

RESOLUTION NO. 23-04-38

**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 2023; 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. 22-11-131, thereby establishing a total of eleven (11) market rate residential units for allocation in 2023, four (4) market rate allocations "without land dedication" and one (1) "with land dedication" available for Quarter 1 of 2023; and

WHEREAS, on April 11, 2023, 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 Comprehensive Plan; and

WHEREAS, the Village Council desires to approve the residential building permit allocation rankings and award the allocations for Quarter 1 of 2023.

**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 "with land dedication" to Real Estate Number 00435720-000000, property owner L12 B7 Sunshine Estates LLC with 26 points; One (1) allocation "without land dedication" to Real Estate Number 00405340-000000, property owner Yolo Daddio LLC with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00418311-000800, property owners Deana and Paul Jorgensen with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00394488-002900, property owner 126 Port Antigua LLC with 17 points; One (1) allocation "without land dedication" to Real Estate Number 00396390-000000, property owner Savage Marc E Revocable Trust 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 2023 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.

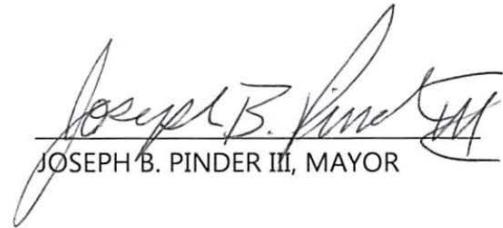
Section 3. Effective Date. This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by Vice Mayor Sharon Mahoney, seconded by Council Member Elizabeth Jolin.

FINAL VOTE AT ADOPTION

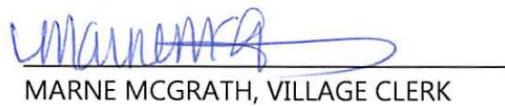
Mayor Joseph B. Pinder III	Yes
Vice Mayor Sharon Mahoney	Yes
Councilmember Mark Gregg	Abstain
Councilmember Elizabeth Jolin	Yes
Councilmember Henry Rosenthal	Yes

PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 2023.



JOSEPH B. PINDER III, MAYOR

ATTEST:



MARNE MCGRATH, VILLAGE CLERK

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



JOHN J. QUICK, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 13th day of April, 2023.

