

RESOLUTION NO. 22-08-91

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDING RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 2 OF 2022; 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. 21-12-127, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2022, including five (5) market rate allocations "without land dedication" and one (1) market rate allocation "with land dedication" available for Quarter 2 of 2022; and

WHEREAS, the Village Council adopted Resolution No. 22-05-38, thereby approving Residential BPAS rankings and awarding residential building permit allocations for Quarter 1 of 2022, which included three (3) market rate allocations "without land dedication" and two (2) market rate allocations "with land dedication; and

WHEREAS, on August 25, 2022, the Village Council conducted a public hearing regarding the Residential Dwelling Unit Allocation Evaluation Report (the "Report") submitted by the Planning

and Development Services Director (the "Director") pursuant to the applicable provisions of the Village Code and Village Comprehensive Plan; and

WHEREAS, the Village Council desires to approve the Residential BPAS rankings and awarding residential building permit allocations for Quarter 2 of 2022.

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 00404690-000300, property owner Mark Cockerham with 18 points; One (1) allocation to Real Estate Number 00394488-000700, property owners Edward & Susanna Codispoti with 18 points; One (1) allocation to Real Estate Number 00389300-000000, property owner Andreas Hopman with 17 points; One (1) allocation to Real Estate Number 00389290-000000, property owners Ariel & Genevieve Pared; One (1) allocation to Real Estate Number 00423310-000000, property owner Timothy Hampson with 17 points; and One (1) allocation to Real Estate Number 00411210-000000, property owner Mark Gregg with 17 points as set forth in the Report attached hereto as Exhibit "A".

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") Residential Market Rate applications for Quarter 2 of 2022 have been processed in accordance with the Village's 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 Pete Bacheler seconded by David Webb.

FINAL VOTE AT ADOPTION

Mayor Pete Bachele	<u>Yes</u>
Vice Mayor Henry Rosenthal	<u>Yes</u>
Councilman Mark Gregg	<u>Abstain</u>
Councilman Joseph B. Pinder III	<u>Yes</u>
Councilman David Webb	<u>Yes</u>

PASSED AND ADOPTED THIS 25 DAY OF AUGUST, 2022.



PETE BACHELER, MAYOR

ATTEST:



MARNE MCGRATH, VILLAGE CLERK

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



JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 25 day of August, 2022.

EXHIBIT A

BPAS

Residential Dwelling Unit Allocation Evaluation Report (the "Report")

