

RESOLUTION NO. 19-06-41

**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 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 2 of 2019; and

WHEREAS, on June 27, 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 2 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 00429890-000000, property owner Florida Limited Liability Company with 19 points; one (1) allocation to Real Estate Number 00427260-000000, property owner Snyder, Jamie & Michael with 16 points; one (1) allocation to Real Estate Number 00423330-000000, property owner Seminole & Mohawk Inc with 16 points; one (1) allocation to Real Estate Number 00424650-000000, property owner Solis, Gustavo & Andrea Lauren with 16 points; one (1) allocation to Real Estate Number 00435080-000000, property owner ACV Properties with 15 points; one (1) allocation to Real Estate Number 00436870-000000, property owner Aaron Vetter with 15 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 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 Councilman Ken Davis.

**FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

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

PASSED AND ADOPTED THIS 27TH DAY OF JUNE, 2019.



DEB GILLIS, MAYOR

ATTEST:



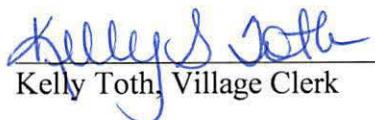
KELLY TOTH, VILLAGE CLERK

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 1st day of July, 2019.



Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

Draft Ranking of BPAS Applications for 2019 Quarter 2 (closed Tuesday, April 30, 2019 at 12:00 PM)								RECOMMENDED FOR ALLOCATION			
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	PRSF201200673	Florida Limited Liability Company		11/1/2012	4:00 PM	19	Plantation	Plantation Key Colony	1	1	00429890-000000
2	PRSF201501110	Garcia, Frank & Maria	Deferral Application Submitted	1/26/2016	3:00 PM	17	Lower Matecumbe	White Marlin Beach	8	F	00393190-000000
3	PRSF201602761	Miranda, Oscar	Deferral Application Submitted	1/10/2017	1:30 PM	16	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050
4	PRSF201602143	Snyder, Jamie & Michael		5/1/2017	11:59 AM	16	Plantation	Plantation Key Colony	40	6	00427260-000000
5	PRSF201702282	Seminole & Mohawk Inc		1/31/2019	11:30 AM	16	Plantation	Indian Waterways	35	3	00423330-000000
6	PRSF201802234	Solis, Gustavo & Andrea Lauren		2/20/2019	4:00 PM	16	Plantation	Indian Waterways	19	7	00424650-000000
7	PRSF201900018	Frins, Devin	Deferral Application Submitted	4/24/2019	9:30 AM	16	Plantation	Plantation Key Colony 1st Add	1/2 6 & 7	19	00432300-000000
8	PRSF201400944	Pinder, Jake & Melinda	Deferral Application Submitted	1/20/2015	1:00 PM	15	Plantation	Fontaine Lake Estates	1	4	00432770-000000
9	PRSF201602145	ACV Properties		1/23/2017	1:31 PM	15	Plantation	Sunshine Estates Sec 1	5	3	00435080-000000
10	PRSF201700235	Aaron Vetter		5/9/2017	1:40 PM	15	Plantation	Tropical Atlantic Shores	17	6	00436870-000000
11	PRSF201700294	FL Keys Investors, LLC		5/10/2017	12:56 PM	15	Plantation	Venetian Shores Plat No: 2	7	17	00408160-000000
12	PRSF201600988	Frins, Trevor	Deferral Application Submitted	5/17/2017	10:45 AM	15	Plantation	Tropical Atlantic Shores	14	5	00436610-000000
13	PRSF201700816	Joseph and Christine Panse		7/31/2017	11:30 AM	15	Plantation	Plantation Key Colony	32	6	00427210-000100
14	PRSF201700541	A. Paige Presnell		10/5/2017	11:37 AM	15	Plantation	Sunshine Estates Sec 1	1	2	00434850-000000
15	PRSF201700709	Edward and Michelle Morris		10/24/2017	11:00 AM	15	Plantation	Indian Waterways	29	2	00422870-000300
16	PRSF201700309	Tiedemann, Jocelyn		11/7/2017	10:45 AM	15	Plantation	Key Heights Section 2	6	11	00417160-000000
17	PRSF201602560	Native Rental Properties		12/21/2017	1:40 PM	15	Plantation	Edenraire	5	2	00433580-000000
18	PRSF201800443	Garrandes, Juan & Yumara		5/16/2018	12:30 PM	15	Plantation	Plantation Key Colony	41	6	00427270-000000
19	PRSF201601861	Silva, Eric & Soraima		6/1/2018	2:30 PM	15	Lower Matecumbe	White Marlin Beach	4	F	00393140-000100
