	00092240-000358	RH	\$343,988	\$506,400	(\$162,412)
VR-282	200 Wren Street	510	00092240-000346	RH	\$343,888	\$506,400	(\$162,512)
VR-009	101 Anglers Way		0094190-000101	MU	\$541,148	\$506,400	\$34,748
VR-028	112 Madeira Lane		00399420-000000	MU	\$434,600	\$506,400	(\$71,800)
VR-031	150 Anglers Way		00094190-000105	MU		\$506,400	(\$506,400)
VR-097	140 Anglers Way		00094190-000140	MU	\$661,372	\$506,400	\$154,972
VR-100	81912 Overseas Highway		00399300-000000	MU	\$1,285,886	\$506,400	\$779,486
VR-103	105 Anglers Way		00094190-000105	MU	\$489,084	\$506,400	(\$17,316)
VR-136	120 Anglers Way		00094190-000120	MU	\$470,976	\$506,400	(\$35,424)
VR-148	148 Anglers Way		00094190-000148	MU	\$600,890	\$506,400	\$94,490
VR-149	125 Carroll Street	Beach House	00400800-000000	MU	\$3,173,891	\$506,400	\$2,667,491



Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-150	125 Carroll Street	#O1	00400800-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-151	125 Carroll Street	#O2	00400800-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-152	117 Carroll Street	#F2	00400730-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-153	117 Carroll Street	#F1	00400730-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-154	117 Carroll Street	#A2	00400730-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-163	121 Anglers Way		00094190-000121	MU	\$410,432	\$506,400	(\$95,968)
VR-164	149 Anglers Way		00094190-000149	MU	\$587,431	\$506,400	\$81,031
VR-165	110 Anglers Way		00094190-000110	MU	\$526,844	\$506,400	\$20,444
VR-166	124 Anglers Way		00094190-000124	MU	\$612,007	\$506,400	\$105,607
VR-167	116 Anglers Way		00094190-000116	MU	\$540,809	\$506,400	\$34,409
VR-168	127 Anglers Way		00094190-000127	MU	\$492,595	\$506,400	(\$13,805)
VR-170	111 Anglers Way		00094190-000111	MU	\$498,076	\$506,400	(\$8,324)
VR-173	109 Anglers Way		00094190-000109	MU	\$471,312	\$506,400	(\$35,088)
VR-195	84371 Overseas Highway		00093920-000101	MU	\$314,500	\$506,400	(\$191,900)
VR-210	146 Anglers Way		00094190-000212	MU	\$582,496	\$506,400	\$76,096
VR-212	107 Anglers Way		00094190-000107	MU	\$442,987	\$506,400	(\$63,413)
VR-214	104 Anglers Way		00094190-000104	MU	\$499,872	\$506,400	(\$6,528)
VR-215	115 Anglers Way		00094190-000115	MU	\$495,040	\$506,400	(\$11,360)
VR-217	130 Anglers Way		00094190-000130	MU	\$458,866	\$506,400	(\$47,534)
VR-224	106 Anglers Way		00094190-000106	MU	\$498,304	\$506,400	(\$8,096)
VR-226	147 Anglers Way		00094190-000147	MU	\$677,912	\$506,400	\$171,512
VR-227	114 Anglers Way		00094190-000114	MU	\$500,342	\$506,400	(\$6,058)
VR-228	134 Anglers Way		00094190-000134	MU	\$465,895	\$506,400	(\$40,505)
VR-237	119 Anglers Way		00094190-000119	MU	\$380,853	\$506,400	(\$125,547)
VR-238	125 Anglers Way		00094190-000125	MU	\$498,147	\$506,400	(\$8,253)
VR-239	126 Anglers Way		00094190-000126	MU	\$506,501	\$506,400	\$101

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-240	128 Anglers Way		00094190-000128	MU	\$419,420	\$506,400	(\$86,980)
VR-241	136 Anglers Way		00094190-000136	MU	\$432,881	\$506,400	(\$73,519)
VR-255	112 Anglers Way		00094190-000112	MU	\$498,341	\$506,400	(\$8,059)
VR-258	117 Anglers Way		00094190-000117	MU	\$ 384,594	\$506,400	(\$121,806)
VR-260	101 Gulfview Drive	B-108	00394470-000108	RH	\$ 631,636	\$506,400	\$125,236
VR-267	113 Anglers Way		00094190-000113	MU	\$501,179	\$506,400	(\$5,221)
VR-281	102 Anglers Way		00094190-000102	MU	\$498,474	\$506,400	(\$7,926)
VR-284	81611 Old Hwy		00401790-000000	MU	\$659,465	\$506,400	\$153,065
VR-285	118 Anglers Way		00094190-000118	MU	\$487,206	\$506,400	(\$19,194)
VR-291	102 Mastic Street	#1	00399040-000000	MU	\$554,447	\$506,400	\$48,047
VR-294	135 Anglers Way		00094190-000135	MU	\$534,598	\$506,400	\$28,198
VR-295	151 Anglers Way		00094190-000151	MU	\$593,566	\$506,400	\$87,166
VR-296	145 Anglers Way		00094190-000145	MU	\$601,429	\$506,400	\$95,029
VR-299	74560 Overseas Hwy		00394480-000105	MU	\$775,451	\$506,400	\$269,051