DRAFT Ranking of BPAS Applications for 2023 Quarter 1 (closed Friday, March 31, 2023 at 12:00 PM)									3/31/2023		
Market Rate Allocations (with & without Land Dedication Points)							RECOMMENDED FOR ALLOCATION				
Rank	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.	
1	PRSF202101705	L12 B7 Sunshine Estates LLC (Land Dedication)	5/2/2022	2:10:00 PM	26	Plantation Key	Sunshine Estates	12	7	00435720-000000	
2	PRSF202101308	L12 B7 Sunshine Estates LLC (Land Dedication)	6/24/2022	11:12:00 AM	26	Plantation Key	Kahiki Harbor	11	1	00424960-000000	
3	PRSF201901157	Samurai Conchstrucution LLC (Land Dedication)	4/14/2022	2:20:00 PM	25	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700	
4	PRSF202100516	Martinez, Lazaro & Marialina (Land Dedication)	6/27/2022	3:08:00 PM	24	Lower Matecumbe	Marlin Beach	22	H	00393860-000000	
5	PRSF201800385	Perez, George (Land Dedication)	4/4/2022	10:23:00 AM	23	Plantation Key	Coral Shores	18	-	00411410-000000	
6	PRSF202101687	Harbrogate Limited Partnership (Land Dedication)	5/10/2022	2:30:00 PM	22	Upper Matecumbe	Bay Hammock Community	7		00403041-000700	
7	PRSF202100870	Harbrogate Limited Partnership (Land Dedication)	4/12/2022	1:00:00 PM	21	Upper Matecumbe	Bay Hammock Community	6		00403041-000600	
8	PRSF202000634	What A Good Catch LLC (Land Dedication)	6/20/2022	2:23:00 PM	21	Upper Matecumbe	Stratton's Subd	6	12	00401260-000000	
9	PRSF202001126	Charles LeMoyne Hall	2/4/2021	3:00:00 PM	18	Windley	Galen Beach	38		00405340-000000	
10	PRSF202001460	Jorgensen, Deana & Paul	3/29/2021	12:53:00 PM	18	Plantation Key	Lake Harbor 1st Addition	8	-	00418311-000800	
11	PRSF202001085	126 Port Antigua LLC	3/16/2021	3:26:00 PM	17	Lower Matecumbe	Port Antigua Plat 3 & 4	126	-	00394488-002900	
12	PRSF202001595	Savage Marc Revocable Trust 2/24/2017	4/13/2021	11:19:00 AM	17	Lower Matecumbe	Matecumbe Ocean View	3	2	00396390-000000	
13	PRSF202100421	Luis Gonzalez	4/26/2021	1:30:00 PM	17	Plantation Key	Venetian Shores No 3	14	25	00409390-000000	
14	PRSF202001215	Brian Mass	4/27/2021	12:00:00 PM	17	Plantation Key	Kahiki Harbor	1	2	00425090-000000	
15	PRSF202001378	KAMELY URI PINKHAS	5/4/2021	12:00:00 PM	17	Lower Matecumbe	Port Antigua Plat NO 5&6	279	-	00394488-008200	
16	PRSF202100105	BLACK, RICHARD & BROOKE	5/6/2021	9:30:00 AM	17	Plantation Key	Vacation Village	7	1	00417530-000000	
17	PRSF202001467	CODISPOTI HUMBERTO & CARMEN	5/27/2021	1:00:00 PM	17	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	11	C	00392430-000000	
18	PRSF202000472	LEON WILLIAM & JACKELINE	5/27/2021	1:10:00 PM	17	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	18	E	00392990-001000	
19	PRSF202100428	RUIZ JORGE ALBERTO	6/16/2021	12:53:00 PM	17	Lower Matecumbe	Port Antigua Plat No. 1	11		00394486-001100	
20	PRSF202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	17	Lower Matecumbe	Lower Matecumbe Beach	9	2	00388960-000100	
21	PRSF202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	17	Lower Matecumbe	Port Antigua Plat 5&6 PB6-25	317		00394489-012000	
22	PRSF202100688	Jacquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	17	Plantation Key	Fontaine Lake Estates	11	5	00433080-000000	
23	PRSF201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	17	Upper Matecumbe	Russell Estates			00404060-000100	
24	PRSF202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	17	Upper Matecumbe	Russell Estates			00404060-000300	
25	PRSF202100850	Lindback, Craig	10/12/2021	1:06:00 PM	17	Plantation Key	Plantation Key Colony	43	3	00426140-000200	
26	PRSF202100751	Torres, David and Sothsoler	10/25/2021	12:11:00 PM	17	Lower Matecumbe	Port Antigua Plat No 2	58		00394487-001500	
27	PRSF202100433	Makulu LLC	10/29/2021	11:44:00 AM	17	Plantation Key	Tavernero	19	1	00437493-002001	
28	PRSF202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	17	Plantation Key	Sunshine Estates	7	1	00434630-000000	
29	PRSF202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	17	Plantation Key	Key Heights Sect 2	21	4	00416180-000000	
30	PRSF202101049	Ferguson, James	1/14/2022	9:54:00 AM	17	Plantation Key	Indian Waterways	33	2	00422920-000000	
31	PRSF202101339	RCM of Florida LP	1/31/2022	10:33:00 AM	17	Lower Matecumbe	Mat Ocean Bay	9	3	00395240-000000	
32	PRSF202101553	Egret Investments Limited Partnership	8/30/2022	10:40:00 AM	17	Lower Matecumbe	Lower Matecumbe Beach	27-28	3	00389440-000000	
33	PRSF202100988	162 Sunset Dr LLC	10/20/2022	12:50:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000	
34	PRSF201802189	CBT Construction and Development, Inc.	4/11/2019	1:22:00 PM	16	Plantation Key	Indian Harbor	16	9	00421920-000000	
35	PRSF201900719	Holly Lynn Ernste-Jones Revocable Trust	10/24/2019	3:48:00 PM	16	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300	
36	PRSF202000659	Islamorada Realty Invesment Trust	7/31/2020	9:15:00 AM	16	Plantation Key	Plantation Key Colony	28	11	00429010-000000	
37	PRSF202000667	Islamorada Realty Invesment Trust	7/31/2020	9:16:00 AM	16	Plantation Key	Plantation Key Colony	27	11	00429000-000000	
38	PRSF202000719	Islamorada Realty Investment Trust	8/17/2020	10:00:00 AM	16	Plantation Key	Plantation Key Colony	25	4	00426430-000000	
39	PRSF202100240	Gode, A.J and P.J.	9/27/2021	3:18:00 PM	16	Lower Matecumbe	Lower Matecumbe Beach	3	3	00389160-000000	
40	PRSF202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	16	Upper Matecumbe	Russell Estates			00404060-000200	
41	PRSF202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	16	Plantation Key	Edenaire	8	1	00433470-000000	
42	PRSF202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	16	Plantation Key	Venetian Shores No 2	4	18	00408320-000000	
43	PRSF202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	16	Lower Matecumbe	Matecumbe Ocean Bay Sec 2			00397120-000000	
44	PRSF202000300	Villavicencio, Jose A	6/10/2022	11:00:00 AM	16	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	16	I	00393270-000000	
45	PRSF202200149	Villamil Carlos and Vicente Sonia	9/1/2022	2:00:00 PM	16	Plantation Key	Plantation Key Colony	20	15	00431260-000100	
46	PRSF202101283	Martin, Akalia	9/16/2022	10:40:00 AM	16	Plantation Key	Tropical Atlantic Shores 1 Add	25	6	00436950-000000	
47	PRSF202100967	Schrader, Kathleen	9/16/2022	10:41:00 AM	16	Plantation Key	Tavernero	11	1	0037493-001100	
48	PRSF202200170	Sanders Charles Revocable Living Trust	9/23/2022	2:00:00 PM	16	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	23	G	00393580-000000	
49	PRSF202201313	McKeown, James	1/23/2023	1:05:00 PM	16	Plantation Key	Tavernero	7	2	00437493-003700	
50	PRSF202200812	Weber, Craig	3/30/2023	10:00:00 AM	16	Plantation Key	Venetian Shores Plat No 2	8	10	00407150-000100	
51	PRSF201800860	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	15	Plantation Key	Plantation Lakes Estates	39	-	00093420-003801	
52	PRSF201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	15	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100	
53	PRSF201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	15	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000	
54	PRSF202001406	FERNANDEZ VIVIAN M & DOCAMPO JOSE A	5/13/2021	8:19:00 AM	15	Lower Matecumbe	Lower Matecumbe Beach	4	1	00388710-000000	
55	PRSF202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	15	Plantation Key	Venetian Shores Plat No 2	1	13	00407550-000000	
56	PRSF202101379	Lonnborg, Ronald	5/11/2022	3:00:00 PM	15	Plantation Key	Plantation Beach	4	8	00414060-000000	
57	PRSF201901501	Weeks, Donald	3/16/2020	8:00:00 AM	14	Plantation Key	Plantation Lake Estates	8	-	00093420-000901	

