

File #: 2026-012

Owner's Name: James Christopher Carson

Applicant/Contact: James Christopher Carson

Type of Application: LUD Amendment

Key: Key Largo

RE #:
00493000-000000
00493010-000000
00493030-000000

Additional Information added to File 2026-012

End of Additional File 2026-012

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



* App Fee's waived
nonconf. use.

RECEIVED
2026-012
JAN 08 2026

MONROE COUNTY
PLANNING DEPT.

Land Use District (Zoning) Map Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$5,570.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing Fees for Community Meeting: \$245.00 plus \$3.00/SPON

Date of Request: 12 / 22 / 2025
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

James Christopher Carson

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

65 Shoreland Drive, Key Largo Fl. 33087

Mailing Address (Street, City, State and Zip Code)

305 394 3354

oldschool354@yahoo.com

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

see above

(Name/Entity)

Contact Person

same

Mailing Address (Street, City, State and Zip Code)

same

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

1 1,2,3,4,5 Pirates Cove Key Largo
Block Lot Subdivision Key Name

00493000-000000, 00493010000000, 00493030000000

Real Estate (RE) / Parcel ID Number Alternate Key Number

98454 Overseas Hwy. 9814

Street Address Approximate Mile Marker

Current Future Land Use Map Designation(s): RM

Current Land Use District (Zoning) Designation(s): 15

Proposed Land Use District (Zoning) Designation(s): C2

Total Land Area Affected by Proposed Land Use District (in acres): _____

Tier Designation(s): III

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Marine Service Shop - see attached letter of understanding

Please describe the reason for the proposed Land Use District amendment (attach additional sheets if necessary):

Correction for improper re-zoning, see attached letter of understanding.

The Board of County Commissioners may consider an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) Changed projections (e.g. regarding public service needs) from those on which the text was based

NOT applicable

- 2) Changed assumptions (e.g. regarding demographic trends):

NOT applicable

- 3) Data errors, including errors in mapping, vegetative types and natural features:

*Correction for improper re-zoning in 1986,
see attached letter of understanding*

- 4) New issues:

NOT applicable

- 5) Recognition of a need for additional detail or comprehensiveness:

*Correction for improper re-zoning in 1986.
see attached letter of understanding -*

6) Data updates:

NOT applicable

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

No changes are proposed, This is to correct an improper zoning change in 1986. See attached letter of understanding.

* * * * *

Applicants requesting a Land Use District (Zoning) Map Amendment shall provide for community participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 - 120 days prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

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

(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Ownership Disclosure Form
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site(s) from adjacent roadway(s)
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- A list of names and addresses of all real property owners within a 600 foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

Has a previous application been submitted for this site(s) within the past two years? Yes No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? Yes No Code Case file # _____ Describe the enforcement

proceedings and if this application is being submitted to correct the violation: _____

CE23060074, CE23060075, CE23060076

* * * * *

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, 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.

Signature of Applicant: James Christopher Coersm Date: 12-22-2025

STATE OF Florida

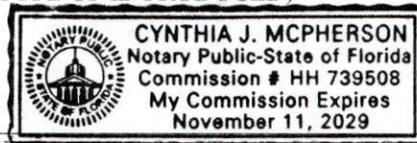
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 22nd day of December, 2025, by James Christopher Coersm
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced FL Driver's License as
(TYPE OF ID PRODUCED)
identification.

Cynthia J McPherson
SIGNATURE OF NOTARY PUBLIC



PRINT, FILE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

5.00
50

This Indenture,

Made this 1st day of December, A. D. 1984 Between WILLIAM P. CARSON, JR. and IRENE CARSON, his wife,

of the County of Monroe, in the State of Florida, parties of the first part, and JAMES CHRISTOPHER CARSON of the County of Monroe, in the State of Florida, whose post office address is Route 1, Box 185, Key Largo, Fla. 33037 part y of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS & OTHER GOOD & VALUABLE CONSIDERATIONS Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, and being in the County of Dade State of Florida, to-wit:

Lot 1, Block 1, PIRATES COVE SUBDIVISION,
as per Plat thereof, recorded in Plat Book 3,
at Page 18, of the Public Records of Monroe
County, Florida, lying and being in Section 32,
Township 61 South, Range 39 East.

MAP - 6 AT 135

DS Paid 50¢ Date 3-6-87
MONROE COUNTY
DANNY L. ...
Conne Sales

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

William P. Carson, Jr. [U.S.]
WILLIAM P. CARSON, JR.
Irene Carson [U.S.]
IRENE CARSON

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared WILLIAM P. CARSON, JR. and IRENE CARSON, his wife,

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

WITNESS my hand and official seal in the County and State last aforesaid this December A. D. 1984.

My commission expires:

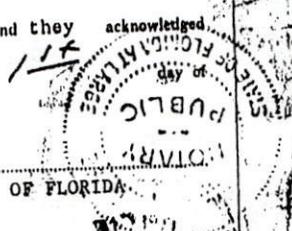
NOTARY PUBLIC, STATE OF FLORIDA

This Instrument prepared by: WILLIAM P. CARSON, JR.
Address: Route 1, Box 185, Key Largo, Fla. 33035

Recorded in Official ...

OFF 1004 PAGE 1453

476428



476429

OFF REC 1004 PAGE 1454

500
50

WARRANTY DEED
STATUTORY
F. S. 689.02

RAMCO FORM 5

This Indenture,

Made this 5th day of January A. D. 1985, Between WILLIAM P. CARSON, JR. and IRENE CARSON, his wife,

of the County of Monroe in the State of Florida parties of the first part, and JAMES CHRISTOPHER CARSON, of the County of Monroe in the State of Florida whose post office address is Route 1, Box 185, Key Largo, Florida 33037 part y of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS Dollars to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, and being in the County of Monroe State of Florida to-wit:

Lote 2, Block 1, PIRATES COVE SUBDIVISION, as per Plat thereof, recorded in Plat Book 3, at Page 18, of the Public Records of Monroe County, Florida, lying and being in Section 32, Township 61 South, Range 39 East.

87 MAR -6 AM 11:36

MONROE

DB Paid 50¢ Date 3-6-87
D.S. *Donna Sales*

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Connie Jensen

William P. Carson, Jr. D.S.
WILLIAM P. CARSON, JR.
Irene Carson D.S.
IRENE CARSON

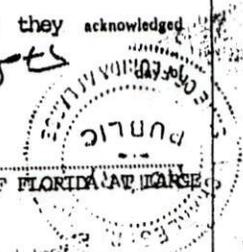
STATE OF FLORIDA,
COUNTY OF DADE }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared WILLIAM P. CARSON and IRENE CARSON, his wife.

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

WITNESS my hand and official seal in the County and State last aforesaid this January A. D. 1985.

NOTARY PUBLIC, STATE OF FLORIDA



My Commission Expires:

8-23-87

This Instrument prepared by: WILLIAM P. CARSON, JR.
Address Route 1, Box 185, Key Largo, Florida 33037

Recorded in Official Records Book

608915

REC 106 PAGE 2315

This instrument was prepared by: (6) 51.55

T. NICHOLAS THOMAS, Esquire
100360 Overseas Highway
KEY LARGO, FLORIDA 33097
(305) 461-1200

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 22nd day of September 19 89, Between

WALTER H. FRIELINGSDORF and LINDA J. FRIELINGSDORF, his wife
of the County of Brevard, State of Florida, grantor*, and

JAMES CHRISTOPHER CARSON, a married man,
whose post office address is 82 Henry Morgan Drive, Key Largo, FL 33037
of the County of Monroe, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of
TEN AND NO/100----- (\$10.00)----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in MONROE County, Florida, to-wit:

The Northeasterly twenty-five feet of Lot 3, Block 1, PIRATES COVE,
according to the Plat thereof, recorded in Plat Book 3, Page 18 of the
Public Records of Monroe County, Florida.

Parcel Account Number: 00493020-000000 Alternate Key Number: 1691960

Subject to conditions, restrictions, limitations, easements and other matters
of record; real estate taxes for the current and subsequent years, and all
applicable zoning regulations and ordinances.

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

DS Paid \$5,00 Date 9-29-89
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By Doree Hernandez P.C.

SEP 29 1989
FRIELINGS DORF

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

J. S. Allen
M. D. Wittenberg
J. S. Allen
M. D. Wittenberg

Walter H. Frielingsdorf (Seal)
WALTER H. FRIELINGSDORF (Seal)
Linda J. Frielingsdorf (Seal)
LINDA J. FRIELINGSDORF (Seal)

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
WALTER H. FRIELINGSDORF and LINDA J. FRIELINGSDORF, his wife,

to me known to be the person B described in and who executed the foregoing instrument and acknowledged before me that
the executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____ September,
19 89.

My commission expires:

Sandra R. [Signature]
Notary Public

Grantee's Social Security Number: 261-21-8354

Notary Public, State of Florida
My Commission Expires March 25, 1991
Bonded thru Troy Felt - Insurance Inc.

608916

OFF REC 1106 PAGE 2316

This instrument was prepared by,

6.00
4.14.00

T. NICHOLAS THOMAS, Esquire
10090 Overseas Highway
KEY LARGO, FLORIDA 33097
(800) 461-1200

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 22nd day of September 1989, Between
WALTER H. FRIELINGSDORF and LINDA J. FRIELINGSDORF, his wife

of the County of Brevard, State of Florida, grantor*, and

JAMES CHRISTOPHER CARSON, a married man,

whose post office address is 82 Henry Morgan Drive, Key Largo, Florida 33037

of the County of Monroe, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of
TEN AND NO/100----- (\$10.00)----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Monroe County, Florida, to-wit:

LOTS 4 AND 5, BLOCK 1, PIRATES COVE, according to the Plat thereof,
recorded in Plat Book 3, Page 18 of the Public Records of Monroe County,
Florida.

Parcel Account Numbers: 00493030-000000 Alternate Key Numbers: 1000200
00493040-000000 1009210

Subject to conditions, restrictions, limitations, easements and other matters
of record; real estate taxes for the current and subsequent years and all
applicable zoning regulations and ordinances.

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

DS Paid 484.00 Date 9-29-89
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By *[Signature]* D.C.

MONROE COUNTY
SEP 29
P 4:36
CLERK

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.
* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature]

M. D. Wittenberg
[Signature]

M. D. Wittenberg

[Signature] (Seal)
WALTER H. FRIELINGSDORF
[Signature] (Seal)
LINDA J. FRIELINGSDORF (Seal)

STATE OF Florida
COUNTY OF Brevard

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
WALTER H. FRIELINGSDORF and LINDA J. FRIELINGSDORF, his wife,

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of September,
19 89.

My commission expires:

[Signature]
Notary Public,
State of Florida
My Commission Expires March 25, 1991
Bonded Third Party Trust Insurance Co.

Grantee's Social Security Number: 261-21-8354

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
<i>James Christopher Carson</i>	<i>100</i>
<i>65 Shoreland Drive, Key Largo, FL 33037</i>	
<i>(98454 Overseas Hwy)</i>	

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: James Christopher Carson

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 22nd day of December, 2025, by James Christopher Carson
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced FL Driver's License as
(TYPE OF ID PRODUCED)

identification.

Cynthia J McPherson
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

FORM

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00493000-000000
 Account# 1609170
 Property ID 1609170
 Millage Group 500K
 Location Address 98454 OVERSEAS Hwy, KEY LARGO
 Legal Description BK 1 LT 1 PIRATES COVE-KEY LARGO PB3-18 G74-353-354 OR211-222-224 OR900-1227 OR1004-1453
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class SERVICE SHOPS (2500)
 Subdivision PIRATES COVE
 Sec/Twp/Rng 32/61/39
 Affordable No
 Housing



Owner

[CARSON JAMES CHRISTOPHER](#)
 65 Shoreland Dr
 Key Largo FL 33037

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$249,280	\$249,280	\$270,885	\$270,885
+ Market Misc Value	\$1,518	\$1,518	\$1,518	\$1,518
+ Market Land Value	\$572,700	\$496,800	\$379,500	\$207,000
= Just Market Value	\$823,498	\$747,598	\$651,903	\$479,403
= Total Assessed Value	\$630,008	\$572,735	\$520,669	\$473,336
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$823,498	\$747,598	\$651,903	\$479,403

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$496,800	\$249,280	\$1,518	\$747,598	\$572,735	\$0	\$747,598	\$0
2023	\$379,500	\$270,885	\$1,518	\$651,903	\$520,669	\$0	\$651,903	\$0
2022	\$207,000	\$270,885	\$1,518	\$479,403	\$473,336	\$0	\$479,403	\$0
2021	\$207,000	\$270,885	\$1,518	\$479,403	\$430,306	\$0	\$479,403	\$0
2020	\$207,000	\$295,511	\$1,518	\$504,029	\$391,188	\$0	\$504,029	\$0
2019	\$171,000	\$295,511	\$1,518	\$468,029	\$355,626	\$0	\$468,029	\$0
2018	\$183,000	\$202,389	\$1,518	\$386,907	\$323,297	\$0	\$386,907	\$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
(2500)	6,000.00	Square Foot	50	120

Buildings

Building ID	43447	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1984
Building Type	SERVICE SHOPS-D- / 25D	EffectiveYearBuilt	1986
Building Name		Foundation	
Gross Sq Ft	6000	Roof Type	
Finished Sq Ft	3600	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	340	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	400	0	0
FLA	FLOOR LIV AREA	3,600	3,600	0
PTO	PATIO	2,000	0	0
TOTAL		6,000	3,600	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1983	1984	6 x 250	1	1500 SF	2

