

RESOLUTION NO. 25-11-123

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 3 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 3 of 2025; and

WHEREAS, on November 13, 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 3 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 00388960-000100, property owner Gary and Beth Nichols with 20 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 3 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 Don Horton, seconded by Gillis.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney	Yes
Vice Mayor Don Horton	Yes
Councilmember Steve Friedman	Yes
Councilmember Deb Gillis	Yes
Councilmember Anna Richards	Yes

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 2025.


SHARON MAHONEY, MAYOR

ATTEST:


MARNE MCGRATH, VILLAGE 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 18th day of November, 2025.

EXHIBIT A

BPAS

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

Q3	Market Rate Applications (with & without Land Dedication Points)					RECOMMENDED FOR ALLOCATION: 1			
Rank	Permit #	Name	Date of Application	Time of Application	Score	Subdivision	Lot	Block	RE No.
1	PRSFC202001015	NICHOLS GARY & BETH	6/25/2021	10:36:00 AM	20	Lower Matecumbe Beach	9	2	00388960-000100
2	PRSFC202001254	Burstyn, Samuel	8/2/2021	12:00:00 PM	20	Port Antigua Plat 5&6 PB6-25	317		00394489-012000
3	PRSFC202100688	Jaquelyn Wrenn Ekblom	8/5/2021	2:07:00 PM	20	Fontaine Lake Estates	11	5	00433080-000000
4	PRSFC201901572	Morejon, Orlando and Annmarie	8/23/2021	2:20:00 PM	20	Russell Estates			00404060-000100
5	PRSFC202101553	Egret Investments Limited Partnership	8/30/2022	10:40:00 AM	20	Lower Matecumbe Beach	27-28	3	00389440-000000
6	PRSFC201800860	LAZZERI JEFF & JULIE	4/2/2020	2:15:00 PM	19	Plantation Lakes Estates	39	-	00093420-003801
7	PRSFC202100572	Morejon, Orlando and Annmarie	9/24/2021	11:00:00 AM	19	Russell Estates			00404060-000300
8	PRSFC202100240	Gode, A.J and P.J.	9/27/2021	3:18:00 PM	19	Lower Matecumbe Beach	3	3	00389160-000000
9	PRSFC202100850	Lindback, Craig	10/12/2021	1:08:00 PM	19	Plantation Key Colony	43	3	00426140-000200
10	PRSFC202100433	Makulu LLC	10/29/2021	11:44:00 AM	19	Tavernero	19	1	00437493-002001
11	PRSFC202101234	Morales Rev Living Trust	11/22/2021	2:17:00 PM	19	Sunshine Estates	7	1	00434630-000000
12	PRSFC202101237	Tiedemann, Jocelyn	12/1/2021	11:59:00 AM	19	Key Heights Sect 2	21	4	00416180-000000
13	PRSFC202101049	Ferguson, James	1/14/2022	9:54:00 AM	19	Indian Waterways	33	2	00422920-000000
14	PRSFC202200149	Villamil Carlos and Vicente Sonia	9/1/2022	2:00:00 PM	19	Plantation Key Colony	20	15	00431260-000100
15	PRSFC202101283	Martin, Akalia	9/16/2022	10:40:00 AM	19	Tropical Atlantic Shores 1 Add	25	6	00436950-000000
16	PRSFC202100967	Schrader, Kathleen	9/16/2022	10:41:00 AM	19	Tavernero	11	1	00437493-001100
17	PRSFC202200170	4 KEYS INVESTMENTS AND DEVELOPMENTS CORP	9/23/2022	2:00:00 PM	19	WHITE MARLIN BEACH SEC 1	23	G	00393580-000000
18	PRSFC202100571	Morejon, Orlando and Annmarie	10/29/2021	11:50:00 AM	18	Russell Estates			00404060-000200
19	PRSFC202100954	Vaughn, Ray	11/1/2021	11:45:00 PM	18	Edenair	8	1	00433470-000000
20	PRSFC202101286	Whitehill, Doria, Gregory, Allgood, Simpson	2/22/2022	10:20:00 AM	18	Venetian Shores No 2	4	18	00408320-000000
21	PRSFC202200068	Islamorada Realty Investment Trust	3/30/2022	12:32:00 PM	18	Matecumbe Ocean Bay Sec 2			00397120-000000
22	PRSFC202101379	Lonnborg, Ronald	5/11/2022	3:00:00 PM	18	Plantation Beach	4	8	00414060-000000
23	PRSFC202000300	4 KEYS INVESTMENTS AND DEVELOPMENTS CORP	6/10/2022	11:00:00 AM	18	WHITE MARLIN BEACH SEC 1	16	I	00393270-000000
24	PRSFC202101424	Venezia Land Trust Number Two	8/19/2022	8:40:00 AM	18	Plantation Key Colony	2	7	00427330-000100
25	PRSFC202100988	162 Sunset Dr LLC	10/20/2022	12:50:00 PM	18	Lower Matecumbe Beach	16	3	00389310-000000
26	PRSFC202201313	McKeown, James	1/23/2023	1:05:00 PM	18	Tavernero	7	2	00437493-003700
27	PRSFC202200812	Weber, Craig	3/30/2023	10:00:00 AM	18	Venetian Shores Plat No 2	8	10	00407150-000100
28	PRSFC201801827	Paulo & Kellen Paiva	2/4/2021	12:15:00 PM	17	Bay Hammock Community	20	-	00403041-000100
29	PRSFC201801826	Paulo & Kellen Paiva	2/5/2021	8:00:00 AM	17	Bay Hammock Community	1	-	00403041-002000

