

RESOLUTION NO. 22-05-38

**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 1 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. 21-12-126, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2022, five (5) market rate allocations "without land dedication" available for Quarter 1 of 2022; and

WHEREAS, on March 10, 2022, the Village Council conducted a public hearing regarding the Residential Dwelling Unit Allocation Evaluation Report (the "Report") submitted by the 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 1 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 five (5) allocations for market rate dwelling units as follows: One (1) allocation to Real Estate Number 00397210-000000, property owner Patricia Robertson with 24 points; One (1) allocation to Real Estate Number 00393520-000000, property owner Hammer Time Builders Group Inc with 21 points; One (1) allocation to Real Estate Number 00394488-001200, property owner Segovia Investments LLC with 18 points; One (1) allocation to Real Estate Number 00411530-000000, property owner Kenneth Tafoya with 17 points; One (1) allocation to Real Estate Number 00418621-002700, property owner Islamorada Realty Investment 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 1 of 2022 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 Henry Rosenthal, seconded by Mayor Pete Bacheler.

FINAL VOTE AT ADOPTION

Mayor Pete Bacheler	Yes
Vice Mayor Henry Rosenthal	Yes
Councilman Mark Gregg	Abstain
Councilman Joseph B. Pinder III	Yes
Councilman David Webb	Absent

PASSED AND ADOPTED THIS 12th DAY OF MAY, 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:



ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 13 day of May, 2022.

EXHIBIT "A"

