

**RESOLUTION NO. 23-04-38**

**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 2023; 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. 22-11-131, thereby establishing a total of eleven (11) market rate residential units for allocation in 2023, four (4) market rate allocations "without land dedication" and one (1) "with land dedication" available for Quarter 1 of 2023; and

**WHEREAS**, on April 11, 2023, 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 2023.

**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 "with land dedication" to Real Estate Number 00435720-000000, property owner L12 B7 Sunshine Estates LLC with 26 points; One (1) allocation "without land dedication" to Real Estate Number 00405340-000000, property owner Yolo Daddio LLC with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00418311-000800, property owners Deana and Paul Jorgensen with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00394488-002900, property owner 126 Port Antigua LLC with 17 points; One (1) allocation "without land dedication" to Real Estate Number 00396390-000000, property owner Savage Marc E 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 1 of 2023 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.

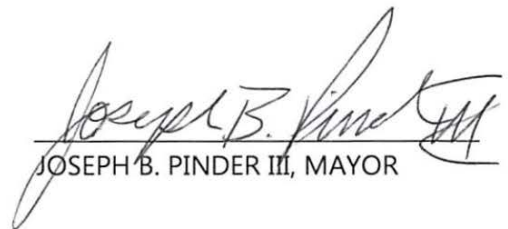
**Section 3. Effective Date.** This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by Vice Mayor Sharon Mahoney, seconded by Council Member Elizabeth Jolin.

**FINAL VOTE AT ADOPTION**

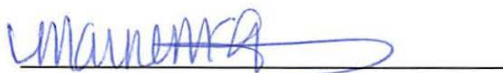
|                               |         |
|-------------------------------|---------|
| Mayor Joseph B. Pinder III    | Yes     |
| Vice Mayor Sharon Mahoney     | Yes     |
| Councilmember Mark Gregg      | Abstain |
| Councilmember Elizabeth Jolin | Yes     |
| Councilmember Henry Rosenthal | Yes     |

**PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 2023.**



JOSEPH B. PINDER III, MAYOR

ATTEST:



MARNE MCGRATH, VILLAGE CLERK

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



JOHN J. QUICK, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 13th day of April, 2023.