DRAFT Ranking of BPAS Applications for 2022 Quarter 2 (closed Thursday, June 30, 2022 at 12:00 PM)										7/19/2022		
Market Rate Allocations (with & without Land Dedication Points)										RECOMMENDED FOR ALLOCATION		
Rank+44	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.		
1	PRSF202101705	L12 B7 Sunshine Estates LLC (Land Dedication)	5/2/2022	2:10:00 PM	26	Plantation Key	Plantation Key	12	7	00435720-000000		
2	PRSF202101308	L12 B7 Sunshine Estates LLC (Land Dedication)	5/2/2022	11:12:00 AM	26	Plantation Key	Kahiki Harbor	11	1	00424960-000000		
3	PRSF2021901157	Samurai Conchstruction LLC (Land Dedication)	4/14/2022	2:20:00 PM	25	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700		
4	PRSF202100516	Martinez, Lazaro & Marialina (Land Dedication)	3/1/2021	4:01:00 PM	24	Lower Matecumbe	Marlin Beach	22	H	00393860-000000		
5	PRSF201800385	Peraz, George (Land Dedication)	4/4/2022	10:23:00 AM	23	Plantation Key	Coral Shores	18	-	00411410-000000		
6	PRSF202101687	Harborage Limited Partnership (Land Dedication)	3/10/2022	2:30:00 PM	22	Upper Matecumbe	Bay Hammock Community	7	-	00403041-000700		
7	PRSF202100870	Harborage Limited Partnership (Land Dedication)	4/12/2022	1:00:00 PM	21	Upper Matecumbe	Bay Hammock Community	6	12	00401260-000000		
8	PRSF202000634	What A Good Catch LLC (Land Dedication)	5/20/2022	2:23:00 PM	21	Upper Matecumbe	Straton's Subd	6	12	00404690-000300		
9	PRSF201901700	Cockerham, Mark	5/4/2020	1:21:00 PM	18	Upper Matecumbe	Matecumbe Sub Lots 3&4	3&4	-	00394488-000700		
10	PRSF202000507	Hopson, Edward & Susanna	5/23/2020	1:30:00 PM	17	Lower Matecumbe	Port Antigua	104	-	00389300-000000		
11	PRSF201802246	Hopman, Andre	4/9/2019	3:00:00 PM	18	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389290-000000		
12	PRSF201802283	PARED ARIEL & GENEVIEVE SPRINGER	4/9/2019	3:01:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00423310-000000		
13	PRSF201900988	Hampson, Tim	9/30/2019	2:40:00 PM	17	Plantation Key	Indian Waterways	33	3	00411210-000000		
14	PRSF201901069	Gregg, Mark H	10/2/2019	2:34:00 PM	17	Plantation Key	Coral Shores	A	-	00411210-000000		
15	PRSF201900494	Hayes, Stephan & Marilyn	10/8/2019	2:19:00 PM	17	Lower Matecumbe	Port Antigua	118	-	00400580-000000		
16	PRSF201901219	Island Elixir LLC	11/19/2019	1:40:00 PM	17	Upper Matecumbe	Straton's Subd	SELY 1/2 20	-	00391420-000000		
17	PRSF202000059	Julio Colombia	6/23/2020	4:00:00 PM	17	Lower Matecumbe	Safety Harbor	4	4	00410502-010280		
18	PRSF2020001215	Fisher, Donna & Daniel	7/9/2020	11:15:00 AM	17	Plantation Key	Venetian Shores Plat #6	15	17	00394487-000701		
19	PRSF201900454	ELLO 213 HOLDINGS LLC9620	9/1/2020	9:00:00 AM	17	Lower Matecumbe	Port Antigua Plat 2	51	-	00391830-000000		
20	PRSF202000068	William Gerard Greenwald	12/10/2020	1:46:00 AM	17	Lower Matecumbe	Safety Harbor	11	6	00405340-000000		
21	PRSF202001164	Augustus F. and Kristy L. Moss	12/17/2020	9:40:00 AM	17	Plantation Key	Plantation Key Colony	4	2	00405340-000000		
22	PRSF202001087	Charles LeMoynne Hall	2/4/2021	3:00:00 PM	17	Windley	Galen Beach	38	-	00405340-000000		
23	PRSF202001126	Jorgensen, Deana & Paul	3/29/2021	12:53:00 PM	17	Plantation Key	Lake Harbor 1st Addition	8	-	00418311-000800		
24	PRSF202001460	Savage Marc Revocable Trust 2/24/2017	4/13/2021	11:19:00 AM	17	Lower Matecumbe	Matecumbe Ocean View	3	2	00396390-000000		
25	PRSF202001595	Luis Gonzalez	4/26/2021	1:30:00 PM	17	Plantation Key	Venetian Shores No 3	14	25	00409390-000000		
26	PRSF202010421	Austin & Kathleen Young	4/27/2021	12:00:00 PM	17	Plantation Key	Kahiki Harbor	1	2	00425090-000000		
27	PRSF202001215	KAMELY URI PINKHAS	5/4/2021	12:00:00 PM	17	Lower Matecumbe	Port Antigua Plat NO 5&6	279	-	00394489-008200		
28	PRSF202001378	BLACK, RICHARD & BROOKE	5/16/2021	9:30:00 AM	17	Plantation Key	Vacation Village	7	1	00417530-000000		
