

RESOLUTION NO. 25-04-26

**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 1 OF 2025, 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. 24-11-131, thereby establishing a total of one (1) market rate residential dwelling units for allocation in 2025 "without land dedication", available for Quarter 1 of 2025; and

WHEREAS, on April 10, 2025, 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 Village Comprehensive Plan; and

WHEREAS, the Village Council desires to approve the Residential BPAS rankings and awarding a residential building permit allocation for Quarter 1 of 2025.

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 one (1) allocation for a market rate dwelling unit as follows: One (1) allocation without land dedication to Real Estate Number 00394486-001100, property owner Ruiz Jorge Alberto with 19 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 1 of 2025 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.

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Motion to adopt by A. Richards, seconded by D. Gillis.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney	<u>yes</u>
Vice Mayor Don Horton	<u>yes</u>
Councilmember Steve Friedman	<u>No</u>
Councilmember Deb Gillis	<u>yes</u>
Councilmember Anna Richards	<u>yes</u>

PASSED AND ADOPTED THIS 10th DAY OF APRIL 2025.

Sharon Mahoney
SHARON MAHONEY, MAYOR

ATTEST:

Marne McGrath
MARNE MCGRATH, VILLAGE CLERK

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

John Quick
JOHN QUICK, INTERIM VILLAGE ATTORNEY



This Resolution was filed in the Office of the Village Clerk of this 11 day of April, 2025.

EXHIBIT A
BPAS
Residential Dwelling Unit Allocation Evaluation Report (the "Report")

Exhibit A
BPAS

Residential Dwelling Unit Allocation Production Report (The Report)

Q1-2025	Market Rate Applications (with & without Land Dedication Points)			RECOMMENDED FOR ALLOCATION: 1					DRAFT
Rank	Permit #	Name	Date of Application	Time of Application	Score	Subdivision	Lot	Block	RE No.
1	PRSF202100428	RUIZ JORGE ALBERTO	6/16/2021	12:53:00 PM	19	Port Antigua Plat No. 1	11		00394486-001100
2	PRSF202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	19	Lower Matecumbe Beach	9	2	00388960-000100
3	PRSF202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	19	Port Antigua Plat 5&6 PB6-25	317		00394489-012000
4	PRSF202100688	Jaquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	19	Fontaine Lake Estates	11	5	00433080-000000
5	PRSF201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	19	Russell Estates			00404060-000100
6	PRSF202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	19	Russell Estates			00404060-000300
7	PRSF202100850	Lindback, Craig	10/12/2021	1:06:00 PM	19	Plantation Key Colony	43	3	00426140-000200
8	PRSF202100433	Makulu LLC	10/29/2021	11:44:00 AM	19	Tavernero	19	1	00437493-002001
9	PRSF202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	19	Sunshine Estates	7	1	00434630-000000
10	PRSF202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	19	Key Heights Sect 2	21	4	00416180-000000
11	PRSF202101049	Ferguson, James	1/14/2022	9:54:00 AM	19	Indian Waterways	33	2	00422920-000000
12	PRSF202101339	RCM of Florida LP	1/31/2022	10:33:00 AM	19	Mat Ocean Bay	9	3	00395240-000000
13	PRSF202101553	Egret Investments Limited Partnership	8/30/2022	10:40:00 AM	19	Lower Matecumbe Beach	27-28	3	00389440-000000
14	PRSF202100240	Gode, A.J and P.J.	9/27/2021	3:18:00 PM	18	Lower Matecumbe Beach	3	3	00389160-000000
15	PRSF202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	18	Russell Estates			00404060-000200
16	PRSF202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	18	Edenaire	8	1	00433470-000000
17	PRSF202101286	Whitehill, Doria, Gregory, Alligood, Simpson	2/22/2022	10:20:00 AM	18	Venetian Shores No 2	4	18	00408320-000000
18	PRSF202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	18	Matecumbe Ocean Bay Sec 2			00397120-000000
19	PRSF202000300	4 KEYS INVESTMENTS AND DEVELOPMENTS CORP	6/10/2022	11:00:00 AM	18	WHITE MARLIN BEACH SEC 1	16	I	00393270-000000
20	PRSF202200149	Villamil Carlos and Vicente Sonia	9/1/2022	2:00:00 PM	18	Plantation Key Colony	20	15	00431260-000100
21	PRSF202101283	Martin, Akalia	9/16/2022	10:40:00 AM	18	Tropical Atlantic Shores 1 Add	25	6	00436950-000000
22	PRSF202100967	Schrader, Kathleen	9/16/2022	10:41:00 AM	18	Tavernero	11	1	00437493-001100
23	PRSF202200170	Sanders Charles Revocable Living Trust	9/23/2022	2:00:00 PM	18	WHITE MARLIN BEACH SEC 1	23	G	00393580-000000
24	PRSF202100988	162 Sunset Dr LLC	10/20/2022	12:50:00 PM	18	Lower Matecumbe Beach	16	3	00389310-000000
25	PRSF202201313	McKeown, James	1/23/2023	1:05:00 PM	18	Tavernero	7	2	00437493-003700
26	PRSF202200812	Weber, Craig	3/30/2023	10:00:00 AM	18	Venetian Shores Plat No 2	8	10	00407150-000100
27	PRSF201800860	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	17	Plantation Lakes Estates	39	-	00093420-003801
28	PRSF201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	17	Bay Hammock Community	20	-	00403041-000100
29	PRSF201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	17	Bay Hammock Community	1	-	00403041-002000
30	PRSF202001406	FERNANDEZ VIVIAN M & DOCAMPO JOSE A	5/13/2021	8:19:00 AM	17	Lower Matecumbe Beach	4	1	00388710-000000

