

**RESOLUTION NO. 20-12-109**

**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 2020; 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. 19-11-105, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2020, including six (6) market rate allocations "without land dedication" available for Quarter 4 of 2020; and

**WHEREAS**, on December 17, 2020, 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 2020.

**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 six (6) allocations for market rate dwelling units as follows: One (1) allocation to Real Estate Number 00411730-000000, property owner Tiedemann, Jocelyn and Brian with 17 points; One (1) allocation to Real Estate Number 00429250-000100, property owner Adams, Michael A with 17 points; One (1) allocation to Real Estate Number 00413420-000100, property owner Hopman, Andreas with 17 points; One (1) allocation to Real Estate Number 00434370-000000, property owner Islamorada Realty Investment Trust with 16 points; One (1) allocation to Real Estate Number 00423800-000100, and property owner Pinder, Hank Joseph with 16 points; One (1) allocation to Real Estate Number 00432810-000100, and property owner Islamorada Realty Investment Trust 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 2020 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 Pete Bacheler, seconded by Councilman David Webb.

**FINAL VOTE AT ADOPTION**

**VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS**

Mayor Joseph B. Pinder III	YES
Vice Mayor Pete Bacheler	YES
Councilman Mark Gregg	ABSTAINED
Councilman Henry Rosenthal	YES
Councilman David Webb	YES

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF DECEMBER, 2020.**



JOSEPH B. PINDER III, 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:



ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 18<sup>th</sup> day of December, 2020.