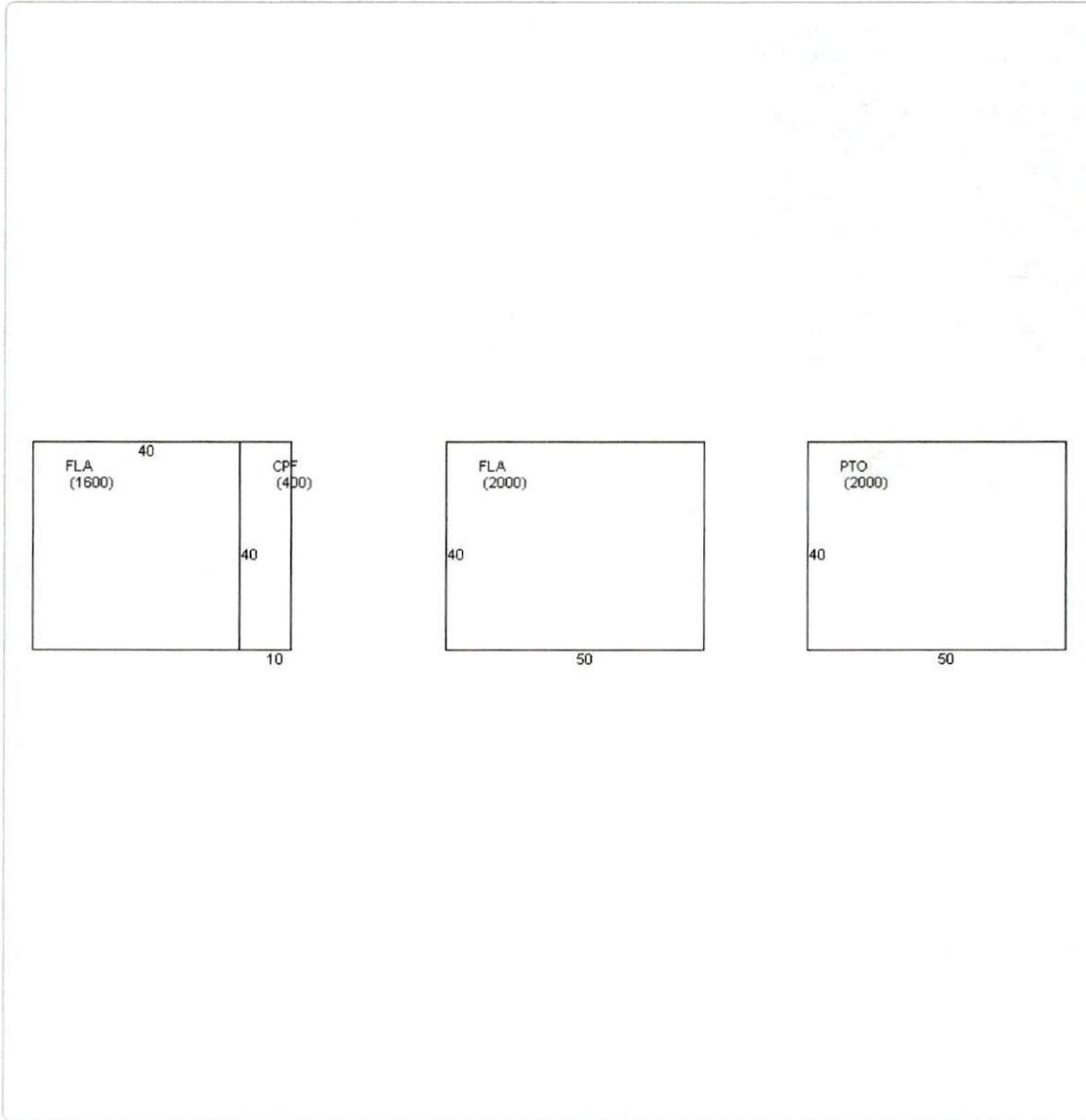
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/1984	\$32,500	Warranty Deed		900	1227	U - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



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Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00493010-000000
 Account# 1609188
 Property ID 1609188
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LOTS 2 AND 3 PIRATES COVE PB3-18 KEY LARGO G74-353 OR149-558 OR211-222 OR900-1227 OR929-2201 OR1004-1454 OR1065-1109 OR1106-2315
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class COMMERCIAL (1000)
 Subdivision PIRATES COVE
 Sec/Twp/Rng 32/61/39
 Affordable Housing No

Owner

[CARSON JAMES CHRISTOPHER](#)
 65 Shoreland Dr
 Key Largo FL 33037

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$279,450	\$248,400	\$248,400	\$248,400
= Just Market Value	\$279,450	\$248,400	\$248,400	\$248,400
= Total Assessed Value	\$45,564	\$41,422	\$37,657	\$34,234
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$279,450	\$248,400	\$248,400	\$248,400

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$248,400	\$0	\$0	\$248,400	\$41,422	\$0	\$248,400	\$0
2023	\$248,400	\$0	\$0	\$248,400	\$37,657	\$0	\$248,400	\$0
2022	\$248,400	\$0	\$0	\$248,400	\$34,234	\$0	\$248,400	\$0
2021	\$248,400	\$0	\$0	\$248,400	\$31,122	\$0	\$248,400	\$0
2020	\$248,400	\$0	\$0	\$248,400	\$28,293	\$0	\$248,400	\$0
2019	\$82,080	\$0	\$0	\$82,080	\$25,721	\$0	\$82,080	\$0
2018	\$87,840	\$0	\$0	\$87,840	\$23,383	\$0	\$87,840	\$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
COMMERCIAL HIGHWAY (1MOH)	6,000.00	Square Foot	50	120
COMMERCIAL HIGHWAY (1MOH)	6,000.00	Square Foot	50	120

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/1984	\$1	Warranty Deed		900	1227	U - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



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No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos.



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Monroe County, FL

PROPERTY RECORD CARD

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

Summary

Parcel ID 00493030-000000
 Account# 1609200
 Property ID 1609200
 Millage Group 500K
 Location 98454 OVERSEAS Hwy, KEY LARGO
 Address
 Legal BK 1 LOTS 4 AND 5 PIRATES COVE PB3-18 KEY LARGO OR149-558 OR211-222
 Description OR262-212 OR290-152 OR612-767 OR787-405 OR885-1819 OR929-2201
 OR1065-1107 OR1074-952 OR1106-2315 OR1106-2316
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class SERVICE SHOPS (2500)
 Subdivision PIRATES COVE
 Sec/Twp/Rng 32/61/39
 Affordable No
 Housing



Owner

[CARSON JAMES CHRISTOPHER](#)
 65 Shoreland Dr
 Key Largo FL 33037

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$45,462	\$45,462	\$45,069	\$45,069
+ Market Misc Value	\$2,845	\$2,845	\$2,845	\$2,845
+ Market Land Value	\$712,425	\$621,000	\$503,700	\$331,200
= Just Market Value	\$760,732	\$669,307	\$551,614	\$379,114
= Total Assessed Value	\$308,196	\$280,179	\$254,709	\$231,554
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$760,732	\$669,307	\$551,614	\$379,114

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$621,000	\$45,462	\$2,845	\$669,307	\$280,179	\$0	\$669,307	\$0
2023	\$503,700	\$45,069	\$2,845	\$551,614	\$254,709	\$0	\$551,614	\$0
2022	\$331,200	\$45,069	\$2,845	\$379,114	\$231,554	\$0	\$379,114	\$0
2021	\$331,200	\$45,069	\$2,845	\$379,114	\$210,504	\$0	\$379,114	\$0
2020	\$331,200	\$50,702	\$2,845	\$384,747	\$191,368	\$0	\$384,747	\$0
2019	\$212,040	\$50,702	\$2,845	\$265,587	\$173,971	\$0	\$265,587	\$0
2018	\$226,920	\$35,154	\$2,125	\$264,199	\$158,156	\$0	\$264,199	\$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
(2500)	6,000.00	Square Foot	50	120
COMMERCIAL HIGHWAY (1M0H)	6,000.00	Square Foot	50	120

Buildings

Building ID	43448	Exterior Walls	CONC BLOCK
Style	GROUND LEVEL	Year Built	1958
Building Type	SERVICE SHOPS-D- / 25D	EffectiveYearBuilt	1975
Building Name		Foundation	
Gross Sq Ft	2054	Roof Type	
Finished Sq Ft	634	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	FAIR	Heating Type	
Perimeter	108	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,420	0	0
FLA	FLOOR LIV AREA	634	634	0
TOTAL		2,054	634	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1979	1980	0 x 0	1	1800 SF	1
CH LINK FENCE	1982	1983	6 x 126	1	756 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/1/1989	\$88,000	Warranty Deed		1106	2316	M - Unqualified	Improved		
9/1/1989	\$10,000	Warranty Deed		1106	2315	Q - Qualified	Improved		
7/1/1983	\$64,500	Warranty Deed		885	1819	M - Unqualified	Improved		

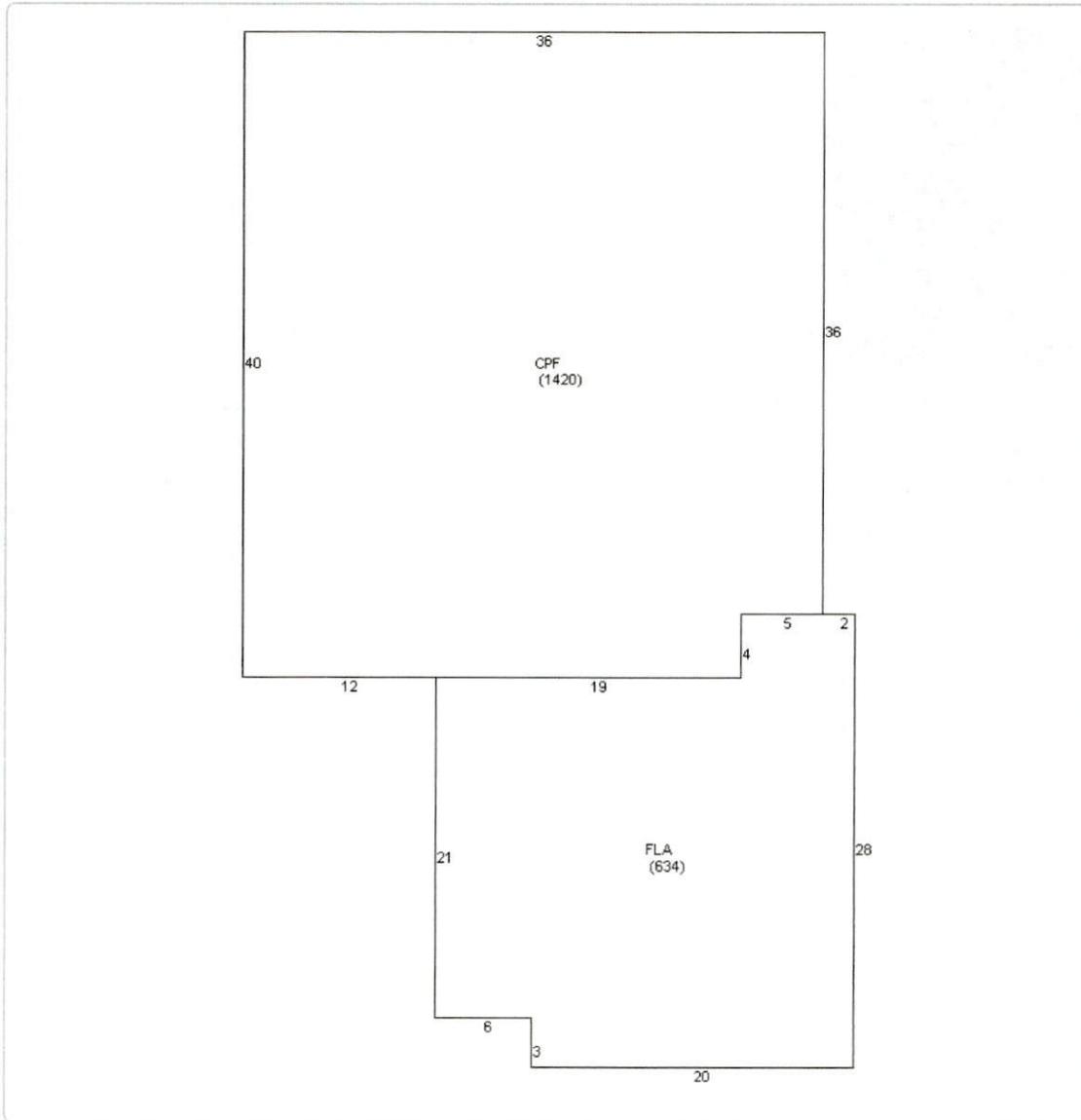
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
304115	09/20/2000	Completed	\$1		ROOFING

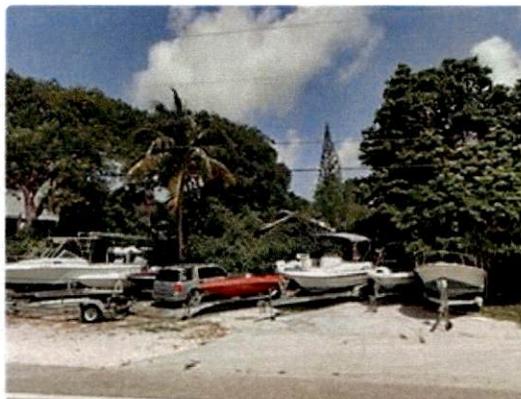
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



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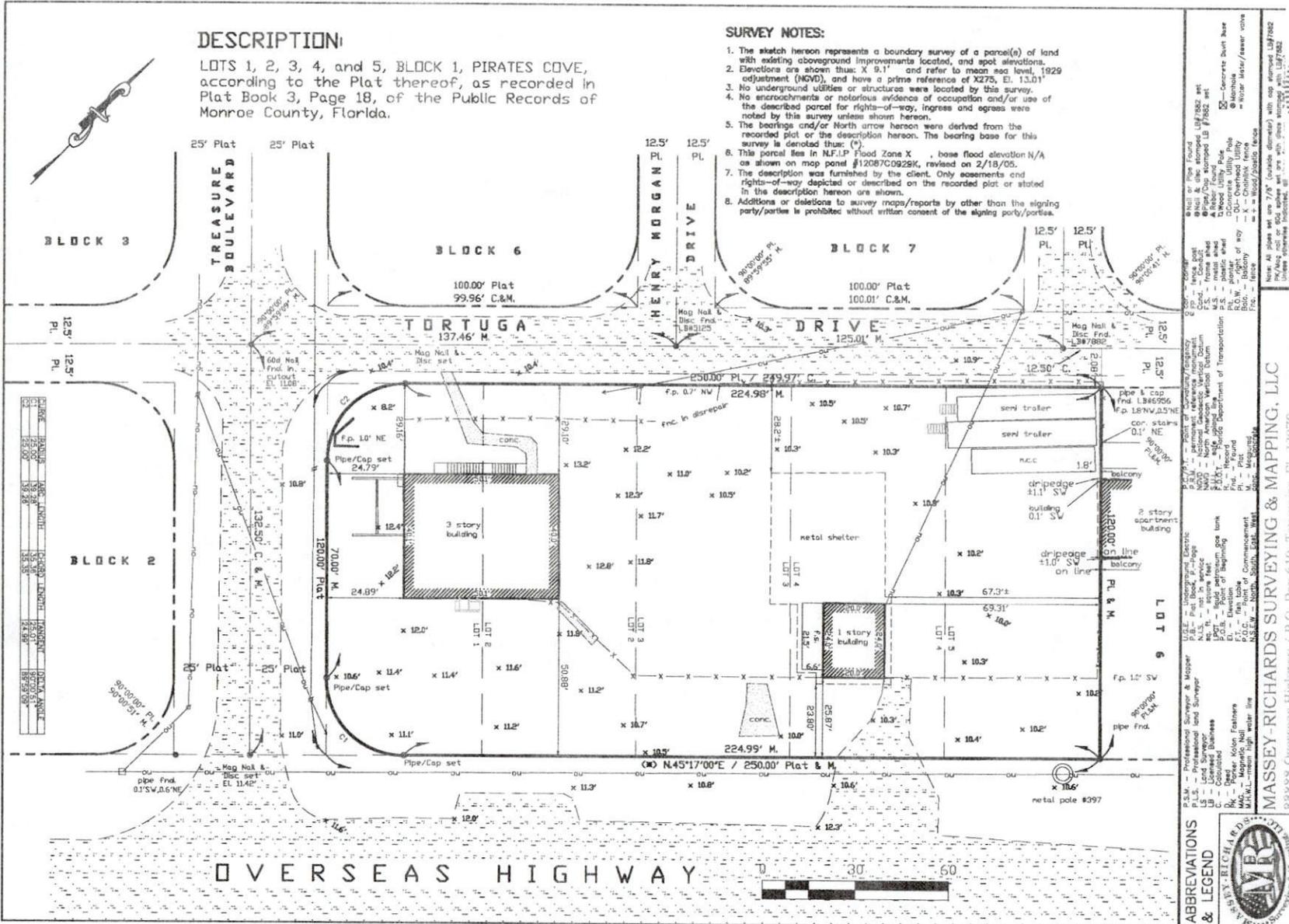
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DESCRIPTION:

LOTS 1, 2, 3, 4, and 5, BLOCK 1, PIRATES COVE, according to the Plat thereof, as recorded in Plat Book 3, Page 18, of the Public Records of Monroe County, Florida.

SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X 9.1' and refer to mean sea level, 1929 adjustment (MVD), and have a prime reference of X275, El. 13.01'
3. No underground utilities or structures were located by this survey.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*)
6. This parcel lies in NFJLP Flood Zone X, base flood elevation N/A as shown on map panel #12087C0929K, revised on 2/18/05.
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
8. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.



Phone: (305)653-0088 email:rc@surveying.com
 Florida Certificate of Authorization No. LB #7982
 I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
Cody A. Richards
 Digitally signed by Cody A. Richards
 Date: 2025.12.17 16:01:24 -05'00'
 Cody A. Richards, P.S.M. #7519

MASSEY-RICHARDS SURVEYING & MAPPING, LLC
 88888 Overseas Highway / P.O. Box 619, Tavernier, FL 33070
 Client: Carson
 Section 32 Township 61 South, Range 39 East
 Key Largo Monroe County, Florida
 Surveyed: 12/17/25 Fieldbook No. 1260
 Drawing No. 21418 Drawn By: CAR Scale: 1" = 30'

ABBREVIATIONS & LEGEND

- P.S.M. - Professional Surveyor & Mapper
- P.L.S. - Professional Land Surveyor
- A.L.S. - Assistant Land Surveyor
- L.S. - Licensed Surveyor
- C.S. - Certified Surveyor
- R. - Registered Professional Engineer
- E.I. - Elevation of Beginning
- F.O. - Final Note
- M.V. - Mean High Water Line
- M.S.E.W. - Mean Sea Level
- Electric
- P.L.S. - Plat Book
- P.S.M. - Permanent Reference Marker
- NAD83 - National Geodetic Vertical Datum
- M.S. - Mean Sea Level
- P.L.S. - Plat
- P.L. - Plat
- Compassment
- North, South, East, West

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
00493320-000000	A W S S LLC	12455 Bernal St			Coral Gables, FL 33156	
00493610-000000	ABRAHAM ISAAC	91 Treasure Blvd			Key Largo, FL 33037	
00521110-000000	ABREU CARLOS A	100 Bahama Rd			Key Largo, FL 33037	
00494630-000000	ANANIADIS JENNIFER	3330 NE 190th St	Apt 1514		Miami, FL 33180	
00492870-000000	ANDERSON KAREN I	25 Gasparilla Dr			Key Largo, FL 33037	
00494350-000000	APPLETON MARGARITA	12 Buccaneer Dr			Key Largo, FL 33037	
00494540-000000	BEHR RICHARD M	103 Pirates Dr			Key Largo, FL 33037	
00493980-000000	BERMUDEZ EDILBERTO	13118 SW 32nd St			Miramar, FL 33027	
00494580-000000	BOGGS CLARK	113 Pirates Dr			Key Largo, FL 33037	
00087770-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee, FL 32399	
00493630-000000	BROWN PAMELA S REVOCABLE LIVING TRUST 09/16/2024	94 Henry Morgan Dr			Key Largo, FL 33037	
00495040-000000	BROWN STEVE A	118 Jolly Roger Dr			Key Largo, FL 33037	
00494640-000000	BRUCE FAMILY TRUST 08/10/2023	C/O JAMES BRUCE CO-TRUSTEE	9871 Bel Aire Dr		Cutler Bay, FL 33157	
00493810-000000	BUSSARD MATTHEW NELSON	82 Le Grand Dr			Key Largo, FL 33037	
00493060-000000	BUTLER JULIAN L	79 Coral Dr			Key Largo, FL 33037	
00087850-000000	CAPUTO SCOTT	1026 Adams Dr			Key Largo, FL 33037	
00495010-000000	CARPENTER III HASKELL LEE	212 Jolly Roger Dr			Key Largo, FL 33037	
00493160-000000	CARSON JAMES C	82 Henry Morgan Dr			Key Largo, FL 33037	
00493580-000000	CARSON MICHELLE ANNE	82 Henry Morgan Dr			Key Largo, FL 33037	
00493690-000000	CARSON WILLIAM SAMUEL	82 Henry Morgan Dr			Key Largo, FL 33037	
00493670-000000	CARSON ZECHARIAH LEE SPECIAL NEEDS TR 8/29/03	88 Henry Morgan Dr			Key Largo, FL 33037	
00494960-000000	CELMER LUCILLE B IRREVOCABLE TRUST 12/1/2011	2337 Foxhaven Dr E			Jacksonville, FL 32224	
00494320-000000	COELHO ARMANDO	30 Bahama Ave			Key Largo, FL 33037	
00494280-000000	COLE JR ROBERT	131 Pirates Dr			Key Largo, FL 33037	
00493340-000000	DALE MARY-MARGARET	22 Barracoa Dr			Key Largo, FL 33037	
00088100-000000	DOT/ST.OF FL	3900 Commonwealth Blvd	Ste 115		Tallahassee, FL 32399	
00492880-000000	DUQUE MAURICIO	7429 SW 158th Pl			Miami, FL 33193	
00493710-000000	ECHEZABAL ROBERTO A FERNANDEZ	15476 NW 77th Ct	Ste 408		Miami Lakes, FL 33016	
00494860-000000	ECKHARDT THOMAS STEPHEN	76 Sir Francis Drake Dr			Key Largo, FL 33037	
00090570-000000	ECM RE MARINE LLC	6031 Hollywood Blvd			Hollywood, FL 33024	
00493110-000000	EDGE KENNETH	10 Arica Dr			Key Largo, FL 33037	
00495320-000000	EVANS MICHELLE M	PO Box 12546			Denver, CO 80212	
00493790-000000	EXTRAMIL LEONEL	29 Garden Cove Dr			Key Largo, FL 33037	
00493600-000100	FARRELL KELLIE BUTLER	31 Treasure Blvd			Key Largo, FL 33037	
00493490-000000	FEESER PAMELA REV LIV TR 8/23/04	34 Pirates Dr			Key Largo, FL 33037	
00493500-000000	FERNANDEZ ASHLEY JOY-ANNA	9000 SW 197th St			Cutler Bay, FL 33157	
00087790-000000	FLORIDA KEYS ELECTRIC COOPERATIVE ASSOC INC	PO Box 700377			Tavernier, FL 33070	
00494300-000000	FORD AMY	86 Sir Francis Drake Dr			Key Largo, FL 33037	
00493400-000000	GALINS JEFFREY J AND LAURA L REVOCABLE TRUST	23 Barracoa Dr			Key Largo, FL 33037	
00493650-000000	GALLO MARIA LUISA	90 Henry Morgan Dr			Key Largo, FL 33037	
00493360-000000	GAMEZ CONSUELO R	16 Gasparilla Dr			Key Largo, FL 33037	
00493600-000000	GAYO YOLANDA A	40 Treasure Blvd			Key Largo, FL 33037	
00520990-000000	GIVENS JOHN GARY	1261 W 62nd St			Hialeah, FL 33012	
00494850-000000	GONZALEZ SALVADOR	71 Blackbeard Dr			Key Largo, FL 33037	
00494490-000000	HAJDIK TOMAS	13 Pirates Dr			Key Largo, FL 33037	
00493530-000000	HEETER KENTON A	26 Pirates Dr			Key Largo, FL 33037	
00521130-000000	HERNANDEZ MARITZA	109 Coco Plum Rd S			Key Largo, FL 33037	
00493250-000000	HERRERA AMARILIS	7 Arica Dr			Key Largo, FL 33037	
00494560-000000	HUSTON SANDRA LYNN	67 Deering Ridge Rd			Shapleigh, ME 04076	
00493640-000000	JONES MAXWELL E	92 Henry Morgan Dr			Key Largo, FL 33037	
00495070-000000	JOYA ALEJANDRO	7410 SW 32nd St			Miami, FL 33155	
00494160-000000	KEARNEY ALBERTA G REVOCABLE TRUST 9/24/2003	8301 Raleigh Pl			Painesville, OH 44077	
00493700-000000	KEY LARGO PIRATES LLC	905 NE 95th St			Miami Shores, FL 33138	
00088100-000100	KEY LARGO VOLUNTEER AMBULANCE CORPS	98600 Overseas Hwy			Key Largo, FL 33037	

00492970-000000	KEY LARGO WASTEWATER TRTMT DISTRICT	PO Box 370491		Key Largo, FL 33037
00494100-000000	KIMBLE AVERIL J	PO Box 245		Quincy, CA 95971
00493290-000000	KRONHEIM PHYLLIS EILEEN	14 Jean La Fitte Dr		Key Largo, FL 33037
00493460-000000	LACINA DEREK WILLIAM	10227 SW 77th Ct		Miami, FL 33156
00087860-000000	LAMBERT ROBERT F	98610 Overseas Hwy		Key Largo, FL 33037
00493920-000000	LINT DANIEL JOSEPH	80 John Silver Dr		Key Largo, FL 33037
00494200-000000	MANFRE LORIE ANN	74 Blackbeard Dr		Key Largo, FL 33037
00494940-000000	MATHEWSON MARY E	6726 Kenyon Dr		Alexandria, VA 22307
00493260-000000	MAURER LEAH MICHELLE	19 Arica Dr		Key Largo, FL 33037
00493170-000000	MEYERS GRETCHEN M	18 Arica Dr		Key Largo, FL 33037
00492850-000000	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave	Ste 207	Key West, FL 33040
00493780-000000	MOORE THOMAS A	88 Le Grand Dr		Key Largo, FL 33037
00494780-000000	MOORE WILLIAM H	624 East Dr		Miami Springs, FL 33166
00494090-000000	NASSAR GEORGE J	PO Box 21		Islamorada, FL 33036
00493090-000000	NOVOA JACQUES	PO Box 371546		Key Largo, FL 33037
00520490-000000	PASS ELIZABETH A REV TRUST AGR 11/7/94	1000 Falcon Ave		Miami Springs, FL 33166
00493510-000000	PEREZ CARLOS MANUEL RODRIGUEZ	30 Pirates Dr		Key Largo, FL 33037
00495060-000200	PIRATES COVE PROPERTY OWNERS AND BOATING ASSN INC	PO Box 370654		Key Largo, FL 33037
00494550-000000	PRESTON LOIS ANN	105 Pirates Dr		Key Largo, FL 33037
00087830-000000	QUINTANA DAGOBERTO	559 Ocean Cay Dr		Key Largo, FL 33037
00494080-000000	RABAN GALE	75 John Silver Dr		Key Largo, FL 33037
00494220-000000	REEDER KIM D	42 Sir Francis Drake Dr		Key Largo, FL 33037
00520550-000000	REEF ENVIRONMENTAL EDUCATION FOUNDATION INC	98300 Overseas Hwy		Key Largo, FL 33037
00520510-000000	REEF ENVIRONMENTAL EDUCATION FOUNDATION INC	PO Box 370246		Key Largo, FL 33037
00493750-000000	RETTING DANIEL M	91 Henry Morgan Dr		Key Largo, FL 33037
00493760-000000	RICHARDSON JEANMARIE N	84 Le Grand Dr		Key Largo, FL 33037
00494600-000000	RICHARDSON MARTHA SMICK	203 Pine Dr		Coraopolis, PA 15108
00090540-000100	RITZ DAVID C	120 Coco Plum Rd S		Key Largo, FL 33037
00494610-000000	ROBERTSON CHRISTINE OLIVERIA	117 Pirates Dr		Key Largo, FL 33037
00521150-000000	RODRIGUEZ ERNESTO S	8400 SW 66th St		Miami, FL 33143
00495290-000000	RODRIGUEZ HECTOR	1521 Aqueduct Ln		Key Largo, FL 33037
00495300-000000	SALTY COCONUT GROUP LLC	5461 N University Dr	Ste 104	Coral Springs, FL 33067
00493820-000000	SCHRADER RYAN	14391 Spring Hill Dr	Suite 432	Spring Hill, FL 34609
00493140-000000	SEBASTIAN TRAVIS C	6 Tortuga Dr		Key Largo, FL 33037
00494620-000000	SHANK DONALD ALAN	121 Pirates Dr		Key Largo, FL 33037
00493830-000000	SIMONS NICOLE RENEE	78 Le Grand Dr		Key Largo, FL 33037
00494330-000000	SJOSTROM DAVID J	PO Box 370547		Key Largo, FL 33037
00493960-000000	SMICK BARBARA BROWN	C/O RICHARDSON MARTHA SMICK	203 Pine Dr	Coraopolis, PA 15108
00494260-000000	SOUTHWINDS TRUST 08/16/2018	C/O MARTHA EILEEN MATHEWS TRUSTEE	101425 Overseas Hwy #630	Key Largo, FL 33037
00521120-000000	STILWELL NORMA J QUALIFIED PERSONAL RESIDENCE TRUST 5/16/2018	4228 Northpointe Dr		Zanesville, OH 43701
00521000-000000	TARAFI DENISE	15885 252nd St SW		Homestead, FL 33031
00494120-000000	VINSON JR DANIEL MARTIN	30 SE Marlin Ave		Key Largo, FL 33037
00493680-000000	WALSH ALANE M	84 Henry Morgan Dr		Key Largo, FL 33037
00493470-000000	WALTRAUD J	38 Pirates Dr		Key Largo, FL 33037
00493350-000000	WETZEL LISA A	36 Orange Dr		Key Largo, FL 33037
00495330-000000	WILLIAMS KURT	30710 SW 196th Ave		Homestead, FL 33030
00494840-000000	WILSON DIAZ PROPERTIES LLC	715 Grouper Ln		Key Largo, FL 33037
00494950-000000	WILSON KELLY R	25 Pirates Dr		Key Largo, FL 33037
00492830-000000	WIRE NUTS ELECTRIC OF SOUTH FLORIDA INC	237 La Paloma Rd		Key Largo, FL 33037
00493890-000000	YOUNG BARBARA G	78 John Silver Dr		Key Largo, FL 33037