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Rank	Permit #	Name	Date of Application	Time of Application	Score	Subdivision	Lot	Block	RE No.
30	PRSFC202100795	MAZAL 233 LLC	9/27/2021	11:05:00 AM	17	Key Heights Sect 2	5	7	00416500-000000
31	PRSFC202100796	MAZAL 233 LLC	9/27/2021	11:22:00 AM	17	Key Heights Sect 2	6	7	00416510-000000
32	PRSFC202100804	Island Investment Partners Inc.	10/12/2021	11:08:00 AM	17	Ventetian Shores Plat No 2	1	13	00407550-000000
33	PRSFC202200078	Rodriguez, Robert	4/26/2022	12:00:00 PM	17	Plantation Key Colony	11	7	00427430-000000
34	PRSFC202300511	Craig & Cheryl McBay	7/19/2023	10:30:00 AM	17	Plantation Ridge	17 & 18	2	00412030-000100
35	PRSFC202200369	SCHAFER BRYANNA LEIGH	12/20/2023	10:00:00 AM	17	Plantation Beach	27	7	00414000-000100
36	PRSFC202000351	Keys Basin LLC	10/7/2020	10:30:00 AM	16	Vacation Village	1	1	00417470-000000
37	PRSFC202000352	Keys Basin LLC	10/7/2020	10:31:00 AM	16	Vacation Village	1	1	00417470-000000
38	PRSFC202300808	126PV, LLC - Martin Pico, Manager	9/5/2025	3:05:00 PM	16	Port Antigua	319		00394489-012200
39	PRSFC202200455	Lesko, Brian and Jodi Lynn	9/8/2022	3:00:00 PM	15	Bay Hammock Community	25		00403041-002500
40	PRSFC202201342	Weidler Thomas	1/23/2023	12:30:00 PM	15	Plantation Shores	18	3	00418621-004600
41	PRSFC202000057	LINDBACK CARL ESTATE	6/29/2023	4:00:00 PM	15	Tavernero	24	1	00437493-002400
42	PRSFC202201031	MEDINA DELIO I REVOCABLE TRUST	6/12/2023	12:00:00 PM	14	Port Antigua	144		00394488-004700
43	PRSFC202000555	Ewald, Nicholas	4/30/2021	11:30:00 AM	13	Plantation Beach	7	2	00413760-000000
44	PRSFC202200496	Cockerham, Mark	8/4/2022	9:48:00 AM	12		6(9)		00096220-000300
45	PRSFC202001140	Gregg, Mark	1/31/2022	10:15:00 AM	9	Toners Nautical Shores			00412230-000000
46	PRSFC202000130	Rosa Maria Z Walchli REV Trust 11/5/2008	10/20/2020	9:27:00 AM	4	Fontaine Lake Estates	2	5	00432990-000000
47	PRSFC202200154	102 Bayview LLC	5/2/2023	11:30:00 AM	4	Safety Harbor	22	7	0039211-000000