DRAFT Ranking of BPAS Applications for 2020 Quarter 4 (closed Monday, November 2, 2020 at 12:00 PM)								RECOMMENDED FOR ALLOCATION			Updated November 19, 2020
Market Rate Allocations without Land Dedication											
Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
1	PRSLC201602761	Miranda, Oscar	Deferral Application Submitted	1/10/2017	1:30 PM	17	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050
2	PRSLC202000654	Tiedemann, Jocelyn & Brian		10/1/2020	10:15 AM	17	Plantation	Plantation Ridge	11 & NLY 1/2 12	1	00411730-000000
3	PRSLC201901547	Adams, Michael A		10/14/2020	2:30 PM	17	Plantation	Plantation Key Colony	14 & 15	12	00429250-000100
4	PRSLC202001181	Hopman, Andreas		10/15/2020	12:45 PM	17	Plantation	Plantation Beach	5	5	00413420-000100
5	PRSLC201801091	Jones Gordon Harvey Revocable Trust	Deferral Application Submitted	7/27/2018	8:35 AM	16	Plantation	Treasure Harbor	32	-	00411020-000000
6	PRSLC201800897	Islamorada Realty Investment Trust		8/7/2018	11:49 AM	16	Plantation	Edenaire PB4-32	4	5	00434370-000000
7	PRSLC201801569	Pinder, Hank Joseph		9/19/2018	12:25 PM	16	Plantation	Indian Waterways	32	4	00423800-000100
8	PRSLC201801625	Islamorada Realty Investment Trust		10/10/2018	9:45 AM	16	Plantation	Fontaine Lake Estates	6	4	00432810-000100
9	PRSLC201801662	Wrenn Ekblom Development		10/10/2018	9:46 AM	16	Plantation	Fontaine Lake Estates	4	4	00432810-000200
10	PRSLC201800262	Correa, Octavio		10/15/2018	2:30 PM	16	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800
11	PRSLC201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	16	Plantation	Vacation Village	10	3	00417840-000000
12	PRSLC201802262	Evans, Bryce		5/31/2019	1:45 PM	16	Plantation	Edenaire	9	5	00434420-000000
13	PRSLC201702547	Fatboys Investments, LLC		6/10/2019	8:30 AM	16	Plantation	Indian Waterways	18	2	00422770-000000
14	PRSLC201802232	Islamorada Realty Investment Trust		6/25/2019	11:23 AM	16	Plantation	Plantation Shores Rev	13	2	00418621-002700
15	PRSLC201900879	Tiedemann, Jocelyn & Brian		8/29/2019	11:48 AM	16	Plantation	Indian Waterways	22	5	00424090-000200
16	PRSLC201900988	Hampson, Tim		9/30/2019	2:40 PM	16	Plantation	Indian Waterways	33	3	00423310-000000
17	PRSLC201901069	Gregg, Mark H		10/2/2019	2:34 PM	16	Plantation	Coral Shores	A	-	00411210-000000
18	PRSLC201900494	Hayes, Stephan & Marilyn		10/8/2019	2:19 PM	16	Lower Matecumbe	Port Antigua	118	-	00394488-002100
19	PRSLC201901127	Gregg, Mark H.		12/13/2019	2:00 PM	16	Plantation	Toners Nautical Shores	1	-	00412140-000000
20	PRSLC201900691	Gil-Mera, Carlos M.		1/10/2020	3:30 PM	16	Lower Matecumbe	White Marlin Beach	9	E	00392910-000000
21	PRSLC201900534	McDonald, John & Dawn		1/30/2020	3:54 PM	16	Plantation	Venitian Shores #3	15	26	00409560-000000
22	PRSLC201901467	YOEL INVESTMENT CORP		3/18/2020	10:15 AM	16	Plantation	Plantation Key Colony	1	14	00430830-000000
23	PRSLC201901466	YOEL INVESTMENT CORP		3/18/2020	10:16 AM	16	Plantation	Plantation Key Colony	2	14	00430840-000000
24	PRSLC201901465	YOEL INVESTMENT CORP		3/18/2020	10:17 AM	16	Plantation	Plantation Key Colony	3	14	00430850-000000
25	PRSLC201901468	YOEL INVESTMENT CORP		3/18/2020	10:18 AM	16	Plantation	Plantation Key Colony	4	14	00430860-000000
26	PRSLC201901016	JASDIP LLC		3/19/2020	1:30 PM	16	Upper Matecumbe	Strattons Subd	1	3	00399260-000000
27	PRSLC201901484	Islamorada Realty Investment Revocable Trust		3/26/2020	2:00 PM	16	Plantation	Tavernaero	16	2	00437493-004600
28	PRSLC201901700	Cockerham, Mark		6/4/2020	1:21 PM	16	Upper Matecumbe	Matecumbe Sub Lots 3&4	3&4	-	00404690-000300
29	PRSLC202000507	Codispoti, Edward & Susanna		6/23/2020	1:30 PM	16	Lower Matecumbe	Port Antigua	104	-	00394488-000700
30	PRSLC201900454	Fisher, Donna & Daniel		7/9/2020	11:15 AM	16	Plantation Key	Venitian Shores Plat #6	15	17	00410502-010280
31	PRSLC201901131	Zamora, Enrique & Lian		8/13/2020	3:00 PM	16	Lower Matecumbe	Mate-Lido Beach	7	-	00395970-000000
32	PRSLC202000068	ROSELLO JUAN & ENA		9/1/2020	9:00 AM	16	Lower Matecumbe	Port Antigua Plat 2	51	-	00394487-000701
33	PRSLC201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	15	Plantation	Plantation Beach	10	5	00413460-000000
34	PRSLC201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	15	Plantation	Indian Harbor	29	5	00420780-000000
35	PRSLC201702154	Tafoya, Kenneth J		1/25/2018	3:25pm	15	Plantation	Coral Shores	30	-	00411530-000000
36	PRSLC201802246	Hopman, Andre		4/9/2019	3:00 PM	15	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000
37	PRSLC201802283	PARED ARIEL & GENEVIEVE SPRINGER		4/9/2019	3:01 PM	15	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000
38	PRSLC201901219	Island Elixir LLC		11/19/2019	1:40 PM	15	Upper Matecumbe	Stratton's Subd	SELY 1/2 20	-	00400580-000000
39	PRSLC202000059	Julio Colomba		6/23/2020	4:00 PM	15	Lower Matecumbe	Safety Harbor	4	4	00391420-000000
40	PRSLC202000040	Natalie Bevis & Nicholas Biondoletti		7/14/2020	11:00 AM	15	Plantation	Plantation Key Colony	16	8	00427920-000000
41	PRSLC202000724	Native Construction Contracting Inc		9/4/2020	10:27 AM	15	Plantation	Plantation Key Colony	3	12	00429110-000100
42	PRSLC202000793	Hopman, Andreas		9/16/2020	10:30 AM	15	Upper Matecumbe	Stratton's	1	12	00401160-000200
43	PRSLC201802189	CBT Construction and Development, Inc.		4/11/2019	1:22 PM	14	Plantation	Indian Harbor	16	9	00421920-000000
44	PRSLC20101119	Segovia Investment LLC		12/12/2019	9:20 AM	14	Lower Matecumbe	Port Antigua Plat 3 & 4	109	-	00394488-001200
45	PRSLC202000420	162 SUNSET DR LLC		6/24/2020	9:00 AM	14	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000
46	PRSLC202000659	Islamorada Realty Invesment Trust		7/31/2020	9:15 AM	14	Plantation	Plantation Key Colony	28	11	00429010-000000
47	PRSLC202000667	Islamorada Realty Invesment Trust		7/31/2020	9:16 AM	14	Plantation	Plantation Key Colony	27	11	00429000-000000
48	PRSLC202000719	Islamorada Realty Investment Trust		8/17/2020	10:00 AM	14	Plantation	Plantation Key Colony	25	4	00426430-000000
49	PRSLC201701364	Wrenn, Tommy		5/15/2018	9:20 AM	13	Plantation	Indian Harbor	8	6	00420890-000000
50	PRSLC201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	13	Plantation	Indian Harbor	32	7	00421380-000000
51	PRSLC201900719	Holly Lynn Ernstes-Jones Revocable Trust		10/24/2019	3:48 PM	13	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
52	PRSLC201901157	Samurai Conchstruction LLC		1/23/2020	2:20 PM	13	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
53	PRSLC201800860	LAZZERI JEFF & JULIE		4/2/2020	2:15 PM	13	Plantation	Plantation Lakes Estates	39	-	00093420-003801

