

RESOLUTION NO. 21-06-50

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM CCG KEYS, LLC, AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FINDING AND DETERMINING THAT THE REAL PROPERTY SHALL BE USED FOR MUNICIPAL OR PUBLIC PURPOSES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 30-476(a)(4) of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), a landowner may voluntarily agree to dedicate to the Village a vacant, buildable lot or buildable land as part of a Building Permit Allocation System ("BPAS") application; and

WHEREAS, if a landowner proposes to dedicate land to the Village as set forth above, the landowner is required to execute a statutory warranty deed conveying such land to the Village that must be approved by the Village Council prior to recording in the public records of Monroe County, Florida; and

WHEREAS, Justin Johnson on behalf of CCG Keys, LLC (the "Applicant") has submitted an application to the BPAS, and in order to receive ten (10) points toward the BPAS score, desires to dedicate one (1) vacant lot to the Village; and

WHEREAS, the vacant lot, located on Hibiscus Street, Plantation Key, with Parcel ID # 00426440-000000, meets the requisite land dedication criteria; and

WHEREAS, the Village Council finds that approval of the land dedication to the Village and the Resolution attached hereto is in the best interest of the Village.

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

Section 1. Acceptance of Land Dedication. Subject to compliance with all Village and Code requirements, payment of all taxes, and review and approval by the Village Attorney, the Statutory Warranty Deed (the "Deed") submitted by the Applicant CCG Kyes ,LLC, attached as Exhibit "A", is approved and accepted by the Village as part of the BPAS application.

Section 2. Determination of Public Purpose. The Village Council finds and determines that the property being dedicated to the Village shall be held or used for a municipal or public purpose.

Section 3. Recording. The Deed shall be recorded in the public records of Monroe County, Florida at the sole cost and expense of Justin Johnson.

Section 4. Effective Date. That this Resolution shall become effective immediately upon its adoption.

Motion to adopt by Councilman David Webb, second by Vice Mayor Pete Bacheler.

FINAL VOTE AT ADOPTION


VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Joseph B. Pinder III	YES
Vice Mayor Pete Bacheler	YES
Councilman Mark Gregg	YES
Councilman Henry Rosenthal	YES
Councilman David Webb	YES

PASSED AND ADOPTED on second reading this 9th day of June, 2021.


JOSEPH B. PINDER III, MAYOR

ATTEST:


KELLY S. TOTH, CMC, VILLAGE CLERK

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


ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 10th day of June, 2021.

Deed Doc Stamp \$0.70
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

This instrument prepared by:

Andrew. M. Tobin, PA
PO Box 620
Tavernier, FL 33070

After recording return to:

Islamorada, Village of Islands, Florida
86800 Overseas Highway
Islamorada, Florida 33036

Tax Folio Identification Number: 00426440-000000

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 7th day of MAY, 2021, by **CCG Keys, LLC, a Florida limited liability company**, (the "Grantor"), whose mailing address is **160 Coral Road, Islamorada, FL 33036**, to ISLAMORADA VILLAGE OF ISLANDS FLORIDA, a Florida municipal corporation (the "Grantee"), whose mailing address is 86800 Overseas Highway, Islamorada, Florida 33036.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Monroe County, Florida, and more particularly described as:

See Exhibit "A" Attached

The Grantor herein warrants and represents that the Property is not homestead property as defined by the Florida Constitution or State law, nor contiguous to the homestead property of the Grantor, who resides at 160 Coral Road, Islamorada, FL 33036.

SUBJECT TO:

1. All conditions, reservations, restrictions and easements of record provided that this instrument shall not reimpose same.
2. Real estate taxes and assessments for the year 2021, and all subsequent years.

3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

Witnesses:

MS Weeks
Print Name: Marlen S. Weeks

Mark A. Weeks
Print Name: Mark A. Weeks

CCG Keys, LLC, a Florida limited liability company

By: *Justin Johnson*
Justin Johnson, President

STATE OF FLORIDA)

) ss:

COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 7th day of May, 2021, by **Justin Johnson**, who (check one) [] is personally known to me or [] has produced Driver's License as identification.



MARLEN S. WEEKS
Commission # GG 977951
Expires April 12, 2024
Bonded Thru Budget Notary Services

MS Weeks
NOTARY PUBLIC, STATE OF Florida
Print Name: Marlen S. Weeks
Commission No.: _____
Commission Expires: _____

Exhibit "A"

**Lot 26, Block 4, PLANTATION KEY COLONY, according to the Plat thereof, as recorded in Plat Book 3,
Page 182, of the Public Records of Monroe County, FL**