

RESOLUTION NO. 21-07-61

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 2 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 1, five (5) market rate allocations "without land dedication", one (1) market rate allocation "with land dedication" available for Quarter 2 of 2021; and

WHEREAS, on July 1, 2021, 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 2 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 six (6) allocations for market rate dwelling units as follows: One (1) allocation to Real Estate Number 00430830-000000, property owner Yoel Investment Group with 17 points; One (1) allocation to Real Estate Number 00430840-000000, property owner Yoel Investment Group with 17 points; One (1) allocation to Real Estate Number 00430850-000000, property owner Yoel Investment Group with 17 points; One (1) allocation to Real Estate Number 00430860-000000, property owner Yoel Investment Group with 17 points; One (1) allocation to Real Estate Number 00399260-000000, property owner Jasdip LLC with 17 points; One (1) allocation to Real Estate Number 00437493-004600, property owner Islamorada Realty Investment Revocable Trust 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 2 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.

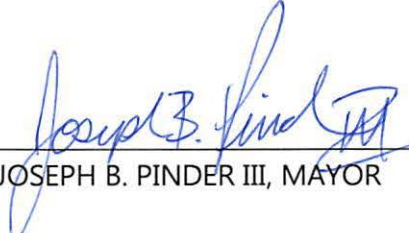
Motion to adopt by Vice Mayor Pete Bacheler, seconded by Councilman Mark Gregg.

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 1ST DAY OF JULY, 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 2nd day of July, 2021.

