

This instrument prepared by:

Jenna Lane
 Associate Planner
 Islamorada, Village of Islands
 Planning and Development Services Department
 86800 Overseas Highway
 Islamorada, Florida 33036



After recording, please return to:

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 86800 Overseas Highway
 Islamorada, Florida 33036

Notice of Approval: Site Plan Approval PLSPR20180083

Owner:	NHC-FL 132, LLC		
Address:	87425 Old Highway	Parcel Number:	00093190-000000
Legal Description:	<p>All that portion of formerly submerged lands in the Straits of Florida in Section 18, Township 63 South, Range 38 East, Plantation Key, Monroe County, Florida, bounded to the Northwest by a parcel more particularly described as follows:</p> <p>From the intersection of the dividing line between Lots 1 and 2 of Amended Plat of the Estate of J.B. Pinder, made by George L. MacDonald and recorded in the Plat Book 1 at Page 101, Public Records of Monroe County, Florida with the Southeasterly Right of Way line of Old State Road 4-A, run South 43° 17' East along said dividing line, a distance of 425 feet to the most Easterly Corner of a parcel of submerged land heretofore conveyed by Trustees of Internal Improvement Deed No. 21230 and the Point of Beginning of the Parcel hereinafter described; thence South 42° 00' West along the Southeasterly side of said parcel of submerged land a distance of 251.08 feet to the most southerly corner of said parcel of submerged land; thence North 43° 17' West, a distance of 100 feet to the former shoreline; thence Southwesterly along said former shoreline, a distance of 253 feet more or less to the Southwesterly side of the Waser Property; thence South 43° 17' East along the prolongation of the Southwesterly side of the Waser Property, a distance of 359.55 feet; thence North 42° 00' East, a distance of 360 feet to the side of an existing channel; thence North 0° 22' East, a distance of 206.5 feet to the most Southerly corner of a parcel of submerged land heretofore conveyed by Trustees of the Internal Improvement Fund Deed No. 22257; thence North 43° 17' West along the Southwesterly side of the said parcel of submerged land, a distance of 80 feet to the Point of Beginning.</p> <p>And bounded to the Southeast by waterward boundary line, recorded in Official Records Book 2169, Page 1342, Public Records Monroe County, Florida, more particularly described as follows:</p> <p>A line being the waterward boundary line as July 1, 1975 along a parcel of submerged land in the Straits of Florida in Section 18, Township 63 South, Range 38 East, Plantation Key, Monroe County, Florida, more particularly described as follows:</p> <p>From the intersection of the dividing line between Lots 1 and 2 of amended Plat of the Estate of J.B. Pinder, made by George L. MacDonald and recorded in Plat Book 1 at Page 101, Public Records of Monroe County, Florida with the Southeasterly right of way line of Old State Road 4-A, run S46°03'38"E (S 43° 17' E Deed) along said dividing line, a distance of 425 feet to the most Easterly corner of a parcel of formerly submerged land heretofore conveyed by Trustees of Internal Improvement Deed No. 21230; thence run S50°47'05"E (S43°17'00"E Deed), a distance of 80 feet ± along the Northeast boundary line of a parcel of formerly submerged land heretofore conveyed by Trustees of Internal Improvements Deed No. 2391 (1580-44); thence run S02°24'38"</p>		