| DRAFT Ranking of BPAS Applications for 2023 Quarter 1 (closed Friday, March 31, 2023 at 12:00 PM) |                |  |                     |                     |       | 3/31/2023                  |                                |       |       |                 |
|---|----------------|--|---------------------|---------------------|-------|----------------------------|--------------------------------|-------|-------|-----------------|
| Market Rate Allocations (with & without Land Dedication Points)                                   |                |  |                     |                     |       | RECOMMENDED FOR ALLOCATION |                                |       |       |                 |
| Rank  | Permit #       | Name   | Date of Application | Time of Application | Score | Key                        | Subdivision                    | Lot   | Block | RE No.          |
| 1   | PRSFC202101705 | L12 B7 Sunshine Estates LLC (Land Dedication)    | 5/2/2022            | 2:10:00 PM          | 26    | Plantation Key             | Sunshine Estates               | 12    | 7     | 00435720-000000 |
| 2   | PRSFC202101308 | L12 B7 Sunshine Estates LLC (Land Dedication)    | 6/24/2022           | 11:12:00 AM         | 26    | Plantation Key             | Kahiki Harbor                  | 11    | 1     | 00429460-000000 |
| 3   | PRSFC201901157 | Samurai Conchstruction LLC (Land Dedication)     | 4/14/2022           | 2:20:00 PM          | 25    | Upper Matecumbe            | Bay Hammock Community          | 17    | -     | 00403041-001700 |
| 4   | PRSFC202100516 | Martinez, Lazaro & Marialina (Land Dedication)   | 6/27/2022           | 3:08:00 PM          | 24    | Lower Matecumbe            | Marlin Beach                   | 22    | H     | 00393860-000000 |
| 5   | PRSFC201800385 | Perez, George (Land Dedication)                  | 4/4/2022            | 10:23:00 AM         | 23    | Plantation Key             | Coral Shores                   | 18    | -     | 00411410-000000 |
| 6   | PRSFC202101687 | Harborgate Limited Partnership (Land Dedication) | 5/10/2022           | 2:30:00 PM          | 22    | Upper Matecumbe            | Bay Hammock Community          | 7     |       | 00403041-000700 |
| 7   | PRSFC202100870 | Harborgate Limited Partnership (Land Dedication) | 4/12/2022           | 1:00:00 PM          | 21    | Upper Matecumbe            | Bay Hammock Community          | 6     |       | 00403041-000600 |
| 8   | PRSFC202000634 | What A Good Catch LLC (Land Dedication)          | 6/20/2022           | 2:23:00 PM          | 21    | Upper Matecumbe            | Stratton's Subd                | 6     | 12    | 00401260-000000 |
| 9   | PRSFC202001126 | Charles LeMoyné Hall                             | 2/4/2021            | 3:00:00 PM          | 18    | Windley                    | Galen Beach                    | 38    |       | 00405340-000000 |
| 10  | PRSFC202001460 | Jorgensen, Deana & Paul                          | 3/29/2021           | 12:53:00 PM         | 18    | Plantation Key             | Lake Harbor 1st Addition       | 8     | -     | 00418311-000800 |
| 11  | PRSFC202001085 | 126 Port Antigua LLC                             | 3/16/2021           | 3:26:00 PM          | 17    | Lower Matecumbe            | Port Antigua Plat 3 & 4        | 126   | -     | 00394488-002900 |
| 12  | PRSFC202001595 | Savage Marc Revocable Trust 2/24/2017            | 4/13/2021           | 11:19:00 AM         | 17    | Lower Matecumbe            | Matecumbe Ocean View           | 3     | 2     | 00396390-000000 |
| 13  | PRSFC202100421 | Luis Gonzalez                                    | 4/26/2021           | 1:30:00 PM          | 17    | Plantation Key             | Venetian Shores No 3           | 14    | 25    | 00409390-000000 |
| 14  | PRSFC202001215 | Brian Mass                                       | 4/27/2021           | 12:00:00 PM         | 17    | Plantation Key             | Kahiki Harbor                  | 1     | 2     | 00425090-000000 |
| 15  | PRSFC202001378 | KAMELY URI PINKHAS                               | 5/4/2021            | 12:00:00 PM         | 17    | Lower Matecumbe            | Port Antigua Plat No 5&6       | 279   | -     | 00394489-008200 |
| 16  | PRSFC202100105 | BLACK, RICHARD & BROOKE                          | 5/6/2021            | 9:30:00 AM          | 17    | Plantation Key             | Vacation Village               | 7     | 1     | 00417530-000000 |
