

RESOLUTION NO. 22-08-91

**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 2022; 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. 21-12-127, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2022, including five (5) market rate allocations "without land dedication" and one (1) market rate allocation "with land dedication" available for Quarter 2 of 2022; and

WHEREAS, the Village Council adopted Resolution No. 22-05-38, thereby approving Residential BPAS rankings and awarding residential building permit allocations for Quarter 1 of 2022, which included three (3) market rate allocations "without land dedication" and two (2) market rate allocations "with land dedication; and

WHEREAS, on August 25, 2022, the Village Council conducted a public hearing regarding the Residential Dwelling Unit Allocation Evaluation Report (the "Report") submitted by the Planning

and Development Services 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 2022.

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 00404690-000300, property owner Mark Cockerham with 18 points; One (1) allocation to Real Estate Number 00394488-000700, property owners Edward & Susanna Codispoti with 18 points; One (1) allocation to Real Estate Number 00389300-000000, property owner Andreas Hopman with 17 points; One (1) allocation to Real Estate Number 00389290-000000, property owners Ariel & Genevieve Pared; One (1) allocation to Real Estate Number 00423310-000000, property owner Timothy Hampson with 17 points; and One (1) allocation to Real Estate Number 00411210-000000, property owner Mark Gregg with 17 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 2022 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.

Motion to adopt by Pete Bacheler seconded by David Webb.

FINAL VOTE AT ADOPTION

Mayor Pete Bacheler	<u>Yes</u>
Vice Mayor Henry Rosenthal	<u>Yes</u>
Councilman Mark Gregg	<u>Abstain</u>
Councilman Joseph B. Pinder III	<u>Yes</u>
Councilman David Webb	<u>Yes</u>

PASSED AND ADOPTED THIS 25 DAY OF AUGUST, 2022.



PETE BACHELER, MAYOR

ATTEST:

Marne McGrath
MARNE MCGRATH, VILLAGE CLERK

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

JQ
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 25 day of August, 2022.

EXHIBIT A

BPAS

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

DRAFT Ranking of BPAS Applications for 2022 Quarter 2 [closed Thursday, June 30, 2022 at 12:00 PM)

Market Rate Allocations (with & without Land Dedication Points)