DRAFT Ranking of BPAS Applications for 2021 Quarter 2 (closed Monday, April 30, 2021 at 12:00 PM)											Updated May 26, 2021
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	PRSFC201900691	Gil-Mera, Carlos M.	Deferral application submitted	1/10/2020	3:30 PM	17	Lower Matecumbe	White Marlin Beach	9	E	00392910-000000
2	PRSFC201901467	YOEL INVESTMENT CORP		3/18/2020	10:15 AM	17	Plantation	Plantation Key Colony	1	14	00430830-000000
3	PRSFC201901466	YOEL INVESTMENT CORP		3/18/2020	10:16 AM	17	Plantation	Plantation Key Colony	2	14	00430840-000000
4	PRSFC201901465	YOEL INVESTMENT CORP		3/18/2020	10:17 AM	17	Plantation	Plantation Key Colony	3	14	00430850-000000
5	PRSFC201901468	YOEL INVESTMENT CORP		3/18/2020	10:18 AM	17	Plantation	Plantation Key Colony	4	14	00430860-000000
6	PRSFC201901016	JASDIP LLC		3/19/2020	1:30 PM	17	Upper Matecumbe	Strattons Subd	1	3	00399260-000000
7	PRSFC201901484	Islamorada Realty Investment Revocable Trust		3/26/2020	2:00 PM	17	Plantation	Tavernaero	16	2	00437493-004600
8	PRSFC201901119	Segovia Investment LLC		3/15/2021	2:30 PM	17	Lower Matecumbe	Port Antigua Plat 3 & 4	109	-	00394488-001200
9	PRSFC201702154	Tafoya, Kenneth J		1/25/2018	3:25pm	16	Plantation	Coral Shores	30	-	00411530-000000
10	PRSFC201801662	Wrenn Ekblom Development		10/10/2018	9:46 AM	16	Plantation	Fontaine Lake Estates	4	4	00432810-000200
11	PRSFC201800262	Correa, Octavio		10/15/2018	2:30 PM	16	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800
12	PRSFC201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	16	Plantation	Vacation Village	10	3	00417840-000000
13	PRSFC201802246	Hopman, Andre		4/9/2019	3:00 PM	16	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000
14	PRSFC201802283	PARED ARIEL & GENEVIEVE SPRINGER		4/9/2019	3:01 PM	16	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000
15	PRSFC201802262	Evans, Bryce		5/31/2019	1:45 PM	16	Plantation	Edenaire	9	5	00434420-000000
16	PRSFC201702547	Fatboys Investments, LLC		6/10/2019	8:30 AM	16	Plantation	Indian Waterways	18	2	00422770-000000
17	PRSFC201802232	Islamorada Realty Investment Trust		6/25/2019	11:23 AM	16	Plantation	Plantation Shores Rev	13	2	00418621-002700
18	PRSFC201900879	Tiedemann, Jocelyn & Brian		8/29/2019	11:48 AM	16	Plantation	Indian Waterways	22	5	00424090-000200
19	PRSFC201900988	Hampson, Tim		9/30/2019	2:40 PM	16	Plantation	Indian Waterways	33	3	00423310-000000
20	PRSFC201901069	Gregg, Mark H		10/2/2019	2:34 PM	16	Plantation	Coral Shores	A	-	00411210-000000
21	PRSFC201900494	Hayes, Stephan & Marilyn		10/8/2019	2:19 PM	16	Lower Matecumbe	Port Antigua	118	-	00394488-002100
22	PRSFC201901219	Island Elixir LLC		11/19/2019	1:40 PM	16	Upper Matecumbe	Stratton's Subd	SELY 1/2 20	-	00400580-000000
23	PRSFC201901700	Cockerham, Mark		6/4/2020	1:21 PM	16	Upper Matecumbe	Matecumbe Sub Lots 3&4	3&4		00404690-000300
24	PRSFC202000507	Codispoti, Edward & Susanna		6/23/2020	1:30 PM	16	Lower Matecumbe	Port Antigua	104		00394488-000700
25	PRSFC201900454	Fisher, Donna & Daniel		7/9/2020	11:15 AM	16	Plantation Key	Venetian Shores Plat #6	15	17	00410502-010280
26	PRSFC201901131	Zamora, Enrique & Lian		8/13/2020	3:00 PM	16	Lower Matecumbe	Mate-Lido Beach	7	-	00395970-000000
27	PRSFC202000068	ROSELLO JUAN & ENA		9/1/2020	9:00 AM	16	Lower Matecumbe	Port Antigua Plat 2	51	-	00394487-000701
28	PRSFC202000988	Jose Gonzalez		11/17/2020	2:07 PM	16	Plantation	Plantation Key Colony	22	19	00432450-000000
29	PRSFC202001164	William Gerard Greenwald		12/10/2020	1:46 PM	16	Lower Matecumbe	Safety Harbor	11	6	00391830-000000
30	PRSFC202001087	Augustus F. and Kristy L. Moss		12/17/2020	9:40 AM	16	Plantation	Plantation Key Colony	4	2	00430120-000100
31	PRSFC202001145	72 PLAZA DEL LAGO LLC		1/21/2021	9:24 AM	16	Lower Matecumbe	Port Antigua	91	-	00394487-004800
32	PRSFC202000989	RAMOS MARILYN		1/21/2021	9:25 AM	16	Lower Matecumbe	White Marlin Beach	20	-	00393550-000000
33	PRSFC202001126	Charles LeMoyné Hall		2/4/2021	3:00 PM	16	Windley	Galen Beach	38		00405340-000000
34	PRSFC202001460	Jorgensen, Deana & Paul		3/29/2021	12:53 PM	16	Plantation Key	Lake Harbor 1st Addition	8	-	00418311-000800
35	PRSFC202001595	Savage Marc Revpcable Trust 2/24/2017		4/13/2021	11:19 AM	16	Lower Matecumbe	Matecumbe Ocean View	3	2	00396390-000000
36	PRSFC202100421	Luis Gonzalez		4/26/2021	1:30 PM	16	Plantation Key	Venetian Shores No 3	14	25	00409390-000000
37	PRSFC202001215	Austin & Kathleen Young		4/27/2021	12:00 PM	16	Plantation	Kahiki Harbor	1	2	00425090-000000
38	PRSFC201802189	CBT Construction and Development, Inc.		4/11/2019	1:22 PM	15	Plantation	Indian Harbor	16	9	00421920-000000
39	PRSFC202000059	Julio Colomba		6/23/2020	4:00 PM	15	Lower Matecumbe	Safety Harbor	4	4	00391420-000000
40	PRSFC202000040	Natalie Bevis & Nicholas Biondoletti		7/14/2020	11:00 AM	15	Plantation	Plantation Key Colony	16	8	00427920-000000
41	PRSFC202000724	Native Construction Contracting Inc		9/4/2020	10:27 AM	15	Plantation	Plantation Key Colony	3	12	00429110-000100
42	PRSFC202000793	Hopman, Andreas		9/16/2020	10:30 AM	15	Upper Matecumbe	Stratton's	1	12	00401160-000200
43	PRSFC202000975	Strutton Michael and Joos Theresa		11/4/2020	12:40 PM	15	Plantation	Plantation Beach	7	5	00413420-000200
44	PRSFC202001085	126 Port Antigua LLC		3/16/2021	3:26 PM	15	Lower Matecumbe	Port Antigua Plat 3 & 4	126	-	00394488-002900
45	PRSFC201900719	Holly Lynn Ernestes-Jones Revocable Trust		10/24/2019	3:48 PM	14	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
46	PRSFC201901157	Samurai Conchstruction LLC		1/23/2020	2:20 PM	14	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
47	PRSFC201800860	LAZZERI JEFF & JULIE		4/2/2020	2:15 PM	14	Plantation	Plantation Lakes Estates	39	-	00093420-003801
48	PRSFC202000420	162 SUNSET DR LLC		6/24/2020	9:00 AM	14	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000
49	PRSFC202000659	Islamorada Realty Investment Trust		7/31/2020	9:15 AM	14	Plantation	Plantation Key Colony	28	11	00429010-000000
50	PRSFC202000667	Islamorada Realty Investment Trust		7/31/2020	9:16 AM	14	Plantation	Plantation Key Colony	27	11	00429000-000000
51	PRSFC202000719	Islamorada Realty Investment Trust		8/17/2020	10:00 AM	14	Plantation	Plantation Key Colony	25	4	00426430-000000
52	PRSFC202001140	Mark H Gregg		1/29/2021	10:00 AM	14	Plantation	Toner's Nautical Shores PB 4-36	-	-	00412230-000000