| 17  | PRSFC202001467 | CODISPOTI HUMBERTO & CARMEN                      | 5/27/2021           | 1:00:00 PM          | 17    | Lower Matecumbe            | WHITE MARLIN BEACH SEC 1       | 11    | C     | 00392430-000000 |
| 18  | PRSFC202000472 | LEON WILLIAM & JACKELINE                         | 5/27/2021           | 1:10:00 PM          | 17    | Lower Matecumbe            | WHITE MARLIN BEACH SEC 1       | 18    | E     | 00392990-001000 |
| 19  | PRSFC202100428 | RUIZ JORGE ALBERTO                               | 6/16/2021           | 12:53:00 PM         | 17    | Lower Matecumbe            | Port Antigua Plat No. 1        | 11    |       | 00394486-001100 |
| 20  | PRSFC202001015 | NICHOLS GARY & BETH                              | 6/25/2021           | 10:36:00 AM         | 17    | Lower Matecumbe            | Lower Matecumbe Beach          | 9     | 2     | 00388960-000100 |
| 21  | PRSFC202001254 | Burstyn, Samuel                                  | 8/2/2021            | 12:00:00 PM         | 17    | Lower Matecumbe            | Port Antigua Plat 5&6 PB6-25   | 317   |       | 00394489-012000 |
| 22  | PRSFC202100688 | Jaquelyn Wrenn Ekblom                            | 8/5/2021            | 2:07:00 PM          | 17    | Plantation Key             | Fontaine Lake Estates          | 11    | 5     | 00433080-000000 |
| 23  | PRSFC201901572 | Morejon, Orlando and Annmarie                    | 8/23/2021           | 2:20:00 PM          | 17    | Upper Matecumbe            | Russell Estates                |       |       | 00404060-000100 |
| 24  | PRSFC202100572 | Morejon, Orlando and Annmarie                    | 9/24/2021           | 11:00:00 AM         | 17    | Upper Matecumbe            | Russell Estates                |       |       | 00404060-000300 |
| 25  | PRSFC202100850 | Lindback, Craig                                  | 10/12/2021          | 1:06:00 PM          | 17    | Plantation Key             | Plantation Key Colony          | 43    | 3     | 00426140-000200 |
| 26  | PRSFC202100751 | Torres, David and Sothsoier                      | 10/25/2021          | 12:11:00 PM         | 17    | Lower Matecumbe            | Port Antigua Plat No 2         | 58    |       | 00394487-001500 |
| 27  | PRSFC202100433 | Makulu LLC                                       | 10/29/2021          | 11:44:00 AM         | 17    | Plantation Key             | Tavernero                      | 19    | 1     | 00437493-002001 |
| 28  | PRSFC202101234 | Morales Rev Living Trust                         | 11/22/2021          | 2:17:00 PM          | 17    | Plantation Key             | Sunshine Estates               | 7     | 1     | 00434630-000000 |
| 29  | PRSFC202101237 | Tiedemann, Jocelyn                               | 12/1/2021           | 11:59:00 AM         | 17    | Plantation Key             | Key Heights Sect 2             | 21    | 4     | 00416180-000000 |
| 30  | PRSFC202101049 | Ferguson, James                                  | 1/14/2022           | 9:54:00 AM          | 17    | Plantation Key             | Indian Waterways               | 33    | 2     | 00422920-000000 |
| 31  | PRSFC202101339 | RCM of Florida LP                                | 1/31/2022           | 10:33:00 AM         | 17    | Lower Matecumbe            | Mat Ocean Bay                  | 9     | 3     | 00395240-000000 |
| 32  | PRSFC202101553 | Egret Investments Limited Partnership            | 8/30/2022           | 10:40:00 AM         | 17    | Lower Matecumbe            | Lower Matecumbe Beach          | 27-28 | 3     | 00389440-000000 |
| 33  | PRSFC202100988 | 162 Sunset Dr LLC                                | 10/20/2022          | 12:50:00 PM         | 17    | Lower Matecumbe            | Lower Matecumbe Beach          | 16    | 3     | 00389310-000000 |
| 34  | PRSFC201802189 | CBT Construction and Development, Inc.           | 4/11/2019           | 1:22:00 PM          | 16    | Plantation Key             | Indian Harbor                  | 16    | 9     | 00421920-000000 |
| 35  | PRSFC201900719 | Holly Lynn Ernestes-Jones Revocable Trust        | 10/24/2019          | 3:48:00 PM          | 16    | Upper Matecumbe            | Bay Hammock Community          | 33    | -     | 00403041-003300 |
| 36  | PRSFC202000659 | Islamorada Realty Investment Trust               | 7/31/2020           | 9:15:00 AM          | 16    | Plantation Key             | Plantation Key Colony          | 28    | 11    | 00429010-000000 |
| 37  | PRSFC202000667 | Islamorada Realty Investment Trust               | 7/31/2020           | 9:16:00 AM          | 16    | Plantation Key             | Plantation Key Colony          | 27    | 11    | 00429000-000000 |
