

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.

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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 9TH DAY OF JULY 2024.

DocuSigned by:

Joseph B. Pinder III

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JOSEPH B. PINDER III, MAYOR

ATTEST:

DocuSigned by:

Marne Kay McGrath

27224072D080430...

MARNE MCGRATH, VILLAGE CLERK

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

DocuSigned by:

John Quick

302BFAA7FDD0417...

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)							RECOMMENDED FOR ALLOCATION 7			
Rank	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RENo.	
1	PRRFC201901157	Samurai Conchstruction LLC (Land Dedication)	4/14/2022	2:20:00 PM	27	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700	
2	PRRFC202100516	Martinez, Lazaro & Marialina (Land Dedication)	6/27/2022	3:08:00 PM	26	Lower Matecumbe	Marlin Beach	22	H	00393860-000000	
3	PRRFC201800385	Perez, George (Land Dedication)	4/4/2022	10:23:00 AM	25	Plantation Key	Coral Shores	18	-	00411410-000000	
4	PRRFC202101687	Harbortgate Limited Partnership (Land Dedication)	5/10/2022	2:30:00 PM	24	Upper Matecumbe	Bay Hammock Community	7		00403041-000700	
5	PRRFC202100870	Harbortgate Limited Partnership (Land Dedication)	4/12/2022	1:00:00 PM	23	Upper Matecumbe	Bay Hammock Community	6		00403041-000600	
6	PRRFC201802189	CBT Construction and Development, Inc.	4/11/2019	1:22:00 PM	19	Plantation Key	Indian Harbor	16	9	00421920-000000	
7	PRRFC202000472	LEON WILLIAM & JACKELINE	5/27/2021	1:10:00 PM	19	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	18	E	00392990-001000	
8	PRRFC202100428	RUIZ, JORGE ALBERTO	6/16/2021	12:53:00 PM	19	Lower Matecumbe	Port Antigua Plat No. 1	11		00394486-001100	
9	PRRFC202001015	NICHOLSGARY & BETH	6/25/2021	10:36:00 AM	19	Lower Matecumbe	Lower Matecumbe Beach	9	2	00388960-000100	
10	PRRFC202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	18	Lower Matecumbe	Port Antigua Plat 586 PB6-25	317		00394489-012000	
11	PRRFC202100688	Jaquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	18	Plantation Key	Fontaine Lake Estates	11	5	00433080-000000	
12	PRRFC201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	18	Upper Matecumbe	Russell Estates			00404060-000100	
13	PRRFC202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	18	Upper Matecumbe	Russell Estates			00404060-000300	
14	PRRFC202100850	Lindback, Craig	10/12/2021	1:06:00 PM	18	Plantation Key	Plantation Key Colony	43	3	00426140-000200	
15	PRRFC202100433	Makulu LLC	10/29/2021	11:44:00 AM	18	Plantation Key	Tavernero	19	1	00437493-002001	
16	PRRFC202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	18	Plantation Key	Sunshine Estates	7	1	00434630-000000	
17	PRRFC202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	18	Plantation Key	Key Heights Sect 2	21	4	00416180-000000	
18	PRRFC202101049	Ferguson, James	1/14/2022	9:54:00 AM	18	Plantation Key	Indian Waterways	33	2	00422920-000000	
19	PRRFC202101339	RCM of Florida LP	1/31/2022	10:33:00 AM	18	Lower Matecumbe	Mat Ocean Bay	9	3	00395240-000000	
20	PRRFC202000300	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	PRRFC202101553	Egret Investments Limited Partnership	8/30/2022	10:40:00 AM	18	Lower Matecumbe	Lower Matecumbe Beach	27-28	3	00389440-000000	
22	PRRFC201900719	Holly Lynn Ernest-Jones Revocable Trust	10/24/2019	3:48:00 PM	17	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300	
23	PRRFC201800860	LAZZERI, JEFF & JULIE	4/2/2020	2:15:00 PM	17	Plantation Key	Plantation Lakes Estates	39	-	00093420-003801	
24	PRRFC202000659	Islamorada Realty Investment Trust	7/31/2020	9:15:00 AM	17	Plantation Key	Plantation Key Colony	28	11	00429010-000000	
25	PRRFC202000667	Islamorada Realty Investment Trust	7/31/2020	9:16:00 AM	17	Plantation Key	Plantation Key Colony	27	11	00429000-000000	
26	PRRFC202000719	Islamorada Realty Investment Trust	8/17/2020	10:00:00 AM	17	Plantation Key	Plantation Key Colony	25	4	00426430-000000	
27	PRRFC202001406	FERNANDEZ VIVIAN M & DOCAMPO, JOSEA	5/13/2021	8:19:00 AM	17	Lower Matecumbe	Lower Matecumbe Beach	4	1	00388710-000000	
