

**RESOLUTION NO. 24-07-67**

**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 2024; 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. 24-05-37, thereby establishing a total of seven (7) market rate residential dwelling units for allocation in 2024, including five (5) market rate allocations "with land dedication" and two (2) market rate allocation "without land dedication" available for Quarter 2 of 2024; and

**WHEREAS**, on July 9, 2024, 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 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 2024.

**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 seven (7) allocations for market rate dwelling units as follows: One (1) allocation with land dedication to Real Estate Number 00403041-001700, property owner Samurai Conchstruction LLC with 27 points; One (1) allocation with land dedication to Real Estate Number 00393860-000000, property owners Lazaro and Marialina Martinez with 26 points; One (1) allocation with land dedication to Real Estate Number 00411410-000000, property owner George Perez with 25 points; One (1) allocation with land dedication to Real Estate Number 00403041-000700, property owners Harborgate Limited Partnership with 24 points; One (1) allocation with land dedication to Real Estate Number 00403041-000600, property owner Harborgate Limited Parnership with 23 points; One (1) allocation without land dedication to Real Estate Number 00421920-000000, property owner CBT Construction and Development Inc. with 19 points; and One (1) allocation without land dedication to Real Estate Number 00392990-001000, property owners Jackeline and William Leon with 19 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 2024 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.

**(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)**

Motion to adopt by Sharon Mahoney, seconded by Henry Rosenthal.

**FINAL VOTE AT ADOPTION**

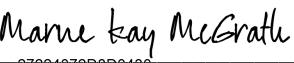
Mayor Joseph B. Pinder III	Yes
Vice Mayor Sharon Mahoney	Yes
Councilmember Mark Gregg	No
Councilmember Elizabeth Jolin	Yes
Councilmember Henry Rosenthal	Yes

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF JULY 2024.**

DocuSigned by:  
  
F8EB3A68BD704EF...

JOSEPH B. PINDER III, MAYOR

ATTEST:

DocuSigned by:  
  
27224072D000400...

MARNE MCGRATH, VILLAGE CLERK

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

DocuSigned by:  
  
502BFAATPDDDA17...

JOHN QUICK, INTERIM VILLAGE ATTORNEY



This Resolution was filed in the Office of the Village Clerk of this 10th day of July, 2024.

