

RESOLUTION NO. 18-06-53

**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 2 OF 2018; 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 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. 17-11-94, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2018, including five (5) market rate allocations “without land dedication” available for Quarter 2 of 2018; and

WHEREAS, on June 28, 2018, the Village Council conducted a public hearing regarding the Residential Dwelling Unit Allocation Evaluation Report (the “Report”) submitted by the Director of Planning (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 2018.

**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 that:

The Village Council approves the ranking and recommendation of the Director to award five (5) allocations for market rate dwelling units as follows: one (1) allocation to Real Estate Number 00396090-000000, property owner Stephan Abounader with 18 points; one (1) allocation to Real Estate Number 00394488-009200, property owner Ernesto Rodriguez with 18 points; one (1) allocation to Real Estate Number 00432520-000000, property owner Lisa Ayers with 17 points; one (1) allocation to Real Estate Number 00414390-000000, property owner Native Rental Properties, LLC with 16 points; one (1) allocation to Real Estate Number 00429760-000000, property owner Jaime & Mike Snyder with 16 points; one (1) allocation to Real Estate Number 00437430-000000, property owner Jennie Renee Eiland with 16 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 2018 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 Deb Gillis, second by Councilman Jim Mooney.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Chris Sante	YES
Vice Mayor Deb Gillis	YES
Councilman Mike Forster	YES
Councilwoman Cheryl Meads	ABSENT
Councilman Jim Mooney	YES

PASSED AND ADOPTED THIS 28th DAY OF JUNE, 2018.



CHRIS SANTE, MAYOR

ATTEST:



KELLY TOTH, VILLAGE CLERK

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



ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 3 day of July, 2018.

Kelly S Toth
Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

Draft Ranking of BPAS Applications for 2018 Quarter 2 (closed Monday, April 30, 2018 at 12:00 PM)													Exhibit "A"	
Market Rate Allocations without Land Dedication								RECOMMENDED FOR ALLOCATION						
Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.			
1	PRSF201400503	Abounader, Stephen		10/14/2014	10:00 AM	18	Lower Matecumbe	Mate-Lido Beach	19	N/A	00396090-000000			
2	PRSF201600512	Rodriguez, Ernesto		4/11/2016	12:00 PM	18	Lower Matecumbe	Port Antigua Plat 3 & 4	183	N/A	00394488-009200			
3	PRSF201200673	Hart, William N. & Cathie R.	Deferral Application Submitted	11/1/2012	4:00 PM	17	Plantation	Plantation Key Colony	1	1	00429890-000000			
4	PRSF201501823	Ayers, Lisa		4/29/2016	12:25 PM	17	Plantation	Plantation Key Colony 1st Add	29	19	00432520-000000			
5	PRSF201301038	Native Rental Properties, LLC		3/28/2014	11:00 AM	16	Plantation	Plantation Beach	10	9	00414390-000000			
6	PRSF201501110	Garcia, Frank & Maria	Deferral Application Submitted	1/26/2016	3:00 PM	16	Lower Matecumbe	White Marlin Beach	8	F	00393190-000000			
7	PRSF201502226	Snyder, Jaime & Mike		3/24/2016	9:25 AM	16	Plantation	Plantation Key Colony	26	13	00429760-000000			
8	PRSF201800620	Eiland, Jennie Renee		4/11/2018	8:30 AM	16	Plantation	Tropical Atlantic Shores	21	8	00437430-000000			
9	PRSF201200548	Garcia, Senen & Fernandez, F.		7/3/2013	1:07 PM	15	Lower Matecumbe	Safety Harbor	17	6	00391890-000000			
10	PRSF201601429	Jonathan & Ashley Lindmar		6/10/2016	12:50 PM	15	Plantation	Indian Waterways	5	9	00423960-000100			
11	PRSF201602731	Gotta Luv It Investments, LLC		12/1/2016	2:49 AM	15	Plantation	Plantation Key Colony	36	8	00428120-000000			
12	PRSF201602730	Gotta Luv It Investments, LLC		12/6/2016	12:08 PM	15	Plantation	Plantation Key Colony	35	8	00428110-000000			
13	PRSF201602065	Yanovitch, George		1/4/2017	3:17 PM	15	Lower Matecumbe	White Marlin Beach	10	E	00392920-000000			
14	PRSF201602761	Miranda, Oscar		1/10/2017	1:30 PM	15	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050			
15	PRSF201602822	Vichot, Boris and Cary		1/10/2017	2:30 PM	15	Plantation	Sunshine Estates Sec 1	2	1	00434570-000000			
16	PRSF201602145	ACV Properties		1/23/2017	1:31 PM	15	Plantation	Sunshine Estates Sec 1	5	3	00435080-000000			
17	PRSF201603057	Native Rental Properties, LLC		1/26/2017	3:15 PM	15	Plantation	Fontaine Lake Estates	15	4	00432910-000000			
18	PRSF201602143	Snyder, Jamie & Michael		5/1/2017	11:59 AM	15	Plantation	Plantation Key Colony	40	6	00427260-000000			
19	PRSF201700259	Mark Gregg		7/19/2017	12:30 PM	15	Plantation	Plantation Ridge	21	2	00412080-000000			
20	PRSF201700260	Mark Gregg		7/19/2017	12:45 PM	15	Plantation	Plantation Ridge	20	2	00412070-000000			
21	PRSF201700110	102 Tequesta St. Apartments LLC		7/31/2017	11:59 AM	15	Plantation	Indian Waterways	20	2	00422790-000000			
22	PRSF201601453	Ginsburg, Jon		1/26/2018	10:15am	15	Plantation	Plantation Key Colony	7	3	00425800-000000			
23	PRSF201702534	Houston, Nathalie and David		1/29/2018	2:00 PM	15	Plantation	Plantation Key Colony	26	15	00431330-000000			
24	PRSF201400710	Native Rental Properties, LLC		10/31/2014	10:29 AM	14	Plantation	Key Heights	19	4	00416170-000101			
25	PRSF201400944	Wood, Brittany		1/20/2015	1:00 PM	14	Plantation	Fontaine Lake Estates	1	4	00432770-000000			
26	PRSF201700235	Aaron Vetter		5/9/2017	1:40 PM	14	Plantation	Tropical Atlantic Shores	17	6	00436870-000000			
27	PRSF201700290	FL Keys Investors, LLC		5/10/2017	12:56 PM	14	Plantation	Venetian Shores Plat No: 2	7	17	00408160-000000			
28	PRSF201600988	Enrique Escobar		5/17/2017	10:45 AM	14	Plantation	Tropical Atlantic Shores	14	5	00436610-000000			
29	PRSF201700816	Joseph and Christine Panse		7/31/2017	11:30 AM	14	Plantation	Plantation Key Colony	32	6	00427210-000100			
30	PRSF201700541	Scholz, Siegfried & Joan		10/5/2017	11:37 AM	14	Plantation	Sunshine Estates Sec 1	1	2	00434850-000000			
31	PRSF201700709	Edward and Michelle Morris		10/24/2017	11:00 AM	14	Plantation	Indian Waterways	29	2	00422870-000300			