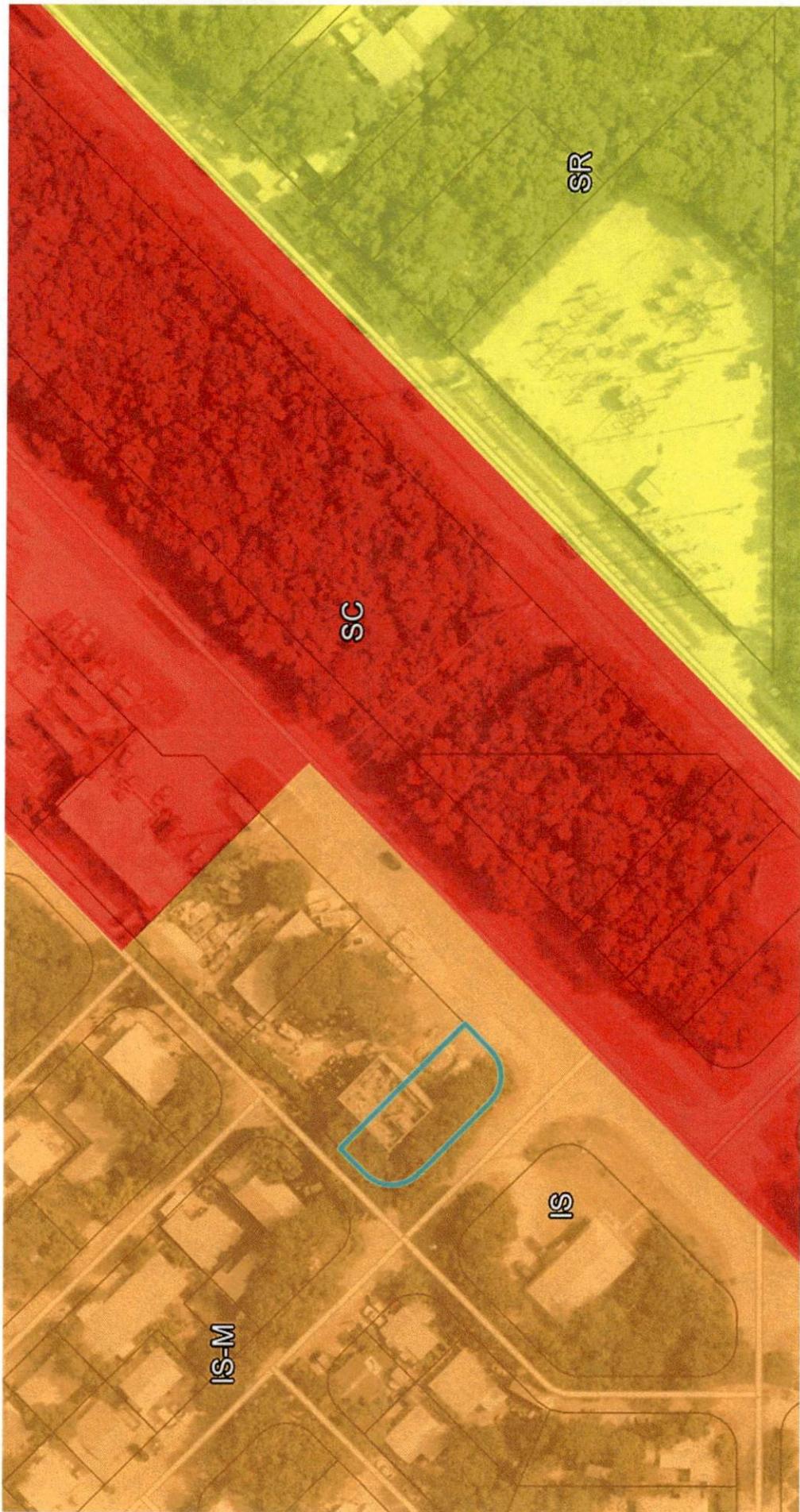


PF

RL

PF

RM



SR

SC

IS

IS-M

County of Monroe

Planning & Environmental Resources Department

Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners:

Mayor Michelle Lincoln, District 2
Mayor *Pro Tem* David Rice, District 4
Craig Cates, District 1
James K. Scholl, District 3
Holly Merrill Raschein, District 5

We strive to be caring, professional, and fair

Via email: oldschool354@yahoo.com

November 25, 2025

James Christopher Carson
65 Shoreland Drive
Key Largo, FL 33037

Subject: Letter of Understanding (File 2025-032) 98454 Overseas Highway, Key Largo, Block 7, Lots 1-5, Pirates Cove Subdivision, Plat Book 3, Page 18, having Parcel ID Nos. 00493000-000000, 00493010-000000, and 00493030-000000

Dear Mr. Carson:

This letter is in response to your request for a determination to establish the lawfulness of a nonconforming light industrial use pursuant to Monroe County Land Development Code (LDC), also referred to as "The Code", Section 102-55(b). The purpose of this LOU is to determine if a body of evidence exists supporting the lawful establishment of a light industrial land use prior to the change in regulation that deemed the land use or structure nonconforming. The information contained in this LOU was discussed with the Applicant at a meeting held on July 8, 2025.

In attendance at the meeting were:

- James Christopher Carson, Applicant
- Cheryl Cioffari, AICP, Assistant Director of Planning

Materials presented for review included:

- Property Record Card;
- Warranty Deeds; and
- Building Permits

Background Information:

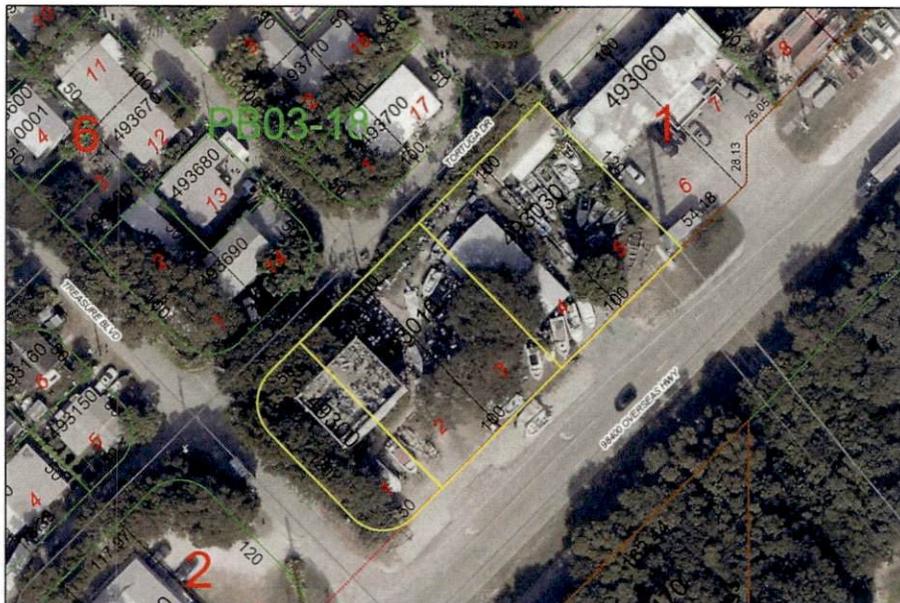
The subject property is located at 98454 Overseas Highway, Key Largo (the "Property"). The Property is bordered to the north, west and south by three (3) right-of-way frontages (Tortuga Drive, Treasure Boulevard, and U.S. 1 Overseas Highway, respectively), and in the immediate vicinity to the north and west by residential uses, to the east by a mix of commercial and light industrial uses and to the south vacant land across U.S. 1 Overseas Highway.

The Property is described as Lots 1-5, Block 1, Pirates Cove Subdivision, according to the Plat thereof, as recorded in Plat Book 3, Page 18, of the Public Records of Monroe County, FL, having Parcel ID Nos. 00493000-000000, 00493010-000000, and 00493030-000000.

The Property is located within the Improved Subdivision (IS) Land Use (Zoning) District and is designated Residential Medium (RM) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The aerial photograph below shows the boundaries of the Property and the Land Use Districts of the immediate area.



The Property (parcels outlined in blue) with Land Use (Zoning) Districts (Aerial Dated 2025)



The Monroe County Property Appraiser Map with Lots Identified (parcels outlined in yellow) (Aerial Dated 2025)

Review and Analysis:

LDC Section 102-56. – Nonconforming Uses.

- (a) **Authority to continue.** Nonconforming land uses or structures may continue in accordance with the provisions of this section. Notwithstanding any provision of this section or of this Land Development Code and/or the Comprehensive Plan:
- (2) Nonconforming nonresidential uses in OS, NA, SS, SR, SR-L, IS, IS-D, URM, and UR land use districts, which lawfully existed on January 4, 1996, may develop, redevelop, reestablish and/or substantially improve, provided that the use is limited in intensity, floor area, and to the type of use that existed on **January 4, 1996** and is registered in accordance with Section 102-55.

LDC Section 102-55. – Registration.

- (a) All known, lawful nonconforming land uses and structures may be registered with the Planning and Environmental Resources Department. In the course of its duties related to development review, staff of the department shall identify and recognize nonconforming land uses and structures. Property owners may also independently apply to the department for such determinations.
- (b) The Planning Director, or his or her assigned designee, shall review available documents to determine if a body of evidence exists supporting the lawful establishment of a land use or structure prior to the change in regulation that deemed the land use or structure nonconforming. Any issued Monroe County building permit(s) for the original lawful establishment or lawful construction of the land use or structure, confirming its approval and existence prior to the change in regulation that deemed the land use or structure nonconforming, can stand as the only piece of evidence. If there are no such building permit(s) available, additional evidence shall be documented and submitted to the Planning Director on a form provided by the Planning and Environmental Resources Department and shall include, at a minimum, at **least two** of the following documents:
 - (1) Any other issued Monroe County building permit(s) approving or supporting the existence of the structure(s) and/or use;

Permit#	Issue Date	Lot(s) on Permit	2025 Parcel ID#(s)	Purpose	Notes
C11280	5/21/1982	Lots 4 & 5	00493030-000000	Construct a wood fence	Wood fence details include 300 ln. ft., 4.5 ft. height. Site plan sketch depicts an existing building, cleared land, vegetation, and asphalt along U.S. 1 frontage, and a proposed 12-ft. wide access entrance and drive from northerly frontage along Tortuga Drive extending to existing asphalt. A specific land use was not identified in this permit.
C13305	7/21/1983	Lots 4 & 5	00493030-000000	Construct chain link fence	Chain link fence approved as 56 ln. ft., 6 ft. height. Site plan sketch depicts existing building and proposed chain link adjacent to frontage along U.S. 1. A specific land use was not identified; however, the property owner was identified as Walter's Auto Repair, indicating an auto service (light industrial) use .
C13362	7/29/1983	Lot 4	00493030-000000	Construct concrete slab	Site plan sketch depicts slab with 5-ft. setback to property line and depicts existing fence posts. A specific land use was not identified in this permit.
C13402	8/05/1983	Lot 4	00493030-000000	Construct detached canopy	Canopy was proposed as detached 25-ft. by 35-ft. (875 sq. ft.) structure to the rear of existing building. Survey with canopy sketch depicts Lots 4 & 5 and existing concrete block building containing 508 sq. ft., asphalt along U.S. 1 frontage, and a 12-ft wide asphalt access drive. A specific land use was not identified in this permit. A copy of the survey with sketch has been included as Attachment 1 to this Letter.

C13466	8/18/1983	Lot 4	00493030-000000	Relocate electric meter	Site plan sketch depicts Lots 4 & 5 and includes business name "Walter's Auto Repair". A specific land use was not identified in this permit, however the business name as depicted on the site plan indicates an auto service (light industrial) use.
C14916	4/25/1984	Lots 1 & 2	00493000-000000; 00493010-000000	Construct one-story marine shop & clear land	Permit approved for a one-story marine engine repair shop building with roof access containing 1,600 sq. ft. floor area and 400 sq. ft. covered, unenclosed service area, and land clearance. Plans depicted a 21-ft. wide access entrance along U.S. 1, 10 off-street parking spaces (1 handicap), a drain field, a 10-ft. wide vegetation buffer along U.S. 1, Treasure Boulevard, and Tortuga Drive frontages, & a vegetation plan. The property was approved for a marine-oriented boat service (light industrial) use with accessory office and commercial retail areas. A copy of the site and vegetation plans have been included as Attachment 2 to this Letter.
C16219	1/03/1985	Lots 1 & 2	00493000-000000; 00493010-000000	Construct chain link fence	Chain link fence of 195 ln. ft., 6 ft. height. Site plan depicts fence located northerly and easterly of existing building, bounding an area of 3,025 sq. ft., with access gate to U.S. 1. Measurement details appear to encroach onto Lot 3. The property was previously approved for a marine-oriented boat service (light industrial) use.
C16627	3/08/1985	Lots 3, 4 & 5	00493010-000000; 00493030-000000	Add awning to existing canopy	Lots 3, 4, & 5 were aggregated for development under this permit. Canopy awning approved for 10 ft. by 40 ft. (400 sq. ft. of canopy). No site plan provided; however, a framing plan depicts an angled awning roof consisting of a 10-ft. slope with a 4-ft drop (i.e., 9.2-ft width), for a total covered, unenclosed addition of 368 sq. ft. A review of existing structures indicates the awning was constructed on Lots 3 & 4. A specific land use was not identified in this permit.
C17119	5/22/1985	Lot 5	00493030-000000	Add chain link fence	Chain link fence of 70 ln. ft., 6 ft. height. A specific land use was not identified in this permit.
C19679	6/26/1986	Lots 1 & 2	00493000-000000; 00493010-000000	Construct second floor	Plans approved a 2nd floor addition with 2,000 sq. ft. floor area for storage to the existing building, for a total of 3,600 sq. ft. floor area. The property was previously approved for a marine-oriented boat service (light industrial) use.
C19941	7/25/1986	Lots 4 & 5	00493030-000000	Construct chain link fence	Chain link fence approved as 100 ln. ft., 6 ft. height. Site plan sketch depicts fencing was proposed to the rear of the existing building with an apparent unfenced means of access. Measurement details appear to encroach onto Lot 3. A specific land use was not identified in this permit; however, the owner was identified as Walt's Auto Shop, indicating an auto service (light industrial) use.
00304115	9/20/2000	Lot 4	00493030-000000	Re-roof	Replace 900 sq. ft. of shingle roofing with 5-V crimp galvanized roofing. A specific land use was not identified in this permit.
16300199	1/20/2016	Lot 1	00493000-000000	Plumbing connection	Plumbing wastewater sewer tie-in connection. A specific land use was not identified in this permit; however, the included Dept. of Health application states the use of the property as Marine Service Repair Shop, which is consistent with the previously approved marine-oriented boat service (light industrial) use.

