

**RESOLUTION NO. 21-04-34**

**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 2021; 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. 20-12-108, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2021, including five (5) market rate allocations "without land dedication" available for Quarter 1 of 2021; and

**WHEREAS**, on April 29, 2021, 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 1 of 2021.

**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 to Real Estate Number 00410502-010050, property owner Miranda Oscar with 18 points; One (1) allocation to Real Estate Number 00434310-000000, property owner Christopher Trentine with 18 points; One (1) allocation to Real Estate Number 00411020-000000, property owner Mark Warren with 18 points; One (1) allocation to Real Estate Number 00412140-000000, property owner Mark H. Gregg with 17 points; One (1) allocation to Real Estate Number 00409560-000000, and property owner John & Dawn McDonald 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 2021 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 Mayor Joseph B. Pinder III, seconded by Vice Mayor Pete Bacheler.

**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 29<sup>TH</sup> DAY OF APRIL, 2021.**



JOSEPH B. PINDER III, MAYOR

ATTEST:



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 30<sup>th</sup> day of April, 2021.

DRAFT Ranking of BPAS Applications for 2021 Quarter 1 (closed Monday, February 16, 2021 at 12:00 PM)								RECOMMENDED FOR ALLOCATION			Updated March 16, 2021
Market Rate Allocations without Land Dedication											
Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
1	PRRFC201602761	Miranda, Oscar		1/10/2017	1:30 PM	18	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050
2	PRRFC202001194	Christopher Trentine		12/17/2020	9:41 AM	18	Plantation	Edenaire	27	4	00434310-000000
3	PRRFC201801091	Mark Warren		2/3/2021	9:51 AM	18	Plantation	Treasure Harbor	32		00411020-000000
4	PRRFC201901127	Gregg, Mark H.		12/13/2019	2:00 PM	17	Plantation	Toners Nautical Shores	1	-	00412140-000000
5	PRRFC201900691	Gil-Mera, Carlos M.	Deferral Application Submitted	1/10/2020	3:30 PM	17	Lower Matecumbe	White Marlin Beach	9	E	00392910-000000
6	PRRFC201900534	McDonald, John & Dawn		1/30/2020	3:54 PM	17	Plantation	Venetian Shores #3	15	26	00409560-000000
7	PRRFC201702154	Tafoya, Kenneth J		1/25/2018	3:25pm	16	Plantation	Coral Shores	30	-	00411530-000000
8	PRRFC201801662	Wrenn Ekblom Development		10/10/2018	9:46 AM	16	Plantation	Fontaine Lake Estates	4	4	00432810-000200
9	PRRFC201800262	Correa, Octavio		10/15/2018	2:30 PM	16	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800
10	PRRFC201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	16	Plantation	Vacation Village	10	3	00417840-000000
11	PRRFC201802262	Evans, Bryce		5/31/2019	1:45 PM	16	Plantation	Edenaire	9	5	00434420-000000
12	PRRFC201702547	Fatboys Investments, LLC		6/10/2019	8:30 AM	16	Plantation	Indian Waterways	18	2	00422770-000000
13	PRRFC201802232	Islamorada Realty Investment Trust		6/25/2019	11:23 AM	16	Plantation	Plantation Shores Rev	13	2	00418621-002700
14	PRRFC201900879	Tiedemann, Jocelyn & Brian		8/29/2019	11:48 AM	16	Plantation	Indian Waterways	22	5	00424090-000200
15	PRRFC201900988	Hampson, Tim		9/30/2019	2:40 PM	16	Plantation	Indian Waterways	33	3	00423310-000000
16	PRRFC201901069	Gregg, Mark H		10/2/2019	2:34 PM	16	Plantation	Coral Shores	A	-	00411210-000000
17	PRRFC201900494	Hayes, Stephan & Marilyn		10/8/2019	2:19 PM	16	Lower Matecumbe	Port Antigua	118	-	00394488-002100
18	PRRFC201901219	Island Elixir LLC		11/19/2019	1:40 PM	16	Upper Matecumbe	Stratton's Subd	SELY 1/2 20	-	00400580-000000
19	PRRFC201901467	YOEL INVESTMENT CORP		3/18/2020	10:15 AM	16	Plantation	Plantation Key Colony	1	14	00430830-000000