DRAFT Ranking of BPAS Applications for 2022 Quarter 1 (closed Thursday, March 31, 2022 at 12:00 PM)								Updated 4/21/22			
Market Rate Allocations					RECOMMENDED FOR ALLOCATION						
Rank+44	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.	
1	PRSF202100577	Robertson, Patricia (Land Dedication)	3/16/2022	11:19:00 AM	24	Lower Matecumbe	Matecumbe Key	6	5	00397210-000000	
2	PRSF202100947	Hammer Time Builders Group Inc. (Land Dedication)	1/19/2022	12:05:00 PM	21	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	17	G	00393520-000000	
3	PRSF201901119	Segovia Investment LLC	3/15/2021	2:30:00 PM	18	Lower Matecumbe	Port Antigua Plat 3 & 4	109	-	00394488-001200	
4	PRSF201702154	Tafoya, Kenneth J	1/25/2018	3:25:00 PM	17	Plantation Key	Coral Shores	30	-	00411530-000000	
5	PRSF201802232	Islamorada Realty Investment Trust	6/25/2019	11:23:00 AM	17	Plantation Key	Plantation Shores Rev	13	2	00418621-002700	
6	PRSF201900988	Hampson, Tim	9/30/2019	2:40:00 PM	17	Plantation Key	Indian Waterways	33	3	00423310-000000	
7	PRSF201901069	Gregg, Mark H	10/2/2019	2:34:00 PM	17	Plantation Key	Coral Shores	A	-	00411210-000000	
8											
9	PRSF201901219	Island Elixir LLC	11/19/2019	1:40:00 PM	17	Upper Matecumbe	Stratton's Subd	SELY 1/2 20	-	00400580-000000	
10	PRSF201901700	Cockerham, Mark	6/4/2020	1:21:00 PM	17	Upper Matecumbe	Matecumbe Sub Lots 3&4	3&4		00404690-000300	
11	PRSF202000507	Codispoti, Edward & Susanna	6/23/2020	1:30:00 PM	17	Lower Matecumbe	Port Antigua	104		00394488-000700	
12	PRSF201900454	Fisher, Donna & Daniel	7/9/2020	11:15:00 AM	17	Plantation Key	Venetian Shores Plat #6	15	17	00410502-010280	
13	PRSF202000068	ELLO 213 HOLDINGS LLC9620	9/1/2020	9:00:00 AM	17	Lower Matecumbe	Port Antigua Plat 2	51	-	00394487-000701	
14	PRSF202001164	William Gerard Greenwald	12/10/2020	1:46:00 PM	17	Lower Matecumbe	Safety Harbor	11	6	00391830-000000	
15	PRSF202001087	Augustus F. and Kristy L. Moss	12/17/2020	9:40:00 AM	17	Plantation Key	Plantation Key Colony	4	2	00430120-000100	
16	PRSF202001126	Charles LeMoyne Hall	2/4/2021	3:00:00 PM	17	Windley	Galen Beach	38		00405340-000000	
17	PRSF202001460	Jorgensen, Deana & Paul	3/29/2021	12:53:00 PM	17	Plantation Key	Lake Harbor 1st Addition	8	-	00418311-000800	
18	PRSF201802246	Hopman, Andre	4/9/2019	3:00:00 PM	16	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000	
19	PRSF201802283	PARED ARIEL & GENEVIEVE SPRINGER	4/9/2019	3:01:00 PM	16	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000	
20	PRSF202000059	Julio Colomba	6/23/2020	4:00:00 PM	16	Lower Matecumbe	Safety Harbor	4	4	00391420-000000	
21	PRSF202000040	Natalie Bevis & Nicholas Biondoletti	7/14/2020	11:00:00 AM	16	Plantation Key	Plantation Key Colony	16	8	00427920-000000	
22	PRSF202000724	Native Construction Contracting Inc	9/4/2020	10:27:00 AM	16	Plantation Key	Plantation Key Colony	3	12	00429110-000100	
23	PRSF202000975	Strutton Michael and Joos Theresa	11/4/2020	12:40:00 PM	16	Plantation Key	Plantation Beach	7	5	00413420-000200	
24	PRSF202001085	126 Port Antigua LLC	3/16/2021	3:26:00 PM	16	Lower Matecumbe	Port Antigua Plat 3 & 4	126	-	00394488-002900	
25	PRSF202001595	Savage Marc Revocable Trust 2/24/2017	4/13/2021	11:19:00 AM	16	Lower Matecumbe	Matecumbe Ocean View	3	2	00396390-000000	
26	PRSF202100421	Luis Gonzalez	4/26/2021	1:30:00 PM	16	Plantation Key	Venetian Shores No 3	14	25	00409390-000000	
27	PRSF202001215	Austin & Kathleen Young	4/27/2021	12:00:00 PM	16	Plantation Key	Kahiki Harbor	1	2	00425090-000000	
28	PRSF202001378	KAMELY URI PINKHAS	5/4/2021	12:00:00 PM	16	Lower Matecumbe	Port Antigua Plat NO 5&6	279	-	00394489-008200	
29	PRSF202100105	BLACK, RICHARD & BROOKE	5/6/2021	9:30:00 AM	16	Plantation Key	Vacation Village	7	1	00417530-000000	
30	PRSF202001467	CODISPOTI HUMBERTO & CARMEN	5/27/2021	1:00:00 PM	16	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	11	C	00392430-000000	
31	PRSF202000472	LEON WILLIAM & JACKELINE	5/27/2021	1:10:00 PM	16	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	18	E	00392990-001000	
32	PRSF202100428	RUIZ JORGE ALBERTO	6/16/2021	12:53:00 PM	16	Lower Matecumbe	Port Antigua Plat No. 1	11		00394486-001100	
33	PRSF202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	16	Lower Matecumbe	Lower Matecumbe Beach	9	2	00388960-000100	
34	PRSF202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	16	Lower Matecumbe	Port Antigua Plat 5&6 PB6-25	317		00394489-012000	
35	PRSF202100688	Jacquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	16	Plantation Key	Fontaine Lake Estates	11	5	00433080-000000	
36	PRSF201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	16	Upper Matecumbe	Russell Estates			00404060-000100	
37	PRSF202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	16	Upper Matecumbe	Russell Estates			00404060-000300	
38	PRSF202100850	Lindback, Craig	10/12/2021	1:06:00 PM	16	Plantation Key	Plantation Key Colony	43	3	00426140-000200	
39	PRSF202100751	Torres, David and Sothsoler	10/25/2021	12:11:00 PM	16	Lower Matecumbe	Port Antigua Plat No 2	58		00394487-001500	
40	PRSF202100433	Makulu LLC	10/29/2021	11:44:00 AM	16	Plantation Key	Tavernero	19	1	00437493-002001	
41	PRSF202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	16	Plantation Key	Sunshine Estates	7	1	00434630-000000	
42	PRSF202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	16	Plantation Key	Key Heights Sect 2	21	4	00416180-000000	
43	PRSF202101049	Ferguson, James	1/14/2022	9:54:00 AM	16	Plantation Key	Indian Waterways	33	2	00422920-000000	
44	PRSF202101339	RCM of Florida LP	1/31/2022	10:33:00 AM	16	Lower Matecumbe	Mat Ocean Bay	9	3	00395240-000000	

