

After recording return to:  
Planning and Development Services Dept.  
Islamorada, Village of Islands  
86800 Overseas Highway  
Islamorada Florida 33036

**ORDINANCE NO. 21-03**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF AEC BUILD ON BEHALF OF BOYS SCOUTS OF AMERICA TO AMEND THE OFFICIAL ZONING MAP FROM THE RESIDENTIAL SINGLE FAMILY (R1) ZONING DISTRICT TO THE RESIDENTIAL DUPLEX (R2) ZONING DISTRICT FOR PROPERTY LOCATED AT APPROXIMATELY MILE MARKER 73.8 WITH REAL ESTATE NUMBER 00391020-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY.**

**WHEREAS**, the Official Zoning Map of Islamorada, Village of Islands (the "Village") became effective April 30, 2002; and

**WHEREAS**, the property owner, Boy Scouts of America, has requested an Official Zoning Map amendment from the Residential single family (R1) Zoning District to the Residential duplex (R2) Zoning District for a parcel consisting of approximately 10,000 square feet (0.223 acre) of upland according to the Monroe County Property Appraiser, with the Parcel ID Number 00391020-000000 (the "Property"), as legally described below; and

**WHEREAS**, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Code"), the Village Local Planning Agency publicly considered the Zoning Map Amendment during a duly noticed public hearing on March 8, 2021; and

**WHEREAS**, in accordance with Section 166.041, Florida Statutes, and Section 30-213 of the Village Code, notice of the public hearing(s) has been given for the proposed adoption of this Ordinance; and

**WHEREAS**, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Zoning Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

**WHEREAS**, the Village Council has determined that the proposed Zoning Map Amendment is consistent with the Village Comprehensive Plan; and

**WHEREAS**, the Village Council desires to consider the proposed Zoning Map Amendment in accordance with State law.

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

**Section 1. Recitals.** The above recitals are true and correct and incorporated herein by this reference.

**Section 2. Approval/Denial of Zoning Map Amendment.** The Official Zoning Map Amendment is hereby **approved** as part of the Official Zoning Map of the Village. A copy of the Official Zoning Map Amendment is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

**LOT 5, BLOCK 1, SAFETY HARBOR SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, OAT PAGE 69 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.**

**Section 3. Transmittal.** The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of Economic Opportunity (the "DEO") for approval in accordance with Section 380.05(6), Florida Statutes.

**Section 4. Effective Date.** This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Economic Opportunity (DEO) pursuant to Section 163.3184, Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by Vice Mayor Pete Bacheler, who moved its passage on first reading. This motion was seconded by Councilman Henry Rosenthal, and upon being put to a vote, the vote was as follows:

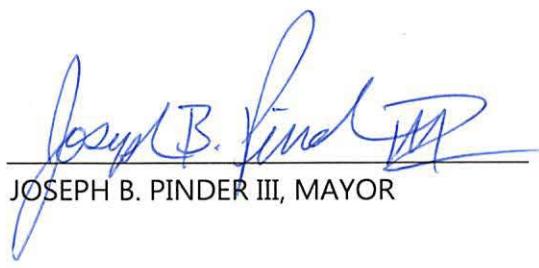
Mayor Joseph B. Pinder III	YES
Vice-Mayor Pete Bacheler	YES
Councilman Mark H. Gregg	YES
Councilman Henry Rosenthal	YES
Councilman David Webb	YES

**PASSED** on first reading this 29<sup>th</sup> day of April, 2021.

The foregoing Ordinance was offered by Vice Mayor Pete Bacheler, who moved its passage and adoption on second reading. This motion was seconded by Councilman Mark Gregg, and upon being put to a vote, the vote was as follows:

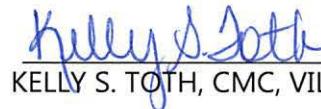
Mayor Joseph B. Pinder III	YES
Vice-Mayor Pete Bacheler	YES
Councilman Mark H. Gregg	YES
Councilman Henry Rosenthal	YES
Councilman David Webb	YES

**PASSED AND ADOPTED** on second reading this 20<sup>th</sup> day of May, 2021.



JOSEPH B. PINDER III, MAYOR

ATTEST:



