

**RESOLUTION NO. 20-04-27**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM RANKINGS AND AWARDED RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 1 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 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 1 of 2020; and

**WHEREAS**, on April 16, 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 1 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 00432770-000000, property owner Islamorada Realty Investment Trust with 17 points; one (1) allocation to Real Estate Number 00417160-000000, property owner Tiedemann, Jocelyn with 16 points; one (1) allocation to Real Estate Number 00433580-000000, property owner Native Rental Properties with 16 points; one (1) allocation to Real Estate Number 00421470-000000, property owner Danzig, Henry with 16 points; one (1) allocation to Real Estate Number 00405360-000000, and property owner Gregg, H Mark 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 1 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 Vice Mayor Ken Davis, second by Councilwoman Deb Gillis.

**FINAL VOTE AT ADOPTION**

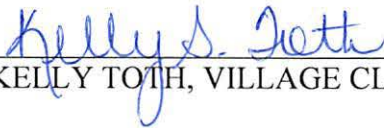
**VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

|                         |     |
|-------------------------|-----|
| Mayor Mike Forster      | YES |
| Vice Mayor Ken Davis    | YES |
| Councilman Chris Sante  | YES |
| Councilwoman Deb Gillis | YES |
| Councilman Jim Mooney   | YES |

**PASSED AND ADOPTED THIS 16<sup>TH</sup> DAY OF APRIL, 2020.**

  
MIKE FORSTER, MAYOR

ATTEST:

  
KELLY TOOTH, 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 20 day of April, 2020.