28	PRRFC202100240	Gode, A J and P J	9/27/2021	3:18:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	3	3	00389160-000000	
29	PRRFC202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	17	Upper Matecumbe	Russell Estates			00404060-000200	
30	PRRFC202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	17	Plantation Key	Edenair	8	1	00433470-000000	
31	PRRFC202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	17	Plantation Key	Venetian Shores No 2	4	18	00408320-000000	
32	PRRFC202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	17	Lower Matecumbe	Matecumbe Ocean Bay Sec 2			00397120-000000	
33	PRRFC202101379	Lonnberg, Ronald	5/11/2022	3:00:00 PM	17	Plantation Key	Plantation Beach	4	8	00414060-000000	
34	PRRFC202200149	Villamil Carlos and Vicente Sonia	9/1/2022	2:00:00 PM	17	Plantation Key	Plantation Key Colony	20	15	00431260-000100	
35	PRRFC202101283	Martin, Akalia	9/16/2022	10:40:00 AM	17	Plantation Key	Tropical Atlantic Shores 1 Add	25	6	00436950-000000	
36	PRRFC202100967	Schrader, Kathleen	9/16/2022	10:41:00 AM	17	Plantation Key	Tavernero	11	1	00437493-001100	
37	PRRFC202200170	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	PRRFC202100988	162 Sunset Dr LLC	10/20/2022	12:50:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000	
39	PRRFC202201313	McKeown, James	1/23/2023	1:05:00 PM	17	Plantation Key	Tavernero	7	2	00437493-003700	
40	PRRFC202200812	Weber, Craig	3/30/2023	10:00:00 AM	17	Plantation Key	Venetian Shores Plat No 2	8	10	00407150-000100	
41	PRRFC202200369	SCHAFER BRYANNA LEIGH	12/20/2023	10:00:00 AM	17	Plantation Key	Plantation Beach	27	7	00414000-000100	
42	PRRFC201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	16	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100	
43	PRRFC201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	16	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000	
44	PRRFC202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	16	Plantation Key	Venetian Shores Plat No 2	1	13	00407550-000000	
45	PRRFC202200078	Rodriguez, Robert	4/26/2022	12:00:00 PM	16	Plantation Key	Plantation Key Colony	11	7	00427430-000000	
46	PRRFC202101424	Venezia Land Trust Number Two	8/19/2022	8:40:00 AM	16	Plantation Key	Plantation Key Colony	2	7	00427330-000100	
47	PRRFC202300511	Craig & Cheryl McBay	7/19/2023	10:30:00 AM	16	Plantation Key	Plantation Ridge	17 & 18	2	00412030-000100	
48	PRRFC202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	15	Plantation Key	Vacation Village	1	1	00417470-000000	
49	PRRFC202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	15	Plantation Key	Vacation Village	1	1	00417470-000000	
50	PRRFC202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	15	Plantation Key	Key Heights Sect 2	5	7	00416500-000000	
51	PRRFC202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	15	Plantation Key	Key Heights Sect 2	6	7	00416510-000000	
52	PRRFC202000057	LINDBACK CARL ESTATE	6/29/2023	4:00:00 PM	15	Plantation Key	Tavernero	24	1	00437493-002400	
53	PRRFC202201342	Weidler Thomas	1/23/2023	12:30:00 PM	14	Plantation Key	Plantation Shores	18	3	00418621-004600	
54	PRRFC202201031	MEDINA DELJOI REVOCABLE TRUST	6/12/2023	12:00:00 PM	14	Lower Matecumbe	Port Antigua	144		00394488-004700	
55	PRRFC202000794	Hopman, Andreas	9/16/2020	10:30:00 AM	13	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100	
56	PRRFC202200455	Lesko, Brian and Jodi Lynn	9/8/2022	3:00:00 PM	13	Plantation Key	Bay Hammock Community	25		00403041-002500	
57	PRRFC202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	12	Plantation Key	Plantation Beach	7	2	00413760-000000	
58	PRRFC202200496	Cockerham, Mark	8/4/2022	9:48:00 AM	10	Upper Matecumbe		6(9)		00096220-000300	
59	PRRFC202001140	Gregg, Mark	1/31/2022	10:15:00 AM	8	Plantation Key	Toners Nautical Shores			00412230-000000	
60	PRRFC202200154	102 Bayview LLC	5/2/2023	11:30:00 AM	4	Lower Matecumbe	Safety Harbor	22	7	00392111-000000	
61	PRRFC202000130	Rosa Maria Z Walchli REV Trust 11/5/2008	10/20/2020	9:27:00 AM	3	Plantation Key	Fontaine Lake Estates	2	5	00432990-000000	