Building permits support the existence of 4,108 square feet of floor area with a light industrial use and 1,643 square feet of unenclosed outdoor light industrial area, on the Property on or about January 4, 1996. These are further detailed in the following manner (as referenced in the above referenced building permits):

- Lots 1 and 2, Block 1, Pirates Cove: a structure with a marine engine repair service use containing 3,600 square feet floor area and 400 square feet unenclosed service area, 10 off-street parking spaces, an access entrance along U.S. 1 Overseas Highway, a 10-foot wide vegetated buffer, cleared land, and fencing.
- Lots 3 and 4, Block 1, Pirates Cove: the as-built awning extension of a canopy structure on Lot 4 containing 368 square feet unenclosed area.
- Lot 4, Block 1, Pirates Cove: a 508 square foot concrete block structure, a canopy structure containing 875 square feet unenclosed area, paving, and northwesterly and southeasterly access entrances.
- Lots 4 and 5, Block 1, Pirates Cove: cleared land and fencing.

(2) Documentation from the Monroe County Property Appraiser's Office supporting the existence of the structure(s) and/or use;

Lots 1 and 2, Block 1, Pirates Cove, currently bearing Parcel ID #s 00493000-000000 and 00493010-000000 (see partial Lot 2 information below):

An archived Property Appraiser record indicates a one-story concrete structure containing 1,600 square feet floor area existed in 1985 on Lots 1 and 2, Block 1, Pirates Cove. An image from the archived record depicts the onsite business name of "Chris Carson's Marine Service & Supply".



1985 Monroe County Property Appraiser Property Record for Lots 1 and 2, Block 1, Pirates Cove

The 1992, 1993 and 1996 Property Appraiser record cards for Lot 1, Block 1, Pirates Cove, currently bearing Parcel ID# 00493000-000000, indicate a three-story concrete structure with two stories containing 3,600 square feet floor area, with a 1984 year-built date, and include appraiser note: "CHRIS CARSON MARINE SERVICE & SUPPLY".

PARCEL/NAME: 00493000-000000 CARSON JAMES CHRISTOPHER												
MISCELLANEOUS IMPROVEMENTS *****												
TYPE	NUMBER	UNITS	UNIT	TYPE	LIFE	YEAR	IN	GRADE	LENGTH	WIDTH	DEP.	VALUE
CL2	CH	L	1500.00	SF	30	1984		2	250.0	6.0		1,187
											TOTAL	1,187
APPRaiser NOTES *****												
CHRIS CARSON MARINE SERVICE & SUPPLY												
COST/MARKET METHOD*****												
BLDG REPLACEMENT			ADJUSTED			BLDG. VALUES			147,238		06/09/89	

1993 Monroe County Property Appraiser Property Record for Lot 1, Block 1, Pirates Cove

Lots 2 and 3, Block 1, Pirates Cove, currently bearing Parcel ID# 00493010-000000 (see partial Lot 2 information above):

The 1992, 1993, and 1996 Property Appraiser record cards for Lots 2 and 3, Block 1, Pirates Cove, do not indicate any existing buildings. However, Staff notes from permitting history that the building on Lot 1 crosses the boundary onto Lot 2 and the canopy on Lot 4 crosses onto Lot 3.

Lot 4, Block 1, Pirates Cove, currently bearing Parcel ID# 00493030-000000:

An archived property record known as a "Green Card" depicts a concrete block structure existing in 1965 and in 1978 containing 508 square feet floor area on Lot 4. The Green Card includes notes that the building was used as a store at that time.

SCHIRMER, MARCELLA
RT. 1 BOX 30, PIRATES COVE
KEY LARGO, FL. 33037 150

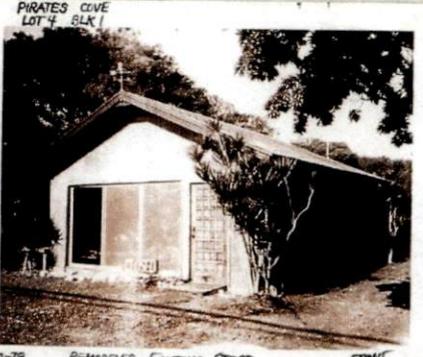
PIRATES COVE PB 3-18
KEY LARGO
LOT 4 BLK 1
OR262-212 OR612-767d/c

AK 1609200

LAND COMPUTATIONS						
QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
Lot-4	50x120					3200
						5400
TOTAL						



4-8



1-12-78 REMODELED EXISTING STORE FRONT VIEW

Monroe County Property Appraiser Green Card for Lot 4, Block 1, Pirates Cove

The 1992, 1993 and 1996 Property Appraiser Record cards for Lot 4, Block 1, Pirates Cove, depict a building with a 1958 year-built date containing 508 square feet of floor area. These cards further include an appraiser note that states: "ALSO RE 493040 WALTERS AUTO REPAIR"; the currently unused Parcel ID# 00493040-000000 was previously associated with Lot 5, Block 1, Pirates Cove.

PARCEL/NAME: 00493030-000000 CARSON JAMES CHRISTOPHER													
01	10.0	1	58	0	508.0	11B	1	STY STORE-B	100	N N			
BUILDING REFINEMENTS													
BUILDING 01 OF 01													
ELEVATORS	0	ELEVATOR LANDINGS	0	ESCALATORS	0								
APTS	0	FIREPL	0	KITCHENS	0	2FIXBATH	0	3FIXBATH	0	4FIXBATH	0	XFIXTURE	13
MISCELLANEOUS IMPROVEMENTS *****													
TYPE	NUMBER	UNITS	UNIT	TYPE	LIFE	YEAR	IN	GRADE	LENGTH	WIDTH	DEP.	VALUE	
AP2 ASPH	1800.00		SF		25	1980		1	0.0	0.0		842	
CC2 COM	1225.00		SF		40	1983		2	35.0	35.0		9,555	
CL2 CH L	756.00		SF		30	1983		1	126.0	6.0		503	
											TOTAL	10,900	
APPRaiser NOTES *****													
ALSO RE 493040 WALTERS AUTO REPAIR													

1992 Monroe County Property Appraiser Record Card Appraiser Notes for Lot 4, Block 1, Pirates Cove

Lot 5, Block 1, Pirates Cove, currently bearing Parcel ID# 00493030-000000:

Formerly known by the Parcel ID # 00493040-000000, the 1992 Property Appraiser Record card for Lot 5, Block 1, Pirates Cove, depicts a parcel of land with no buildings and no use is identified. However, Lot 5, Block 1, Pirates Cove, was referenced on the 1992 Property Appraiser Record card for Lot 4, Block 1, Pirates Cove, which included an appraiser note regarding this former parcel ID# stating: "ALSO RE 493040 WALTERS AUTO REPAIR".

Property Appraiser records indicate that Parcel ID # 00493040-000000 was deleted on June 17, 2012. Lot 5, Block 1, Pirates Cove, currently bears Parcel ID# 00493030-000000, which is also shared with Lot 4, Block 1, Pirates Cove.

Monroe County Property Appraiser records support the existence of a building located on Lots 1 and 2, Block 1, Pirates Cove, with a marine services and supply use containing 3,600 square feet floor area, and a building located on Lot 4, Block 1, Pirates Cove, with a previous commercial retail use containing 508 square feet floor area and a business on Lot 5, Block 1, Pirates Cove known as Walter's Auto Repair, an apparent auto shop services use, that was also associated with Lot 4, Block 1, Pirates Cove, on January 4, 1996.

(3) Aerial photographs and original dated photographs showing the structure or land use existed on site;

Available aerial photography depicts a structure on what would be approximately Lot 4 since at least 1959. By 1964, Lot 4 appears to have been mostly cleared, and by 1971, Lot 4 appears entirely cleared.

Aerial photography from 1985 through 2015 depicts on the property two (2) structures and accessory areas that were utilized for parking and/or accessory outdoor storage. The 1985 aerial depicts the previously existing structure in 1971 with what appears to be a large addition to the northwest (consistent with the addition of the canopy structure referenced in building permit records); the 1991 aerial through the current date shows this same addition having been expanded and extending towards the southwest (consistent with the addition of the canopy awning referenced in permit records). Identified uncovered outdoor use areas depict structures that appear and disappear in the 1985 and 1991 aerial photos and appear consistent between the 1994 and 1997 aerial photos.

From 2017 through present date an additional structure(s) appears to be located on northeasterly corner of the Property, what would be approximately Lot 5.

Aerial photography supports the existence on January 4, 1996, of multiple structures and uncovered outdoor use of the property. As a note, aerial photography can only confirm the number of structures, not the use or the number of dwelling units, in existence at any given time.



1994 Florida Department of Transportation Aerial Image. Red outlining added for identification.



1997 Florida Department of Transportation Aerial Image. Red outlining added for identification.

(4) State and/or county licenses, supporting the existence of the structure(s) and/or land use;

Monroe County Tax Collector:

Chris Carson's Marine Service & Supply – all Business Tax Receipts are associated with the address 82 Henry Morgan Drive. No tax receipts for property located at 98454 Overseas Highway have been located by County Staff or provided for review.

Business Tax Account #55897
CHRIS CARSONS MARINE SERVICE & SUPPLY | [Renew or request a change to your Business Tax account](#)

Current owner: JAMES CHRISTOPHER CARSON | **Current business address:** 82 HENRY MORGAN DR, KEY LARGO, FL 33037 | [More Details](#) | Get bills by email

2025 Details

Account number:	55897	Mailing address:	JAMES CHRISTOPHER CARSON 82 HENRY MORGAN DR KEY LARGO, FL 33037
Business start date:	09/30/1985	Owner(s):	JAMES CHRISTOPHER CARSON 82 HENRY MORGAN DR KEY LARGO, FL 33037
Physical business location:	MONROE COUNTY		
Business address:	CHRIS CARSONS MARINE SERVICE & SUPPLY 82 HENRY MORGAN DR KEY LARGO, FL 33037		

RECEIPTS AND OCCUPATIONS

RECEIPT #8210-55897					
RETAIL SALES	10/01/2024 - 09/30/2025	Units: 3			50.00
RETAIL SALES					

[Print this receipt \(PDF\)](#)

Florida Department of State Division of Corporations:

Chris Carson's Marine Service & Supply – No State licenses were provided for review.

Walter's Auto Repair, Inc. – State licenses depict the existence of a Walter's Auto Repair, Inc., with a document number M03274, and managed by Walter and Linda Frielingsdorf; however, on 3/29/1989, the business name changed to Apache Enterprises, Inc., and the address changed to 2655 State Street, West Melbourne, FL 32904. Staff are unable to determine by State licensing alone if and/or when Walter's Auto Repair, Inc., was located on the Property.

DIVISION of CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search By Entity Name](#) /

[Next List](#) | Walters Auto Repair |

Entity Name List

Corporate Name	Document Number	Status
<u>WALTER'S AUTO REPAIR, INC.</u>	<u>M03274</u>	NAME HS
WALTER'S AUTO REPAIR CORP	P12000041151	INACT
WALTERS AUTO SALES, INC.	897000078140	NAME HS

Detail by Entity Name

Florida Profit Corporation
 APACHE ENTERPRISES, INC

Filing Information

Document Number: M03274
 FEI/EIN Number: 05-2309753
 Date Filed: 07/26/1984
 State: FL
 Status: INACTIVE
 Last Event: ADMIN DISSOLUTION FOR ANNUAL REPORT
 Event Date Filed: 10/09/1992
 Event Effective Date: NONE

Principal Address
 2655 STATE STREET
 WEST MELBOURNE, FL 32904

Changed: 03/29/1989

Mailing Address
 2655 STATE STREET
 WEST MELBOURNE, FL 32904

Changed: 03/29/1989

Registered Agent Name & Address
 LINDA J. FRIELINGSDORF
 2655 STATE STREET
 W. MELBOURNE, FL 32904

Name Changed: 03/29/1989

Address Changed: 03/29/1989

Officer/Director Detail

Name & Address

Title D
 FRIELINGSDORF, WALTER H
 2655 STATE ST.
 W. MELBOURNE, FL

State and county licenses provided do not directly support the existence on January 4, 1996, of structure(s) or land use(s) on the Property.

- (5) *Documentation from the utility providers indicating the type of service (residential or commercial) provided; and*

Florida Keys Electric Cooperative (FKEC):

FKEC identified the Property located at 98454 Overseas Highway to contain two (2) commercial meters since 1985.

Archived records from 1983 indicates service to Walter Frielingsdorf doing business as (DBA) Walter's Auto RP at Lot 4, Block 1, Pirates Cove.



1983 FKEC Service Record to Lot 4, Block 1, Pirates Cove. Yellow highlighting added for identification.

Florida Keys Aqueduct Authority (FKAA):

FKAA identified two (2) meters for the Property. Specifically, the Property with parcel ID 00493000-000000 and known as 98454 Overseas Highway has had continuous nonresidential service since 7/12/1984; this parcel ID currently consists of Lot 1, Block 1, Pirates Cove. And the property with parcel ID 00493030-000000 and known by FKAA records as 98474 Overseas Highway has had continuous residential service since 7/02/1963; this parcel ID currently consists of Lots 4 and 5, Block 1, Pirates Cove.

Documentation from utility providers supports the existence of commercial / nonresidential service on the Property on at least Lots 1 and 4, Block 1, Pirates Cove on January 4, 1996.

(6) Similar supporting documentation not listed above as determined suitable by the Planning Director.

Notarized Letters

A letter signed by Deputy Fire Marshal David Rodriguez dated July 15, 2024, states Lots 1 and 2, as the site of the original business Chris Carson's Marine Service ("CCMS"), has been in constant operation since 1984. In 1986, Chris Carson acquired Lots 3, 4 and 5 which were in constant use by Walter Frielingsdorf doing business as Walter Auto Repair, since the early 1980s. A copy of the signed letter has been included as Attachment 3 to this Letter.

A notarized letter by Mary Navarrete dated September 11, 2025, states she worked for Walter's Auto Shop from April 1988 through May 1989 as a counter person estimator, that Walter's property was a big shop from the south side of the property next to Chris Carsons all the way to the small apartment complex, contained several bays and a vehicle lift, was always crowded with cars being worked on for customers or projects the mechanics were working on, and that the rear cement slab in the back was extended to the fence line to do oil changes that did not run off into the ground. A copy of the signed letter has been included as Attachment 4 to this Letter.

Land Use District(s)

The Property is located within the Improved Subdivision (IS) Land Use (Zoning) District, in which light industrial use is not a permitted use, and in which nonconforming nonresidential uses which lawfully existed on January 4, 1996, may develop, redevelop, reestablish and/or substantially improve, provided that the use is limited in intensity, floor area, and to the type of use that existed on January 4, 1996 and is registered in accordance with Section 102-55.

In 1973, Monroe County adopted Ordinance #1-1973 approving a revised set of zoning regulations and approved a series of land use district zoning maps (also known as the pre-1986 zoning maps). These maps were effective from their approval in 1973 until the adoption of Ordinance #033-1986 in 1986.