  
Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

| APPROVED Ranking of BPAS Applications for 2020 Quarter 1 (closed Friday, January 31, 2020 at 12:00 PM) |                |                                           |                                |                     |                     |       |                 |                                |             |       | Updated January 31, 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                                                                                                      | PRSF201400944  | Islamorada Realty Investment Trust        |                                | 1/20/2015           | 1:00 PM             | 17    | Plantation      | Fontaine Lake Estates          | 1           | 4     | 00432770-000000            |  |
| 3                                                                                                      | PRSF201700309  | Tiedemann, Jocelyn                        |                                | 11/7/2017           | 10:45 AM            | 16    | Plantation      | Key Heights Section 2          | 6           | 11    | 00417160-000000            |  |
| 4                                                                                                      | PRSF201602560  | Native Rental Properties                  |                                | 12/21/2017          | 1:40 PM             | 16    | Plantation      | Edenaire                       | 5           | 2     | 00433580-000000            |  |
| 5                                                                                                      | PRSF201801959  | Danzig, Henry                             |                                | 5/8/2019            | 10:42 AM            | 16    | Plantation      | Indian Harbor                  | 8           | 8     | 00421470-000200            |  |
| 6                                                                                                      | PRSF201900937  | Mark H Gregg                              |                                | 9/30/2019           | 2:15 PM             | 16    | Windley         | Galen Beach                    | E 1/2 of 4  | -     | 00405360-000000            |  |
| 7                                                                                                      | PRSF201900936  | Mark H Gregg                              |                                | 9/30/2019           | 2:16 PM             | 16    | Windley         | Galen Beach                    | W 1/2 of 4  | -     | 00405350-000000            |  |
| 8                                                                                                      | PRSF201900970  | Campanella, Peter C.                      |                                | 10/16/2019          | 1:20 PM             | 16    | Plantation      | Rev Plat Plantation Key Colony | 8           | 6     | 00430730-000000            |  |
| 9                                                                                                      | PRBLD201901180 | Daniel Mefford & Bobbie Fisher            |                                | 10/22/2019          | 12:28 PM            | 16    | Plantation      | Indian Waterways               | 24          | 5     | 00424090-000100            |  |
| 10                                                                                                     | PRSF201901253  | Diaz, Wilfred                             |                                | 12/6/2019           | 11:05AM             | 16    | Plantation      | Venetian Shores                | 2           | 8     | 00406760-000000            |  |
| 11                                                                                                     | PRSF201901127  | Mark H. Gregg                             |                                | 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                     |                                | 1/30/2020           | 3:54 PM             | 16    | Plantation      | Venitian Shores #3             | 15          | 26    | 00409560-000000            |  |
| 14                                                                                                     | PRSF201501949  | Delongchamp, Pamela Michelle              |                                | 5/25/2016           | 8:50 AM             | 15    | Plantation      | Edenaire                       | 3           | 1     | 00433420-000000            |  |
| 15                                                                                                     | PRSF201702154  | TAFUYA KENNETH J                          |                                | 1/25/2018           | 3:25pm              | 15    | Plantation      | Coral Shores                   | 30          | -     | 00411530-000000            |  |
| 16                                                                                                     | PRSF201702497  | Perez, Mirtha                             |                                | 5/8/2018            | 2:45 PM             | 15    | Plantation      | Lake Harbor First Addn         | 29          | -     | 00418311-002900            |  |
| 17                                                                                                     | PRSF201800896  | Islamorada Realty Invest. Trust           |                                | 5/24/2018           | 2:23 PM             | 15    | Plantation      | Edenaire                       | 2           | 5     | 00434380-000000            |  |
| 18                                                                                                     | PRSF201801410  | Jacquelyn Bonnie Ekblom Revocable Trust   |                                | 7/23/2018           | 2:03 PM             | 15    | Plantation      | Indian Harbor                  | 6           | 6     | 00420870-000000            |  |
| 19                                                                                                     | PRSF201800120  | Islamorada Realty Invest. Trust           |                                | 7/23/2018           | 2:04 PM             | 15    | Plantation      | Indian Harbor                  | 8           | 7     | 00421140-000000            |  |
| 20                                                                                                     | PRSF201801091  | Jones Gordon Harvey Revocable Trust       |                                | 7/27/2018           | 8:35 AM             | 15    | Plantation      | Treasure Harbor                | 32          | -     | 00411020-000000            |  |
| 21                                                                                                     | PRSF201800897  | Islamorada Realty Investment Trust        |                                | 8/7/2018            | 11:49 AM            | 15    | Plantation      | Edenaire PB4-32                | 4           | 5     | 00434370-000000            |  |
| 22                                                                                                     | PRSF201801569  | Pinder, Hank Joseph                       |                                | 9/19/2018           | 12:25 PM            | 15    | Plantation      | Indian Waterways               | 32          | 4     | 00423800-000100            |  |
| 23                                                                                                     | PRSF201801625  | Islamorada Realty Investment Trust        |                                | 10/10/2018          | 9:45 AM             | 15    | Plantation      | Fontaine Lake Estates          | 6           | 4     | 00432810-000100            |  |
| 24                                                                                                     | PRSF201801662  | Wrenn Ekblom Development                  |                                | 10/10/2018          | 9:46 AM             | 15    | Plantation      | Fontaine Lake Estates          | 4           | 4     | 00432810-000200            |  |
| 25                                                                                                     | PRSF201800262  | Correa, Octavio                           |                                | 10/15/2018          | 2:30 PM             | 15    | Plantation      | Lake Harbor 1st Addition       | 28          | -     | 00418311-002800            |  |
| 26                                                                                                     | PRSF201801914  | Key Largo 432 LLC                         |                                | 10/30/2018          | 10:29 AM            | 15    | Plantation      | Vacation Village               | 10          | 3     | 00417840-000000            |  |
| 27                                                                                                     | PRSF201802262  | Evans, Bryce                              |                                | 5/31/2019           | 1:45 PM             | 15    | Plantation      | Edenaire                       | 9           | 5     | 00434420-000000            |  |
| 28                                                                                                     | PRSF201702547  | Fatboys Investments, LLC                  |                                | 6/10/2019           | 8:30 AM             | 15    | Plantation      | Indian Waterways               | 18          | 2     | 00422770-000000            |  |