## EXHIBIT A

## BPAS

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

Q2-2024 Market Rate Applications (with & without Land Dedication Points)			Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RENo.
Rank	Permit #	Name								
1	PRSF201901157	Samurai Conchconstruction LLC (Land Dedication)	4/14/2022	2:20:00 PM	27	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
2	PRSF202100516	Martinez, Lazaro & Marilina (Land Dedication)	6/27/2022	3:08:00 PM	26	Lower Matecumbe	Marlin Beach	22	H	00393860-000000
3	PRSF201800385	Perez, George (Land Dedication)	4/4/2022	10:23:00 AM	25	Plantation Key	Coral Shores	18	-	00411410-000000
4	PRSF202101687	Harbrogate Limited Partnership (Land Dedication)	5/10/2022	2:30:00 PM	24	Upper Matecumbe	Bay Hammock Community	7		00403041-000700
5	PRSF202100870	Harbrogate Limited Partnership (Land Dedication)	4/12/2022	1:00:00 PM	23	Upper Matecumbe	Bay Hammock Community	6		00403041-000600
6	PRSF201802189	CBT Construction and Development, Inc.	4/11/2019	1:22:00 PM	19	Plantation Key	Indian Harbor	16	9	00421920-000000
7	PRSF202000472	LEON WILLIAM & JACKELINE	5/27/2021	1:10:00 PM	19	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	18	E	00392990-001000
8	PRSF202100428	RUIZ, JORGE ALBERTO	6/16/2021	12:53:00 PM	19	Lower Matecumbe	Port Antigua Plat No. 1	11		00394486-001100
9	PRSF202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	19	Lower Matecumbe	Lower Matecumbe Beach	9	2	00388960-000100
10	PRSF202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	18	Lower Matecumbe	Port Antigua Plat 5&6 PB6-25	317		00394489-012000
11	PRSF202100688	Jaquelyn Wfrenn Ebblom	8/5/2021	2:07:00 PM	18	Plantation Key	Fontaine Lake Estates	11	5	00433080-000000
12	PRSF201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	18	Upper Matecumbe	Russell Estates			00404060-000100
13	PRSF202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	18	Upper Matecumbe	Russell Estates			00404060-000300
14	PRSF202100850	Lindback, Craig	10/12/2021	1:06:00 PM	18	Plantation Key	Plantation Key Colony	43	3	00426140-000200
15	PRSF202100433	Makulu LLC	10/29/2021	11:44:00 AM	18	Plantation Key	Tavernero	19	1	00437493-002001
16	PRSF202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	18	Plantation Key	Sunshine Estates	7	1	00434630-000000
17	PRSF202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	18	Plantation Key	Key Heights Sect 2	21	4	00416180-000000
18	PRSF202101049	Ferguson, James	1/14/2022	9:54:00 AM	18	Plantation Key	Indian Waterways	33	2	00422920-000000
19	PRSF202101339	RCM of Florida LP	1/31/2022	10:33:00 AM	18	Lower Matecumbe	Mat Ocean Bay	9	3	00395240-000000
20	PRSF202000300	4 KEYS INVESTMENTS AND DEVELOPMENTS CORP	6/10/2022	11:00:00 AM	18	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	16	I	00393270-000000
21	PRSF202101553	Egret Investments Limited Partnership	8/30/2022	10:40:00 AM	18	Lower Matecumbe	Lower Matecumbe Beach	27-28	3	00389440-000000
22	PRSF201900719	Holly Lynn Ernstes-Jones Revocable Trust	10/24/2019	3:48:00 PM	17	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
23	PRSF201800860	LAZER, JEFF & JULIE	4/2/2020	2:15:00 PM	17	Plantation Key	Plantation Lakes Estates	39	-	00093420-003801
24	PRSF202000659	Islamorada Realty Invesment Trust	7/31/2020	9:15:00 AM	17	Plantation Key	Plantation Key Colony	28	11	00429010-000000
25	PRSF202000667	Islamorada Realty Invesment Trust	7/31/2020	9:16:00 AM	17	Plantation Key	Plantation Key Colony	27	11	00429000-000000
26	PRSF202000719	Islamorada Realty Investment Trust	8/17/2020	10:00:00 AM	17	Plantation Key	Plantation Key Colony	25	4	00426430-000000
27	PRSF202001406	FERNANDEZ, VIVIAN M & DOCAMPO, JOSEA	5/13/2021	8:19:00 AM	17	Lower Matecumbe	Lower Matecumbe Beach	4	1	00388710-000000
28	PRSF202100240	Code, AJ and PJ	9/27/2021	3:18:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	3	3	00389160-000000
29	PRSF202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	17	Upper Matecumbe	Russell Estates			00404060-000200
30	PRSF202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	17	Plantation Key	Edenaire	8	1	00433470-000000
31	PRSF202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	17	Plantation Key	Venetian Shores No 2	4	18	00408320-000000
32	PRSF202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	17	Lower Matecumbe	Matecumbe Ocean Bay Sec 2			00397120-000000
33	PRSF202101379	Lonnborg, Ronald	5/11/2022	3:00:00 PM	17	Plantation Key	Plantation Beach	4	8	00414060-000000
34	PRSF202200149	Villamil Carlos and Vicente Sonia	9/1/2022	2:00:00 PM	17	Plantation Key	Plantation Key Colony	20	15	00431260-001100
35	PRSF202101283	Martin, Akalia	9/16/2022	10:40:00 AM	17	Plantation Key	Tropical Atlantic Shores 1 Add	25	6	00436950-000000
36	PRSF202100967	Schrader, Kathleen	9/16/2022	10:41:00 AM	17	Plantation Key	Tavernero	11	1	00437493-001100
37	PRSF202200170	Sanders Charles Revocable Living Trust	9/23/2022	2:00:00 PM	17	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	23	G	00393580-000000
38	PRSF202100988	162 Sunset Dr LLC	10/20/2022	12:50:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000
39	PRSF202201313	McKown, James	1/23/2023	1:05:00 PM	17	Plantation Key	Tavernero	7	2	00437493-003700
40	PRSF202200812	Weber, Craig	3/30/2023	10:00:00 AM	17	Plantation Key	Venetian Shores Plat No 2	8	10	00407150-000100
41	PRSF202200369	SCHAFFER, BRYANNA LEIGH	12/20/2023	10:00:00 AM	17	Plantation Key	Plantation Beach	27	7	00414000-000100
42	PRSF201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	16	Upper Matecumbe	Bay Hammock Community	20	-	00403041-001100
43	PRSF201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	16	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000
44	PRSF202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	16	Plantation Key	Venetian Shores Plat No 2	1	13	00407550-000000
45	PRSF202200078	Rodriquez, Robert	4/26/2022	12:00:00 PM	16	Plantation Key	Plantation Key Colony	11	7	00427430-000000
46	PRSF202101424	Venezia Land Trust Number Two	8/19/2022	8:40:00 AM	16	Plantation Key	Plantation Key Colony	2	7	00427330-001000
47	PRSF202300511	Craig & Cheryl McBay	7/19/2023	10:30:00 AM	16	Plantation Key	Plantation Ridge	17 & 18	2	00412030-000100
48	PRSF202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	15	Plantation Key	Vacation Village	1	1	00417470-000000
49	PRSF202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	15	Plantation Key	Vacation Village	1	1	00417470-000000
50	PRSF202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	15	Plantation Key	Key Heights Sect 2	5	7	00416500-000000
51	PRSF202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	15	Plantation Key	Key Heights Sect 2	6	7	00416510-000000
52	PRSF202000057	LINDBACK CARLESTATE	6/29/2023	4:00:00 PM	15	Plantation Key	Tavernero	24	1	00437493-002400
53	PRSF202201342	Weidler Thomas	1/23/2023	12:30:00 PM	14	Plantation Key	Plantation Shores	18	3	00418621-004600
54	PRSF202201031	MEDINA DELJOI REVOCABLE TRUST	6/12/2023	12:00:00 PM	14	Lower Matecumbe	Port Antigua	144		00394488-004700
55	PRSF202000794	Hopman, Andreas	9/16/2020	10:30:00 AM	13	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
56	PRSF202200455	Lesko, Brian and Jbd Lynn	9/8/2022	3:00:00 PM	13	Plantation Key	Bay Hammock Community	25		00403041-002500
57	PRSF2022000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	12	Plantation Key	Plantation Beach	7	2	00413760-000000
58	PRSF202200496	Cockerham, Mark	8/4/2022	9:48:00 AM	10	Upper Matecumbe		6(9)		00096220-000300
59	PRSF2022001140	Gregg, Mark	1/31/2022	10:15:00 AM	8	Plantation Key	Toners Nautical Shores			00412230-000000
60	PRSF202200154	102 Bayview LLC	5/2/2023	11:30:00 AM	4	Lower Matecumbe	Safety Harbor	22	7	0039211-000000
61	PRSF202000130	Rosa Maria ZWalchli REV Trust 11/5/2008	10/20/2020	9:27:00 AM	3	Plantation Key	Fontaine Lake Estates	2	5	00432990-000000