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
54	PRSF202000145	CCG Keys LLC		8/25/2020	2:36 PM	13	Upper Matecumbe	Bay Hammock Community	19	-	00403041-001900
55	PRSF201802294	W3T LLC		7/31/2019	11:43 AM	12	Plantation Key	Indian Harbor	25 & 26	6	00418700-001000
56	PRSF202000351	Keys Basin LLC		10/7/2020	10:30 AM	12	Plantation	Vacation Village	1	1	00417470-000000
57	PRSF202000352	Keys Basin LLC		10/7/2020	10:31 AM	12	Plantation	Vacation Village	1	1	00417470-000000
58	PRSF201901501	Weeks, Donald		3/16/2020	8:00 AM	11	Plantation	Plantation Lake Estates	8	-	00093420-000901
59	PRSF202000794	Hopman, Andreas		9/16/2020	10:30:AM	10	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
60	PRSF201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	9	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
61	PRSF202000130	Rosa Maria Z Walchli REV Trust 11/5/2008		10/20/2020	9:27 AM	9	Plantation	Fontaine Lake Estates	2	5	00432990-000000
62	PRSF201602675	Harris, Theophilus & Mary B		10/28/2016	1:40 PM	8	Plantation	Fontaine Lake Estates	3	5	00433000-000000
63	PRSF201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	8	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
64	PRSF201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	6	Plantation	Plantation Key Point	2	-	00092250-000101
65	PRSF201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	6	Plantation	Plantation Key Point	2	-	00092250-000100