RECOMMENDED FOR ALLOCATION						
Rank#& Permit #		Name		Date of Application	Time of Application	Score
Rank	Permit #	Name	Address	Date of Application	Time of Application	Score
1	PRSFCC202101705	L12 B7 Sunshine Estates LLC (Land Dedication)	L12 B7 Sunshine Estates LLC (Land Dedication)	5/2/2022	2:10:00 PM	26
2	PRSFCC202101308	L12 B7 Sunshine Estates LLC (Land Dedication)	L12 B7 Sunshine Estates LLC (Land Dedication)	5/24/2022	11:12:00 AM	26
3	PRSFCC202101157	Samurai Construction LLC (Land Dedication)	Samurai Construction LLC (Land Dedication)	1/14/2022	2:20:00 PM	25
4	PRSFCC202100516	Martinez, Lazaro & Marilina (Land Dedication)	Martinez, Lazaro & Marilina (Land Dedication)	3/1/2021	4:01:00 PM	24
5	PRSFCC20180385	Perez, George (Land Dedication)	Perez, George (Land Dedication)	4/4/2022	10:23:00 AM	23
6	PRSFCC202101687	Harborgate Limited Partnership (Land Dedication)	Harborgate Limited Partnership (Land Dedication)	5/19/2022	2:30:00 PM	22
7	PRSFCC202100870	Harborgate Limited Partnership (Land Dedication)	Harborgate Limited Partnership (Land Dedication)	5/20/2022	1:00:00 PM	21
8	PRSFCC20200634	What A Good Catch LLC (Land Dedication)	What A Good Catch LLC (Land Dedication)	5/4/2020	2:23:00 PM	18
9	PRSFCC201901700	Cockerham, Mark	Cockerham, Mark	5/23/2020	1:21:00 PM	18
10	PRSFCC202005050	Codispoti, Edward & Susanna	Codispoti, Edward & Susanna	4/9/2019	1:30:00 PM	18
11	PRSFCC201802246	Hopman, Andre	Hopman, Andre	4/12/2022	1:00:00 PM	17
12	PRSFCC201802283	PARED ARIEL & GENEVIEVE SPRINGER	PARED ARIEL & GENEVIEVE SPRINGER	4/9/2019	3:01:00 PM	17
13	PRSFCC201900988	Hampson, Tim	Hampson, Tim	9/30/2019	2:40:00 PM	17
14	PRSFCC201901069	Gregg, Mark H	Gregg, Mark H	10/2/2019	2:34:00 PM	17
15	PRSFCC201900494	Hayes, Stephan & Marilyn	Hayes, Stephan & Marilyn	10/8/2019	2:19:00 PM	17
16	PRSFCC201901219	Island Elixir LLC	Island Elixir LLC	11/19/2019	1:40:00 PM	17
17	PRSFCC202000059	Julia Colomba	Julia Colomba	6/23/2020	4:00:00 PM	17
18	PRSFCC201900454	Fisher, Donna & Daniel	Fisher, Donna & Daniel	7/9/2020	11:15:00 AM	17
19	PRSFCC202100668	ELLO 213 HOLDINGS LLC#620	ELLO 213 HOLDINGS LLC#620	9/1/2020	9:00:00 AM	17
20	PRSFCC202001164	William Gerard Greenwald	William Gerard Greenwald	12/10/2020	1:46:00 PM	17
21	PRSFCC202001087	Augustus F. and Kristy L. Moss	Augustus F. and Kristy L. Moss	12/17/2020	9:40:00 AM	17
22	PRSFCC202001126	Charles LeMoyne Hall	Charles LeMoyne Hall	2/4/2021	3:00:00 PM	17
23	PRSFCC202001460	Jorgensen, Deana & Paul	Jorgensen, Deana & Paul	3/29/2021	12:53:00 PM	17
24	PRSFCC202001595	Savage Marc Revocable Trust 2/24/2017	Savage Marc Revocable Trust 2/24/2017	4/13/2021	11:19:00 AM	17
25	PRSFCC202100421	Luis Gonzalez	Luis Gonzalez	4/26/2021	1:30:00 PM	17
26	PRSFCC202001215	Austin & Kathleen Young	Austin & Kathleen Young	4/27/2021	12:00:00 PM	17
27	PRSFCC202001378	KAMELY URI PINKHAS	KAMELY URI PINKHAS	5/4/2021	12:00:00 PM	17
28	PRSFCC202100105	BLACK, RICHARD & BROOKE	BLACK, RICHARD & BROOKE	5/6/2021	9:30:00 AM	17
29	PRSFCC202001467	CODISPOTI HUMBERTO & CARMEN	CODISPOTI HUMBERTO & CARMEN	5/27/2021	1:00:00 PM	17
30	PRSFCC202000472	LEON WILLIAM & JACKELINE	LEON WILLIAM & JACKELINE	5/27/2021	1:10:00 PM	17
31	PRSFCC202100428	RUIZ JORG ALBERTO	RUIZ JORG ALBERTO	6/1/2021	12:53:00 PM	17
32	PRSFCC202001015	NICHOLS GARY & BETH	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	17
33	PRSFCC202102189	CBT Construction and Development, Inc.	CBT Construction and Development, Inc.	4/11/2019	1:12:00 PM	16
34	PRSFCC202000040	Natalie Bevis & Nicholas Biondoletti	Natalie Bevis & Nicholas Biondoletti	7/14/2020	11:00:00 AM	16
35	PRSFCC202000724	Native Construction Contracting Inc	Native Construction Contracting Inc	9/4/2020	10:27:00 AM	16
36	PRSFCC202000975	Strutton Michael and Joos Theresa	Strutton Michael and Joos Theresa	11/4/2020	12:40:00 PM	16
37	PRSFCC202001085	126 Port Antigua LLC	126 Port Antigua LLC	3/16/2021	3:26:00 PM	16
38	PRSFCC202001254	Burstyn, Samuel	Burstyn, Samuel	8/2/2021	12:00:00 PM	16
39	PRSFCC202100688	Jaquelyn Wrenn Ekblom	Jaquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	16
40	PRSFCC202000724	Morejon, Orlando and Annmarie	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	16
41	PRSFCC202100572	Tiedemann, Jocelyn	Tiedemann, Jocelyn	9/24/2021	11:00:00 AM	16
42	PRSFCC202100851	Lindback, Craig	Lindback, Craig	10/12/2021	1:06:00 PM	16
43	PRSFCC202100751	Torres, David and Sothsoler	Torres, David and Sothsoler	10/25/2021	12:11:00 PM	16
44	PRSFCC202100433	Makulu LLC	Makulu LLC	10/29/2021	11:44:00 AM	16
45	PRSFCC202101234	Morales Rev Living Trust	Morales Rev Living Trust	11/22/2021	2:17:00 PM	16
46	PRSFCC202101237	Wrenn, Orlando and Annmarie	Wrenn, Orlando and Annmarie	12/1/2021	11:59:00 AM	16
47	PRSFCC202101049	Ferguson, James	Ferguson, James	1/14/2022	9:54:00 AM	16
48	PRSFCC202101339	RCM of Florida LP	RCM of Florida LP	1/31/2022	10:33:00 AM	16
49	PRSFCC202100749	Bahama 167 Construction Corp	Bahama 167 Construction Corp	5/6/2022	9:00:00 AM	16
50	PRSFCC202000300	Villavicencio, Jose A	Villavicencio, Jose A	6/10/2022	11:00:00 AM	16
51	PRSFCC201701364	Wrenn, Tommy	Wrenn, Tommy	5/15/2018	9:20:00 AM	15
52	PRSFCC201801158	Islamorada Realty Invest. Trust	Islamorada Realty Invest. Trust	6/12/2018	2:07:00 PM	15
53	PRSFCC201900719	Holly Lynn Ernest-Jones Revocable Trust	Holly Lynn Ernest-Jones Revocable Trust	10/24/2019	3:48:00 PM	15
54	PRSFCC201800860	LAZZERI JEFF & JULIE	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	15
55	PRSFCC202000659	Islamorada Realty Investment Trust	Islamorada Realty Investment Trust	7/31/2020	9:15:00 AM	15
56	PRSFCC202000667	Islamorada Realty Investment Trust	Islamorada Realty Investment Trust	7/31/2020	9:15:00 AM	15
57	PRSFCC202000719	Islamorada Realty Investment Trust	Islamorada Realty Investment Trust	8/17/2020	10:00:00 AM	15