20	PRSF201800612	Richard Johnson		7/25/2018	2:42 PM	15	Lower Matecumbe	White Marlin Beach	9	F	00393200-000000
21	PRSF201801555	Snyder, Jamie & Michael		10/9/2018	10:45 AM	15	Plantation	Plantation Key Colony	17	8	00427930-000000
22	PRSF201500692	Native Rental Properties, LLC		6/16/2015	3:01 PM	14	Plantation	Fontaine Lake Estates	17	4	00432930-000000
23	PRSF201501949	Delongchamp, Pamela Michelle		5/25/2016	8:50 AM	14	Plantation	Edenraire	3	1	00433420-000000
24	PRSF201702154	Tiedemann, Jocelyn		1/25/2018	3:25pm	14	Plantation	Coral Shores	30	-	00411530-000000
25	PRSF201702497	Perez, Mirtha		5/8/2018	2:45 PM	14	Plantation	Lake Harbor First Addn	29		00418311-002900
26	PRSF201800891	Islamorada Realty Invest. Trust		5/24/2018	2:23 PM	14	Plantation	Edenraire	2	5	00434380-000000
27	PRSF201801410	Jacquelyn Bonnie Ekblom Revocable Trust		7/23/2018	2:03 PM	14	Plantation	Indian Harbor	6	6	00420870-000000
28	PRSF201800120	Islamorada Realty Invest. Trust		7/23/2018	2:04 PM	14	Plantation	Indian Harbor	8	7	00421140-000000
29	PRSF201801091	Jones Gordon Harvey Revocable Trust		7/27/2018	8:35 AM	14	Plantation	Treasure Harbor	32	-	00411020-000000
30	PRSF201800897	Islamorada Realty Investment Trust		8/7/2018	11:49 AM	14	Plantation	Edenraire PB4-32	4	5	00434370-000000
31	PRSF201801569	Pinder, Hank Joseph		9/19/2018	12:25 PM	14	Plantation	Indian Waterways	32	4	00423800-000100
32	PRSF201801625	Islamorada Realty Investment Trust		10/10/2018	9:45 AM	14	Plantation	Fontaine Lake Estates	6	4	00432810-000100
33	PRSF201801662	Wrenn Ekblom Development		10/10/2018	9:46 AM	14	Plantation	Fontaine Lake Estates	4	4	00432810-000200
34	PRSF201800262	Correa, Octavio		10/15/2018	2:30 PM	14	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800
35	PRSF201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	14	Plantation	Vacation Village	10	3	00417840-000000
36	PRSF201802246	Hopman, Andre		4/9/2019	3:00 PM	14	Lower Matecumbe	Lower Matecumbe Beach	15	3	00389300-000000
37	PRSF201802283	Robert Moser/ Moser Family Trust		4/9/2019	3:01 PM	14	Lower Matecumbe	Lower Matecumbe Beach	13 & 14	3	00389290-000000
38	PRSF201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	13	Plantation	Plantation Beach	10	5	00413460-000000
39	PRSF201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	13	Plantation	Indian Harbor	29	5	00420780-000000
40	PRSF201802189	CBT Construction and Development, Inc.		4/11/2019	1:22 PM	13	Plantation	Indian Harbor	16	9	00421920-000000
41	PRSF201701364	Wrenn, Tommy		5/15/2018	9:20 AM	11	Plantation	Indian Harbor	8	6	00420890-000000
42	PRSF201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	11	Plantation	Indian Harbor	32	7	00421380-000000
43	PRSF201401091	Native Rental Properties, LLC		1/12/2015	11:08 AM	8	Plantation	Fontaine Lake Estates	9	5	00433060-000000
44	PRSF201401092	Native Rental Properties, LLC		1/12/2015	11:16 AM	8	Plantation	Fontaine Lake Estates	8	5	00433050-000000
45	PRSF201401094	Native Rental Properties, LLC		1/12/2015	11:23 AM	8	Plantation	Fontaine Lake Estates	7	5	00433040-000000
46	PRSF201401093	Native Rental Properties, LLC		1/30/2015	11:25 AM	8	Plantation	Fontaine Lake Estates	6	5	00433030-000000
47	PRSF201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	7	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
48	PRSF201602675	Islamorada Realty Investment		10/28/2016	1:40 PM	6	Plantation	Fontaine Lake Estates	3	5	00433000-000000
49	PRSF201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	6	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
50	PRSF201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	5	Plantation	Plantation Key Point	2	-	00092250-000101
51	PRSF201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	5	Plantation	Plantation Key Point	2	-	00092250-000100
52	PRSF201500284	Mary Louise Fazekas Living Trust		10/5/2015	12:27 PM	4	Lower Matecumbe	Mat Ocean Beach Sec A	76	3	00398970-000000