

RESOLUTION NO. 18-01-07

**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 4 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” and one (1) market rate “with land dedication” allocation available for Quarter 4 of 2017; and

WHEREAS, on January 18, 2018, 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 4 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 to award six (6) allocations for market rate dwelling units as follows: one (1) allocation to Real Estate Number 00396510-000000, property owner Adriana Morales with 17 points; one (1) allocation to Real Estate Number 00394487-003200, property owner Francisco J. Rodriguez with 17 points; one (1) allocation to Real Estate Number 00434130-000000, property owner James and Maryann Bokor with 17 points; one (1) allocation to Real Estate Number 00421940-000000, property owner 86701 Overseas HWY, LLC with 16 points; one (1) allocation to Real Estate Number 00436260-000000, property owner Wilfred Diaz with 16 points; and one (1) allocation to Real Estate Number 00394489-006300, property owner Ed Seck 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 4 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 Vice Mayor Deb Gillis, second by Councilman Mike Forster.

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

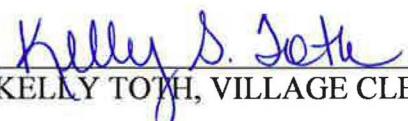
Mayor Chris Sante	YES
Vice Mayor Deb Gillis	YES
Councilman Mike Forster	YES
Councilwoman Cheryl Meads	ABSTAINED
Councilman Jim Mooney	YES

PASSED AND ADOPTED THIS 18TH DAY OF JANUARY, 2018.



CHRIS SANTE, MAYOR

ATTEST:



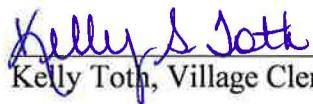
KELLY TOTH, VILLAGE CLERK

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 19 day of January, 2018.



Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

Draft Ranking of BPAS Applications for 2017 Quarter 4 (closed Tuesday, October 31, 2017 at 12:00 PM)													EXHIBIT "A"
Market Rate Allocations without Land Dedication				RECOMMENDED FOR ALLOCATION									
Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.		
1	PRSF201400503	Abounader, Stephen	Deferral Application Submitted	10/14/2014	10:00 AM	18	Lower Matecumbe	Mate-Lido Beach	19	N/A	00396090-000000		
2	PRSF201400200	Morales, Adriana		4/10/2014	2:20 PM	17	Lower Matecumbe	Matecumbe Ocean Bay	15	2	00396510-000000		
3	PRSF201400577	Rodriguez, Francisco J.		9/3/2014	2:29 PM	17	Lower Matecumbe	Port Antigua	75	N/A	00394487-003200		
4	PRSF201600512	Schroeder, Leslie	Deferral Application Submitted	4/11/2016	12:00 PM	17	Lower Matecumbe	Port Antigua Plat 3 & 4	183	N/A	00394488-009200		
5	PRSF201700762	Bokor James & Maryann		10/18/2017	10:16 AM	17	Plantation	Edenaire	9	4	00434130-000000		
6	PRSF201700038	86701 Overseas HWY, LLC		4/28/2017	10:15 AM	16	Plantation	Indian Harbor	18	9	00421940-000000		
7	PRSF201700098	Diaz, Wilfred		4/28/2017	11:14 AM	16	Plantation	Tropical Atlantic Shores	17	3	00436260-000000		
8	PRSF201700555	Seck, Ed		4/28/2017	11:35 AM	16	Lower Matecumbe	Port Antigua	260	N/A	00394489-006300		
9	PRSF201700675	G and M Land Holdings LLC		6/13/2017	8:45 AM	16	Plantation	Sunshine Estates Sec 1	11	1	00434670-000000		
10	PRSF201700959	Tim Aurit		7/18/2017	9:25 AM	16	Plantation	Matecumbe Ocean	3	1	00396200-000000		
11	PRSF201700781	Khaki Key, LLC		7/20/2017	9:30 AM	16	Lower Matecumbe	Safety Harbor	10	5	00391650-000000		
12	PRSF201200673	Hart, William N. & Cathie R.		11/1/2012	4:00 PM	15	Plantation	Plantation Key Colony	1	1	00429890-000000		
13	PRSF201200548	Garcia, Senen & Fernandez, F.		7/3/2013	1:07 PM	15	Lower Matecumbe	Safety Harbor	17	6	00391890-000000		
14	PRSF201301038	Native Rental Properties, LLC		3/28/2014	11:00 AM	15	Plantation	Plantation Beach	10	9	00414390-000000		
15	PRSF201501110	Garcia, Frank & Maria		1/26/2016	3:00 PM	15	Lower Matecumbe	White Marlin Beach	8	F	00393190-000000		
16	PRSF201502226	Snyder, Jaime & Mike		3/24/2016	9:25 AM	15	Plantation	Plantation Key Colony	26	13	00429760-000000		
17	PRSF201501823	Ayers, Lisa		4/29/2016	12:25 PM	15	Plantation	Plantation Key Colony 1st Add	29	19	00432520-000000		
18	PRSF201601429	Jonathan & Ashley Lindmar		6/10/2016	12:50 PM	15	Plantation	Indian Waterways	5	9	00423960-000100		
19	PRSF201603123	Hayes, Thomas J. Hayes		1/18/2017	10:45 AM	15	Plantation	Indian Harbor	4	7	00421100-000000		
20	PRSF201700259	Mark Gregg		7/19/2017	12:30 PM	15	Plantation	Plantation Ridge	21	2	00412080-000000		
21	PRSF201700260	Mark Gregg		7/19/2017	12:45 PM	15	Plantation	Plantation Ridge	20	2	00412070-000000		
22	PRSF201700110	102 Tequesta St. Apartments LLC		7/31/2017	11:59 AM	15	Plantation	Indian Waterways	20	2	00422790-000000		
23	PRSF201400710	Native Rental Properties, LLC		10/31/2014	10:29 AM	14	Plantation	Key Heights	19	4	00416170-000101		
24	PRSF201602731	Gotta Luv It Investments, LLC		12/1/2016	2:49 AM	14	Plantation	Plantation Key Colony	36	8	00428120-000000		
25	PRSF201602730	Gotta Luv It Investments, LLC		12/6/2016	12:08 PM	14	Plantation	Plantation Key Colony	35	8	00428110-000000		
26	PRSF201602065	Yanovitch, George		1/4/2017	3:17 PM	14	Lower Matecumbe	White Marlin Beach	10	E	00392920-000000		
27	PRSF201602761	Miranda, Oscar		1/10/2017	1:30 PM	14	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050		
28	PRSF201602822	Mupo, Joseph & Nancy		1/10/2017	2:30 PM	14	Plantation	Sunshine Estates Sec 1	2	1	00434570-000000		
29	PRSF201602145	ACV Properties		1/23/2017	1:31 PM	14	Plantation	Sunshine Estates Sec 1	5	3	00435080-000000		
30	PRSF201603057	Native Rental Properties, LLC		1/26/2017	3:15 PM	14	Plantation	Fontaine Lake Estates	15	4	00432910-000000		
31	PRSF201602143	Snyder, Jamie & Michael		5/1/2017	11:59 AM	14	Plantation	Plantation Key Colony	40	6	00427260-000000		
32	PRSF201700235	Aaron Vetter		5/9/2017	1:40 PM	14	Plantation	Tropical Atlantic Shores	17	6	00436870-000000		
33	PRSF201700290	FL Keys Investors, LLC		5/10/2017	12:56 PM	14	Plantation	Venetian Shores Plat No: 2	7	17	00408160-000000		
34	PRSF201600988	Enrique Escobar		5/17/2017	10:45 AM	14	Plantation	Tropical Atlantic Shores	14	5	00436610-000000		
35	PRSF201700702	Rex Houston Revocable Trust		7/31/2017	10:15 AM	14	Plantation	Venetian Shores Plat 1	13	5	00406390-000000		
36	PRSF201700816	Joseph and Christine Panse		7/31/2017	11:30 AM	14	Plantation	Plantation Key Colony	32	6	00427210-000100		
37	PRSF201700541	Scholz, Siegfried & Joan		10/5/2017	11:37 AM	14	Plantation	Sunshine Estates Sec 1	1	2	00434850-000000		
38	PRSF201400944	Wood, Brittany		1/20/2015	1:00 PM	13	Plantation	Fontaine Lake Estates	1	4	00432770-000000		
39	PRSF201500692	Native Rental Properties, LLC		6/16/2015	3:01 PM	13	Plantation	Fontaine Lake Estates	17	4	00432930-000000		
40	PRSF201501949	Delongchamp, Dolores		5/25/2016	8:50 AM	13	Plantation	Edenaire	3	1	00433420-000000		
41	PRSF201300462	Meroni, Thomas J		9/6/2013	12:45 PM	12	Plantation	Plantation Shores	12	4	00418621-007900		
42	PRSF201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	12	Plantation	Plantation Beach	10	5	00413460-000000		
43	PRSF201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	12	Plantation	Indian Harbor	29	5	00420780-000000		

