

This instrument prepared by:

Edward Koconis, AICP
Islamorada Village of Islands
Planning and Development Services Dept.
PO Box 568
Islamorada, FL 33036

After recording return to:

Edward Koconis, AICP
Islamorada Village of Islands
Planning and Development Services Dept.
PO Box 568
Islamorada, FL 33036
RE # 00404340-000000, 00404360-000000

RESOLUTION NO. 09-05-35

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE REQUEST BY DAVID W. FRISBIE, TRUSTEE OF THE MM 82.7 TRUST, FOR AN AMENDMENT TO A PORTION OF THE RECORDED FINAL PLAT OF THE RUSSELL ESTATE, ON PROPERTY LOCATED AT 82779 AND 82803 OLD HIGHWAY ON UPPER MATECUMBE KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Division 10, *Platting*, of Article IV of Chapter 30 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"), David W. Frisbie, Trustee of the MM 82.7 Trust (the "Owner") has applied for approval of an amendment to the final plat of The Russell Estate (the "Request"), for property legally described in Exhibit "A" (the "Property"); and

WHEREAS, public notice was provided in accordance with the Code; and

WHEREAS, the Village Council previously granted final plat approval with conditions to the Owner of the Property on May 25, 2006 through Resolution No. 06-05-34; and

WHEREAS, the Village Council finds that the proposed final plat is consistent with the Village's Comprehensive Plan and the conditions of Resolution No. 06-05-34.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:

Section 1. Findings. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval of Final Plat. Pursuant to the requirements set forth in the Code, the Request, attached hereto as Exhibit "B," is hereby approved.

Section 3. Conditions. The approval granted by this Resolution is subject to the Applicant's compliance with the following conditions:

1. This Resolution shall not take effect prior to the effective date of Ordinance Nos. 06-11 and 06-12 amending the Future Land Use Map to Residential High (RH) and the Official Zoning Map to Multifamily (MF), respectively, for the Property.

2. Development of the property shall be consistent with plat of "Islands of Islamorada" prepared by David H. Barrow and dated May 21, 2009.

3. A grant of conservation easement agreement on a form acceptable to the Village Attorney shall be recorded in the Public Records on 17,281 square feet of tropical hardwood hammock as shown on the survey dated May 14, 2009, prepared by David H. Barrow, prior to issuance of any building permit.

4. An access easement, on a form acceptable to the Village Attorney, for the eight-foot-wide dedicated public path, as shown on the survey dated May 21, 2009 prepared by David H. Barrow, shall be recorded in the Public Records prior to issuance of any building permits.

5. The Owner shall pay any outstanding Cost Recovery Fees within 60 days of receipt of Village invoice.

Section 5. Conflicting Provisions. In the event the conditions or time limitations contained herein, and any conditions or time limitations of any subsequent development approval granted by the Village, or the Village LDRs are in conflict, the more restrictive shall apply.

Section 6. Violation of Conditions. The Applicant understands and acknowledges that he must comply with all of the terms and conditions herein, and all other applicable requirements of the Village or other governmental agencies before he may commence construction or operation of any use authorized herein. In accordance with Code Section 30-224(e), this approval may be revoked by the Village Council upon a determination that applicant or its successor or designee is in non-compliance with this Resolution or the Code. Failure to adhere to the terms and conditions of approval contained herein is a violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed by the Code.

Section 7. Effective Date. This Resolution shall not be filed with the Village Clerk prior to the effective date of Ordinance Nos. 06-11 and 06-12. This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code; and following the thirty (30) days, this Resolution shall not be effective or acted upon by the Owner until forty-five (45) days following the rendition to DCA, pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DCA may appeal this Resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

Section 8. Recording of Final Plat. Prior to issuance of any building permit for the construction of any building, structure or improvement, the Owner shall record the final plat in the office of the recorder of deeds of the county and a copy of the recorded plat shall be provided

to the Director. In addition to the printed copy of the final plat, the Owner shall also provide an electronic copy of the plat in a format acceptable to the Director. Such recording shall be completed within 90 days of approval of the final plat, or such approval shall be deemed null and void. If this Resolution is appealed under the LDRs or by DCA, the above time limits shall be tolled until the appeals are resolved.

The foregoing Resolution was offered by Vice Mayor Reckwerdt, who moved for its adoption. This motion was seconded by Councilwoman Hill, and upon being put to a vote, the vote was as follows:

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Don Achenberg	YES
Vice Mayor Michael Reckwerdt	YES
Councilman Dave Boerner	YES
Councilwoman Jill Zima Borski	YES
Councilwoman Cathi Hill	YES

PASSED AND ADOPTED THIS 28th DAY OF MAY, 2009.


DON ACHENBERG, MAYOR

ATTEST:


VILLAGE CLERK

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


VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk on this 29 day of MAY, 2009.


Beverly Raddatz, Village Clerk

CERTIFICATE OF SERVICE

A true and correct copy of the above and foregoing Resolution was furnished to the Applicant, via U.S. certified mail, return receipt requested, addressed to Ele Zachariades, Siemon & Larsen, P.A., 433 Plaza Real, Suite 339, Boca Raton, Florida 33432-3945, as agent for the Owner, this 29 day of MAY, 2009.