| 29                                                                                                     | PRSF201802232  | Islamorada Realty Investment Trust        |                                | 6/25/2019           | 11:23 AM            | 15    | Plantation      | Plantation Shores Rev          | 13          | 2     | 00418621-002700            |  |
| 30                                                                                                     | PRSF201900879  | Tiedemann, Jocelyn & Brian                |                                | 8/29/2019           | 11:48 AM            | 15    | Plantation      | Indian Waterways               | 22          | 5     | 00424090-000200            |  |
| 31                                                                                                     | PRSF201900988  | Tim Hampson                               |                                | 9/30/2019           | 2:40 PM             | 15    | Plantation      | Indian Waterways               | 33          | 3     | 00423310-000000            |  |
| 32                                                                                                     | PRSF201901069  | Mark H Gregg                              |                                | 10/2/2019           | 2:34 PM             | 15    | Plantation      | Coral Shores                   | A           | -     | 00411210-000000            |  |
| 33                                                                                                     | PRSF201900494  | Stephan and Marilyn Hayes                 |                                | 10/8/2019           | 2:19 PM             | 15    | Lower Matecumbe | Port Antigua                   | 118         | -     | 00394488-002100            |  |
| 34                                                                                                     | PRSF201901219  | Island Elixir LLC                         |                                | 11/19/2019          | 1:40 PM             | 15    | Upper Matecumbe | Stratton's Subd                | SELY 1/2 20 | -     | 00400580-000000            |  |
| 35                                                                                                     | PRSF201900454  | Fisher, Donna & Daniel                    |                                | 1/17/2020           | 11:15 AM            | 15    | Plantation Key  | Venetian Shores Plat #6        | 15          | 17    | 00410502-010280            |  |
| 36                                                                                                     | PRSF201600983  | Teach, Miles & Joan                       |                                | 5/27/2016           | 4:00 PM             | 14    | Plantation      | Plantation Beach               | 10          | 5     | 00413460-000000            |  |
| 37                                                                                                     | PRSF201601859  | Native Rental Properties, LLC             |                                | 8/15/2016           | 1:40 PM             | 14    | Plantation      | Indian Harbor                  | 29          | 5     | 00420780-000000            |  |
| 38                                                                                                     | PRSF201802246  | Hopman, Andre                             |                                | 4/9/2019            | 3:00 PM             | 14    | Lower Matecumbe | Lower Matecumbe Beach          | 15          | 3     | 00389300-000000            |  |
| 39                                                                                                     | PRSF201802283  | Robert Moser/ Moser Family Trust          |                                | 4/9/2019            | 3:01 PM             | 14    | Lower Matecumbe | Lower Matecumbe Beach          | 13 & 14     | 3     | 00389290-000000            |  |
| 40                                                                                                     | PRSF201901131  | Enrique & Lian Zamora                     |                                | 10/9/2019           | 12:36 PM            | 14    | Lower Matecumbe | Mate-Lido Beach                | 7           | -     | 00395970-000000            |  |
| 41                                                                                                     | PRSF20101119   | Segovia Investment LLC                    |                                | 12/12/2019          | 9:20 AM             | 14    | Lower Matecumbe | Port Antigua Plat 3 & 4        | 109         | -     | 00394488-001200            |  |
| 42                                                                                                     | PRSF201901016  | JASDIP LLC                                |                                | 1/13/2020           | 2:30 PM             | 14    | Upper Matecumbe | Strattons Subd                 | 1           | 3     | 00399260-000000            |  |
| 43                                                                                                     | PRSF201802189  | CBT Construction and Development, Inc.    |                                | 4/11/2019           | 1:22 PM             | 13    | Plantation      | Indian Harbor                  | 16          | 9     | 00421920-000000            |  |
| 44                                                                                                     | PRSF201901157  | Samurai Conchstruction LLC                |                                | 1/23/2020           | 2:20 PM             | 13    | Upper Matecumbe | Bay Hammock Community          | 17          | -     | 00403041-001700            |  |
| 45                                                                                                     | PRSF201701364  | Wrenn, Tommy                              |                                | 5/15/2018           | 9:20 AM             | 12    | Plantation      | Indian Harbor                  | 8           | 6     | 00420890-000000            |  |
| 46                                                                                                     | PRSF201801158  | Islamorada Realty Invest. Trust           |                                | 6/12/2018           | 2:07 PM             | 12    | Plantation      | Indian Harbor                  | 32          | 7     | 00421380-000000            |  |
| 47                                                                                                     | PRSF201900719  | Holly Lynn Ernestes-Jones Revocable Trust |                                | 10/24/2019          | 3:48 PM             | 12    | Upper Matecumbe | Bay Hammock Community          | 33          | -     | 00403041-003300            |  |
| 48                                                                                                     | PRSF201802294  | Schatzberg, Brian and Kelly               |                                | 7/31/2019           | 11:43 AM            | 11    | Plantation Key  | Indian Harbor                  | 25 & 26     | 6     | 00418700-001000            |  |
| 49                                                                                                     | PRSF201700705  | Native Rental Properties, LLC             |                                | 8/16/2018           | 1:20 PM             | 8     | Plantation      | Eden Pines Colony              | 17 & 18     | 23    | 00093420-005402            |  |
| 50                                                                                                     | PRSF201602675  | Harris, Theophilus & Mary B               |                                | 10/28/2016          | 1:40 PM             | 7     | Plantation      | Fontaine Lake Estates          | 3           | 5     | 00433000-000000            |  |
| 51                                                                                                     | PRSF201800121  | Islamorada Realty Investment Trust        |                                | 6/19/2018           | 12:01 PM            | 7     | Upper Matecumbe | Island of Upper Matecumbe      | 1           | -     | 00094430-000100            |  |
| 52                                                                                                     | PRSF201500284  | Mary Louise Fazekas Living Trust          |                                | 10/5/2015           | 12:27 PM            | 5     | Lower Matecumbe | Mat Ocean Beach Sec A          | 76          | 3     | 00398970-000000            |  |
| 53                                                                                                     | PRSF201401198  | Native Rental Properties, LLC             |                                | 3/26/2018           | 1:45 PM             | 5     | Plantation      | Plantation Key Point           | 2           | -     | 00092250-000101            |  |
| 54                                                                                                     | PRSF201701287  | Native Rental Properties, LLC             |                                | 3/26/2018           | 1:46 PM             | 5     | Plantation      | Plantation Key Point           | 2           | -     | 00092250-000100            |  |