

RESOLUTION NO. 23-08-88

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL
BUILDING PERMIT ALLOCATION SYSTEM RANKINGS AND
AWARDING RESIDENTIAL MARKET RATE BUILDING PERMIT
ALLOCATIONS FOR QUARTER 2 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, five (5) market rate allocations "without land dedication" and one (1) "with land dedication" available for Quarter 2 of 2023; and

WHEREAS, on August 17, 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 2 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 six (6) allocations for market rate dwelling units as follows: One (1) allocation "with land dedication" to Real Estate Number 00424960-000000, property owner L12 B7 Sunshine Estates LLC with 27 points; One (1) allocation "without land dedication" to Real Estate Number 00409390-000000, property owner Luis Gonzalez with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00425090-000000, property owner Brian Mass with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00394489-008200, property owner Uri Pinkhas Kamely with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00417530-000000, property owners Richard and Brooke Black with 18 points; One (1) allocation "without land dedication" to Real Estate Number 00392430-000000, property owners Humberto and Carmen Codispoti with 18 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 2 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 Elizabeth Jolin, seconded by Henry Rosenthal.

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 17th DAY OF AUGUST, 2023.



JOSEPH B. PINDER III, MAYOR

ATTEST:



STEPHANIE CONDE

STEPHANIE CONDE, DEPUTY CLERK

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



JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 24th day of August, 2023.