	<p>W, a distance of 140.34 feet, continuing along the most Easterly boundary line of the aforementioned parcel conveyed in Deed No. 2391 (1580-44) and to the Point of Beginning of the waterward boundary line hereinafter described; thence run S51°50'14.2"E, a distance of 81.49 feet; thence run S13°32'14.4"E, a distance of 11.47 feet; thence run S47°02'56"W, a distance of 7.67 feet; thence run N77°01'13.3"W, a distance of 15.90 feet; thence run N46°18'50.5"W, a distance of 61.94 feet; thence run S02°24'38"W, a distance of 45.61 feet; thence run S39°13'22"W, a distance of 16.31 feet; thence run S52°51'6.4"E, a distance of 8.16 feet; thence run S16°05'0.1"E, a distance of 23.56 feet; thence run S22°51'53.4"W, a distance of 23.25 feet; thence run S65°56'02.3"W, a distance of 14.67 feet; thence run S36°50'55.3"W, a distance of 11.26 feet; thence run S53°39'14.7"W, a distance of 20.69 feet; thence run S37°57'03.7"W, a distance of 12.30 feet; thence run S69°12'35.7"W, a distance of 4.62 feet; thence run S17°12'39.7"W, a distance of 34.93 feet; thence run S12°04'20.8"E, a distance of 1.93 feet; thence run S87°25'58.9"E, a distance of 3.74 feet; thence run S60°14'40.2"E, a distance of 7.52 feet; thence run S71°37'14.4"E, a distance of 6.60 feet; thence run S35°11'34.2"W, a distance of 17.27 feet; thence run N51°17'02.4"W, a distance of 8.61 feet; thence run N23°36'56.9"W, a distance of 3.63 feet; thence run N49°55'08"W, a distance of 5.18 feet; thence run N31°17'06.7"W, a distance of 4.68 feet; thence run N47°51'20.7"W, a distance of 31.76 feet; thence run S39°13'22"W, a distance of 36.79 feet; thence run S48°19'51.5"E, a distance of 19.39 feet; thence run S05°37'23.7"W, a distance of 10.85 feet; thence run S44°14'07.1"W, a distance of 60.91 feet; thence run S79°22'31.9"W, a distance of 14.89 feet; thence run S28°59'03.2"W, a distance of 31.06 feet; thence run S44°37'55.2"W, a distance of 32.83 feet; thence run S80°56'49.3"W, a distance of 19.35 feet to the point of terminus and the end of the herein described line.</p>	
Summary:	<p>Redevelopment of the site to construct thirty-five (35) non-transient units (Mobile Homes) and sixty-six (66) transient units (RVs) and associated accessory structures to the residential units.</p>	
Project #:	<p>PLSPR20180083</p>	
Director Recommendation:	<p>Approval with Conditions</p>	
Effective Date:	<p>January 28, 2019</p>	
Maximum time to receive the next development permit and commence development:	<p>January 28, 2021</p>	

Pursuant to Sections 30-215 of the Code of Ordinances of Islamorada, Village of Islands, Florida (the "Code"), a development permit for Site Plan Approval shall be obtained before approval of a building permit to assure consistency with the purposes, goals, objectives and policies of the Comprehensive Plan and compliance with all applicable provisions of Code Chapter 30, *Land Development Regulations*. **A copy of the approved site plan, Exhibit A, shall be submitted with all applications for development for the subject property.**

Pursuant to Code Chapter 30, Article IV, Division 2, the Director of Planning and Development Services (the "Director") has determined that the site plan signed plans dated August 8, 2018 by Clair E. Wright III, P.E., for the subject property meet the requirements for a Site Plan Approval (the "Development Permit") with the following conditions:

1. Fire Hydrant required, to be located by AHJ.
2. Wall-to-wall and curb-to-curb for radii to meet Fire Department Access.
3. A minimum ten-foot fire separation on all sides of RV units must be maintained.
4. Wastewater plans shall be submitted with building permits for the approved site plan. Any deviation from the previously approved Sewer Collection System, 281237-248-DWC/CM, shall be reviewed; modifications shall be applied for through the Village Wastewater Department and FDEP.
5. Solid Waste containers must be rotated in the approved location at approximately a forty-five-degree angle to allow trucks to access waste containers.
6. The applicant shall pay all cost recovery fees prior to the issuance of a building permit.

Notice of Approval: Site Plan Approval (PLSPR20180083)

Pursuant to Section 30-215(i), issuance of Site Plan Approval shall be deemed to authorize only the particular site configuration, layout and level of impacts as submitted on plans dated August 8, 2018 by Clair E. Wright III, P.E., unless the site plan is rescinded or revoked as provided in Chapter 30. Permitted uses may occur in conjunction with or in place of the approved uses. Site Plan Approval shall run with the land. Issuance of Site Plan Approval shall be deemed to authorize the Building Official to approve an application for a building permit if the applicant has complied with all other relevant portions of Chapter 30 and the Code. This Site Plan Approval shall be subject to the time limitations of Section 30-224.

Signed, witnessed and executed on this 28th day of January, 2019.

WITNESS:

PLANNING DIRECTOR:

Jenna Lane
JENNA LANE

Ty Harris
TY HARRIS

STATE OF FLORIDA

)SS

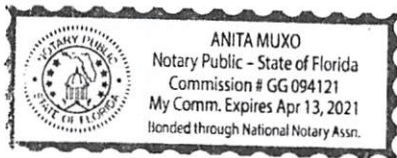
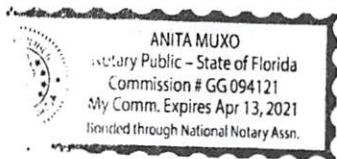
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by Ty Harris as Director of Planning of Islamorada, Village of Islands, Florida, a municipal corporation. He is personally known to me.

Witness my signature and official seal this 28th day of January, 2019 in the aforesaid County and State.

Anita Muxo
NOTARY PUBLIC, State of Florida

Print Name: Anita Muxo
Commission No.: GG 094121
Commission Expires: 4-13-21



**MONROE COUNTY
OFFICIAL RECORDS**