20	PRRFC201901466	YOEL INVESTMENT CORP		3/18/2020	10:16 AM	16	Plantation	Plantation Key Colony	2	14	00403840-000000
21	PRRFC201901465	YOEL INVESTMENT CORP		3/18/2020	10:17 AM	16	Plantation	Plantation Key Colony	3	14	00430850-000000
22	PRRFC201901468	YOEL INVESTMENT CORP		3/18/2020	10:18 AM	16	Plantation	Plantation Key Colony	4	14	00430860-000000
23	PRRFC201901016	JASDIP LLC		3/19/2020	1:30 PM	16	Upper Matecumbe	Stratton's Subd	1	3	00399260-000000
24	PRRFC201901484	Islamorada Realty Investment Revocable Trust		3/26/2020	2:00 PM	16	Plantation	Tavernaero	16	2	00437493-004600
25	PRRFC201901700	Cockerham, Mark		6/4/2020	1:21 PM	16	Upper Matecumbe	Matecumbe Sub Lots 3&4	384		00404690-000300
26	PRRFC202000507	Codispoti, Edward & Susanna		6/23/2020	1:30 PM	16	Lower Matecumbe	Port Antigua	104		00394488-007000
27	PRRFC201900454	Fisher, Donna & Daniel		7/9/2020	11:15 AM	16	Plantation Key	Venetian Shores Plat #6	15	17	00410502-010280
28	PRRFC201901131	Zamora, Enrique & Lian		8/13/2020	3:00 PM	16	Lower Matecumbe	Mate-Lido Beach	7	-	00395970-000000
29	PRRFC202000068	ROSELLO JUAN & ENA		9/1/2020	9:00 AM	16	Lower Matecumbe	Port Antigua Plat 2	51	-	00394487-000701
30	PRRFC202000988	Jose Gonzalez		11/17/2020	2:07 PM	16	Plantation	Plantation Key Colony	22	19	00432450-000000
31	PRRFC202001164	William Gerard Greenwald		12/10/2020	1:46 PM	16	Lower Matecumbe	Safety Harbor	11	6	00391830-000000
32	PRRFC202001087	Augustus F. and Kristy L. Moss		12/17/2020	9:40 AM	16	Plantation	Plantation Key Colony	4	2	004303120-000100
33	PRRFC202001145	72 PLAZA DEL LAGO LLC		1/21/2021	9:24 AM	16	Lower Matecumbe	Port Antigua	91	-	00394487-004800
34	PRRFC202000989	PLANTATION KEY AZALEA INC		1/21/2021	9:25 AM	16	Lower Matecumbe	White Marlin Beach	20	-	00393550-000000
35	PRRFC202001126	Charles LeMoyne Hall		2/4/2021	3:00 PM	16	Windley	Galen Beach	38		00405340-000000
36	PRRFC201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	15	Plantation	Indian Harbor	29	5	00420780-000000
37	PRRFC201802246	Hopman, Andre		4/9/2019	3:00 PM	15	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000
38	PRRFC201802283	PARED ARIEL & GENEVIEVE SPRINGER		4/9/2019	3:01 PM	15	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000
39	PRRFC20101119	Segovia Investment LLC		12/12/2019	9:20 AM	15	Lower Matecumbe	Port Antigua Plat 3 & 4	109	-	00394488-001200
40	PRRFC202000059	Julio Colombia		6/23/2020	4:00 PM	15	Lower Matecumbe	Safety Harbor	4	4	00391420-000000
41	PRRFC202000040	Natalie Bevis & Nicholas Biondoletti		7/14/2020	11:00 AM	15	Plantation	Plantation Key Colony	16	8	00427920-000000
42	PRRFC202000724	Native Construction Contracting Inc		9/4/2020	10:27 AM	15	Plantation	Plantation Key Colony	3	12	00429110-000100
43	PRRFC202000793	Hopman, Andreas		9/16/2020	10:30 AM	15	Upper Matecumbe	Stratton's	1	12	00401160-000200
44	PRRFC202000975	Strutton Michael and Joos Theresa		11/4/2020	12:40 PM	15	Plantation	Plantation Beach	7	5	00413420-000200
45	PRRFC202001215	Austin & Kathleen Young		2/4/2021	3:30PM	15	Plantation	Kahiki Harbor	1	2	00425090-000000
46	PRRFC201802189	CBT Construction and Development, Inc.		4/11/2019	1:22 PM	14	Plantation	Indian Harbor	16	9	00421920-000000
47	PRRFC201901157	Samurai Conchstruction LLC		1/23/2020	2:20 PM	14	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
48	PRRFC202000420	162 SUNSET DR LLC		6/24/2020	9:00 AM	14	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000
49	PRRFC202000659	Islamorada Realty Invesment Trust		7/31/2020	9:15 AM	14	Plantation	Plantation Key Colony	28	11	00429010-000000
50	PRRFC202000667	Islamorada Realty Invesment Trust		7/31/2020	9:16 AM	14	Plantation	Plantation Key Colony	27	11	00429000-000000
51	PRRFC202000719	Islamorada Realty Investment Trust		8/17/2020	10:00 AM	14	Plantation	Plantation Key Colony	25	4	00426430-000000
52	PRRFC202001140	Mark H Gregg		1/29/2021	10:00 AM	14	Plantation	Toners Nautical Shores PB 4-36	-	-	00412230-000000