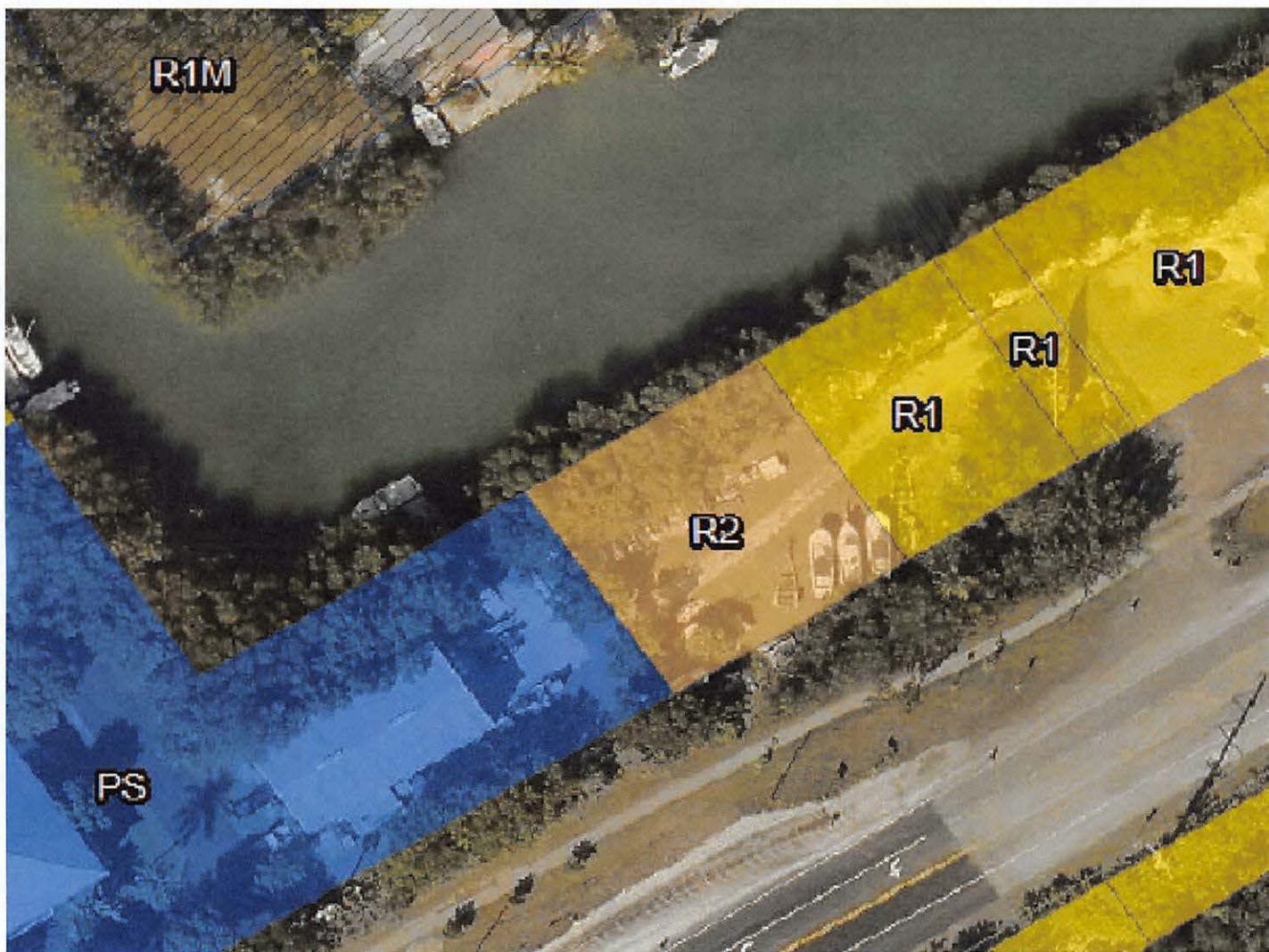
Kelly S. Toth  
KELLY S. TOTH, CMC, VILLAGE CLERK

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 21<sup>st</sup> day of May, 2021.



**Islamorada, Village of Islands**  
86800 Overseas Highway  
Islamorada, FL 33036

**Zoning Map**  
PLMA20200209

**Map  
1.0**