

**RESOLUTION NO. 21-09-94**

**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 3 OF 2021; AND PROVIDING 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. 20-12-108, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2021, including any rollover affordable from Quarter 2; and

**WHEREAS**, five (5) market rate allocations "without land dedication are available for Quarter 3 of 2021; and

**WHEREAS**, on September 30, 2021, the Village Council conducted a public hearing regarding the Residential Dwelling Unit Allocation Evaluation Report (the "Report") submitted by the Acting Planning Director (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 2021.

**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 as follows:

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 00403041-001900, property owner Webster and Michelle Walker with 21 points; One (1) allocation to Real Estate Number 00415060-000000, property owner 1995 ASR Group LLC with 19 points; One (1) allocation to Real Estate Number 00434420-000000, property owner Bryce Evans with 17 points; One (1) allocation to Real Estate Number 00422770-000000, property owner Fatboys Investments LLC with 17 points; One (1) allocation to Real Estate Number 00392910-000000, property owner Carlos M Gil-Mesa with 17 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 2021 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 Pete Bacheler, seconded by Councilman David Webb.

**FINAL VOTE AT ADOPTION**

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

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

**PASSED AND ADOPTED THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2021.**



JOSEPH B. PINDER III, MAYOR

ATTEST:



---

KELLY TOTH, VILLAGE CLERK

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



---

ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 30<sup>th</sup> day of September, 2021.

