

RESOLUTION NO. 19-12-111

**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 4 OF 2019; 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. 18-11-120, thereby establishing a total of twenty-two (22) market rate residential units for allocation in 2019, including six (6) market rate allocations “without land dedication” available for Quarter 4 of 2019; and

WHEREAS, on December 12, 2019, 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 4 of 2019.

**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 hereby approves the ranking and recommendation of the Director to award six (6) allocations for market rate dwelling units as follows: one (1) allocation to Real Estate Number 00436610-000000, property owner Frins, Trevor with 16 points; one (1) allocation to Real Estate Number 00434850-000000, property owner Presnell, A. Paige with 16 points; one (1) allocation to Real Estate Number 00422870-000300, property owner Morris, Edward & Michelle with 16 points; one (1) allocation to Real Estate Number 00427270-000000, property owner Garrandes, Juan & Yaumara with 16 points; one (1) allocation to Real Estate Number 00427930-000000, property owner Snyder, Jaimie & Michael with 16 points; one (1) allocation to Real Estate Number 00432300-000000, property owner Frins, Devin 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 3 of 2019 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.

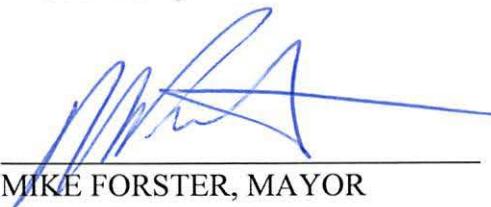
Motion to adopt by Councilman Jim Mooney, second by Councilwoman Deb Gillis.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Mike Forster	YES
Vice Mayor Ken Davis	YES
Councilwoman Deb Gillis	YES
Councilwoman Cheryl Meads	ABSENT
Councilman Jim Mooney	YES

PASSED AND ADOPTED THIS 12TH DAY OF DECEMBER, 2019.



MIKE FORSTER, MAYOR

ATTEST:

Kelly S. Toth
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 17 day of December, 2019.

