

**RESOLUTION NO. 17-03-17**

**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 2017; 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. 16-12-82, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2017, including five (5) market rate allocations “without land dedication” available for Quarter 1 of 2017; and

**WHEREAS**, on March 9, 2017, 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 2017.

**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 (Exhibit "A") to award five (5) allocations for market rate dwelling units without land dedication as follows: one (1) allocation to Real Estate Number 00421730-000000, property owner Pedro Chico, with 25 points; one (1) allocation to Real Estate Number 00392400-000000, property owner Mark Joseph Wolff, with 24 points; one (1) allocation to Real Estate Number 00420920-000000, property owner Phyllis Seubert, with 16 points; one (1) allocation to Real Estate Number 00391080-000000, property owner Ronald G. Martin, with 16 points; and one (1) allocation to Real Estate Number 00388770-000000, property owner Trust No. 10 Iroquois, 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 2017 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.**

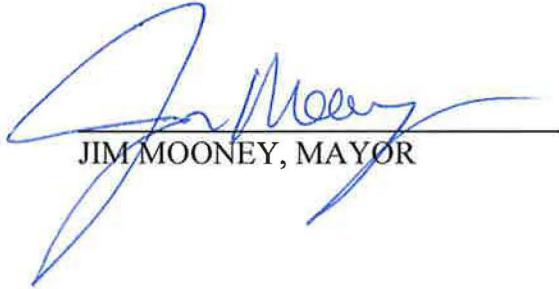
This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by Councilwoman Deb Gillis, second by Councilman Mike Forster.

**FINAL VOTE AT ADOPTION  
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

Mayor Jim Mooney	YES
Vice Mayor Chris Sante	YES
Councilman Mike Forster	YES
Councilwoman Deb Gillis	YES
Councilwoman Cheryl Meads	YES

PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF MARCH, 2017.



JIM MOONEY, MAYOR

ATTEST:

Kelly S. Toth  
KELLY TOTH, 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 13<sup>th</sup> day of March, 2017.