Beverly Raddatz, Village Clerk

EXHIBIT "A"
LEGAL DESCRIPTION
PAGE ONE

Property One

Tracts Thirty (30) and Thirty-One (31) of THE RUSSELL ESTATE on Upper Matecumbe Key, Florida, according to the Plat of THE RUSSELL ESTATE, recorded in Plat Book 2, at Pages 14 and 15 of the Public Records of Monroe County, Florida; and a parcel of submerged land in the Straits of Florida in Section 28-63-37 Upper Matecumbe Key, Monroe County, Florida fronting Tracts 30 and 31, RUSSELL ESTATE, Plat Book 2, Pages 14 and 15, Public Records of Monroe County, Florida, more particularly described as follows:

From the intersection of the dividing line between Tracts 31 and 32 of THE RUSSELL ESTATE with the Southeasterly right of way line of Old State Road 4A, as shown on Plat of said Russell Estate, run South 56 degrees, 36 minutes, 30 seconds East, along said dividing line between Tracts 31 and 32, a distance of 333.85 feet to the mean high tide line on the shore of the Straits of Florida at the most Northerly corner of a parcel of submerged land previously conveyed by Trustees Deed No. 21802, and the point of beginning of the parcel hereinafter described; thence South 44 degrees, 22 minutes East and along the Northeasterly side of said parcel a distance of 200 feet; thence North 50 degrees, 52 minutes East a distance of 180.48 feet; thence North 44 degrees, 22 minutes West, a distance of 200 feet to the said mean high tide line at the Northeasterly boundary of said Tract 30 of The Russell Estate; thence Southwesterly meandering said mean high tide line a distance of 180.5 feet more or less to the Point of Beginning.

Property Two

Tract 29, less the Northeasterly 4 feet extending from Old State Road (Overseas Highway) to the Atlantic Ocean, and being adjacent to the Southwesterly side of Tract 28 according to the Plat thereof as recorded in Plat Book 2, at Page 14-15 of the Public Records of Monroe County, Florida.

A Parcel of submerged land fronting a part of Tract 29 according to the Plat of THE RUSSELL ESTATE, as recorded in Plat Book 2, at Pages 14 & 15 of the Public Records of Monroe County, Florida being more particularly described as follows:

From the Northwesterly corner of Tract 29 of said Plat of THE RUSSELL ESTATE; thence proceeds South 44 degrees 16 minutes East along the Northwesterly (should read Southwesterly) side of said Tract 29, a distance of 342 feet, more or less to the mean high tide line of the Straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44 degrees 16 minutes East along the Southeasterly prolongation of the Northwesterly (should read Southwesterly) side of said Tract 29, 200 feet; thence proceed North 70 degrees 34 minutes 50 seconds East, 271.14 feet; thence proceed North 44 degrees 16 minutes West parallel to the Northwesterly (should read Southwesterly) side of said Tract 29, 199.20 feet to the mean high tide line of the Straits of Florida; thence meander said mean high tide line Northwesterly 275 feet, more or less to the Point of Beginning containing 1.25 acres more or less.

EXHIBIT "A"
LEGAL DESCRIPTION
PAGE TWO

Property Three

A portion of a Roadway forty feet in width, being bounded on the Southwesterly side by Tract 30 and on the Northeasterly side by Tract 29, all as shown on the Plat of THE RUSSELL ESTATE, recorded in Plat Book 2, at Page 15 of the Public Records of Monroe County, Florida, being more particularly described as follows:

Beginning at the intersection of the Northeasterly line of said Tract 30 with the Southeasterly line of the Oversea Highway, (Old State Road 4A), as shown on said Plat; thence run N 45° 39' 30" E along the Southeasterly line of the Oversea Highway, (Old State Road 4A) for a distance of 40.00 feet to the Northwesterly corner of said Tract 29; thence run S 44° 17' 30" E along the Southwesterly line of Tract 29 for a distance of 342 feet, more or less to the shoreline of the Atlantic Ocean as shown on said plat; thence meander said platted shoreline in a Southwesterly direction for a distance of 40 feet, more or less to the Southeast corner of said Tract 30; thence run N 44° 17' 30" W along the Northeasterly line of Tract 30 for a distance of 340 feet, more or less to the Point of Beginning.

ISLANDS OF ISLAMORADA

Exhibit "B"

A resubdivision of part of Tract 29 and all of Tracts 30 and 31, The Russell Estate, as recorded in Plat Book 2 at Pages 14 & 15 of the public records of Monroe County, Florida, and including adjoining submerged lands in the Straits of Florida, and an abandoned 40 foot wide roadway, in Section 28, Township 63 South, Range 37 East, Upper Matecumbe Key, Village of Islamorada, Monroe County, Florida.

DESCRIPTION

Property One
Tracts 17 and 18, the Russell Estate on Upper Matecumbe Key, Florida, according to the plat of the Russell Estate recorded in Plat Book 2 at Pages 14 & 15 of the public records of Monroe County, Florida, and a parcel of submerged land in the Straits of Florida, Section 28, Township 63 South, Range 37 East, Upper Matecumbe Key, Florida, as shown on the plat of the Russell Estate recorded in Plat Book 2, Pages 14 & 15, public records of Monroe County, Florida, and more particularly described as follows:
From the intersection of the dividing line between Tracts 31 and 32 of the Russell Estate with the southerly right of way line of Old State Road 4A as shown on plat of said Russell Estate, run S 56°36'30"E along said dividing line between Tracts 31 and 32, a distance of 333.85 feet to the mean high tide line on the shore of the Straits of Florida at the most northerly corner of a parcel of submerged land previously conveyed by Tracts 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 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955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 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