

**RESOLUTION NO. 22-03-24**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM HAMMER TIME BUILDERS GROUP, INC ; AUTHORIZING RECORDING OF DEED 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 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**, Alberto Carbajal, on behalf of Hammer Time Builders Group, Inc (the "Applicant") 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 at 157 Pueblo Street (Parcel ID # 00420200-000100) 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 Hammer Time Builders, attached as Exhibit "A", is approved and accepted by the Village as part of the BPAS.

**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 Hammer Time Builders.

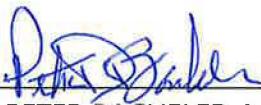
**Section 4.** **Effective Date.** That this Resolution shall become effective immediately upon its adoption.

Motion to adopt by Councilman Buddy Pinder, seconded by Mayor Pete Bacheler.

**FINAL VOTE AT ADOPTION  
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

Mayor Pete Bacheler	YES
Vice Mayor Henry Rosenthal	YES
Councilman Mark Gregg	YES
Councilman Buddy Pinder	YES
Councilman David Webb	YES

**PASSED AND ADOPTED THIS 31<sup>st</sup> DAY OF MARCH, 2022.**



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PETER BACHELIER, MAYOR

ATTEST:



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STEPHANIE CONDE, ACTING VILLAGE CLERK

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



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ROGET V. BRYAN, VILLAGE ATTORNEY

This Instrument Prepared by:

**Hammer Time Builders Group, Inc.**  
By: Alberto Carbajal  
8425 Miller Drive  
Miami, FL 33155  
P: (786) 367-0104

After Recording Return to:  
**Islamorada, Village of Islands, Florida**  
86800 Overseas Highway  
**Islamorada, Florida 33036**

Tax Folio Identification Number/Parcel ID: 00420200-000100  
Property ID: 9104528

Doc # 2369564 Bk# 3165 Pg# 2271  
Recorded 4/6/2022 2:23 PM Page 1 of 2

Deed Doc Stamp \$0.00  
Filed and Recorded in Official Records of  
**MONROE COUNTY KEVIN MADOK, CPA**

(Space Above This Line For Recording Data)

## **Warranty Deed**

This Warranty Deed is made and executed this 6 day of April, 2022, by Hammer Time Builders Group, Inc., a Florida Corporation (the "Grantor"), whose post office address is 8425 Miller Drive, Miami, FL 33155, to Islamorada Village of Islands Florida, a Florida municipal corporation (the "Grantee"), whose post office address is 86800 Overseas Highway, Islamorada, Florida 33036.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

### **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:

**Lot 30, Block 4, Indian Harbor, according to the Plat thereof, as recorded in Plat Book 3, Page 178, of the Public Records of Monroe County, Florida.**

**\*\*\*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 8425 Miller Drive, Miami, Florida 33155.\*\*\***

### **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 2022, 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.

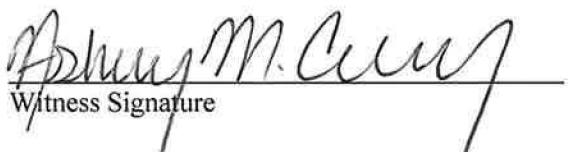
TO HAVE AND TO HOLD the same in fee simple forever.

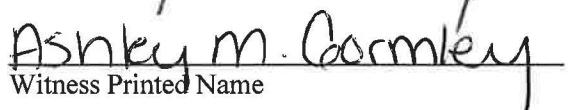
**[SIGNATURE(S) TO APPEAR ON FOLLOWING PAGE]**

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, 2021.

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

Witnesses:

  
Witness Signature

  
Witness Printed Name

GRANTOR

  
Hammer Time Builders Group, Inc., a Florida corporation

  
Alberto Carbajal, President

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization this 6<sup>th</sup> day of April, 2022, by **Alberto Carbajal, President of Hammer Time Builders Group, Inc., a Florida corporation**, he/she (  ) is/are personally known to me or (  ) has/have produced PLD as identification.



Stephanie Conde  
Comm.:HH 189981  
Expires: Nov. 27, 2025  
Notary Public - State of Florida

My Commission Expires: 11/27/25

  
Notary Public Signature

  
Printed Notary Name