29	PRSF202100105	CODISPOTI HUMBERTO & CARMEN	5/27/2021	1:00:00 PM	17	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	11	C	00392430-000000		
30	PRSF202000467	LEON WILLIAM & JACKELINE	5/27/2021	1:10:00 PM	17	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	18	E	00392990-001000		
31	PRSF202000472	RUIZ JORGE ALBERTO	6/16/2021	12:53:00 PM	17	Lower Matecumbe	Port Antigua Plat No. 1	11	-	00394486-001100		
32	PRSF202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	17	Lower Matecumbe	Lower Matecumbe Beach	9	2	00388960-000100		
33	PRSF201802189	CBT Construction and Development, Inc.	4/11/2019	1:22:00 PM	16	Plantation Key	Indian Harbor	16	9	00429110-000100		
34	PRSF202000040	Natalie Bevis & Nicholas Biondotti	7/14/2020	11:00:00 AM	16	Plantation Key	Plantation Key Colony	3	12	00427920-000000		
35	PRSF202000724	Native Construction Contracting Inc	9/4/2020	10:27:00 AM	16	Plantation Key	Plantation Key Colony	7	5	00413420-000200		
36	PRSF202000975	Strutton Michael and Joas Theresa	11/4/2020	12:40:00 PM	16	Plantation Key	Plantation Beach	16	8	00394489-012000		
37	PRSF202001085	126 Port Antigua LLC	3/16/2021	3:26:00 PM	16	Lower Matecumbe	Port Antigua Plat 5&6 PB6-25	126	-	00394489-012000		
38	PRSF202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	16	Lower Matecumbe	Fontaine Lake Estates	317	5	00433080-000000		
39	PRSF202100688	Jaquelyn Whrenn Ekblom	8/5/2021	2:07:00 PM	16	Upper Matecumbe	Russell Estates	11	-	00404060-000300		
40	PRSF201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	16	Upper Matecumbe	Russell Estates	43	3	00404060-000300		
41	PRSF202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	16	Plantation Key	Russell Estates	43	3	00426140-000200		
42	PRSF202100850	Lindback, Craig	10/12/2021	1:06:00 PM	16	Plantation Key	Plantation Key Colony	58	1	00394487-001500		
43	PRSF202100751	Torres, David and Sothsoier	10/25/2021	12:11:00 PM	16	Lower Matecumbe	Port Antigua Plat No 2	19	1	00437493-002001		
44	PRSF202100433	Makulu LLC	10/29/2021	11:44:00 AM	16	Plantation Key	Tavernero	19	1	00434630-000000		
45	PRSF202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	16	Plantation Key	Sunshine Estates	7	1	00416180-000000		
46	PRSF202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	16	Plantation Key	Key Heights Sect 2	21	4	00422920-000000		
47	PRSF202101049	Ferguson, James	1/14/2022	9:54:00 AM	16	Plantation Key	Indian Waterways	33	2	00395240-000000		
48	PRSF202101339	RCM of Florida LP	1/31/2022	10:33:00 AM	16	Lower Matecumbe	Mat Ocean Bay	9	3	00391610-000000		
49	PRSF202100749	Bahama 167 Construction Corp	5/6/2022	9:00:00 AM	16	Lower Matecumbe	Safety Harbor	6	5	00393270-000000		
50	PRSF202000300	Villavicencio, Jose A	6/10/2022	11:00:00 AM	16	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	16	1	00420890-000000		
51	PRSF201701364	Wrenn, Tommy	5/15/2018	9:20:00 AM	15	Plantation Key	Indian Harbor	8	6	00421380-000000		
52	PRSF201801158	Islamorada Realty Invest. Trust	6/12/2018	2:07:00 PM	15	Plantation Key	Indian Harbor	32	7	00403041-003300		
53	PRSF202001919	Holly Lynn Ernestes-Jones Revocable Trust	10/24/2019	3:48:00 PM	15	Upper Matecumbe	Plantation Lakes Estates	33	-	00093420-003801		
54	PRSF201800860	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	15	Plantation Key	Plantation Lakes Estates	39	-	00093420-003801		
55	PRSF202000659	Islamorada Realty Investment Trust	7/31/2020	9:15:00 AM	15	Plantation Key	Plantation Key Colony	28	11	00429010-000000		
56	PRSF202000667	Islamorada Realty Investment Trust	7/31/2020	9:16:00 AM	15	Plantation Key	Plantation Key Colony	27	11	00429000-000000		
57	PRSF202000719	Islamorada Realty Investment Trust	8/17/2020	10:00:00 AM	15	Plantation Key	Plantation Key Colony	25	4	00426430-000000		