| DRAFT Ranking of BPAS Applications for 2023 Quarter 2 (closed Friday, June 30, 2023 at 12:00 PM) | | | | | | 7/3/2023 | | | | |
|--|----------------|--|---------------------|---------------------|-------|----------------------------|--------------------------------|-------|-------|-----------------|
| | | | | | | RECOMMENDED FOR ALLOCATION | | | | |
| Rank | Permit # | Name | Date of Application | Time of Application | Score | Key | Subdivision | Lot | Block | RE No. |
| 1 | PRSF202101308 | L12 B7 Sunshine Estates LLC (Land Dedication) | 6/24/2022 | 11:12:00 AM | 27 | Plantation Key | Kahiki Harbor | 11 | 1 | 00424960-000000 |
| 2 | PRSF201901157 | Samurai Conchstruction LLC (Land Dedication) | 4/14/2022 | 2:20:00 PM | 26 | Upper Matecumbe | Bay Hammock Community | 17 | - | 00403041-001700 |
| 3 | PRSF202100516 | Martinez, Lazaro & Marialina (Land Dedication) | 6/27/2022 | 3:08:00 PM | 25 | Lower Matecumbe | Marlin Beach | 22 | H | 00393860-000000 |
| 4 | PRSF201800385 | Perez, George (Land Dedication) | 4/4/2022 | 10:23:00 AM | 24 | Plantation Key | Coral Shores | 18 | - | 00411410-000000 |
| 5 | PRSF202101687 | Harbrogate Limited Partnership (Land Dedication) | 5/10/2022 | 2:30:00 PM | 23 | Upper Matecumbe | Bay Hammock Community | 7 | | 00403041-000700 |
| 6 | PRSF202100870 | Harbrogate Limited Partnership (Land Dedication) | 4/12/2022 | 1:00:00 PM | 22 | Upper Matecumbe | Bay Hammock Community | 6 | | 00403041-000600 |
| 7 | PRSF202100421 | Luis Gonzalez | 4/26/2021 | 1:30:00 PM | 18 | Plantation Key | Venetian Shores No 3 | 14 | 25 | 00409390-000000 |
| 8 | PRSF202001215 | Brian Mass | 4/27/2021 | 12:00:00 PM | 18 | Plantation Key | Kahiki Harbor | 1 | 2 | 00425090-000000 |
| 9 | PRSF202001378 | KAMELY URI PINKHAS | 5/4/2021 | 12:00:00 PM | 18 | Lower Matecumbe | Port Antigua Plat NO 5&6 | 279 | - | 00394489-008200 |
| 10 | PRSF202100105 | BLACK, RICHARD & BROOKE | 5/6/2021 | 9:30:00 AM | 18 | Plantation Key | Vacation Village | 7 | 1 | 00417530-000000 |
| 11 | PRSF202001467 | CODISPOTI HUMBERTO & CARMEN | 5/27/2021 | 1:00:00 PM | 18 | Lower Matecumbe | WHITE MARLIN BEACH SEC 1 | 11 | C | 00392430-000000 |
| 12 | PRSF202000472 | LEON WILLIAM & JACKELINE | 5/27/2021 | 1:10:00 PM | 18 | Lower Matecumbe | WHITE MARLIN BEACH SEC 1 | 18 | E | 00392990-001000 |
| 13 | PRSF202100428 | RUIZ JORGE ALBERTO | 6/16/2021 | 12:53:00 PM | 18 | Lower Matecumbe | Port Antigua Plat No. 1 | 11 | | 00394486-001100 |
| 14 | PRSF202001015 | NICHOLS GARY & BETH | 6/25/2021 | 10:36:00 AM | 18 | Lower Matecumbe | Lower Matecumbe Beach | 9 | 2 | 00388960-000100 |
| 15 | PRSF201802189 | CBT Construction and Development, Inc. | 4/11/2019 | 1:22:00 PM | 17 | Plantation Key | Indian Harbor | 16 | 9 | 00421920-000000 |
| 16 | PRSF202001254 | Burstyn, Samuel | 8/2/2021 | 12:00:00 PM | 17 | Lower Matecumbe | Port Antigua Plat 5&6 PB6-25 | 317 | | 00394489-012000 |
| 17 | PRSF202100688 | Jaquelyn Wrenn Ekblom | 8/5/2021 | 2:07:00 PM | 17 | Plantation Key | Fontaine Lake Estates | 11 | 5 | 00433080-000000 |
| 18 | PRSF201901572 | Morejon, Orlando and Annmarie | 8/23/2021 | 2:20:00 PM | 17 | Upper Matecumbe | Russell Estates | | | 00404060-000100 |
| 19 | PRSF202100572 | Morejon, Orlando and Annmarie | 9/24/2021 | 11:00:00 AM | 17 | Upper Matecumbe | Russell Estates | | | 00404060-000300 |
| 20 | PRSF202100850 | Lindback, Craig | 10/12/2021 | 1:06:00 PM | 17 | Plantation Key | Plantation Key Colony | 43 | 3 | 00426140-000200 |
| 21 | PRSF202100751 | Torres, David and Sothsoler | 10/25/2021 | 12:11:00 PM | 17 | Lower Matecumbe | Port Antigua Plat No 2 | 58 | | 00394487-001500 |
| 22 | PRSF202100433 | Makulu LLC | 10/29/2021 | 11:44:00 AM | 17 | Plantation Key | Tavernero | 19 | 1 | 00437493-002001 |
| 23 | PRSF202101234 | Morales Rev Living Trust | 11/22/2021 | 2:17:00 PM | 17 | Plantation Key | Sunshine Estates | 7 | 1 | 00434630-000000 |
| 24 | PRSF202101237 | Tiedemann, Jocelyn | 12/1/2021 | 11:59:00 AM | 17 | Plantation Key | Key Heights Sect 2 | 21 | 4 | 00416180-000000 |
| 25 | PRSF202101049 | Ferguson, James | 1/14/2022 | 9:54:00 AM | 17 | Plantation Key | Indian Waterways | 33 | 2 | 00422920-000000 |
| 26 | PRSF202101339 | RCM of Florida LP | 1/31/2022 | 10:33:00 AM | 17 | Lower Matecumbe | Mat Ocean Bay | 9 | 3 | 00395240-000000 |
| 27 | PRSF202000300 | 4 KEYS INVESTMENTS AND DEVELOPMENTS CORP | 6/10/2022 | 11:00:00 AM | 17 | Lower Matecumbe | WHITE MARLIN BEACH SEC 1 | 16 | I | 00393270-000000 |