| 38  | PRSFC202000719 | Islamorada Realty Investment Trust               | 8/17/2020           | 10:00:00 AM         | 16    | Plantation Key             | Plantation Key Colony          | 25    | 4     | 00426430-000000 |
| 39  | PRSFC202100240 | Gode, A.J. and P.J.                              | 9/27/2021           | 3:18:00 PM          | 16    | Lower Matecumbe            | Lower Matecumbe Beach          | 3     | 3     | 00389160-000000 |
| 40  | PRSFC202100571 | Morejon, Orlando and Annmarie                    | 10/29/2021          | 11:50:00 AM         | 16    | Upper Matecumbe            | Russell Estates                |       |       | 00404060-000200 |
| 41  | PRSFC202100954 | Vaughn, Ray                                      | 11/1/2021           | 11:45:00 PM         | 16    | Plantation Key             | Edenair                        | 8     | 1     | 00433470-000000 |
| 42  | PRSFC202101286 | Whitehill, Doria, Gregory, Alligood, Simpson     | 2/22/2022           | 10:20:00 AM         | 16    | Plantation Key             | Venetian Shores No 2           | 4     | 18    | 00408320-000000 |
| 43  | PRSFC202000668 | Islamorada Realty Investment Trust               | 3/30/2022           | 12:32:00 PM         | 16    | Lower Matecumbe            | Matecumbe Ocean Bay Sec 2      |       |       | 00397120-000000 |
| 44  | PRSFC202000300 | Villavicencio, Jose A                            | 6/10/2022           | 11:00:00 AM         | 16    | Lower Matecumbe            | WHITE MARLIN BEACH SEC 1       | 16    | I     | 00393270-000000 |
| 45  | PRSFC202200149 | Villamil Carlos and Vicente Sonia                | 9/1/2022            | 2:00:00 PM          | 16    | Plantation Key             | Plantation Key Colony          | 20    | 15    | 00431260-000100 |
| 46  | PRSFC202101283 | Martin, Akalia                                   | 9/16/2022           | 10:40:00 AM         | 16    | Plantation Key             | Tropical Atlantic Shores 1 Add | 25    | 6     | 00436950-000000 |
| 47  | PRSFC202100967 | Schrader, Kathleen                               | 9/16/2022           | 10:41:00 AM         | 16    | Plantation Key             | Tavernero                      | 11    | 1     | 0037493-001100  |
| 48  | PRSFC202200170 | Sanders Charles Revocable Living Trust           | 9/23/2022           | 2:00:00 PM          | 16    | Lower Matecumbe            | WHITE MARLIN BEACH SEC 1       | 23    | G     | 00393580-000000 |
| 49  | PRSFC202201313 | McKeown, James                                   | 1/23/2023           | 1:05:00 PM          | 16    | Plantation Key             | Tavernero                      | 7     | 2     | 00437493-003700 |
| 50  | PRSFC202200812 | Weber, Craig                                     | 3/30/2023           | 10:00:00 AM         | 16    | Plantation Key             | Venetian Shores Plat No 2      | 8     | 10    | 00407150-000100 |
| 51  | PRSFC201800860 | LAZZERI JEFF & JULIE                             | 4/2/2020            | 2:15:00 PM          | 15    | Plantation Key             | Plantation Lakes Estates       | 39    | -     | 00093420-003801 |
| 52  | PRSFC201801827 | Paulo & Kellen Paiva                             | 2/4/2021            | 12:15:00 PM         | 15    | Upper Matecumbe            | Bay Hammock Community          | 20    | -     | 00403041-000100 |
| 53  | PRSFC201801826 | Paulo & Kellen Paiva                             | 2/5/2021            | 8:00:00 AM          | 15    | Upper Matecumbe            | Bay Hammock Community          | 1     | -     | 00403041-002000 |
| 54  | PRSFC202001406 | FERNANDEZ VIVIAN M & DOCAMPO JOSE A              | 5/13/2021           | 8:19:00 AM          | 15    | Lower Matecumbe            | Lower Matecumbe Beach          | 4     | 1     | 00388710-000000 |
| 55  | PRSFC202100804 | Island Investment Partners Inc.                  | 10/12/2021          | 11:08:00 AM         | 15    | Plantation Key             | Venetian Shores Plat No 2      | 1     | 13    | 00407550-000000 |
| 56  | PRSFC202101379 | Lonnborg, Ronald                                 | 5/11/2022           | 3:00:00 PM          | 15    | Plantation Key             | Plantation Beach               | 4     | 8     | 00414060-000000 |
| 57  | PRSFC201901501 | Weeks, Donald                                    | 3/16/2020           | 8:00:00 AM          | 14    | Plantation Key             | Plantation Lake Estates        | 8     | -     | 00093420-000901 |