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
44	PRSF201300334	Gotta Luv It Investments, LLC		5/21/2013	2:00 PM	10	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094490-000200
45	PRSF201401091	Native Rental Properties, LLC		1/12/2015	11:08 AM	6	Plantation	Fontaine Lake Estates	9	5	00433060-000000
46	PRSF201401092	Native Rental Properties, LLC		1/12/2015	11:16 AM	6	Plantation	Fontaine Lake Estates	8	5	00433050-000000
47	PRSF201401094	Native Rental Properties, LLC		1/12/2015	11:23 AM	6	Plantation	Fontaine Lake Estates	7	5	00433040-000000
48	PRSF201401093	Native Rental Properties, LLC		1/30/2015	11:25 AM	6	Plantation	Fontaine Lake Estates	6	5	00433030-000000
49	PRSF201602675	Tiedemann, Jocelyn & Brian		10/28/2016	1:40 PM	5	Plantation	Fontaine Lake Estates	3	5	00433000-000000
50	PRSF201500284	Mary Louise Fazekas Living Trust		10/5/2015	12:27 PM	2	Lower Matecumbe	Mat Ocean Beach Sec A	76	3	00398970-000000
51	PRSF201300110	Kiyashka, Marek		12/30/2013	2:47 PM	1	Upper Matecumbe	Matecumbe Sub Lots 3&4	-	3,4 & 6	00404590-000000, 00404620-000000 & 00404580-000000
52	PRSF201300612	716 Investments, LLC		10/31/2013	11:52 AM	-2	Upper Matecumbe	Strattons	10 & 11	10	00400870-000000 & 00400880-000000
53	PRSF200702040	Clockwise.com Corp/ John Myers		5/6/2013	3:00 PM	-9	Plantation	Plantation Key Point	-	-	00092120-000000 & 00091840-000000