Rank+44:	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
45	PRSFC201802189	CBT Construction and Development, Inc.	4/11/2019	1:22:00 PM	15	Plantation Key	Indian Harbor	16	9	00421920-000000
46	PRSFC201901157	Samurai Conchstruction LLC	1/23/2020	2:20:00 PM	15	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
47	PRSFC202000659	Islamorada Realty Invesment Trust	7/31/2020	9:15:00 AM	15	Plantation Key	Plantation Key Colony	28	11	00429010-000000
48	PRSFC202000667	Islamorada Realty Invesment Trust	7/31/2020	9:16:00 AM	15	Plantation Key	Plantation Key Colony	27	11	00429000-000000
49	PRSFC202000719	Islamorada Realty Investment Trust	8/17/2020	10:00:00 AM	15	Plantation Key	Plantation Key Colony	25	4	00426430-000000
50	PRSFC202100240	Gode, AJ and P.J.	9/27/2021	3:18:00 PM	15	Lower Matecumbe	Lower Matecumbe Beach	3	3	00389160-000000
51	PRSFC202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	15	Upper Matecumbe	Russell Estates			00404060-000200
52	PRSFC202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	15	Plantation Key	Edenaire	8	1	00433470-000000
53	PRSFC202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	15	Plantation Key	Venetian Shores No 2	4	18	00408320-000000
54	PRSFC201701364	Wrenn, Tommy	5/15/2018	9:20:00 AM	14	Plantation Key	Indian Harbor	8	6	00420890-000000
55	PRSFC201801158	Islamorada Realty Invest. Trust	6/12/2018	2:07:00 PM	14	Plantation Key	Indian Harbor	32	7	00421380-000000
56	PRSFC201900719	Holly Lynn Ernsts-Jones Revocable Trust	10/24/2019	3:48:00 PM	14	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
57	PRSFC201800860	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	14	Plantation Key	Plantation Lakes Estates	39	-	00093420-003801
58	PRSFC201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	14	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100
59	PRSFC202000002	North Drive LLC	3/23/2021	2:40:00 PM	14	Plantation Key	Long Island Point			00093420-000701
60	PRSFC202001406	FERNANDEZ VIVIAN M & DOCAMPO JOSE A	5/13/2021	8:19:00 AM	14	Lower Matecumbe	Lower Matecumbe Beach	4	1	00388710-000000
61	PRSFC202100516	Martinez, Lazaro & Marialina	9/1/2021	4:01:00 PM	14	Lower Matecumbe	Marlin Beach	22	H	00393860-000000
62	PRSFC202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	14	Plantation Key	Venetian Shores Plat No 2	1	13	00407550-000000
63	PRSFC202000300	Villavicencio, Jose	10/14/2021	4:15:00 PM	14	Lower Matecumbe	White Marlin Beach	16	F	00393270-000000
64	PRSFC201901501	Weeks, Donald	3/16/2020	8:00:00 AM	13	Plantation Key	Plantation Lake Estates	8	-	00093420-000901
65	PRSFC202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	13	Plantation Key	Vacation Village	1	1	00417470-000000
66	PRSFC202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	13	Plantation Key	Vacation Village	1	1	00417470-000000
67	PRSFC201800385	Leibnitzer Charles	12/22/2020	2:00:00 PM	13	Plantation Key	Coral Shores	18	-	00411410-000000
68	PRSFC201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	13	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000
69	PRSFC202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	13	Plantation Key	Key Heights Sect 2	5	7	00416500-000000
70	PRSFC202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	13	Plantation Key	Key Heights Sect 2	6	7	00416510-000000
71	PRSFC202000794	Hopman, Andreas	9/16/2020	10:30:00 AM	11	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
72	PRSFC201700705	Native Rental Properties, LLC	8/16/2018	1:20:00 PM	10	Plantation Key	Eden Pines Colony	17 & 18	23	00093420-005402
73	PRSFC202000130	Rosa Maria Z Walchli REV Trust 11/5/2008	10/20/2020	9:27:00 AM	10	Plantation Key	Fontaine Lake Estates	2	5	00432990-000000
74	PRSFC201800121	Islamorada Realty Investment Trust	6/19/2018	12:01:00 PM	9	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
75	PRSFC202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	9	Plantation Key	Plantation Beach	7	2	00413760-000000
76	PRSFC201401198	Native Rental Properties, LLC	3/26/2018	1:45:00 PM	8	Plantation Key	Plantation Key Point	2	-	00092250-000101
77	PRSFC201701287	Native Rental Properties, LLC	3/26/2018	1:46:00 PM	8	Plantation Key	Plantation Key Point	2	-	00092250-000100