Rank	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
58	PRSF202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	14	Plantation Key	Vacation Village	1	1	00417470-000000
59	PRSF202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	14	Plantation Key	Vacation Village	1	1	00417470-000000
60	PRSF202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	14	Plantation Key	Key Heights Sect 2	5	7	00416500-000000
61	PRSF202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	14	Plantation Key	Key Heights Sect 2	6	7	00416510-000000
62	PRSF202200078	Rodriquez, Robert	4/26/2022	12:00:00 PM	14	Plantation Key	Plantation Key Colony	11	7	00427430-000000
63	PRSF202201342	Weidler Thomas	1/23/2023	12:30:00 PM	13	Plantation Key	Plantation Shores	18	3	00418621-004600
64	PRSF202000794	Hopman, Andreas	9/16/2020	10:30:00 AM	12	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
65	PRSF202200455	Lesko, Brian and Jodi Lynn	9/8/2022	3:00:00 PM	12	Plantation Key	Bay Hammock Community	25		00403041-002500
66	PRSF202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	10	Plantation Key	Plantation Beach	7	2	00413760-000000
67	PRSF202200496	Cockerham, Mark	8/4/2022	9:48:00 AM	9	Upper Matecumbe		6(9)		00096220-000300
68	PRSF202001140	Gregg, Mark	1/31/2022	10:15:00 AM	7	Plantation Key	Toners Nautical Shores			00412230-000000
69	PRSF202000130	Rosa Maria Z Walchli REV Trust 11/5/2008	10/20/2020	9:27:00 AM	2	Plantation Key	Fontaine Lake Estates	2	5	00432990-000000