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
32	PRSF201700309	Gotta Luv It Investments, LLC		11/7/2017	10:45 AM	14	Plantation	Key Heights Section 2	6	11	00417160-000000
33	PRSF201602560	Native Rental Properties		12/21/2017	1:40 PM	14	Plantation	Edenaire	5	2	00433580-000000
34	PRSF201300462	Meroni, Thomas J		9/6/2013	12:45 PM	13	Plantation	Plantation Shores	12	4	00418621-007900
35	PRSF201500692	Native Rental Properties, LLC		6/16/2015	3:01 PM	13	Plantation	Fontaine Lake Estates	17	4	00432930-000000
36	PRSF201501949	Delongchamp, Dolores		5/25/2016	8:50 AM	13	Plantation	Edenaire	3	1	00433420-000000
37	PRSF201702154	Tiedemann, Jocelyn		1/25/2018	3:25pm	13	Plantation	Coral Shores	30	-	00411530-000000
38	PRSF201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	12	Plantation	Plantation Beach	10	5	00413460-000000
39	PRSF201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	12	Plantation	Indian Harbor	29	5	00420780-000000
40	PRSF201300334	Gotta Luv It Investments, LLC		5/21/2013	2:00 PM	10	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094490-000200
41	PRSF201401091	Native Rental Properties, LLC		1/12/2015	11:08 AM	7	Plantation	Fontaine Lake Estates	9	5	00433060-000000
42	PRSF201401092	Native Rental Properties, LLC		1/12/2015	11:16 AM	7	Plantation	Fontaine Lake Estates	8	5	00433050-000000
43	PRSF201401094	Native Rental Properties, LLC		1/12/2015	11:23 AM	7	Plantation	Fontaine Lake Estates	7	5	00433040-000000
44	PRSF201401093	Native Rental Properties, LLC		1/30/2015	11:25 AM	7	Plantation	Fontaine Lake Estates	6	5	00433030-000000
45	PRSF201602675	Tiedemann, Jocelyn & Brian		10/28/2016	1:40 PM	5	Plantation	Fontaine Lake Estates	3	5	00433000-000000
46	PRSF201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	4	Plantation	Plantation Key Point	2	-	00092250-000101
47	PRSF201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	4	Plantation	Plantation Key Point	2	-	00092250-000101
48	PRSF201500284	Mary Louise Fazekas Living Trust		10/5/2015	12:27 PM	2	Lower Matecumbe	Mat Ocean Beach Sec A	76	3	00398970-000000