Exhibit A
BPAS

Residential Dwelling Unit Allocation Production Report (The Report)

Q1-2025	Market Rate Applications (with & without Land Dedication Points)			RECOMMENDED FOR ALLOCATION: 1					DRAFT	
Rank	Permit #	Name		Date of Application	Time of Application	Score	Subdivision	Lot	Block	RE No.
31	PRSF202100804	Island Investment Partners Inc.		10/12/2021	11:08:00 AM	17	Venetian Shores Plat No 2	1	13	00407550-000000
32	PRSF202101379	Lonnborg, Ronald		5/11/2022	3:00:00 PM	17	Plantation Beach	4	8	00414060-000000
33	PRSF202101424	Venezia Land Trust Number Two		8/19/2022	8:40:00 AM	17	Plantation Key Colony	2	7	00427330-000100
34	PRSF202300511	Craig & Cheryl McBey		7/19/2023	10:30:00 AM	17	Plantation Ridge	17 & 18	2	00412030-000100
35	PRSF202200369	SCHAFFER BRYANNA LEIGH		12/20/2023	10:00:00 AM	17	Plantation Beach	27	7	00414000-000100
36	PRSF202000351	Keys Basin LLC		10/7/2020	10:30:00 AM	16	Vacation Village	1	1	00417470-000000
37	PRSF202000352	Keys Basin LLC		10/7/2020	10:31:00 AM	16	Vacation Village	1	1	00417470-000000
38	PRSF202100795	MAZAL 233 LLC		9/27/2021	11:05:00 AM	16	Key Heights Sect 2	5	7	00416500-000000
39	PRSF202100796	MAZAL 233 LLC		9/27/2021	11:22:00 AM	16	Key Heights Sect 2	6	7	00416510-000000
40	PRSF202200078	Rodriquez, Robert		4/26/2022	12:00:00 PM	16	Plantation Key Colony	11	7	00427430-000000
41	PRSF202201342	Weidler Thomas		1/23/2023	12:30:00 PM	15	Plantation Shores	18	3	00418621-004600
42	PRSF202000057	LINDBACK CARL ESTATE		6/29/2023	4:00:00 PM	15	Tavernero	24	1	00437493-002400
43	PRSF202000794	Hopman, Andreas		9/16/2020	10:30:00 AM	14	Lower Matecumbe Beach	19	4	00389820-000100
44	PRSF202200455	Lesko, Brian and Jodi Lynn		9/8/2022	3:00:00 PM	14	Bay Hammock Community	25		00403041-002500
45	PRSF202201031	MEDINA DELIO I REVOCABLE TRUST		6/12/2023	12:00:00 PM	14	Port Antigua	144		00394488-004700
46	PRSF202000555	Ewald, Nicholas		4/30/2021	11:30:00 AM	12	Plantation Beach	7	2	00413760-000000
47	PRSF202200496	Cockerham, Mark		8/4/2022	9:48:00 AM	11		6(9)		00096220-000300
48	PRSF202001140	Gregg, Mark		1/31/2022	10:15:00 AM	9	Toners Nautical Shores			00412230-000000
49	PRSF202000130	Rosa Maria Z Walchli REV Trust 11/5/2008		10/20/2020	9:27:00 AM	4	Fontaine Lake Estates	2	5	00432990-000000
50	PRSF202200154	102 Bayview LLC		5/2/2023	11:30:00 AM	4	Safety Harbor	22	7	0039211-000000