

**RESOLUTION NO. 22-07-68**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM L12 B7 SUNSHINE ESTATES LLC; 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 an application to the Building Permit Allocation System ("BPAS"); 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**, L12 B7 Sunshine Estates, LLC., (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 172 Bougainvillea St having Parcel ID # 00428640-000000, meets the requisite land dedication criteria; and

**WHEREAS**, the Village Council finds that approval of the land dedication to the Village and the Statutory Warranty Deed (the "Deed") 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 Deed submitted by L12 B7 Sunshine Estates, LLC, 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 L12 B7 Sunshine Estates, LLC.

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

Motion to adopt by Councilman David Webb, 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	ABSTAINED
Councilman Joseph B. Pinder III	YES
Councilman David Webb	YES

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF JULY, 2022.**



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PETER BACHELIER, MAYOR

ATTEST:



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MARNE MCGRATH, VILLAGE CLERK

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



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JOHN J. QUICK, INTERIM VILLAGE ATTORNEY

**This instrument prepared by:**

Hershoff Lupino & Yagel, L.L.P.  
88539 Overseas Highway  
Tavernier, FL 33070  
(305) 852-8440  
File Number: 2022-00845

**Doc # 2432417 Bk# 3243 Pg# 370**  
Recorded 9/20/2023 10:56 AM Page 1 of 3

**After recording return to:**

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

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

Tax Folio Identification Number: 00428640-000000 (AK 1526649)

**WARRANTY DEED**

THIS WARRANTY DEED is made and executed this 29 day of March 2022 by  
L12 B7 Sunshine Estates, LLC, a Florida Limited Liability Company (the "Grantor"), whose mailing address is 3450 W 84th St.  
Suite 201, Hialeah, Florida 33018, 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  
3450 W 84th St., Suite 200, Hialeah, Florida 33018.

**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.

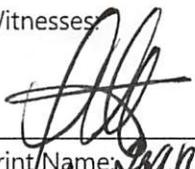
TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

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

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, 2022

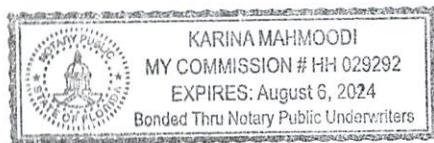
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

Witnesses:

  
Print Name: Winnie Graveran  
  
Print Name: John M. Santara

STATE OF Florida )  
 ) ss:  
COUNTY OF Dade )

The foregoing instrument was acknowledged before me this 29 day of March 2022 by Nelson Graveran, Manager of L12 B7 Sunshine Estates, LLC who (check one)  is personally known to me or  has produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC, STATE OF Florida  
Print Name: Karina Mahmoodi  
Commission No.: HH 029292  
Commission Expires: August 6, 2024

**Exhibit A**

**Property Address: 172 Bougainvillea St., Tavernier, FL 33070**

**Lot 5, Block 10, Plantation Key Colony, according to the map or plat thereof as recorded in Plat Book 3, Page 182, Public Records of Monroe County, Florida.**