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

2017/2018	Address	Unit	RE	FLUM	2017 Value	2017 Min Value	Difference
VR-021	80639 Old Highway	#304	00397700-000104	RH	\$787,212	\$506,400	\$280,812
VR-023	200 Wrenn St.	#512	00092240-000348	RH	\$325,674	\$506,400	(\$180,726)
VR-024	200 Wrenn St.	#511	00092240-000347	RH	\$325,674	\$506,400	(\$180,726)
VR-027	80639 Old Highway	309	00397700-000109	RH	\$787,212	\$506,400	\$280,812
VR-034	101 Gulfview Drive	#202A	00394470-000202	RH	\$532,076	\$506,400	\$25,676
VR-049	101 Gulfview Drive	#106	00394470-000106	RH	\$479,502	\$506,400	(\$26,898)
VR-051	101 Gulfview Drive	#311	00394470-000311	RH	\$478,576	\$506,400	(\$27,824)
VR-053	101 Gulfview Drive	215 D	00394470-000215	RH	\$451,864	\$506,400	(\$54,536)
VR-054	88540 Overseas Highway	#133	00417441-003300	RH	\$517,113	\$506,400	\$10,713
VR-060	200 Wrenn St.	#409	00092240-000333	RH	\$273,323	\$506,400	(\$233,077)
VR-063	88540 Overseas Highway	#204	00417442-001000	RH	\$209,713	\$506,400	(\$296,687)
VR-084	82246 Overseas Highway	Unit A Upper	00399900-000000	RH	\$1,433,477	\$506,400	\$927,077
VR-085	82246 Overseas Highway	Unit B Lower	00399900-000000	RH	\$1,433,477	\$506,400	\$927,077
VR-086	82246 Overseas Highway	Unit C Cottage	00399900-000000	RH	\$1,433,477	\$506,400	\$927,077
VR-088	101 Gulfview Drive	#C312	00394470-000312	RH	\$624,419	\$506,400	\$118,019
VR-095	88540 Overseas Highway	#134	00417441-003400	RH	\$340,376	\$506,400	(\$166,024)
VR-096	88540 Overseas Highway	#703	00417441-000300	RH	\$340,376	\$506,400	(\$166,024)
VR-098	101 Gulfview Drive	211	00394470-000211	RH	\$475,667	\$506,400	(\$30,733)
VR-102	200 Wrenn Street	#612	00092240-000360	RH	\$324,572	\$506,400	(\$181,828)
VR-117	88540 Overseas Highway	#401	00417442-001900	RH	\$324,713	\$506,400	(\$181,687)
VR-124	80639 Old Highway	#306	00397700-000106	RH	\$787,212	\$506,400	\$280,812
VR-134	101 Gulfview Drive	#214	00394470-000214	RH	\$538,197	\$506,400	\$31,797

