

RESOLUTION NO. 20-09-90

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM RANKINGS AND AWARDING RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 3 OF 2020; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Islamorada, Village of Islands (the "Village") has implemented the Building Permit Allocation System ("BPAS") as codified in Chapter 30, Article IV, Division 11 of the Village's Code of Ordinances (the "Village Code"); and

WHEREAS, Section 30-474 of the Village Code requires that the Village Council of Islamorada, Village of Islands (the "Village Council") establish the total amount of nonresidential floor area and residential dwelling units that may be made available for the next annual allocation, the quarterly allocations for that year and the distribution of allocations between categories; and

WHEREAS, the Village Council adopted Resolution No. 19-11-105, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2020, including five (5) market rate allocations "without land dedication" available for Quarter 3 of 2020; and

WHEREAS, on September 17, 2020, the Village Council conducted a public hearing regarding the Residential Dwelling Unit Allocation Evaluation Report (the "Report") submitted by the Director of Planning (the "Director") pursuant to the applicable provisions of the Village Code and Comprehensive Plan; and

WHEREAS, the Village Council desires to approve the residential building permit allocation rankings and award the allocations for Quarter 3 of 2020.

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

Section 1. Findings of Fact.

The Village Council, having considered the testimony and evidence presented by all parties, including the Report, does hereby find and determine that:

The Village Council hereby approves the ranking and recommendation of the Director to award five (5) allocations for market rate dwelling units as follows: One (1) allocation to Real Estate Number 00433420-000000, property owner Delongchamp, Pamela Michelle with 16 points; One (1) allocation to Real Estate Number 00418311-002900, property owner Perez, Mirtha with 16 points; One (1) allocation to Real Estate Number 00434380-000000, property owner Islamorada Realty Invest. Trust with 16 points; One (1) allocation to Real Estate Number 00420870-000000, property owner Jacquelyn Bonnie Ekblom Revocable Trust with 16 points; One (1) allocation to Real Estate Number 00421140-000000, and property owner Islamorada Realty Invest. Trust with 16 points, as set forth in Exhibit "A" hereto.

Section 2. Conclusions of Law.

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

- (1) The Building Permit Allocation System (the "BPAS") applications for Quarter 3 of 2020 have been processed in accordance with the Village Comprehensive Plan and Land Development Regulations; and
- (2) In rendering its decision, as reflected in this Resolution, the Village Council has:
 - (a) Accorded procedural due process; and
 - (b) Observed the essential requirements of the law; and

(c) Supported its decision by competent substantial evidence of record.

Section 3. Effective Date.

This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.


Motion to adopt by Councilwoman Deb Gillis, second by Councilman Chris Sante.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Mike Forster	YES
Councilman Chris Sante	YES
Councilwoman Deb Gillis	YES
Councilman Jim Mooney	YES
Seat 4 Vacant	

PASSED AND ADOPTED THIS 17TH DAY OF SEPTEMBER, 2020.



MIKE FORSTER, MAYOR

ATTEST:



KELLY TOTH, 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 18th day of September, 2020.



Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

DRAFT Ranking of BPAS Applications for 2020 Quarter 3 (closed Thursday, July 31, 2020 at 12:00 PM)										Updated August 26, 2020	
Market Rate Allocations without Land Dedication										RECOMMENDED FOR ALLOCATION	
Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
1	PRSF201602761	Miranda, Oscar	Deferral Application Submitted	1/10/2017	1:30 PM	17	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050
2	PRSF201501949	Delongchamp, Pamela Michelle		5/25/2016	8:50 AM	16	Plantation	Edenair	3	1	00433420-000000
3	PRSF201702497	Perez, Mirtha		5/8/2018	2:45 PM	16	Plantation	Lake Harbor First Addn	29		00418311-002900
4	PRSF201800896	Islamorada Realty Invest. Trust		5/24/2018	2:23 PM	16	Plantation	Edenair	2	5	00434380-000000
5	PRSF201801410	Jacquelyn Bonnie Ekblom Revocable Trust		7/23/2018	2:03 PM	16	Plantation	Indian Harbor	6	6	00420870-000000
6	PRSF201800120	Islamorada Realty Invest. Trust		7/23/2018	2:04 PM	16	Plantation	Indian Harbor	8	7	00421140-000000
7	PRSF201801091	Jones Gordon Harvey Revocable Trust		7/27/2018	8:35 AM	16	Plantation	Treasure Harbor	32	-	00411020-000000
8	PRSF201802262	Evans, Bryce		5/31/2019	1:45 PM	16	Plantation	Edenair	9	5	00434420-000000
9	PRSF201702547	Fatboys Investments, LLC		6/10/2019	8:30 AM	16	Plantation	Indian Waterways	18	2	00422770-000000
10	PRSF201802232	Islamorada Realty Investment Trust		6/25/2019	11:23 AM	16	Plantation	Plantation Shores Rev	13	2	00418621-002700
11	PRSF201901127	Gregg, Mark H.		12/13/2019	2:00 PM	16	Plantation	Toners Nautical Shores	1	-	00412140-000000
12	PRSF201900691	Gil-Mera, Carlos M.		1/10/2020	3:30 PM	16	Lower Matecumbe	White Marlin Beach	9	E	00392910-000000
13	PRSF201900534	McDonald, John & Dawn	Deferral Application Submitted	1/30/2020	3:54 PM	16	Plantation	Venetian Shores #3	15	26	00409560-000000
14	PRSF201901467	Plantation Key Azalea Inc		3/18/2020	10:15 AM	16	Plantation	Plantation Key Colony	1	14	00430830-000000
15	PRSF201901466	Plantation Key Azalea Inc		3/18/2020	10:16 AM	16	Plantation	Plantation Key Colony	2	14	00430840-000000
16	PRSF201901465	Plantation Key Azalea Inc		3/18/2020	10:17 AM	16	Plantation	Plantation Key Colony	3	14	00430850-000000
17	PRSF201901468	Plantation Key Azalea Inc		3/18/2020	10:18 AM	16	Plantation	Plantation Key Colony	4	14	00430860-000000
18	PRSF201901016	JASDIP LLC		3/19/2020	1:30 PM	16	Upper Matecumbe	Strattons Subd	1	3	00399260-000000
19	PRSF201901484	Islamorada Realty Investment Revocable Trust		3/26/2020	2:00 PM	16	Plantation	Tavernaero	16	2	00437493-004600
20	PRSF201901700	Cockerham, Mark		6/4/2020	1:21 PM	16	Upper Matecumbe	Matecumbe Sub Lots 3&4	3&4		00404690-000300
21	PRSF202000507	Codispoti, Edward & Susanna		6/23/2020	1:30 PM	16	Lower Matecumbe	Port Antigua	104		00394488-000700
22	PRSF201900454	Fisher, Donna & Daniel		7/9/2020	11:15 AM	16	Plantation Key	Venetian Shores Plat #6	15	17	00410502-010280
23	PRSF201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	15	Plantation	Plantation Beach	10	5	00413460-000000
24	PRSF201702154	Tafoya, Kenneth J		1/25/2018	3:25pm	15	Plantation	Coral Shores	30	-	00411530-000000
25	PRSF201800897	Islamorada Realty Investment Trust		8/7/2018	11:49 AM	15	Plantation	Edenair PB4-32	4	5	00434370-000000
26	PRSF201801569	Pinder, Hank Joseph		9/19/2018	12:25 PM	15	Plantation	Indian Waterways	32	4	00423800-000100
27	PRSF201801625	Islamorada Realty Investment Trust		10/10/2018	9:45 AM	15	Plantation	Fontaine Lake Estates	6	4	00432810-000100
28	PRSF201801662	Wrenn Ekblom Development		10/10/2018	9:46 AM	15	Plantation	Fontaine Lake Estates	4	4	00432810-000200