| 28 | PRSF202101553 | Egret Investments Limited Partnership | 8/30/2022 | 10:40:00 AM | 17 | Lower Matecumbe | Lower Matecumbe Beach | 27-28 | 3 | 00389440-000000 |
| 29 | PRSF202100988 | 162 Sunset Dr LLC | 10/20/2022 | 12:50:00 PM | 17 | Lower Matecumbe | Lower Matecumbe Beach | 16 | 3 | 00389310-000000 |
| 30 | PRSF201900719 | Holly Lynn Ernstes-Jones Revocable Trust | 10/24/2019 | 3:48:00 PM | 16 | Upper Matecumbe | Bay Hammock Community | 33 | - | 00403041-003300 |
| 31 | PRSF201800860 | LAZZERI JEFF & JULIE | 4/2/2020 | 2:15:00 PM | 16 | Plantation Key | Plantation Lakes Estates | 39 | - | 00093420-003801 |
| 32 | PRSF202000659 | Islamorada Realty Invesment Trust | 7/31/2020 | 9:15:00 AM | 16 | Plantation Key | Plantation Key Colony | 28 | 11 | 00429010-000000 |
| 33 | PRSF202000667 | Islamorada Realty Invesment Trust | 7/31/2020 | 9:16:00 AM | 16 | Plantation Key | Plantation Key Colony | 27 | 11 | 00429000-000000 |
| 34 | PRSF202000719 | Islamorada Realty Investment Trust | 8/17/2020 | 10:00:00 AM | 16 | Plantation Key | Plantation Key Colony | 25 | 4 | 00426430-000000 |
| 35 | PRSF202001406 | FERNANDEZ VIVIAN M & DOCAMPO JOSE A | 5/13/2021 | 8:19:00 AM | 16 | Lower Matecumbe | Lower Matecumbe Beach | 4 | 1 | 00388710-000000 |
| 36 | PRSF202100240 | Gode, AJ and P.J. | 9/27/2021 | 3:18:00 PM | 16 | Lower Matecumbe | Lower Matecumbe Beach | 3 | 3 | 00389160-000000 |
| 37 | PRSF202100571 | Morejon, Orlando and Annmarie | 10/29/2021 | 11:50:00 AM | 16 | Upper Matecumbe | Russell Estates | | | 00404060-000200 |
| 38 | PRSF202100954 | Vaughn, Ray | 11/1/2021 | 11:45:00 PM | 16 | Plantation Key | Edenare | 8 | 1 | 00433470-000000 |
| 39 | PRSF202101286 | Whitehill, Doria, Gregory, Alligood, Simpson | 2/22/2022 | 10:20:00 AM | 16 | Plantation Key | Venetian Shores No 2 | 4 | 18 | 00408320-000000 |
| 40 | PRSF202200068 | Islamorada Realty Investment Trust | 3/30/2022 | 12:32:00 PM | 16 | Lower Matecumbe | Matecumbe Ocean Bay Sec 2 | | | 00397120-000000 |
| 41 | PRSF202101379 | Lonnborg, Ronald | 5/11/2022 | 3:00:00 PM | 16 | Plantation Key | Plantation Beach | 4 | 8 | 00414060-000000 |
| 42 | PRSF202200149 | Villamil Carlos and Vicente Sonia | 9/1/2022 | 2:00:00 PM | 16 | Plantation Key | Plantation Key Colony | 20 | 15 | 00431260-000100 |
| 43 | PRSF202101283 | Martin, Akalia | 9/16/2022 | 10:40:00 AM | 16 | Plantation Key | Tropical Atlantic Shores 1 Add | 25 | 6 | 00436950-000000 |
| 44 | PRSF202100967 | Schrader, Kathleen | 9/16/2022 | 10:41:00 AM | 16 | Plantation Key | Tavernero | 11 | 1 | 0037493-001100 |
| 45 | PRSF2022000170 | Sanders Charles Revocable Living Trust | 9/23/2022 | 2:00:00 PM | 16 | Lower Matecumbe | WHITE MARLIN BEACH SEC 1 | 23 | G | 00393580-000000 |
| 46 | PRSF202201313 | McKeown, James | 1/23/2023 | 1:05:00 PM | 16 | Plantation Key | Tavernero | 7 | 2 | 00437493-003700 |
| 47 | PRSF202200812 | Weber, Craig | 3/30/2023 | 10:00:00 AM | 16 | Plantation Key | Venetian Shores Plat No 2 | 8 | 10 | 00407150-000100 |
| 48 | PRSF201801827 | Paulo & Kellen Paiva | 2/4/2021 | 12:15:00 PM | 15 | Upper Matecumbe | Bay Hammock Community | 20 | - | 00403041-000100 |
| 49 | PRSF201801826 | Paulo & Kellen Paiva | 2/5/2021 | 8:00:00 AM | 15 | Upper Matecumbe | Bay Hammock Community | 1 | - | 00403041-002000 |
| 50 | PRSF202100804 | Island Investment Partners Inc. | 10/12/2021 | 11:08:00 AM | 15 | Plantation Key | Venetian Shores Plat No 2 | 1 | 13 | 00407550-000000 |
| 51 | PRSF202200078 | Rodriquez, Robert | 4/26/2022 | 12:00:00 PM | 15 | Plantation Key | Plantation Key Colony | 11 | 7 | 00427430-000000 |
| 52 | PRSF202101424 | Venezia Land Trust Number Two | 8/19/2022 | 8:40:00 AM | 15 | Plantation Key | Plantation Key Colony | 2 | 7 | 00427330-000100 |
| 53 | PRSF202000057 | LINDBACK CARL ESTATE | 6/29/2023 | 4:00:00 PM | 15 | Plantation Key | Tavernero | 24 | 1 | 00437493-002400 |
| 54 | PRSF201901501 | Weeks, Donald | 3/16/2020 | 8:00:00 AM | 14 | Plantation Key | Plantation Lake Estates | 8 | - | 00093420-000901 |
| 55 | PRSF202000351 | Keys Basin LLC | 10/7/2020 | 10:30:00 AM | 14 | Plantation Key | Vacation Village | 1 | 1 | 00417470-000000 |
| 56 | PRSF202000352 | Keys Basin LLC | 10/7/2020 | 10:31:00 AM | 14 | Plantation Key | Vacation Village | 1 | 1 | 00417470-000000 |
| 57 | PRSF202100795 | MAZAL 233 LLC | 9/27/2021 | 11:05:00 AM | 14 | Plantation Key | Key Heights Sect 2 | 5 | 7 | 00416500-000000 |
| 58 | PRSF202100796 | MAZAL 233 LLC | 9/27/2021 | 11:22:00 AM | 14 | Plantation Key | Key Heights Sect 2 | 6 | 7 | 00416510-000000 |