DRAFT Ranking of BPAS Applications for 2021 Quarter 3 (closed Monday, August 2, 2021 at 12:00 PM)										Updated August 5, 2021	
Market Rate Allocations							RECOMMENDED FOR ALLOCATION				
Rank	Permit #	Name	# of Deferrals applied for	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
1	PRRFC202000145	Walker, Webster & Michelle		7/8/2021	3:07 PM	21	Upper Matecumbe	Bay Hammock Community	19	-	00403041-001900
2	PRRFC202001577	1995 ASR GROUP LLC		6/4/2021	12:04 PM	19	Plantation Key	PLANTATION BEACH	PB2-76	TR G	00415060-000000
3	PRRFC201802262	Evans, Bryce		5/31/2019	1:45 PM	17	Plantation	Edenair	9	5	00434420-000000
4	PRRFC201702547	Fatboys Investments, LLC		6/10/2019	8:30 AM	17	Plantation	Indian Waterways	18	2	00422770-000000
5	PRRFC201900691	Gil-Mesa, Carlos M.	2	1/10/2020	3:30 PM	17	Lower Matecumbe	White Marlin Beach	9	E	00392910-000000
6	PRRFC201901700	Cockerham, Mark		6/4/2020	1:21 PM	17	Upper Matecumbe	Matecumbe Sub Lots 3&4	3&4		00404690-000300
7	PRRFC202000507	Codispoti, Edward & Susanna		6/23/2020	1:30 PM	17	Lower Matecumbe	Port Antigua	104		00394488-000700
8	PRRFC201900454	Fisher, Donna & Daniel		7/9/2020	11:15 AM	17	Plantation Key	Venetian Shores Plat #6	15	17	00410502-010280
9	PRRFC202001140	Mark H Gregg		1/29/2021	10:00 AM	17	Plantation	Toner's Nautical Shores PB 4-36	-	-	00412230-000000
10	PRRFC201901119	Segovia Investment LLC		3/15/2021	2:30 PM	17	Lower Matecumbe	Port Antigua Plat 3 & 4	109	-	00394488-001200
11	PRRFC201702154	Tafoya, Kenneth J		1/25/2018	3:25pm	16	Plantation	Coral Shores	30	-	00411530-000000
12	PRRFC201801662	Wrenn Ekblom Development		10/10/2018	9:46 AM	16	Plantation	Fontaine Lake Estates	4	4	00432810-000200
13	PRRFC201800262	Correa, Octavio		10/15/2018	2:30 PM	16	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800
14	PRRFC201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	16	Plantation	Vacation Village	10	3	00417840-000000
15	PRRFC201802246	Hopman, Andre		4/9/2019	3:00 PM	16	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000
16	PRRFC201802283	PARED ARIEL & GENEVIEVE SPRINGER		4/9/2019	3:01 PM	16	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000
17	PRRFC201802232	Islamorada Realty Investment Trust		6/25/2019	11:23 AM	16	Plantation	Plantation Shores Rev	13	2	00418621-002700
18	PRRFC201900879	Tiedemann, Jocelyn & Brian		8/29/2019	11:48 AM	16	Plantation	Indian Waterways	22	5	00424090-000200
19	PRRFC201900988	Hampson, Tim		9/30/2019	2:40 PM	16	Plantation	Indian Waterways	33	3	00423310-000000
20	PRRFC201901069	Gregg, Mark H		10/2/2019	2:34 PM	16	Plantation	Coral Shores	A	-	00411210-000000
21	PRRFC201900494	Hayes, Stephan & Marilyn		10/8/2019	2:19 PM	16	Lower Matecumbe	Port Antigua	118	-	00394488-002100
22	PRRFC201901219	Island Elixir LLC		11/19/2019	1:40 PM	16	Upper Matecumbe	Stratton's Subd	SELY 1/2 20	-	00400580-000000
23	PRRFC202000059	Julio Colomba		6/23/2020	4:00 PM	16	Lower Matecumbe	Safety Harbor	4	4	00391420-000000
24	PRRFC202000040	Natalie Bevis & Nicholas Biondoletti		7/14/2020	11:00 AM	16	Plantation	Plantation Key Colony	16	8	00427920-000000
25	PRRFC201901131	Zamora, Enrique & Lian		8/13/2020	3:00 PM	16	Lower Matecumbe	Mate-Lido Beach	7	-	00395970-000000
26	PRRFC202000068	ROSELLO JUAN & ENA		9/1/2020	9:00 AM	16	Lower Matecumbe	Port Antigua Plat 2	51	-	00394487-000701
27	PRRFC202000988	Jose Gonzalez		11/17/2020	2:07 PM	16	Plantation	Plantation Key Colony	22	19	00432450-000000
28	PRRFC202001164	William Gerard Greenwald		12/10/2020	1:46 PM	16	Lower Matecumbe	Safety Harbor	11	6	00391830-000000
29	PRRFC202001087	Augustus F. and Kristy L. Moss		12/17/2020	9:40 AM	16	Plantation	Plantation Key Colony	4	2	00430120-000100
30	PRRFC202001145	72 PLAZA DEL LAGO LLC		1/21/2021	9:24 AM	16	Lower Matecumbe	Port Antigua	91	-	00394487-004800
31	PRRFC202000989	RAMOS MARILYN		1/21/2021	9:25 AM	16	Lower Matecumbe	White Marlin Beach	20	-	00393550-000000
32	PRRFC202001126	Charles LeMoyne Hall		2/4/2021	3:00 PM	16	Windley	Galen Beach	38	-	00405340-000000
33	PRRFC202001460	Jorgensen, Deana & Paul		3/29/2021	12:53 PM	16	Plantation Key	Lake Harbor 1st Addition	8	-	00418311-000800
34	PRRFC202001595	Savage Marc Revocable Trust 2/24/2017		4/13/2021	11:19 AM	16	Lower Matecumbe	Matecumbe Ocean View	3	2	00396390-000000
35	PRRFC202100421	Luis Gonzalez		4/26/2021	1:30 PM	16	Plantation Key	Venetian Shores No 3	14	25	00409390-000000
36	PRRFC202001215	Austin & Kathleen Young		4/27/2021	12:00 PM	16	Plantation	Kahiki Harbor	1	2	00425090-000000
37	PRRFC202001378	KAMELY URI PINKHAS		5/4/2021	12:00 PM	16	Lower Matecumbe	Port Antigua Plat NO 5&6	279	-	00394489-008200