Kelly D. Toth
Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

DRAFT Ranking of BPAS Applications for 2019 Quarter 4 (closed Thursday, October 31, 2019 at 12:00 PM)								RECOMMENDED FOR ALLOCATION			
Market Rate Allocations without Land Dedication								Updated November 20, 2019			
Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
1	PRSF201602761	Miranda, Oscar	Deferral Application Submitted	1/10/2017	1:30 PM	16	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050
2	PRSF201600988	Frins, Trevor		5/17/2017	10:45 AM	16	Plantation	Tropical Atlantic Shores	14	5	00436610-000000
3	PRSF201700541	Al. Paige Presnell		10/5/2017	11:37 AM	16	Plantation	Sunshine Estates Sec 1	1	2	00434850-000000
4	PRSF201700709	Edward and Michelle Morris		10/24/2017	11:00 AM	16	Plantation	Indian Waterways	29	2	00422870-000300
5	PRSF201800443	Garrandes, Juan & Yaumara		5/16/2018	12:30 PM	16	Plantation	Plantation Key Colony	41	6	00427270-000000
6	PRSF201801555	Snyder, Jamie & Michael		10/9/2018	10:45 AM	16	Plantation	Plantation Key Colony	17	8	00427930-000000
7	PRSF201900018	Frins, Devin		4/24/2019	9:30 AM	16	Plantation	Plantation Key Colony 1st Add	1/2 6 & 7	19	00432300-000000
8	PRSF201801959	Danzig, Henry		5/8/2019	10:42 AM	16	Plantation	Indian Harbor	8	8	00421470-000200
9	PRSF201900937	Mark H Gregg		9/30/2019	2:15 PM	16	Windley	Galen Beach	E 1/2 of 4	-	00405360-000000
10	PRSF201900936	Mark H Gregg		9/30/2019	2:16 PM	16	Windley	Galen Beach	W 1/2 of 4	-	00405350-000000
11	PRSF201900970	Campanella, Peter C.		10/16/2019	1:20 PM	16	Plantation	Rev Plat Plantation Key Colony	8	6	00430730-000000
12	PRBLD201901180	Daniel Mefford & Bobbie Fisher		10/22/2019	12:28 PM	16	Plantation	Indian Waterways	24	5	00424090-000100
13	PRSF201400944	Islamorada Realty Investment Trust		1/20/2015	1:00 PM	15	Plantation	Fontaine Lake Estates	1	4	00432770-000000
14	PRSF201501949	Delongchamp, Pamela Michelle		5/25/2016	8:50 AM	15	Plantation	Edenaire	3	1	00433420-000000
15	PRSF201700309	Tiedemann, Jocelyn		11/7/2017	10:45 AM	15	Plantation	Key Heights Section 2	6	11	00417160-000000
16	PRSF201602560	Native Rental Properties		12/21/2017	1:40 PM	15	Plantation	Edenaire	5	2	00433580-000000
17	PRSF201702497	Perez, Mirtha		5/8/2018	2:45 PM	15	Plantation	Lake Harbor First Addn	29		00418311-002900
18	PRSF201800896	Islamorada Realty Invest. Trust		5/24/2018	2:23 PM	15	Plantation	Edenaire	2	5	00434380-000000
19	PRSF201801410	Jacquelyn Bonnie Ekblom Revocable Trust		7/23/2018	2:03 PM	15	Plantation	Indian Harbor	6	6	00420870-000000
20	PRSF201800120	Islamorada Realty Invest. Trust		7/23/2018	2:04 PM	15	Plantation	Indian Harbor	8	7	00421140-000000
21	PRSF201801091	Jones Gordon Harvey Revocable Trust		7/27/2018	8:35 AM	15	Plantation	Treasure Harbor	32		00411020-000000
22	PRSF201800897	Islamorada Realty Investment Trust		8/7/2018	11:49 AM	15	Plantation	Edenaire PB4-32	4	5	00434370-000000
23	PRSF201801569	Pinder, Hank Joseph		9/19/2018	12:25 PM	15	Plantation	Indian Waterways	32	4	00423800-000100
24	PRSF201801625	Islamorada Realty Investment Trust		10/10/2018	9:45 AM	15	Plantation	Fontaine Lake Estates	6	4	00432810-000100
25	PRSF201801662	Wrenn Ekblom Development		10/10/2018	9:46 AM	15	Plantation	Fontaine Lake Estates	4	4	00432810-000200
26	PRSF201800262	Correa, Octavio		10/15/2018	2:30 PM	15	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800
27	PRSF201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	15	Plantation	Vacation Village	10	3	00417840-000000
28	PRSF201802262	Evans, Bryce		5/31/2019	1:45 PM	15	Plantation	Edenaire	9	5	00434420-000000
29	PRSF201702547	Fatboys Investments, LLC		6/10/2019	8:30 AM	15	Plantation	Indian Waterways	18	2	00422770-000000
30	PRSF201802232	Islamorada Realty Investment Trust		6/25/2019	11:23 AM	15	Plantation	Plantation Shores Rev	13	2	00418621-002700
31	PRSF201900879	Tiedemann, Jocelyn & Brian		8/29/2019	11:48 AM	15	Plantation	Indian Waterways	22	5	00424090-000200
32	PRSF201900988	Tim Hampson		9/30/2019	2:40 PM	15	Plantation	Indian Waterways	33	3	00423310-000000
33	PRSF201901069	Mark H Gregg		10/2/2019	2:34 PM	15	Plantation	Coral Shores	A	-	00411210-000000
34	PRSF201900494	Stephan and Marilyn Hayes		10/8/2019	2:19 PM	15	Lower Matecumbe	Port Antigua	118	-	00394488-002100
35	PRSF201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	14	Plantation	Plantation Beach	10	5	00413460-000000
36	PRSF201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	14	Plantation	Indian Harbor	29	5	00420780-000000
37	PRSF201702154	TAFOYA KENNETH J		1/25/2018	3:25pm	14	Plantation	Coral Shores	30	-	00411530-000000
38	PRSF201802246	Hopman, Andre		4/9/2019	3:00 PM	14	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000
39	PRSF201802283	Robert Moser/ Moser Family Trust		4/9/2019	3:01 PM	14	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000
40	PRSF201901131	Enrique & Lian Zamora		10/9/2019	12:36 PM	14	Lower Matecumbe	Mate-Lido Beach	7	-	00395970-000000
41	PRSF201900534	McDonald, John & Dawn		10/21/2019	11:45 AM	14	Plantation	Venitian Shores #3	15	26	00409560-000000
42	PRSF201802189	CBT Construction and Development, Inc.		4/11/2019	1:22 PM	13	Plantation	Indian Harbor	16	9	00421920-000000
43	PRSF201701364	Wrenn, Tommy		5/15/2018	9:20 AM	12	Plantation	Indian Harbor	8	6	00420890-000000
44	PRSF201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	12	Plantation	Indian Harbor	32	7	00421380-000000
45	PRSF201900719	Holly Lynn Ernsts-Jones Revocable Trust		10/24/2019	3:48 PM	12	Upper Matecumbe	Bay Hammock Community	33	-	00403041-003300
46	PRSF201802294	Schatzberg, Brian and Kelly		7/31/2019	11:43 AM	11	Plantation Key	Indian Harbor	25 & 26	6	00418700-001000
47	PRSF201401091	Native Rental Properties, LLC		1/12/2015	11:08 AM	8	Plantation	Fontaine Lake Estates	9	5	00433060-000000
48	PRSF201401092	Native Rental Properties, LLC		1/12/2015	11:16 AM	8	Plantation	Fontaine Lake Estates	8	5	00433050-000000
49	PRSF201401094	Native Rental Properties, LLC		1/12/2015	11:23 AM	8	Plantation	Fontaine Lake Estates	7	5	00433040-000000
50	PRSF201401093	Native Rental Properties, LLC		1/30/2015	11:25 AM	8	Plantation	Fontaine Lake Estates	6	5	00433030-000000
51	PRSF201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	8	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
52	PRSF201602675	Islamorada Realty Investment		10/28/2016	1:40 PM	7	Plantation	Fontaine Lake Estates	3	5	00433000-000000
53	PRSF201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	7	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
54	PRSF201500284	Mary Louise Fazekas Living Trust		10/5/2015	12:27 PM	5	Lower Matecumbe	Mat Ocean Beach Sec A	76	3	00398970-000000
55	PRSF201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	5	Plantation	Plantation Key Point	2	-	00092250-000101

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
56	PRSFC201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	5	Plantation	Plantation Key Point	2	-	00092250-000100