

RESOLUTION NO. 23-11-135

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL
BUILDING PERMIT ALLOCATION SYSTEM RANKINGS OF
RESIDENTIAL MARKET RATE BUILDING PERMIT ALLOCATIONS
FOR QUARTER 3 OF 2023; AND PROVIDING FOR 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. 23-07-68, thereby establishing remaining allocation periods for 2023; and

WHEREAS, on November 9, 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 for Quarter 3 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 rankings of the Director 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 3 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.

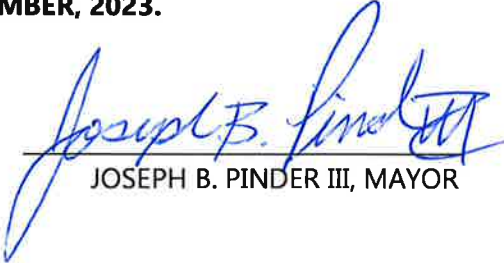
Section 3. **Effective Date.** This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by Mark Gregg, seconded by Sharon Mahoney.

FINAL VOTE AT ADOPTION

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

PASSED AND ADOPTED THIS 9TH DAY OF NOVEMBER, 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:


ALISON SMITH, WEISS SEROTA - ACTING VILLAGE
ATTORNEY



This Resolution was filed in the Office of the Village Clerk of this 14th day of November, 2023.