| Rank | Permit #       | Name                                     | Date of Application | Time of Application | Score | Key             | Subdivision            | Lot  | Block | RE No.          |
|------|----------------|--|---------------------|---------------------|-------|-----------------|------------------------|------|-------|-----------------|
| 58   | PRRFC202000351 | Keys Basin LLC                           | 10/7/2020           | 10:30:00 AM         | 14    | Plantation Key  | Vacation Village       | 1    | 1     | 00417470-000000 |
| 59   | PRRFC202000352 | Keys Basin LLC                           | 10/7/2020           | 10:31:00 AM         | 14    | Plantation Key  | Vacation Village       | 1    | 1     | 00417470-000000 |
| 60   | PRRFC202100795 | MAZAL 233 LLC                            | 9/27/2021           | 11:05:00 AM         | 14    | Plantation Key  | Key Heights Sect 2     | 5    | 7     | 00416500-000000 |
| 61   | PRRFC202100796 | MAZAL 233 LLC                            | 9/27/2021           | 11:22:00 AM         | 14    | Plantation Key  | Key Heights Sect 2     | 6    | 7     | 00416510-000000 |
| 62   | PRRFC202200078 | Rodriguez, Robert                        | 4/26/2022           | 12:00:00 PM         | 14    | Plantation Key  | Plantation Key Colony  | 11   | 7     | 00427430-000000 |
| 63   | PRRFC202201342 | Weidler Thomas                           | 1/23/2023           | 12:30:00 PM         | 13    | Plantation Key  | Plantation Shores      | 18   | 3     | 00418621-004600 |
| 64   | PRRFC202000794 | Hopman, Andreas                          | 9/16/2020           | 10:30:00 AM         | 12    | Lower Matecumbe | Lower Matecumbe Beach  | 19   | 4     | 00389820-000100 |
| 65   | PRRFC202200455 | Lesko, Brian and Jodi Lynn               | 9/8/2022            | 3:00:00 PM          | 12    | Plantation Key  | Bay Hammock Community  | 25   |       | 00403041-002500 |
| 66   | PRRFC202000555 | Ewald, Nicholas                          | 4/30/2021           | 11:30:00 AM         | 10    | Plantation Key  | Plantation Beach       | 7    | 2     | 00413760-000000 |
| 67   | PRRFC202200496 | Cockerham, Mark                          | 8/4/2022            | 9:48:00 AM          | 9     | Upper Matecumbe |                        | 6(9) |       | 00096220-000300 |
| 68   | PRRFC202001140 | Gregg, Mark                              | 1/31/2022           | 10:15:00 AM         | 7     | Plantation Key  | Toners Nautical Shores |      |       | 00412230-000000 |
| 69   | PRRFC202000130 | Rosa Maria Z Walchli REV Trust 11/5/2008 | 10/20/2020          | 9:27:00 AM          | 2     | Plantation Key  | Fontaine Lake Estates  | 2    | 5     | 00432990-000000 |