29	PRSF201800262	Correa, Octavio		10/15/2018	2:30 PM	15	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800
30	PRSF201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	15	Plantation	Vacation Village	10	3	00417840-000000
31	PRSF201802246	Hopman, Andre		4/9/2019	3:00 PM	15	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000
32	PRSF201802283	Robert Moser/ Moser Family Trust		4/9/2019	3:01 PM	15	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000
33	PRSF201900879	Tiedemann, Jocelyn & Brian		8/29/2019	11:48 AM	15	Plantation	Indian Waterways	22	5	00424090-000200
34	PRSF201900988	Hampson, Tim		9/30/2019	2:40 PM	15	Plantation	Indian Waterways	33	3	00423310-000000
35	PRSF201901069	Gregg, Mark H		10/2/2019	2:34 PM	15	Plantation	Coral Shores	A	-	00411210-000000
36	PRSF201900494	Hayes, Stephan & Marilyn		10/8/2019	2:19 PM	15	Lower Matecumbe	Port Antigua	118	-	00394488-002100
37	PRSF201901219	Island Elixir LLC		11/19/2019	1:40 PM	15	Upper Matecumbe	Stratton's Subd	SELY 1/2 20	-	00400580-000000
38	PRSF202000059	Julio Colomba		6/23/2020	4:00 PM	15	Lower Matecumbe	Safety Harbor	4	4	00391420-000000
39	PRSF202000040	Natalie Bevis & Nicholas Biondoletti		7/14/2020	11:00 AM	15	Plantation	Plantation Key Colony	16	8	00427920-000000
40	PRSF201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	14	Plantation	Indian Harbor	29	5	00420780-000000
41	PRSF201802189	CBT Construction and Development, Inc.		4/11/2019	1:22 PM	14	Plantation	Indian Harbor	16	9	00421920-000000
42	PRSF201901131	Zamora, Enrique & Lian		10/9/2019	12:36 PM	14	Lower Matecumbe	Mate-Lido Beach	7	-	00395970-000000
43	PRSF20101119	Segovia Investment LLC		12/12/2019	9:20 AM	14	Lower Matecumbe	Port Antigua Plat 3 & 4	109	-	00394488-001200
44	PRSF202000420	162 SUNSET DR LLC		6/24/2020	9:00 AM	14	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000
45	PRSF202000659	Islamorada Realty Investment Trust		7/31/2020	9:15 AM	14	Plantation	Plantation Key Colony	28	11	00429010-000000
46	PRSF202000667	Islamorada Realty Investment Trust		7/31/2020	9:16 AM	14	Plantation	Plantation Key Colony	27	11	00429000-000000
47	PRSF202000466	ORTSAC INVESTMENTS #7 LLC		7/31/2020	9:36 AM	14	Plantation	Port Antigua	48		00394487-000300
48	PRSF201701364	Wrenn, Tommy		5/15/2018	9:20 AM	13	Plantation	Indian Harbor	8	6	00420890-000000
49	PRSF201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	13	Plantation	Indian Harbor	32	7	00421380-000000
50	PRSF201901157	Samurai Conchstruction LLC		1/23/2020	2:20 PM	13	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
51	PRSF201800860	Charles E. SR & Carolyn T. Wightman		4/2/2020	2:15 PM	13	Plantation	Plantation Lakes Estates	39	-	00093420-003801
52	PRSF201802294	W3T LLC		7/31/2019	11:43 AM	12	Plantation Key	Indian Harbor	25 & 26	6	00418700-001000
53	PRSF201900719	Holly Lynn Ernestes-Jones Revocable Trust		10/24/2019	3:48 PM	12	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
54	PRSF201901501	Weeks, Donald		3/16/2020	8:00 AM	11	Plantation	Plantation Lake Estates	8	-	00093420-000901

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
55	PRRFC201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	8	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
56	PRRFC201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	8	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
57	PRRFC201602675	Harris, Theophilus & Mary B		10/28/2016	1:40 PM	7	Plantation	Fontaine Lake Estates	3	5	00433000-000000
58	PRRFC201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	6	Plantation	Plantation Key Point	2	-	00092250-000101
59	PRRFC201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	6	Plantation	Plantation Key Point	2	-	00092250-000100