38	PRRFC202100105	BLACK, RICHARD & BROOKE		5/6/2021	9:30 AM	16	Plantation Key	Vacation Village	7	1	00417530-000000
39	PRRFC202001467	CODISPOTI HUMBERTO & CARMEN		5/27/2021	1:00 PM	16	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	11	C	00392430-000000
40	PRRFC202000472	LEON WILLIAM & JACKELINE		5/27/2021	1:10 PM	16	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	18	E	00392990-0001000
41	PRRFC202100428	RUIZ JORGE ALBERTO		6/16/2021	12:53 PM	16	Lower Matecumbe	Port Antigua Plat No. 1	11		00394486-001100
42	PRRFC202001015	NICHOLS GARY & BETH		6/25/2021	10:36 AM	16	Lower Matecumbe	Lower Matecumbe Beach	9	2	00388960-000100
43	PRRFC202001254	Burstyn, Samuel		8/2/2021	12:00 PM	16	Lower Matecumbe	Port Antigua Plat 5&6 PB6-25	317		00394489-012000
44	PRRFC201802189	CBT Construction and Development, Inc.		4/11/2019	1:22 PM	15	Plantation	Indian Harbor	16	9	00421920-000000
45	PRRFC202000667	Islamorada Realty Investment Trust		7/31/2020	9:16 AM	15	Plantation	Plantation Key Colony	27	11	00429000-000000
46	PRRFC202000724	Native Construction Contracting Inc		9/4/2020	10:27 AM	15	Plantation	Plantation Key Colony	3	12	00429110-000100
47	PRRFC202000793	Hopman, Andreas		9/16/2020	10:30 AM	15	Upper Matecumbe	Stratton's	1	12	00401160-000200
48	PRRFC202000975	Strutton Michael and Joos Theresa		11/4/2020	12:40 PM	15	Plantation	Plantation Beach	7	5	00413420-000200
49	PRRFC202001085	126 Port Antigua LLC		3/16/2021	3:26 PM	15	Lower Matecumbe	Port Antigua Plat 3 & 4	126	-	00394488-002900
50	PRRFC201701364	Wrenn, Tommy		5/15/2018	9:20 AM	14	Plantation	Indian Harbor	8	6	00420890-000000
51	PRRFC201900719	Holly Lynn Ernestes-Jones Revocable Trust		10/24/2019	3:48 PM	14	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
52	PRRFC201901157	Samurai Conchstruction LLC		1/23/2020	2:20 PM	14	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
53	PRRFC201800860	LAZZERI JEFF & JULIE		4/2/2020	2:15 PM	14	Plantation	Plantation Lakes Estates	39	-	00093420-003801
54	PRRFC202000659	Islamorada Realty Investment Trust		7/31/2020	9:15 AM	14	Plantation	Plantation Key Colony	28	11	00429010-000000
55	PRRFC202000719	Islamorada Realty Investment Trust		8/17/2020	10:00 AM	14	Plantation	Plantation Key Colony	25	4	00426430-000000
56	PRRFC202001406	FERNANDEZ VIVIAN M & DOCAMPO JOSE A		5/13/2021	8:19 AM	14	Lower Matecumbe	Lower Matecumbe Beach	4	1	00388710-000000
57	PRRFC202000300	Villavicencio, Jose		7/21/2021	12:17 PM	14	Lower Matecumbe	White Marlin Beach	16	F	00393270-000000
58	PRRFC202100577	Robertson, Patricia		8/2/2021	11:12 AM	14	Lower Matecumbe	Matecumbe Key	6	5	00397210-000000
59	PRRFC201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	13	Plantation	Indian Harbor	32	7	00421380-000000
60	PRRFC201801827	Paulo & Kellen Paiva		2/4/2021	12:15 PM	13	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100
61	PRRFC201801826	Paulo & Kellen Paiva		2/5/2021	8:00 AM	13	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000
62	PRRFC202000002	North Drive LLC		3/23/2021	2:40 PM	13	Plantation Key	Long Island Point			00093420-000701
63	PRRFC201802294	W3T LLC		7/31/2019	11:43 AM	12	Plantation Key	Indian Harbor	25 & 26	6	00418700-001000
64	PRRFC201901501	Weeks, Donald		3/16/2020	8:00 AM	12	Plantation	Plantation Lake Estates	8	-	00093420-000901
65	PRRFC202000351	Keys Basin LLC		10/7/2020	10:30 AM	12	Plantation	Vacation Village	1	1	00417470-000000
66	PRRFC202000352	Keys Basin LLC		10/7/2020	10:31 AM	12	Plantation	Vacation Village	1	1	00417470-000000
67	PRRFC201800385	Leibnitzer Charles		12/22/2020	2:00 PM	12	Plantation	Coral Shores	18	-	00411410-000000
68	PRRFC202000794	Hopman, Andreas		9/16/2020	10:30:AM	10	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
69	PRRFC201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	9	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
70	PRRFC202000130	Rosa Maria Z Walchli REV Trust 11/5/2008		10/20/2020	9:27 AM	9	Plantation	Fontaine Lake Estates	2	5	00432990-000000
71	PRRFC202000555	Ewald, Nicholas		4/30/2021	11:30 AM	9	Plantation Key	Plantation Beach	7	2	00413760-000000
72	PRRFC201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	8	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
73	PRRFC201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	7	Plantation	Plantation Key Point	2	-	00092250-000101

Rank	Permit #	Name	# of Deferrals applied for	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
74	PRSFC201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	7	Plantation	Plantation Key Point	2	-	00092250-000100