Rank#44	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
58	PRSF202001406	FERNANDEZ VIVIAN M & DOCAMPO JOSE A	5/13/2021	8:19:00 AM	15	Lower Matecumbe	Lower Matecumbe Beach	4	1	00388710-000000
59	PRSF202100240	Gode, A.J and P.J.	9/27/2021	3:18:00 PM	15	Lower Matecumbe	Lower Matecumbe Beach	3	3	00389160-000000
60	PRSF202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	15	Upper Matecumbe	Russell Estates	8	1	00404060-000200
61	PRSF202100954	Vaughn, Ray	2/22/2022	10:20:00 AM	15	Plantation Key	Edenaire	4	18	00433470-000000
62	PRSF202101286	Whitehill, Doria, Gregory, Alligood, Simpson	3/30/2022	12:32:00 PM	15	Plantation Key	Venetian Shores No 2	4		00408320-000000
63	PRSF202200068	Islamorada Realty Investment Trust	5/11/2022	3:00:00 PM	15	Lower Matecumbe	Matecumbe Ocean Bay Sec 2	4		00397120-000000
64	PRSF202101379	Lonnborg, Ronald	2/4/2021	12:15:00 PM	14	Upper Matecumbe	Plantation Beach	20	8	00414060-000000
65	PRSF201801827	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	14	Upper Matecumbe	Bay Hammock Community	1	-	00403041-000100
66	PRSF201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	14	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000
67	PRSF202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	14	Plantation Key	Venetian Shores Plat No 2	1	13	00407550-000000
68	PRSF202100078	Rodriguez, Robert	4/26/2022	12:00:00 PM	14	Plantation Key	Plantation Key Colony	11	7	00427430-000000
69	PRSF201901501	Weeks, Donald	3/16/2020	8:00:00 AM	13	Plantation Key	Plantation Lake Estates	8	-	00093420-000901
70	PRSF202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	13	Plantation Key	Vacation Village	1	1	00417470-000000
71	PRSF202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	13	Plantation Key	Vacation Village	1	1	00417470-000000
72	PRSF202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	13	Plantation Key	Key Heights Sect 2	5	7	00416500-000000
73	PRSF202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	13	Plantation Key	Key Heights Sect 2	6	7	00416510-000000
74	PRSF202000794	Hopman, Andreas	9/16/2020	10:30:00 AM	11	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
75	PRSF201800121	Islamorada Realty Investment Trust	6/19/2018	12:01:00 PM	10	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
76	PRSF201700705	Native Rental Properties, LLC	8/16/2018	1:20:00 PM	10	Plantation Key	Eden Pines Colony	17 & 18	23	00093420-0005402
77	PRSF202000130	Rosa Maria Z Waichili REV Trust 11/5/2008	10/20/2020	9:27:00 AM	10	Plantation Key	Fontaine Lake Estates	2	5	00432990-000000
78	PRSF202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	10	Plantation Key	Plantation Beach	7	2	00413760-000000
79	PRSF201401198	Native Rental Properties, LLC	3/26/2018	1:45:00 PM	8	Plantation Key	Plantation Key Point	2	-	00092250-000101
80	PRSF201701287	Native Rental Properties, LLC	3/26/2018	1:46:00 PM	8	Plantation Key	Plantation Key Point	2	-	00092250-000100