At the time of adoption Lots 1, 2 and 5, Block 1, Pirates Cove, were in the RU-1M zoning district and Lots 3 and 4, Block 1, Pirates Cove, were in the BU-2 zoning district. Single-family dwellings was a permitted use in the RU-1M district [Ref. Sec. 19-195]. Mechanical services, wholesaling, warehousing, storage, and service stations were permitted uses in the BU-2 district [Ref. Secs. 19-136 & 19-217]. Further, at the time of adoption, any non-conforming uses of the land, including on another lot, were required to come into compliance within one (1) year of the adoption of these zoning regulations [Ref. Sec. 19-119]. Additionally, in all districts, off-street parking and loading facilities were to be provided by applicable building or use type, irrespective of zoning district [Ref. Sec. 19-124].

The pre-1986 zoning regulations in effect included the following relevant terms [Ref. Sec. 19-5]:

Accessory use or accessory structure. A use or structure on the same lot with, and of a nature customarily incidental to the principal use or structure, and which is not an integral part of the main structure.

Non-conforming use of land. The use of any land for other than a use specifically permitted in the district in which the lot or parcel is located.

Service stations. Any business engaged primarily in the servicing of automotive vehicles, including the sale and delivery of fuel, lubricants, and other products necessary to the operation of automotive vehicles including the sale and installation of accessories, tires and batteries, seat covers, tire repair, cleaning facilities, minor engine tune-ups and wheel balancing and aligning, brake service, but not including mechanical or body repair facilities, the sale or rental of vehicles or trailers. This term shall also include the term "filling station" and "gasoline pumping station."

Use. Any activity, function, or purpose to which a parcel of land or a building is put and shall include the words "used," "arranged," or "occupied" for any purpose including all residential, commercial, business, industrial, public or any other use.

- (1) *Principal use.* The main use establishing the reason and basis for a building or a structure and comprising the general activity for which such building and/or property is used.
- (2) *Accessory use.* Accessory uses are those activities established as secondary, in support of and dependent upon the principal use. No accessory use shall be permitted which is not otherwise permitted as a principal use in the district in which both the principal use and accessory use are proposed.

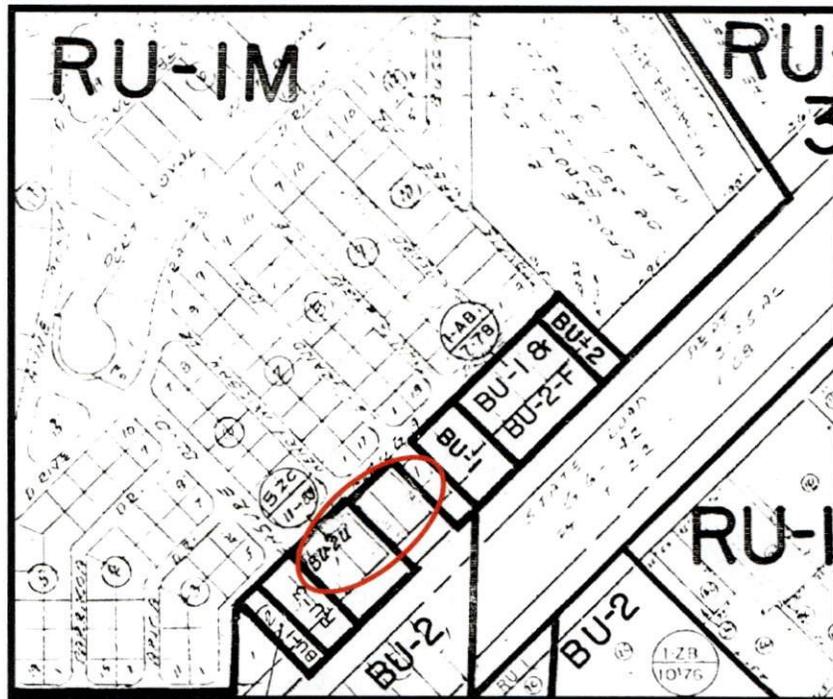


Figure 1. 1973 Zoning Maps, with noted amendments. Red oval added for identification.

On November 18, 1983, Monroe County Zoning Board Resolution No. 56-83 approved a zoning classification change to BU-2U (Medium Business District) from RU-IM (Single Family Residential District) for Lots 1 and 2, Block 1, Pirates Cove. Boat sales and service, including motors and trailers, was a permitted use in the BU-2U district [Ref. Sec. 19-217.5]. No changes to the zoning of Lots 3, 4 and 5,

Block 1, Pirates Cove, had occurred at this time; Lots 3 and 4 remained BU-2 zoning and Lot 5 remained RU-1M zoning.

In 1986, Ordinance #33-1986 approved and adopted the Monroe County Land Use Plan and Land Development Regulations with an effective date of September 15, 1986. The land use plan included a revised series of zoning maps (also known as the Pattison Maps). The zoning map series was signed by then Planning Director Charles Pattison in 1986 and consisted of 21 sheets scaled at 1"=1000'. The Pattison Maps were effective from their approval in 1986 until the final approval of revised maps in 1992.

On the Pattison Maps, the Property was zoned Improved Subdivision (IS) District. Within IS zoning, detached dwellings, commercial retail of low and medium intensity and office uses, and marinas are permitted uses either as of right or by major conditional use permit [Ref. Sec. 9-212; subsequently renumbered as Sec. 9.5-242]. All other uses within IS were rendered nonconforming uses, and nonconforming uses of land or structures were allowed to continue, however not allowed to be extended, enlarged, or relocated [Ref. Sec. 7-103; subsequently renumbered as Sec. 9.5-4].

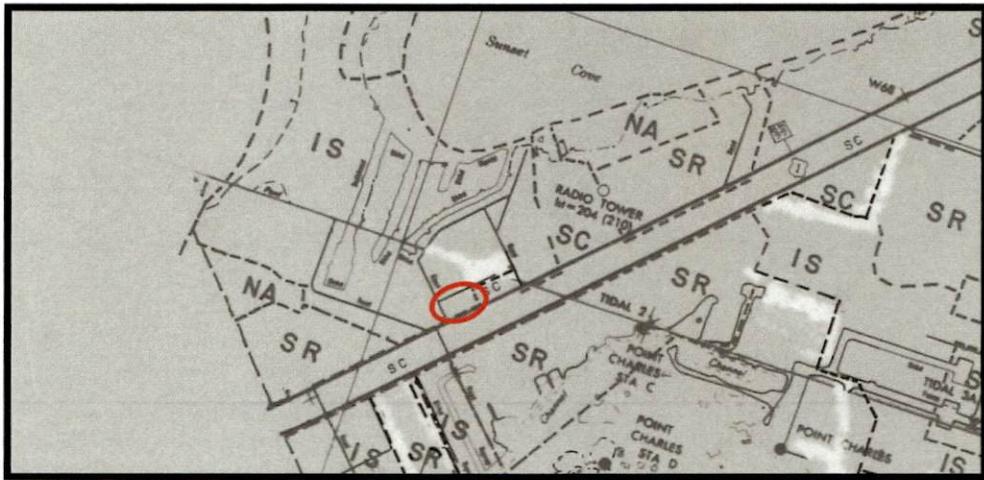


Figure 2. 1986 Pattison Maps. Red oval added for identification.

In 1992, a revised series of zoning maps was approved (also known as the Craig Maps). These maps depicted boundary determinations carried out between 1986 and 1988, depicted parcel lines and were drawn at more usable scale. This map series was signed by then Planning Director Donald Craig in 1988 and consisted of 583 sheets scaled at 1"=20'. Although signed in 1988, the Craig Maps did not receive final approval until 1992. The Monroe County Land Development Regulations, portions of which are adopted by Rule 28-20.021, F.A.C., and portions of which are approved by the Department of Community Affairs in Chapter 9J-14, F.A.C., were amended effective August 12, 1992. The Land Use District Map was revised to reflect the changes in this rule.

Effective August 12, 1992, the Property was rezoned Improved Subdivision (IS) District. At this time, within IS zoning, detached dwellings, commercial retail of low and medium intensity and office uses, and marinas are permitted uses either as of right or by major conditional use permit [Ref. Sec. 9.5-242]. All other uses within IS were rendered nonconforming uses, and nonconforming uses of land or structures were allowed to continue, however not allowed to be extended, enlarged, or relocated [Ref. Sec. 9.5-143].

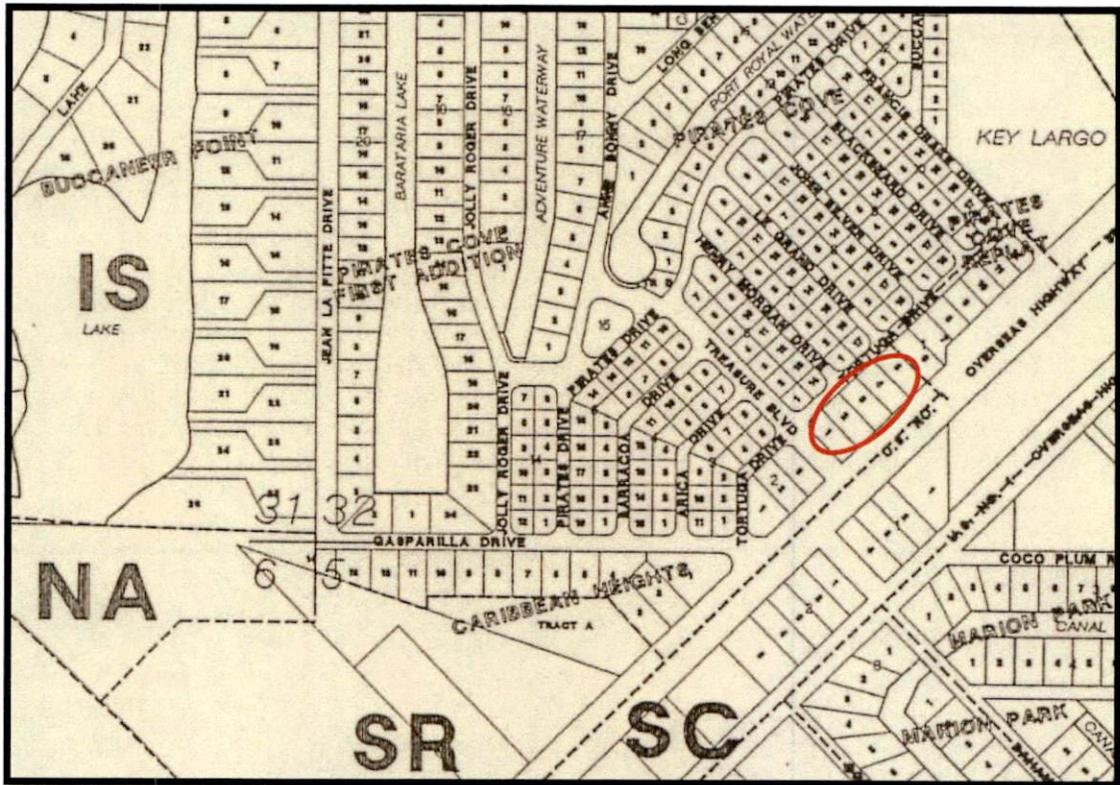


Figure 2. 1992 Criag Maps. Red oval added for identification.

In 2016, Ordinance #006-2016 approved and adopted the Monroe County Land Development Code (LDC) to be consistent with the proposed Monroe County Year 2030 Comprehensive Plan. The ordinance approved a revision to nonconforming uses within IS zoning; pursuant to LDC Section 102-56(a)(2): “Nonconforming nonresidential uses in OS, NA, SS, SR, SR-L, IS, IS-D, URM, and UR land use districts, which lawfully existed on January 4, 1996, may develop, redevelop, reestablish and/or substantially improve, provided that the use is limited in intensity, floor area, and to the type of use that existed on January 4, 1996 and is registered in accordance with section 102-55.”

Ordinance #006-2016 approved the following standards relevant to lawful nonconforming uses as part of LDC Section 102-56, which are consistent with current requirements:

- (b) *Ordinary repair and maintenance.* Normal maintenance and repair to permit continuation of nonconforming uses registered in accordance with section 102-55 may be performed.
- (c) *Expansions.* Nonconforming uses shall not be expanded. This prohibition shall be construed so as to prevent:
 - (1) Enlargement of nonconforming uses by additions to the structure in which such nonconforming uses are located; or
 - (2) Occupancy of additional lands; however, accessory uses associated with a lawful nonconforming principal use may be permitted if in compliance with all other provisions of the LDC.

Ordinance #006-2016 approved the following relevant terms as part of LDC Section 101-1 and are currently effective:

Accessory use or accessory structure means a use or structure that:

- (1) Is subordinate to and serves an existing principal use or principal structure; and
- (2) Each individual accessory use or accessory structure as well as in total/combined, is subordinate in area (for this definition docks, pools, pool decks, driveways are excluded from the total area), extent and purpose to an existing principal use or principal structure served; and
- (3) Contributes to the comfort, convenience or necessity of occupants of the principal use or principal structure served; and
- (4) Is located on the same lot/parcel or on a lot/parcel that is under the same ownership as the lot/parcel on which the principal use or principal structure is located; and
- (5) Is located on the same lot/parcel or on a contiguous lot/parcel as an existing principal use or principal structure, excluding accessory docking facilities that may be permitted on adjacent lots/parcels pursuant to section 118-12; and
- (6) Is located in the same land use (zoning) district as the principal use or principal structure, excluding off-site parking facilities pursuant to section 114-67.

Accessory uses include the utilization of yards for home gardens, provided that the produce of the garden is for a non-commercial purpose. In no event shall an accessory use or structure be established prior to the principal use to which it is accessory. With approval from the Planning Director, an accessory use or structure may continue if its principal use or structure is discontinued or removed for redevelopment, provided that the owner is moving forward with continual development and with active concurrent permits for redevelopment of a principal use or structure. Accessory uses shall not include second dwelling units or any other habitable structures that are occupied by a separate and independent resident.

Nonconforming structure, lawful means a structure which does not conform to a current provision or regulation provided in the Comprehensive Plan and/or this LDC, but was permitted, or otherwise in existence lawfully, prior to the effective date of the ordinance adopting the current provision or regulation that rendered the structure nonconforming.

Nonconforming use, lawful means a use which does not conform to a current provision or regulation provided in the Comprehensive Plan and/or LDC, but was permitted, or otherwise in existence lawfully, prior to the effective date of the ordinance adopting the current provision or regulation that rendered the use nonconforming.

Prior County Actions

On November 02, 1983, the Monroe County Board of Adjustment Resolution No. BA 83-82 approved a variance to the required BU-2U dimensional depth and square footage parcel requirements for a proposed rezoning to BU-2U from RU-1, on Lots 1 and 2, Block 1, Pirates Cove, of the Property.