| Rank | Permit # | Name | Date of Application | Time of Application | Score | Key | Subdivision | Lot | Block | RE No. |
|------|----------------|--|---------------------|---------------------|-------|-----------------|------------------------|------|-------|-----------------|
| 59 | PRSFC202201031 | MEDINA DELIO I REVOCABLE TRUST | 6/12/2023 | 12:00:00 PM | 14 | Lower Matecumbe | Port Antigua | 144 | | 00394488-004700 |
| 60 | PRSFC202201342 | Weidler Thomas | 1/23/2023 | 12:30:00 PM | 13 | Plantation Key | Plantation Shores | 18 | 3 | 00418621-004600 |
| 61 | PRSFC202000794 | Hopman, Andreas | 9/16/2020 | 10:30:00 AM | 12 | Lower Matecumbe | Lower Matecumbe Beach | 19 | 4 | 00389820-000100 |
| 62 | PRSFC202200455 | Lesko, Brian and Jodi Lynn | 9/8/2022 | 3:00:00 PM | 12 | Plantation Key | Bay Hammock Community | 25 | | 00403041-002500 |
| 63 | PRSFC202000555 | Ewald, Nicholas | 4/30/2021 | 11:30:00 AM | 11 | Plantation Key | Plantation Beach | 7 | 2 | 00413760-000000 |
| 64 | PRSFC202200496 | Cockerham, Mark | 8/4/2022 | 9:48:00 AM | 9 | Upper Matecumbe | | 6(9) | | 00096220-000300 |
| 65 | PRSFC202001140 | Gregg, Mark | 1/31/2022 | 10:15:00 AM | 7 | Plantation Key | Toners Nautical Shores | | | 00412230-000000 |
| 66 | PRSFC202200154 | 102 Bayview LLC | 5/2/2023 | 11:30:00 AM | 4 | Lower Matecumbe | Safety Harbor | 22 | 7 | 0039211-000000 |
| 67 | PRSFC202000130 | 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 |