Kelly S. Toth  
Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

Draft Ranking of BPAS Applications for 2017 Quarter 1 (closes Tuesday, January 31, 2017 at 12:00 PM)										RECOMMENDED FOR ALLOCATION			Updated March 2, 2017
Market Rate Allocations without Land Dedication	Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.	
	1	SFC200800087	Chico, Pedro		12/11/2008	12:30 PM	25	Plantation	Indian Harbor	33	8	00421730-000000	
	2	SFC201000755	Wolff, Mark Joseph		10/28/2010	3:26 PM	24	Lower Matecumbe	White Marlin Beach	8	C	00392400-000000	
	3	SFC201100290	Hopman, Michael & Leisa	Deferral Application Submitted	4/28/2011	11:23 AM	22	Plantation	Safety Harbor	9	5	00391640-000000	
	4	SFC201200505	Garfalo, John	Deferral Application Submitted	12/8/2012	9:34 AM	19	Lower Matecumbe	Port Antigua	11	-	00394486-001100	
	5	SFC201400503	Abounader, Stephen	Deferral Application Submitted	10/14/2014	10:00 AM	17	Lower Matecumbe	Mate-Lido Beach	19		00396090-000000	
	6	SFC201400200	Morales, Adriana	Deferral Application Submitted	4/10/2014	2:20 PM	16	Lower Matecumbe	Matecumbe Ocean Bay	15	2	00396510-000000	
	7	SFC201400577	Rodriguez, Francisco J.	Deferral Application Submitted	9/3/2014	2:29 PM	16	Lower Matecumbe	Port Antigua	75	N/A	00394487-003200	
	8	PRSF201600512	Schroeder, Leslie	Deferral Application Submitted	4/11/2016	12:00 PM	16	Lower Matecumbe	PortAntigua Plat 3 & 4	183	N/A	00394488-009200	
	9	PRSF201602032	Seubert, Phyllis		12/5/2016	3:00 PM	16	Plantation	Indian Mound	11	6	00420920-000000	
	10	PRSF20160314	Martin, Ronald G.		1/18/2017	9:00 AM	16	Lower Matecumbe	Safety Harbor	5	2	00391080-000000	
	11	PRSF201602830	Trust No 10 Iroquois		1/23/2017	2:30 PM	16	Lower Matecumbe	Lower Matecumbe Beach	10	1	00388770-000000	
	12	PRSF201603003	Gargan, John & Virginia		1/25/2017	9:20 AM	16	Plantaion Key	Coral Shores	32	N/A	00411550-000000	
	13	SFC201200673	Hart, William N. & Cathie R.		11/1/2012	4:00 PM	15	Plantation	Plantation Key Colony	1	1	00429890-000000	
	14	SFC201400873	Native Rental Properties, LLC		1/12/2015	11:32 AM	15	Plantation	Plantation Key Colony	7	12	00429160-000000	
	15	SFC201500954	Bradley, Tyrone		7/13/2015	12:55 PM	15	Plantation	Plantation Key Colony 1st Add	9	19	00432320-000000	
	16	SFC201500955	Dunn, Nicole		7/13/2015	12:56 PM	15	Plantation	Plantation Key Colony 1st Add	11	19	00432340-000000	
	17	PRSF201501110	Garcia, Frank & Maria		1/26/2016	3:00 PM	15	Lower Matecumbe	White Marlin Beach	8	F	00393190-000000	
	18	PRSF201601861	Silva, Eric & Soraima		7/27/2016	9:15 AM	15	Lower Matecumbe	White Marlin Beach	4	F	00393140-000100	
	19	PRSF201603123	Hayes, Thomas J. Hayes		1/18/2017	10:45 AM	15	Plantation Key	Indian Harbor	4	7	000421100-000000	
	20	SFC201200548	Garcia, Senen & Fernandez, F.		7/3/2013	1:07 PM	14	Lower Matecumbe	Safety Harbor	17	6	00391890-000000	
	21	SFC201301038	Native Rental Properties, LLC		3/28/2014	11:00 AM	14	Plantation	Plantation Beach	10	9	00414390-000000	
	22	PRSF201502226	Snyder, Jaime & Mike		3/24/2016	9:25 AM	14	Plantation	Plantation Key Colony	26	13	00429760-000000	
	23	PRSF201600563	Edward Seck Irrevocable Trust		4/13/2016	1:10 PM	14	Lower Matecumbe	Port Antigua Plat No. 5 & 6	260	N/A	00394489-005300	
	24	PRSF201501823	Ayers, Lisa		4/29/2016	12:25 PM	14	Plantation Key	Plantation Key Colony 1st Add	29	19	00432520-000000	
	25	PRSF201601429	Jonathan & Ashley Lindmar		6/10/2016	12:50 PM	14	Plantation	Indian Waterways	5	9	00423960-000100	
	26	SFC201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	14	Plantation	Indian Harbor	29	5	00420780-000000	
	27	PRSF201602731	Gotta Luv It Investments, LLC		12/1/2016	2:49 AM	14	Plantation	Plantation Key Colony	36	8	00428120-000000	
	28	PRSF201602730	Gotta Luv It Investments, LLC		12/6/2016	12:08 PM	14	Plantation	Plantation Key Colony	35	8	00428110-000000	
	29	PRSF201602065	Yanovitch, George		1/4/2017	3:17 PM	14	Lower Matecumbe	White Marlin Beach	10	E	00392920-000000	
	30	PRSF201602761	Miranda, Oscar		1/10/2017	1:30 PM	14	Plantation Key	Venetian Shores Plat No. 6	15	5	00410502-010050	
	31	PRSF201602822	Mupo, Joseph & Nancy		1/10/2017	2:30 PM	14	Plantation	Sunshine Estates Sec 1	2	1	00435700-000000	
	32	PRSF201602145	ACV Properties		1/23/2017	1:31 PM	14	Plantation Key	Sunshine Estates Sec 1	5	3	00435080-000000	
	33	PRSF201603057	Native Rental Properties, LLC		1/26/2017	3:15 PM	14	Plantation Key	Fontaine Lake Estates	15	4	00432910-000000	
	34	SFC201400710	Native Rental Properties, LLC		10/31/2014	10:29 AM	13	Plantation	Key Heights	19	4	00416170-000101	
	35	SFC201400944	Wood, Brittany		1/20/2015	1:00 PM	13	Plantation	Fontaine Lake Estates	1	4	00432770-000000	
	36	SFC201300462	Meroni, Thomas J		9/6/2013	12:45 PM	12	Plantation	Plantation Shores	11	4	00418621-007900	
	37	SFC201500692	Native Rental Properties, LLC		6/16/2015	3:01 PM	12	Plantation	Fontaine Lake Estates	17	4	00432930-000000	
	38	PRSF201501949	Delongchamp, Dolores		5/25/2016	8:50 AM	12	Plantation	Edenaire	3	1	00433420-000000	
	39	PRSF201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	11	Plantation	Plantation Beach	10	5	00413460-000000	
	40	SFC201300334	Gotta Luv It Investments, LLC		5/21/2013	2:00 PM	9	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094490-000200	
	41	SFC201401091	Native Rental Properties, LLC		1/12/2015	11:08 AM	6	Plantation	Fontaine Lake Estates	9	5	00433060-000000	
	42	SFC201401092	Native Rental Properties, LLC		1/12/2015	11:16 AM	6	Plantation	Fontaine Lake Estates	8	5	00433050-000000	
	43	SFC201401094	Native Rental Properties, LLC		1/12/2015	11:23 AM	6	Plantation	Fontaine Lake Estates	7	5	00433040-000000	
	44	SFC201401093	Native Rental Properties, LLC		1/30/2015	11:25 AM	6	Plantation	Fontaine Lake Estates	6	5	00433030-000000	
	45	PRSF201602675	Tiedemann, Jocelyn & Brian		10/28/2016	1:40 PM	4	Plantation	Fontaine Lake Estates	3	5	00433000-000000	
	46	SFC201500284	Mary Louise Fazekas Living Trust		10/5/2015	12:27 PM	2	Lower Matecumbe	Mat Ocean Beach Sec A	76	2	00398970-000000	
	47	SFC201300110	Kiyashka, Marek		12/30/2013	2:47 PM	1	Upper Matecumbe	Matecumbe Sub Lots 3&4	-	3,4 & 6	00404580-000000	
	48	SFC201300612	716 Investments, LLC		10/31/2013	11:52 AM	-3	Upper Matecumbe	Strattons	10 & 11	10	00400880-000000	
	49	SFC200702040	Clockwise.com Corp		5/6/2013	3:00 PM	-10	Plantation	Plantation Key Point	-	-	00091840-000000	