In July 2014, Planning Staff issued a memorandum to Code Compliance regarding violations pertaining to outdoor storage and heavy industrial use of the Property. Specifically, the memorandum determined the following:

“The County has recognized/permitted a light industrial use on the property via the issuance of Building Permits #14916, #C13305 and #C19941. Therefore, the light industrial is considered a lawful, nonconforming use and may continue in accordance with the nonconforming use provisions set forth in MCC S102-56(a) through (f).

The outdoor storage of boats, vehicles, goods or materials associated with and accessory to the industrial marine engine repair business is permitted. Outdoor storage of goods and materials **not** associated with the primary light industrial use would be a primary storage area use. Displaying and selling vehicles, recreational vehicles, boats, campers, equipment, goods, materials and services outside of a building would be an outdoor retail sales use. **Staff could not find any evidence of a lawfully**

nonconforming primary outdoor storage use or outdoor retail sales use on the property. These types of uses are not permitted in the IS land use district.

It appears from the aerial photography that there are stored vehicles and structures located in the required setbacks. The boats and vehicles cannot be stored within the setbacks and must be removed. The subject property is located on the north side of US1 and also fronts Treasure Blvd and Tortuga Drive. Therefore the property has three 25' front yard setbacks along the US1, Treasure Blvd and Tortuga Drive right-of-ways and a 5' side yard setback along the northeast property line.

Junkyards are expressly defined as a heavy industrial use in the Monroe County Land Development Code. Heavy industrial use on the subject property is not permitted.” **(emphasis added)**

In October 2023, Planning Staff issued a memorandum to Code Compliance regarding violations pertaining to industrial and outdoor storage uses on the Property. Specifically, the memorandum determined the following:

- “On April 25, 1984, Monroe County Building Permit #C14916 was issued to construct a marine engine repair building on Lots 1 and 2, Block 1, Pirates Cove, on the property currently bearing Parcel ID#s 00493000-000000 and 00493010-000000.”
- “Note that there are no approved outdoor storage locations” on Lots 1 and 2, Block 1, Pirates Cove.
- “There is no approved use of Lot 3, Block 1, Pirates Cove (now assessed under Parcel ID# 00493010-000000).”
- “Staff has been unable to locate building permit records documenting the construction and approved use” on Lots 4 and 5, Block 1, Pirates Cove (now assessed under Parcel ID# 00493030-000000).
- “Light and heavy industrial uses are not permitted within the IS Land Use District.”
- “Monroe County Land Development Code Section 102-56 provides standards relevant to lawful nonconforming uses.”

Lawfulness Determination:

The information provided and available record files indicate that there has been an existing light industrial use (marine engine service and repair building) with associated covered and unenclosed light industrial use and outdoor storage on portions of the Property since at least 1984. The Property formerly included a commercial retail store from at least 1965 to at least 1982 which appears to have then been converted into a light industrial use (auto repair service) with associated covered and unenclosed light industrial use and outdoor storage until it was incorporated into the adjacent marine engine service and repair business. The use of the Property as such has continued through present day.

Lots 1, 2, 3, 4 and 5, Block 1, Pirates Cove, have a **lawfully existing nonconforming nonresidential light industrial use(s)** within Improved Subdivision (IS) zoning [Ref. LDC Sections 102-56 and 130-83]. Pursuant to LDC Section 102-56(a)(2):

"Nonconforming nonresidential uses in OS, NA, SS, SR, SR-L, IS, IS-D, URM, and UR land use districts, which lawfully existed on January 4, 1996, may develop, redevelop, reestablish and/or substantially improve, provided that the use is limited in intensity, floor area, and to the type of use that existed on January 4, 1996 and is registered in accordance with Section 102-55."

The Amended Land Development Regulations, which were adopted by the Monroe County Board of County Commissioners on February 28, 1986 included required setbacks. Further, in accordance with the current code, LDC Section 131-1, properties within the IS Land Use District are subject to a 25 foot primary front yard setback, a 15 foot secondary front yard setback, a 10 foot primary side yard setback, a 5 foot secondary side yard setback

and a 10 foot rear yard setback. Throughout this analysis, Staff has not located evidence of use permitted within the required setbacks. The permitted uses and structures are detailed below:

Based on a review of the above documents associated with the Property, the Planning and Environmental Resources Department has determined that a total of **4,108 square feet of nonresidential floor area with a light industrial use** was lawfully in existence on January 4, 1996 and a total of **9,775 square feet of outdoor light industrial use¹ (1,643 square feet of covered, unenclosed area and 8,132 square feet of accessory outdoor storage area)** was in existence on Lots 1, 2, 3, 4 and 5, Block 1, Pirates Cove, on January 4, 1996. These are broken down by Lot in the following manner:

- Lot 1 (previously aggregated for development with Lot 2 per permits C14916 & C19679) contains 2,000 square feet of nonresidential floor area;
- Lot 2 (previously aggregated for development with Lot 1 per permits C14916 & C19679) contains:
 - 1,600 square feet of nonresidential floor area;
 - 400 square feet of covered, unenclosed area
- Lot 3 (previously aggregated for development with Lots 4 & 5 per permit C16627) contains:
 - 3,632 square feet of accessory outdoor storage area;
 - 168 square feet of covered, unenclosed area
- Lot 4 (previously aggregated for development with Lot 5 per permits C11280, C13305, & C19941 and with Lots 3 & 5 per permit C16627) contains:
 - 508 square feet of nonresidential floor area
 - 1,075 square feet covered, unenclosed area
 - 950 square feet accessory outdoor storage area
- Lot 5 (previously aggregated for development with Lot 4 per permits C11280, C13305, & C19941 and with Lots 4 & 5 per permit C16627) contains 3,550 square feet of accessory outdoor storage

* * * * *

This letter does not provide any vesting to existing regulations. The replacement structures and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

You may appeal any decision, determination or interpretation set forth in this letter pursuant to Monroe County Code Section 102-185. A notice of appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, Florida 33040, within 30 calendar days from the date of this letter. In addition, please submit a copy of your notice of appeal to the Planning Commission Coordinator, Monroe County Planning and Environmental Resources Department, 2798 Overseas Highway, Suite 400, Marathon, Florida 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Sincerely yours,



Devin Tolpin, AICP, CFM
Senior Director of Planning and Environmental Resources

DT/cc

¹ A sketch of Lawfully Existing Uses prepared by Staff is included as Attachment 5.
File 2025-032
98454 Overseas Highway, Key Largo

VI. ATTACHMENTS

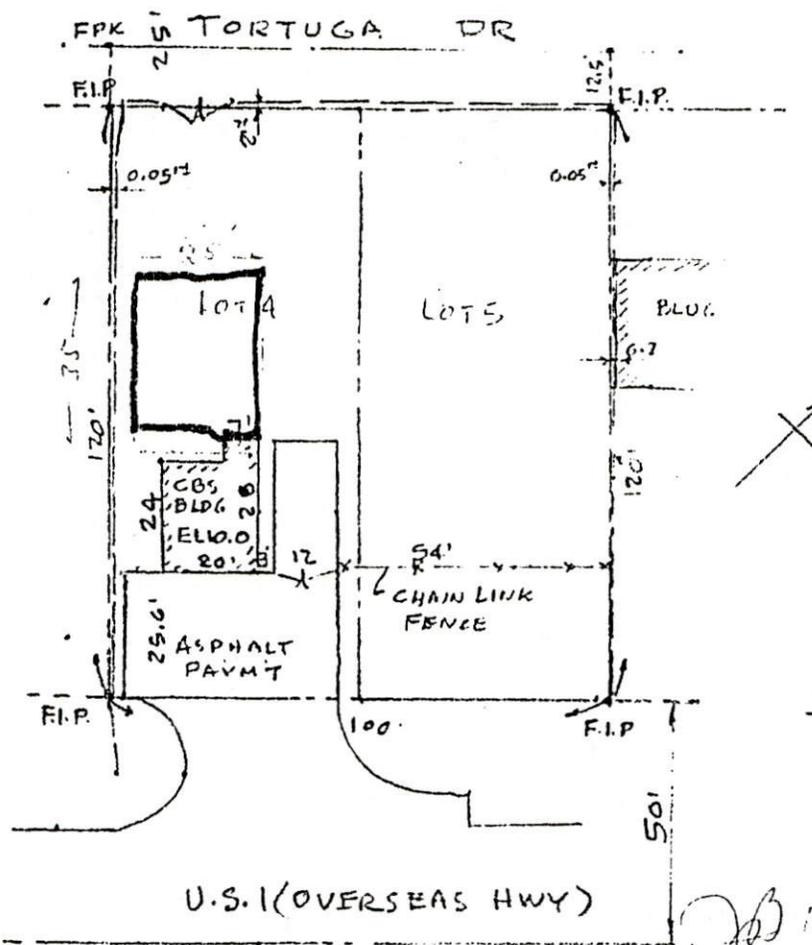
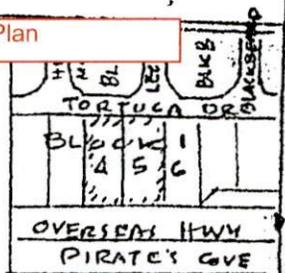
1. Permit C13402 Site Plan
2. Permit C14916 Site Plan, Floor Plan & Vegetation Plan
3. Letter dated 7/15/2024 by David Rodriguez
4. Letter dated 9/11/2025 by Mary Navarrete
5. Staff Sketch of Permit History

SKETCH OF SURVEY

LEGAL DESCRIPTION:

ATTACHMENT 1 Permit C13402 Site Plan

LOTS 4 AND 5 BLOCK 1
PIRATES COVE
ROCK HARBOR, KEY LARGO
MONROE, FLORIDA



DATUM:
U.S.C. & G.S.
M.S.L. = 0.0'

APPROVED 8-5-83
TO STANDARD & CODES

Scale 1" = 30'

Address: SUNCHASER REALTY M.M. 100 KEY LARGO FL 33037 Certified to: LINDA FRIELINGS DORF

Survey for: LINDA FRIELINGS DORF Job No: LS4263 Flood Zone: 12' Date: AUG 2, 1983
O/O DIANE HARELL

I HEREBY CERTIFY: That the attached SKETCH OF SURVEY of the above described property is true and correct as recently surveyed under my direction and that there are no encroachments unless shown.

Theodore P. Miscella 8-4-83

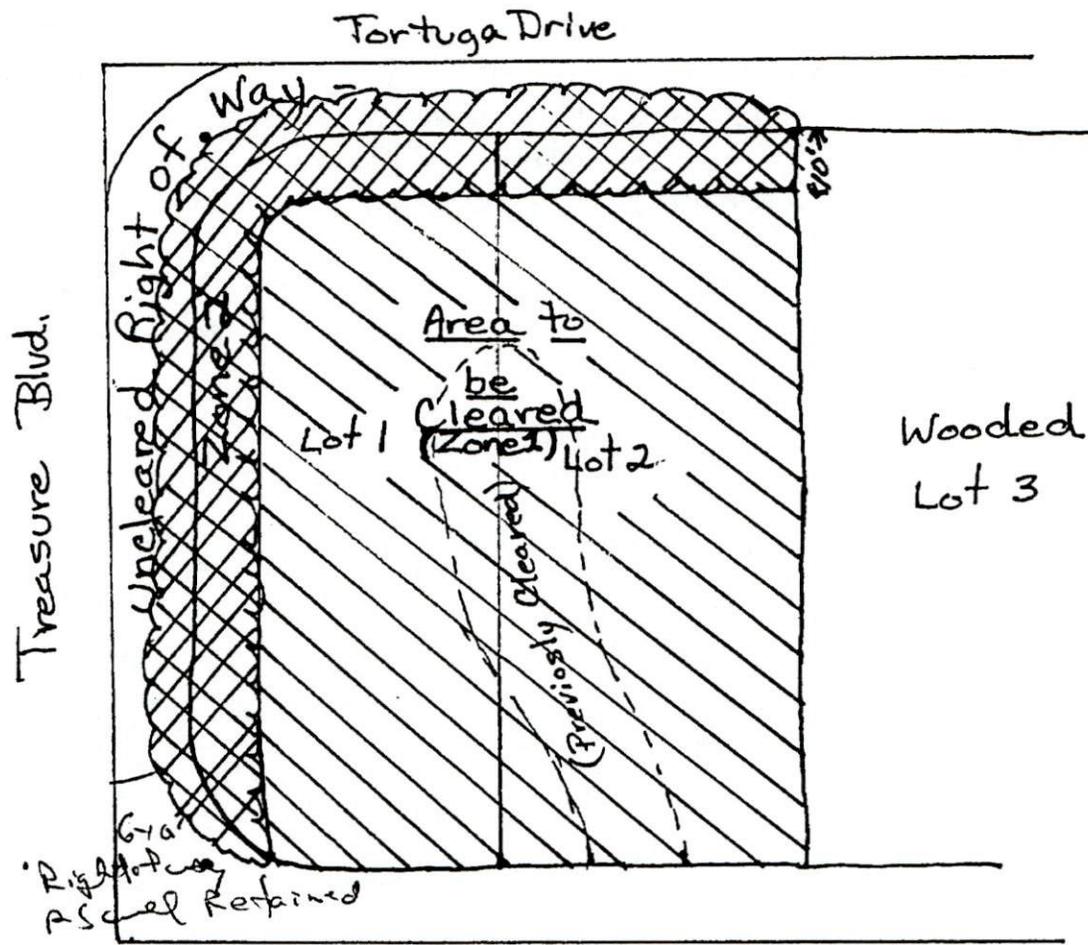
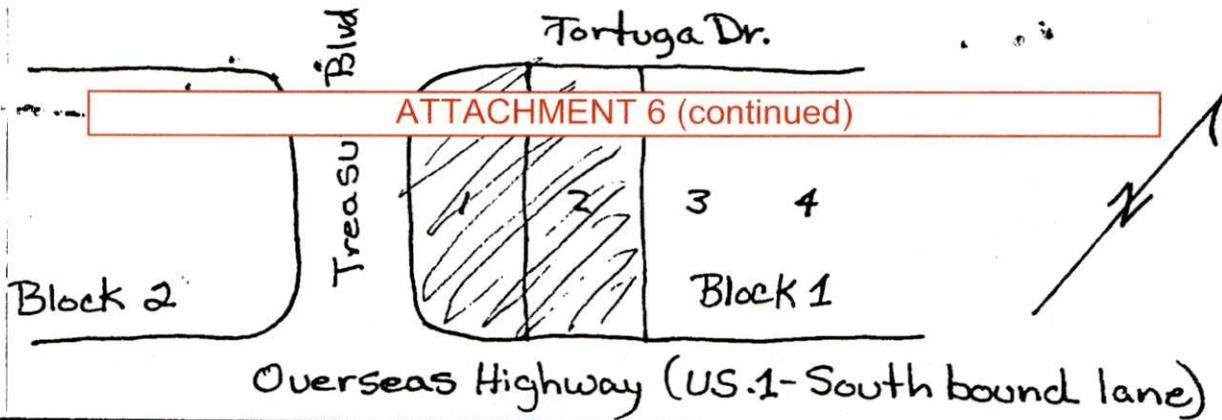
THEODORE P. MISCELLA P.E., P.L.S.
Registered Surveyor No. 2127

THEODORE P. MISCELLA P.E., P.L.S.
P.O. Box 352
Key Largo, Florida 33037

This Survey meets the minimum Technical Standards as set forth by the Florida Board of Land Surveyors pursuant of Section 477.07 Florida Statutes.