Rank#	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
58	PRSF-C202001406	FERNANDEZ,VIVIAN M & DOCAMPO,JOSE A	5/13/2021	8:19:00 AM	15	Lower Matecumbe	Lower Matecumbe Beach	4	1	003388710-00000000
59	PRSF-C221100240	Gode, A.J and P.J.	9/27/2021	3:18:00 PM	15	Lower Matecumbe	Lower Matecumbe Beach	3	3	00389160-00000000
60	PRSF-C22100571	Moreion, Orlando and Annmarie	10/29/2021	11:50:00 AM	15	Upper Matecumbe	Russell Estates			0040460-000200
61	PRSF-C202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	15	Plantation Key	Edenaire	8	1	00433470-00000000
62	PRSF-C202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	15	Plantation Key	Venetian Shores No 2	4	18	00408320-00000000
63	PRSF-C202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	15	Lower Matecumbe	Matecumbe Ocean Bay Sec 2			00397120-00000000
64	PRSF-C202101379	Lomhborg, Ronald	5/11/2022	3:00:00 PM	15	Plantation Key	Plantation Beach	4	8	00414060-00000000
65	PRSF-C201801827	Paulo & Kelen Paiva	2/4/2021	12:15:00 PM	14	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100
66	PRSF-C201801826	Paulo & Kelen Paiva	2/5/2021	8:00:00 AM	14	Upper Matecumbe	Bay Hammock Community	1		00403041-002000
67	PRSF-C202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	14	Plantation Key	Venetian Shores Plat No 2	1	13	00407550-00000000
68	PRSF-C202200078	Rodriguez, Robert	4/26/2022	12:00:00 PM	14	Plantation Key	Plantation Key Colony	11	7	00427430-00000000
69	PRSF-C201901501	Weeks, Donald	3/16/2020	8:00:00 AM	13	Plantation Key	Plantation Lake Estates	8	-	00093420-000901
70	PRSF-C202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	13	Plantation Key	Vacation Village	1	1	00417470-00000000
71	PRSF-C202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	13	Plantation Key	Vacation Village	1	1	00417470-00000000
72	PRSF-C202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	13	Plantation Key	Key Heights Sect 2	5	7	00416500-00000000
73	PRSF-C202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	13	Plantation Key	Key Heights Sect 2	6	7	00416510-00000000
74	PRSF-C202000794	Hopman, Andreas	9/16/2020	10:30:00 AM	11	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
75	PRSF-C201800121	Islamorada Realty Investment Trust	6/19/2018	12:01:00 PM	10	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
76	PRSF-C201700705	Native Rental Properties, LLC	8/16/2018	1:20:00 PM	10	Plantation Key	Eden Pines Colony		23	00093420-005402
77	PRSF-C202000130	Rosa Maria Z Waichi REV Trust 11/5/2008	10/20/2020	9:27:00 AM	10	Plantation Key	Fontaine Lake Estates	2	5	00432990-00000000
78	PRSF-C202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	10	Plantation Key	Plantation Beach	7	2	00413760-00000000
79	PRSF-C201401198	Native Rental Properties, LLC	3/26/2018	1:45:00 PM	8	Plantation Key	Plantation Key Point	2	-	00092250-000101
80	PRSF-C201701287	Native Rental Properties, LLC	3/26/2018	1:46:00 PM	8	Plantation Key	Plantation Key Point	2	-	00092250-000100