Market Rate Applications (with & without Land Dedication Points)							RECOMMENDED FOR ALLOCATION: 0			
Rank	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
1	PRSFC201901157	Samurai Conchstruction LLC (Land Dedication)	4/14/2022	2:20:00 PM	26	Upper Matecumbe	Bay Hammock Community	17	-	00403041-001700
2	PRSFC202100516	Martinez, Lazaro & Marialina (Land Dedication)	6/27/2022	3:08:00 PM	25	Lower Matecumbe	Marlin Beach	22	H	00393860-000000
3	PRSFC201800385	Perez, George (Land Dedication)	4/4/2022	10:23:00 AM	24	Plantation Key	Coral Shores	18	-	00411410-000000
4	PRSFC202101687	Harborgate Limited Partnership (Land Dedication)	5/10/2022	2:30:00 PM	23	Upper Matecumbe	Bay Hammock Community	7		00403041-000700
5	PRSFC202100870	Harborgate Limited Partnership (Land Dedication)	4/12/2022	1:00:00 PM	22	Upper Matecumbe	Bay Hammock Community	6		00403041-000600
6	PRSFC202000472	LEON WILLIAM & JACKELINE	5/27/2021	1:10:00 PM	18	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	18	E	00392990-001000
7	PRSFC202100428	RUIZ JORGE ALBERTO	6/16/2021	12:53:00 PM	18	Lower Matecumbe	Port Antigua Plat No. 1	11		00394486-001100
8	PRSFC202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	18	Lower Matecumbe	Lower Matecumbe Beach	9	2	00388960-000100
9	PRSFC202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	18	Lower Matecumbe	Port Antigua Plat 5&6 PB6-25	317		00394489-012000
10	PRSFC202100688	Jaquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	18	Plantation Key	Fontaine Lake Estates	11	5	00433080-000000
11	PRSFC201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	18	Upper Matecumbe	Russell Estates			00404060-000100
12	PRSFC202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	18	Upper Matecumbe	Russell Estates			00404060-000300
13	PRSFC202101553	Egret Investments Limited Partnership	8/30/2022	10:40:00 AM	18	Lower Matecumbe	Lower Matecumbe Beach	27-28	3	00389440-000000
14	PRSFC201802189	CBT Construction and Development, Inc.	4/11/2019	1:22:00 PM	17	Plantation Key	Indian Harbor	16	9	00421920-000000
15	PRSFC202000659	Islamorada Realty Invesment Trust	7/31/2020	9:15:00 AM	17	Plantation Key	Plantation Key Colony	28	11	00429010-000000
16	PRSFC202000667	Islamorada Realty Invesment Trust	7/31/2020	9:16:00 AM	17	Plantation Key	Plantation Key Colony	27	11	00429000-000000
17	PRSFC202000719	Islamorada Realty Investment Trust	8/17/2020	10:00:00 AM	17	Plantation Key	Plantation Key Colony	25	4	00426430-000000
18	PRSFC202100240	Gode, A.J and P.J.	9/27/2021	3:18:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	3	3	00389160-000000
19	PRSFC202100850	Lindback, Craig	10/12/2021	1:06:00 PM	17	Plantation Key	Plantation Key Colony	43	3	00426140-000200
20	PRSFC202100751	Torres, David and Sothsoler	10/25/2021	12:11:00 PM	17	Lower Matecumbe	Port Antigua Plat No 2	58		00394487-001500
21	PRSFC202100433	Makulu LLC	10/29/2021	11:44:00 AM	17	Plantation Key	Tavernero	19	1	00437493-002001
22	PRSFC202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	17	Plantation Key	Sunshine Estates	7	1	00434630-000000
23	PRSFC202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	17	Plantation Key	Key Heights Sect 2	21	4	00416180-000000
24	PRSFC202101049	Ferguson, James	1/14/2022	9:54:00 AM	17	Plantation Key	Indian Waterways	33	2	00422920-000000
25	PRSFC202101339	RCM of Florida LP	1/31/2022	10:33:00 AM	17	Lower Matecumbe	Mat Ocean Bay	9	3	00395240-000000
26	PRSFC202000300	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
27	PRSFC202200149	Villamil Carlos and Vicente Sonia	9/1/2022	2:00:00 PM	17	Plantation Key	Plantation Key Colony	20	15	00431260-000100
28	PRSFC202101283	Martin, Akalia	9/16/2022	10:40:00 AM	17	Plantation Key	Tropical Atlantic Shores 1 Add	25	6	00436950-000000
29	PRSFC202100967	Schrader, Kathleen	9/16/2022	10:41:00 AM	17	Plantation Key	Tavernero	11	1	0037493-001100
30	PRSFC202200170	Sanders Charles Revocable Living Trust	9/23/2022	2:00:00 PM	17	Lower Matecumbe	WHITE MARLIN BEACH SEC 1	23	G	00393580-000000
31	PRSFC202100988	162 Sunset Dr LLC	10/20/2022	12:50:00 PM	17	Lower Matecumbe	Lower Matecumbe Beach	16	3	00389310-000000
32	PRSFC201900719	Holly Lynn Ernstes-Jones Revocable Trust	10/24/2019	3:48:00 PM	16	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
33	PRSFC201800860	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	16	Plantation Key	Plantation Lakes Estates	39	-	00093420-003801
34	PRSFC202001406	FERNANDEZ VIVIAN M & DOCAMPO JOSE A	5/13/2021	8:19:00 AM	16	Lower Matecumbe	Lower Matecumbe Beach	4	1	00388710-000000
35	PRSFC202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	16	Upper Matecumbe	Russell Estates			00404060-000200
36	PRSFC202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	16	Plantation Key	Edenair	8	1	00433470-000000
37	PRSFC202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	16	Plantation Key	Venetian Shores No 2	4	18	00408320-000000
38	PRSFC202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	16	Lower Matecumbe	Matecumbe Ocean Bay Sec 2			00397120-000000
39	PRSFC202101379	Lonnborg, Ronald	5/11/2022	3:00:00 PM	16	Plantation Key	Plantation Beach	4	8	00414060-000000
40	PRSFC202101424	Venezia Land Trust Number Two	8/19/2022	8:40:00 AM	16	Plantation Key	Plantation Key Colony	2	7	00427330-000100
41	PRSFC202201313	McKeown, James	1/23/2023	1:05:00 PM	16	Plantation Key	Tavernero	7	2	00437493-003700
42	PRSFC202200812	Weber, Craig	3/30/2023	10:00:00 AM	16	Plantation Key	Venetian Shores Plat No 2	8	10	00407150-000100
43	PRSFC202300511	Craig & Cheryl McBay	7/19/2023	10:30:00 AM	16	Plantation Key	Plantation Ridge	17 & 18	2	00412030-000100
44	PRSFC201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	15	Upper Matecumbe	Bay Hammock Community	20	-	00403041-000100
45	PRSFC201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	15	Upper Matecumbe	Bay Hammock Community	1	-	00403041-002000
46	PRSFC202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	15	Plantation Key	Key Heights Sect 2	5	7	00416500-000000
47	PRSFC202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	15	Plantation Key	Key Heights Sect 2	6	7	00416510-000000
48	PRSFC202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	15	Plantation Key	Venetian Shores Plat No 2	1	13	00407550-000000
49	PRSFC202200078	Rodriguez, Robert	4/26/2022	12:00:00 PM	15	Plantation Key	Plantation Key Colony	11	7	00427430-000000
50	PRSFC202000057	LINDBACK CARL ESTATE	6/29/2023	4:00:00 PM	15	Plantation Key	Tavernero	24	1	00437493-002400
51	PRSFC201901501	Weeks, Donald	3/16/2020	8:00:00 AM	14	Plantation Key	Plantation Lake Estates	8	-	00093420-000901
52	PRSFC202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	14	Plantation Key	Vacation Village	1	1	00417470-000000
53	PRSFC202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	14	Plantation Key	Vacation Village	1	1	00417470-000000
54	PRSFC202201031	MEDINA DELIO I REVOCABLE TRUST	6/12/2023	12:00:00 PM	14	Lower Matecumbe	Port Antigua	144		00394488-004700
55	PRSFC202000794	Hopman, Andreas	9/16/2020	10:30:00 AM	13	Lower Matecumbe	Lower Matecumbe Beach	19	4	00389820-000100
56	PRSFC202200455	Lesko, Brian and Jodi Lynn	9/8/2022	3:00:00 PM	13	Plantation Key	Bay Hammock Community	25		00403041-002500
57	PRSFC202201342	Weidler Thomas	1/23/2023	12:30:00 PM	13	Plantation Key	Plantation Shores	18	3	00418621-004600
58	PRSFC202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	11	Plantation Key	Plantation Beach	7	2	00413760-000000
59	PRSFC202200496	Cockerham, Mark	8/4/2022	9:48:00 AM	9	Upper Matecumbe		6(9)		00096220-000300

Rank	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
60	PRSFC202001140	Gregg, Mark	1/31/2022	10:15:00 AM	7	Plantation Key	Toners Nautical Shores			00412230-000000
61	PRSFC202200154	102 Bayview LLC	5/2/2023	11:30:00 AM	4	Lower Matecumbe	Safety Harbor	22	7	0039211-000000
62	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