

County of Monroe

Planning Department
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Marathon, Florida 33050
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Board of County Commissioners
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May 26, 2006

Thomas D. Wright
9711 Overseas Hwy
Marathon, FL 33050

Re: Lot 19, Conch Key, (RE: 00385830.000000)

Dear Mr. Wright:

You requested a determination as to whether two residential units may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

A review of the records has determined:

- The property is located in the Commercial Fishing Special District -16 (CFSD-16) Land Use District. Mobile homes permitted in addition to detached dwellings as a matter of right. The pre 1986 zoning was RU-5.
- The Monroe County Property Record Card (PRC) shows that a structure has existed on the property since 1982. The year built is indicated as 1948.
- Aerial photography produced from the Real Estate Atlas indicates that there were two structures on the lot in 1984 and 1986.
- Florida Keys Electric Cooperative Assoc., Inc. Records indicate service was initiated on October 23, 1987.
- Florida Keys Aqueduct Authority records indicate that account has been serviced continuously since at least September 10, 1986.
- Building Permit 6510 was issued on December 30, 1963 to remodel existing porch.
- Building Permit B5828 was issued on June 6, 1980 for roof coat.
- Building Permit 11385 was issued on September 26, 1985 for roof repair.
- A site visit was conducted by Monroe County Planning Technician, Timothy Richard on May 16, 2006. The lot was vacant, but it was clear that there was a structure at one time.

Based on the review of the records, two replacement residential unit may be rebuilt conforming to all current Monroe County Codes without going through ROGO, the structures on the property will need be demolished with a Building Permit. Pursuant to Monroe County Code Section 9.5-43 you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. Please feel free to contact the Planning Department at (305) 289-2500 if you have any further questions.

Sincerely,



Aref Abdulani,
Director of Planning & Environmental Resources



Ty Symroski,
Director of Growth Management