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
53	PRRFC201701364	Wrenn, Tommy		5/15/2018	9:20 AM	13	Plantation	Indian Harbor	8	6	00420890-000000
54	PRRFC201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	13	Plantation	Indian Harbor	32	7	00421380-000000
55	PRRFC202000145	CCG Keys LLC		8/25/2020	2:36 PM	13	Upper Matecumbe	Bay Hammock Community	19	-	00403041-001900
56	PRRFC201801827	Paulo & Kellen Paiva		2/4/2021	12:15 PM	13	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100
57	PRRFC201801826	Paulo & Kellen Paiva		2/5/2021	8:00 AM	13	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000
58	PRRFC202000002	North Drive LLC		3/23/2021	2:40 PM	13	Plantation Key	Long Island Point			00093420-000701
59	PRRFC201802294	W3T LLC		7/31/2019	11:43 AM	12	Plantation Key	Indian Harbor	25 & 26	6	00418700-001000
60	PRRFC201901501	Weeks, Donald		3/16/2020	8:00 AM	12	Plantation	Plantation Lake Estates	8	-	00093420-000901
61	PRRFC202000351	Keys Basin LLC		10/7/2020	10:30 AM	12	Plantation	Vacation Village	1	1	00417470-000000
62	PRRFC202000352	Keys Basin LLC		10/7/2020	10:31 AM	12	Plantation	Vacation Village	1	1	00417470-000000
63	PRRFC201800385	Leibnitzer Charles		12/22/2020	2:00 PM	12	Plantation	Coral Shores	18	-	00411410-000000
64	PRRFC202000794	Hopman, Andreas		9/16/2020	10:30:AM	10	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
65	PRRFC201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	9	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
66	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
67	PRRFC202000555	Ewald, Nicholas		4/30/2021	11:30 AM	9	Plantation Key	Plantation Beach	7	2	00413760-000000
68	PRRFC201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	8	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
69	PRRFC201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	7	Plantation	Plantation Key Point	2	-	00092250-000101
70	PRRFC201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	7	Plantation	Plantation Key Point	2	-	00092250-000100