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-135	101 Gulfview Drive	#116	00394470-000116	RH	\$538,197	\$506,400	\$31,797
VR-172	88500 Overseas Highway	#407	00414510-008500	RH	\$228,381	\$506,400	(\$278,019)
VR-174	88540 Overseas Highway	#305	00417442-001700	RH	\$204,529	\$506,400	(\$301,871)
VR-175	200 Wrenn Street	#506	00092240-000342	RH	\$287,261	\$506,400	(\$219,139)
VR-176	101 Gulfview Drive	#304A	00394470-000304	RH	\$703,715	\$506,400	\$197,315
VR-177	88540 Overseas Highway	#403	00417442-002100	RH	\$253,736	\$506,400	(\$252,664)
VR-178	88540 Overseas Highway	#302	00417442-001400	RH	\$220,355	\$506,400	(\$286,045)
VR-179	88540 Overseas Highway	#A102	00417442-000200	RH	\$199,070	\$506,400	(\$307,330)
VR-180	88540 Overseas Highway	#404	00417442-002200	RH	\$278,010	\$506,400	(\$228,390)
VR-182	88540 Overseas Highway	#A603	00417442-003300	RH	\$325,776	\$506,400	(\$180,624)
VR-183	200 Wrenn Street	#405	00092240-000329	RH	\$250,755	\$506,400	(\$255,645)
VR-185	88540 Overseas Highway	#206	00417442-001200	RH	\$381,090	\$506,400	(\$125,310)
VR-186	88540 Overseas Highway	#A103	00417442-000300	RH	\$259,801	\$506,400	(\$246,599)
VR-190	200 Wrenn St	#607	00092240-000355	RH	\$286,573	\$506,400	(\$219,827)
VR-191	200 Wrenn St	#206	00092240-000306	RH	\$231,948	\$506,400	(\$274,452)
VR-196	101 Gulfview Drive	#207B	00394470-000207	RH	\$493,273	\$506,400	(\$13,127)
VR-201	101 Gulfview Drive	101A	00394470-000101	RH	\$670,856	\$506,400	\$164,456
VR-206	101 Gulfview Drive	303	00394470-000303	RH	\$546,278	\$506,400	\$39,878
VR-207	101 Gulfview Drive	316	00394470-000316	RH	\$581,320	\$506,400	\$74,920
VR-211	101 Gulfview Drive	209 C	00394470-000209	RH	\$610,791	\$506,400	\$104,391
VR-213	101 Gulfview Drive	216	00394470-000216	RH	\$593,124	\$506,400	\$86,724
VR-218	88540 Overseas Highway	#715	00417441-001500	RH	\$340,376	\$506,400	(\$166,024)
VR-220	88540 Overseas Highway	#501	00417442-002500	RH	\$351,574	\$506,400	(\$154,826)
VR-221	88540 Overseas Highway	#702	00417441-000200	RH	\$340,376	\$506,400	(\$166,024)
VR-222	88500 Overseas Highway	108	00414510-000200	RH	\$248,563	\$506,400	(\$257,837)
VR-225	101 Gulfview Drive	D 114	00394470-000114	RH	\$538,197	\$506,400	\$31,797

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-229	88540 Overseas Highway	705	00417441-000500	RH	\$340,376	\$506,400	(\$166,024)
VR-231	140 Aregood Lane	3A	00414991-000500	RH	\$391,851	\$506,400	(\$114,549)
VR-233	88540 Overseas Highway	112	00417441-001200	RH	\$443,073	\$506,400	(\$63,327)
VR-243	88540 Overseas Hwy	#11	00417441-001100	RH	\$426,026	\$506,400	(\$80,374)
VR-245	101 Gulfview Drive	110 C	00394470-000110	RH	\$452,758	\$506,400	(\$53,642)
VR-246	200 Wrenn Street	309	00092240-000321	RH	\$257,916	\$506,400	(\$248,484)
VR-248	88540 Overseas Highway	504	00417442-002800	RH	\$277,398	\$506,400	(\$229,002)
VR-249	200 Wrenn Street	507	00092240-000343	RH	\$303,791	\$506,400	(\$202,609)
VR-250	88540 Overseas Highway	A 106	00417442-000600	RH	\$264,095	\$506,400	(\$242,305)
VR-256	101 Gulfview Drive	104	00394470-000104	RH	\$648,873	\$506,400	\$142,473
VR-260	101 Gulfview Drive	B108	00394470-000108	RH	\$631,636	\$506,400	\$125,236
VR-058	129 Anglers Way		00094190-000129	MU	\$465,344	\$506,400	(\$41,056)
VR-268	200 Wren Street	407	00092240-000331	RH	\$290,367	\$506,400	(\$216,033)
VR-269	200 Wren Street	404	00092240-000328	RH	\$275,549	\$506,400	(\$230,851)
VR-279	200 Wren Street	610	00092240-000358	RH	\$343,988	\$506,400	(\$162,412)
VR-282	200 Wren Street	510	00092240-000346	RH	\$343,888	\$506,400	(\$162,512)
VR-009	101 Anglers Way		0094190-000101	MU	\$541,148	\$506,400	\$34,748
VR-028	112 Madeira Lane		00399420-000000	MU	\$434,600	\$506,400	(\$71,800)
VR-031	150 Anglers Way		00094190-000105	MU		\$506,400	(\$506,400)
VR-097	140 Anglers Way		00094190-000140	MU	\$661,372	\$506,400	\$154,972
VR-100	81912 Overseas Highway		00399300-000000	MU	\$1,285,886	\$506,400	\$779,486
VR-103	105 Anglers Way		00094190-000105	MU	\$489,084	\$506,400	(\$17,316)
VR-136	120 Anglers Way		00094190-000120	MU	\$470,976	\$506,400	(\$35,424)
VR-148	148 Anglers Way		00094190-000148	MU	\$600,890	\$506,400	\$94,490
VR-149	125 Carroll Street	Beach House	00400800-000000	MU	\$3,173,891	\$506,400	\$2,667,491