NOTE: Not valid unless seal embossed

ATTACHMENT 6 (continued)



Overseas Highway
US 1 - Southbound Roadway

-  Zone 1 - Area to be cleared
-  Zone 2 - To be retained as Natural Vegetative Buffer 10' wide

Vegetation Survey
for
lots 1+2, Block 1
Pirates Cove, Key Largo

Prepared by:
Annette F. Nielsen
4/19/84

To whom it may concern

ATTACHMENT 3

I am writing this letter on behalf of Chris Carson, owner and operator of Chris Carson's Marine service. The purpose of this letter is to verify my personal knowledge of the conditions and use of the properties that Mr. Carson owns and has owned for many years.

The properties, including lots one and two, block 1, that were purchased and zoned BU2 in 1984 were the site of the original business, "CCMS" for short that has been constant operation since then.

The properties Mr. Carson added to his holdings in 1986 are lots 3, 4 and five, block 1, all these were in constant use by Walter Frielingsdorf doing business as Walter Auto Repair, since the early 1980s. Since Mr. Carson's purchase of the Walters Auto Repair property it has all been used in Chris Carson's business, work areas inside and out

, as well as outside storage. Again, I have personal knowledge of these businesses and properties since the early 1980s, I hope this clears up some misconceptions.

- and Rodriguez
7/15/2024
(352) 258-2800

September 11, 2025

To All Concerned Parties.

I am Mary Navarrete I worked for Walter's Auto Shop in Key Largo Florida from April 1988 through May 1989 as a counter person estimator.

While working at the shop Walters property was a big shop it went from the south side of the property next to Chris Carsons all the way to the small apartment complex.

There were several bays, and with a vehicle lift at the back of the interior shop the property was always crowded with cars being worked for customers or projects the mechanics were working on. They utilized all the property for parking of customers' cars waiting to be worked on, or if parts were waiting to arrive to finish a job. Plus, they had a tow truck that brought in accident vehicles which normally had to be parked until adjusters came to examine the units before work could begin on them.

I remember when the guys had to extend the rear cement slab in the back to fence line, so there was a proper location to do oil changes to make sure, no fluids ran off into the ground. My young daughter was there that day and was allowed to put her handprints in the cement when it was still wet with her name.

That was a busy auto shop but when Walter was planning on selling and 2 of the main mechanics were going to be moving out of the area, I changed jobs. So, in reference to the property, all of that land was used for the auto shop, none was left unutilized.

If I can, assist with any further information just contact me still live in Key Largo.

Sincerely,



Mary Navarrete
5 Jewfish Avenue
Key Largo FL 33037
305-896-5058

State of Florida County of Monroe

This record was acknowledged before me on September 11, 2025 (date) by Mary Navarrete (name).

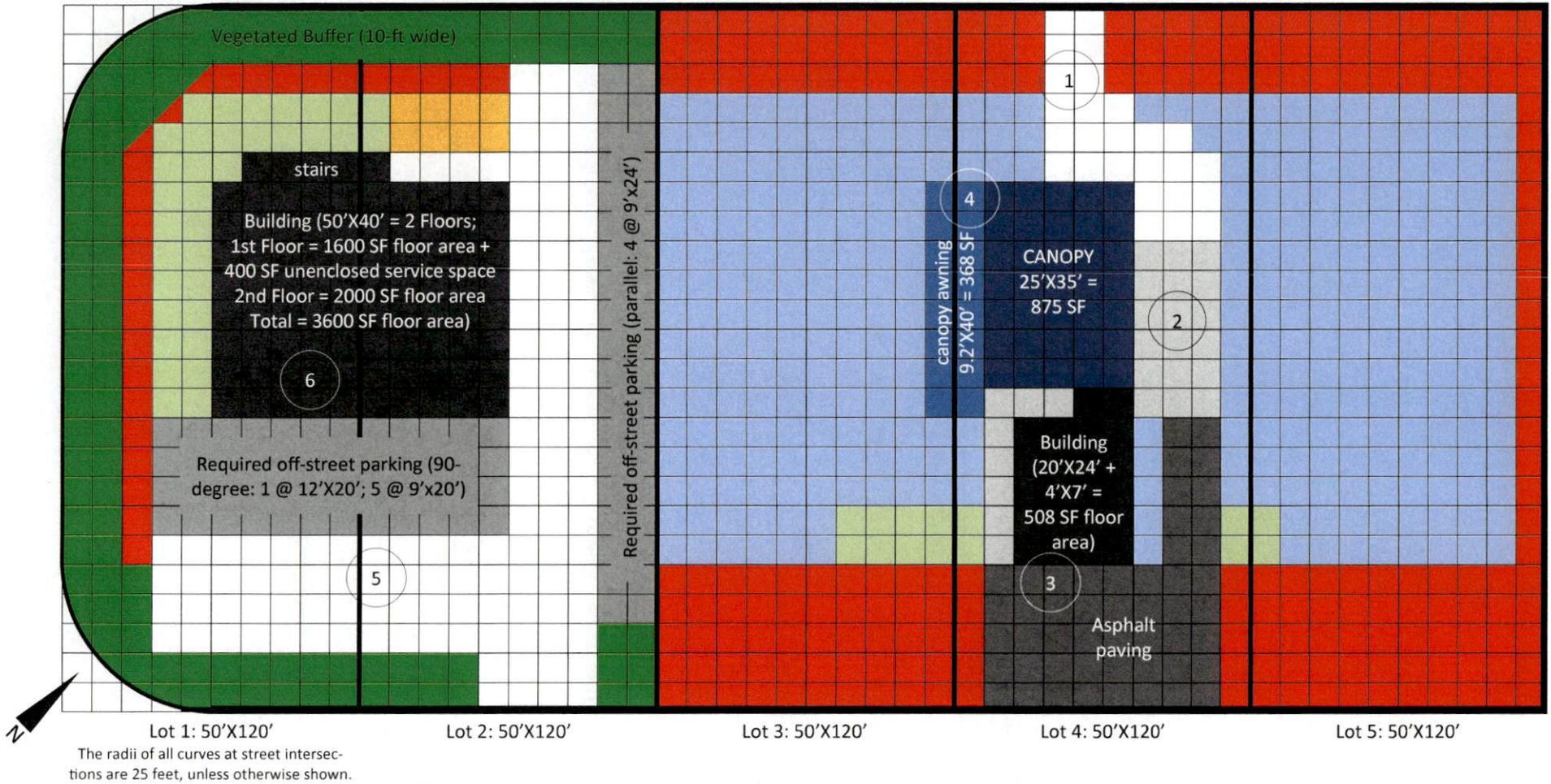


Signature of notarial officer



My commission expires: February 6, 2029 (Stamp)

98454 Overseas Highway Planning Staff Sketch of Lawfully Existing Uses



		Existing covered, unenclosed service area	IS Zoning Setbacks	Notes from select building permits
1 square = 5 ft. by 5 ft.	Light blue = potential outdoor storage	0.0 SF	Primary Front Yard: 25 ft.	(1) C11280 (issued 5/21/1982); Lots 4-5; Owner: Accent By Julie, Inc.; Install fence, with 12-ft rear access entrance; shows existing building & asphalt. C19941 (issued 7/25/1986): Lots 4-5; Owner Walt's Auto Shop; Install fence, with rear access entrance.
Red = required setback	Lot 1 = 0.0 SF	400.0 SF (bldg.)	Secondary Front Yard: 15 ft.	(2) C13362 (issued 7/29/1983); Lots 4-5; Owner: Walter Frielingsdorf; Add new slab; shows bldg. & slab.
Green = vegetated buffer	Lot 2 = 0.0 SF	168.0 SF (awning)	Primary Side Yard: 10 ft.	(3) C13402 (issued 8/05/1983); Lots 4-5; Owner: W. Frielingsdorf; Construct canopy; survey shows existing building, 12-ft wide asphalt drive and asphalt paving.
Light green = additional open space	Lot 3 = 3,632.0 SF	1,075.0 SF (200 SF awning + 875 SF canopy)	Secondary Side Yard: 5 ft.	(4) C16627 (issued 3/05/1985); Lots 3-5; Owner: W. Frielingsdorf; Add canopy awning—4' tall (rise) with 10' steep (hypotenuse) = 9.2' width (run) by 40' long.
Black = building (with floor area)	Lot 4 = 950 SF (750 SF + 200 SF paving west of bldg.)	0.0 SF		(5) C14916 (issued 4/25/1984); Lots 1-2; Owner: William Carson; Construct 1-story building for marine engine repair shop, with roof access, parking, 21-ft entrance drive, accessway, vegetated buffer & drain field.
Yellow = drain field	Lot 5 = 3,550.0 SF			(6) C19676 (issued 6/26/1986); Lots 1-2; Owner: Chris Carson; Construct 2nd story addition for storage.
Navy blue = canopy	TOTAL = 8,132.0 SF	1,643.0 SF		
Dark blue = canopy awning				
Dark gray = asphalt paving				
Gray = required parking				
Light gray = other (concrete) paving				
White (onsite) = unpaved access				

- Timeline -

lots 1+2, Block 1 Purchased 01-9-84 (closed)
From F. Tatzinger To Chris Carson

Lots 4+5, Block purchased 07-7-83
From Accent by Julie To Walter + Linda Freilingsdorf.

Lot 3 Block 1, Purchased by William Carson + W. Freilingsdorf.
12-15-84 From E & M Thelen to Carson / Freilingsdorf

NE 25 Feet Lot 3 Block 1 - Quit Claimed From
Carson / Freilingsdorf to W. and L. Freilingsdorf.

Quit Claim Deed 08-31-1988 From Carson + Freilingsdorf
To J.C. Carson SE 25 Feet Lot 3, Block 1

Warranty Deed From Walter + Linda Freilingsdorf
to J.C. Carson, NE 25 Feet Lot 3, Block 1

Warranty Deed 09-22-1989 From W + L Freilingsdorf
to J.C. Carson.

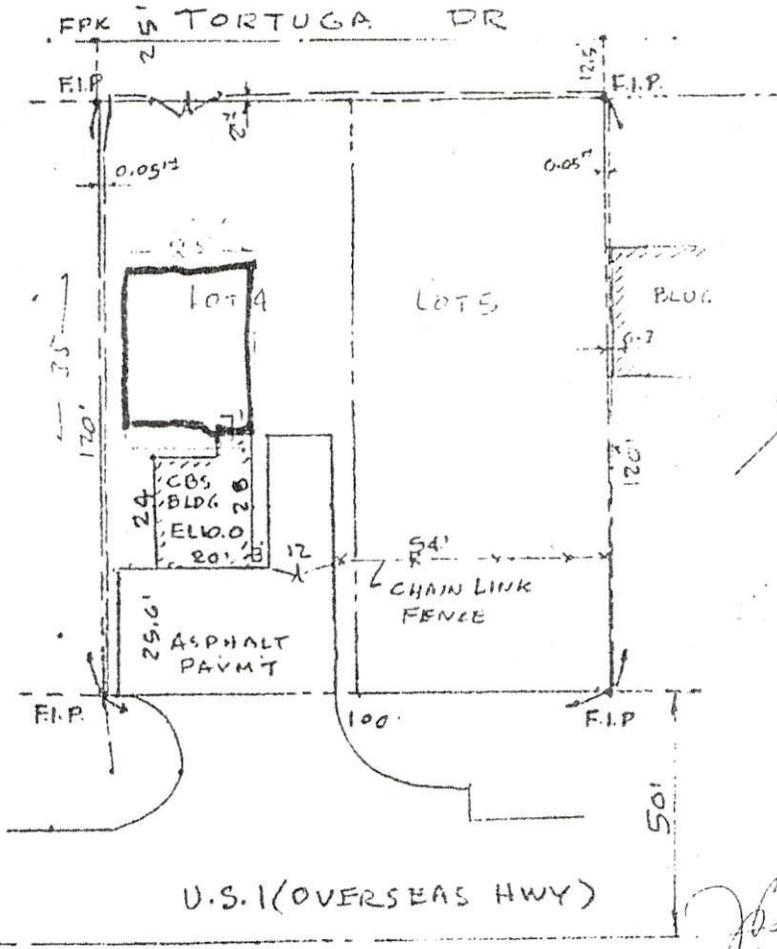
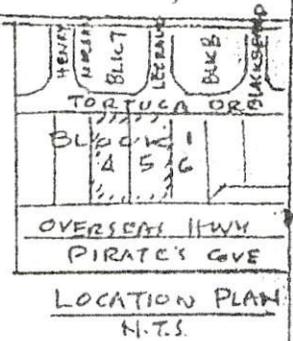
Mortgage Deed From W + Linda Freilingsdorf
to J.C. Carson - NE 25 Ft. of Lot 3 and
lots 4 and 5, Block 1.

SKETCH OF SURVEY

LEGAL DESCRIPTION:

LOTS 4 AND 5 BLOCK 1
 PIRATE'S COVE
 ROCK HARBOR, KEY LARGO
 MONROE, FLORIDA

LEGEND



DATUM:
 U.S.C. & G.S.
 M.S.L. = 0.0'

JOB APPROVED 8-5-83
 TO STANDARD &
 RECORD PLOTTING

PLAN

Scale 1" = 30'

Address: **SUNCHASE 12 REALTY** Certified to: **LINDA FRIELINGS DORF**
 M.M. 100 KEY LARGO FL 33037

Survey for: **LINDA FRIELINGS DORF** Job No: **LS4263** Flood Zone: 12' Date: **AUG 5, 1983**
 o/o **DIANE HARRIS**

I HEREBY CERTIFY: That the attached SKETCH OF SURVEY of the above described property is true and correct as recently surveyed under my direction and that there are no encroachments unless shown.

Theodore P. Miscella 8-4-83

THEODORE P. MISCELLA P.E., P.L.S.
 Registered Surveyor No. 2127

THEODORE P. MISCELLA P.E., P.L.S.
 P.O. Box 352
 Key Largo, Florida 33037

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September 11, 2025

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Sincerely,


Mary Navarrete
5 Jewfish Avenue
Key Largo FL 33037
305-896-5058

State of Florida County of Monroe

This record was acknowledged before me on September 11, 2025 (date) by
Mary Navarrete (name).



Signature of notarial officer

Kristin Lavigne

My commission expires: February 6, 2029 (Stamp)

September 11, 2025

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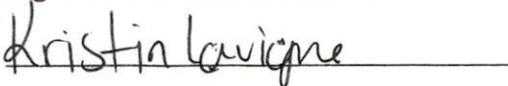
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