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
53	PRSF201701364	Wrenn, Tommy		5/15/2018	9:20 AM	13	Plantation	Indian Harbor	8	6	00420890-000000
54	PRSF201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	13	Plantation	Indian Harbor	32	7	00421380-000000
55	PRSF201900719	Holly Lynn Ernstes-Jones Revocable Trust		10/24/2019	3:48 PM	13	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
56	PRSF201800860	LAZZERI JEFF & JULIE		4/2/2020	2:15 PM	13	Plantation	Plantation Lakes Estates	39	-	00093420-003801
57	PRSF202000145	CCG Keys LLC		8/25/2020	2:36 PM	13	Upper Matecumbe	Bay Hammock Community	19	-	00403041-001900
58	PRSF201801827	Paulo & Kellen Paiva		2/4/2021	12:15 PM	13	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100
59	PRSF201801826	Paulo & Kellen Paiva		2/5/2021	8:00 AM	13	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000
60	PRSF201802294	W3T LLC		7/31/2019	11:43 AM	12	Plantation Key	Indian Harbor	25 & 26	6	00418700-001000
61	PRSF202000351	Keys Basin LLC		10/7/2020	10:30 AM	12	Plantation	Vacation Village	1	1	00417470-000000
62	PRSF202000352	Keys Basin LLC		10/7/2020	10:31 AM	12	Plantation	Vacation Village	1	1	00417470-000000
63	PRSF201800385	Leibnitzer Charles		12/22/2020	2:00 PM	12	Plantation	Coral Shores	18	-	00411410-000000
64	PRSF201901501	Weeks, Donald		3/16/2020	8:00 AM	11	Plantation	Plantation Lake Estates	8	-	00093420-000901
65	PRSF202000794	Hopman, Andreas		9/16/2020	10:30:AM	10	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
66	PRSF201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	9	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
67	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
68	PRSF201602675	Harris, Theophilus & Mary B		10/28/2016	1:40 PM	8	Plantation	Fontaine Lake Estates	3	5	00433000-000000
69	PRSF201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	8	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
70	PRSF201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	6	Plantation	Plantation Key Point	2	-	00092250-000101
71	PRSF201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	6	Plantation	Plantation Key Point	2	-	00092250-000100