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-150	125 Carroll Street	#O1	00400800-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-151	125 Carroll Street	#O2	00400800-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-152	117 Carroll Street	#F2	00400730-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-153	117 Carroll Street	#F1	00400730-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-154	117 Carroll Street	#A2	00400730-000000	MU	\$3,173,891	\$506,400	\$2,667,491
VR-163	121 Anglers Way		00094190-000121	MU	\$410,432	\$506,400	(\$95,968)
VR-164	149 Anglers Way		00094190-000149	MU	\$587,431	\$506,400	\$81,031
VR-165	110 Anglers Way		00094190-000110	MU	\$526,844	\$506,400	\$20,444
VR-166	124 Anglers Way		00094190-000124	MU	\$612,007	\$506,400	\$105,607
VR-167	116 Anglers Way		00094190-000116	MU	\$540,809	\$506,400	\$34,409
VR-168	127 Anglers Way		00094190-000127	MU	\$492,595	\$506,400	(\$13,805)
VR-170	111 Anglers Way		00094190-000111	MU	\$498,076	\$506,400	(\$8,324)
VR-173	109 Anglers Way		00094190-000109	MU	\$471,312	\$506,400	(\$35,088)
VR-195	84371 Overseas Highway		00093920-000101	MU	\$314,500	\$506,400	(\$191,900)
VR-210	146 Anglers Way		00094190-000212	MU	\$582,496	\$506,400	\$76,096
VR-212	107 Anglers Way		00094190-000107	MU	\$442,987	\$506,400	(\$63,413)
VR-214	104 Anglers Way		00094190-000104	MU	\$499,872	\$506,400	(\$6,528)
VR-215	115 Anglers Way		00094190-000115	MU	\$495,040	\$506,400	(\$11,360)
VR-217	130 Anglers Way		00094190-000130	MU	\$458,866	\$506,400	(\$47,534)
VR-224	106 Anglers Way		00094190-000106	MU	\$498,304	\$506,400	(\$8,096)
VR-226	147 Anglers Way		00094190-000147	MU	\$677,912	\$506,400	\$171,512
VR-227	114 Anglers Way		00094190-000114	MU	\$500,342	\$506,400	(\$6,058)
VR-228	134 Anglers Way		00094190-000134	MU	\$465,895	\$506,400	(\$40,505)
VR-237	119 Anglers Way		00094190-000119	MU	\$380,853	\$506,400	(\$125,547)
VR-238	125 Anglers Way		00094190-000125	MU	\$498,147	\$506,400	(\$8,253)
VR-239	126 Anglers Way		00094190-000126	MU	\$506,501	\$506,400	\$101

Table 2. Comparison of 2017 Assessed Values to Minimum Value Required Based on 2017 Monroe County Median Annual Income

VR-240	128 Anglers Way		00094190-000128	MU	\$419,420	\$506,400	(\$86,980)
VR-241	136 Anglers Way		00094190-000136	MU	\$432,881	\$506,400	(\$73,519)
VR-255	112 Anglers Way		00094190-000112	MU	\$498,341	\$506,400	(\$8,059)
VR-258	117 Anglers Way		00094190-000117	MU	\$ 384,594	\$506,400	(\$121,806)
VR-260	101 Gulfview Drive	B-108	00394470-000108	RH	\$ 631,636	\$506,400	\$125,236
VR-267	113 Anglers Way		00094190-000113	MU	\$501,179	\$506,400	(\$5,221)
VR-281	102 Anglers Way		00094190-000102	MU	\$498,474	\$506,400	(\$7,926)
VR-284	81611 Old Hwy		00401790-000000	MU	\$659,465	\$506,400	\$153,065
VR-285	118 Anglers Way		00094190-000118	MU	\$487,206	\$506,400	(\$19,194)
VR-291	102 Mastic Street	#1	00399040-000000	MU	\$554,447	\$506,400	\$48,047
VR-294	135 Anglers Way		00094190-000135	MU	\$534,598	\$506,400	\$28,198
VR-295	151 Anglers Way		00094190-000151	MU	\$593,566	\$506,400	\$87,166
VR-296	145 Anglers Way		00094190-000145	MU	\$601,429	\$506,400	\$95,029
VR-299	74560 Overseas Hwy		00394480-000105	MU	\$775,451	\$506,400	\$269,051