

**RESOLUTION NO. 19-01-02**

**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 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” and one (1) market rate “with land dedication” allocation available for Quarter 4 of 2018; and

**WHEREAS**, on January 10, 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 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 six (6) allocations for market rate dwelling units as follows: one (1) allocation to Real Estate Number 00389050-000100, property owner TWC Family Limited Partnership with 16 points; one (1) allocation to Real Estate Number 00410502-020060, property owner Reyes, Andres & Lisette with 16 points; one (1) allocation to Real Estate Number 00406390-000000, property owner Rex G. Houston Rev Trust 2/20/15 with 16 points; one (1) allocation to Real Estate Number 00434650-000000, property owner Jott Investments LLC with 16 points; one (1) allocation to Real Estate Number 00416170-000101, property owner Native Rental Properties, LLC with 15 points; one (1) allocation to Real Estate Number 00428120-000000, property owner Gotta Luv it Investments, LLC 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 4 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 Mike Forster, second by Councilman Jim Mooney.

**FINAL VOTE AT ADOPTION**

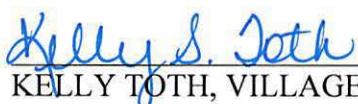
**VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

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

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JANUARY, 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 14<sup>th</sup> day of January, 2019.

Kelly S. Toth  
Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity

Draft Ranking of BPAS Applications for 2018 Quarter 4 (closed Wednesday, October 31, 2018 at 12:00 PM)										Updated January 8, 2018		
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	Hart, William N. & Cathie R.	Deferral Application Submitted	11/1/2012	4:00 PM	17	Plantation	Plantation Key Colony	1	1	00429890-000000	
2	PRSF201501110	Garcia, Frank & Maria	Deferral Application Submitted	1/26/2016	3:00 PM	16	Lower Matecumbe	White Marlin Beach	8	F	00393190-000000	
3	PRSF201800167	TWC Family Limited Partnership		5/7/2018	12:28 PM	16	Lower Matecumbe	Lower Matecumbe Beach	15	2	00389050-000100	
4	PRSF201700975	Reyes, Andres & Lissette		7/31/2018	11:00 AM	16	Plantation	Venetian Shores 1st Plat 6	6	33	00410502-020060	
5	PRSF201801068	Rex G. Houston Rev Trust 2/20/15		9/25/2018	12:45 PM	16	Plantation	Venetian Shores No 1	13	5	00406390-000000	
6	PRSF201801224	Jott Investments LLC		10/1/2018	11:35 AM	16	Plantation	Sunshine Estates Sec 1	9	1	00434650-000000	
7	PRSF201400710	Native Rental Properties, LLC		10/31/2014	10:29 AM	15	Plantation	Key Heights	19	4	00416170-000101	
8	PRSF201602731	Gotta Luv It Investments, LLC		12/1/2016	2:49 AM	15	Plantation	Plantation Key Colony	36	8	00428120-000000	
9	PRSF201602065	Yanovitch, George		1/4/2017	3:17 PM	15	Lower Matecumbe	White Marlin Beach	10	E	00392920-000000	
10	PRSF201602761	Miranda, Oscar		1/10/2017	1:30 PM	15	Plantation	Venetian Shores Plat No. 6	15	5	00410502-010050	
11	PRSF201602822	Vichot, Boris and Cary		1/10/2017	2:30 PM	15	Plantation	Sunshine Estates Sec 1	2	1	00434570-000000	
12	PRSF201602145	ACV Properties		1/23/2017	1:31 PM	15	Plantation	Sunshine Estates Sec 1	5	3	00435080-000000	
13	PRSF201603057	Native Rental Properties, LLC		1/26/2017	3:15 PM	15	Plantation	Fontaine Lake Estates	15	4	00432910-000000	
14	PRSF201602143	Snyder, Jamie & Michael		5/1/2017	11:59 AM	15	Plantation	Plantation Key Colony	40	6	00427260-000000	
15	PRSF201700235	Aaron Vetter		5/9/2017	1:40 PM	15	Plantation	Tropical Atlantic Shores	17	6	00436870-000000	
16	PRSF201700290	FL Keys Investors, LLC		5/10/2017	12:56 PM	15	Plantation	Venetian Shores Plat No: 2	7	17	00408160-000000	
17	PRSF201600988	Enrique Escobar		5/17/2017	10:45 AM	15	Plantation	Tropical Atlantic Shores	14	5	00436610-000000	
18	PRSF201700816	Joseph and Christine Panse		7/31/2017	11:30 AM	15	Plantation	Plantation Key Colony	32	6	00427210-000100	
19	PRSF201700541	A. Paige Presnell		10/5/2017	11:37 AM	15	Plantation	Sunshine Estates Sec 1	1	2	00434850-000000	
20	PRSF201700709	Edward and Michelle Morris		10/24/2017	11:00 AM	15	Plantation	Indian Waterways	29	2	00422870-000300	
21	PRSF201601453	Ginsburg, Jon		1/26/2018	10:15am	15	Plantation	Plantation Key Colony	7	3	00425800-000000	
22	PRSF201702534	Houston, Nathalie and David		1/29/2018	2:00 PM	15	Plantation	Plantation Key Colony	26	15	00431330-000000	
23	PRSF201800443	Garrandes, Juan & Yaumara		5/16/2018	12:30 PM	15	Plantation	Plantation Key Colony	41	6	00427270-000000	
24	PRSF201601861	Silva, Eric & Soraima		6/1/2018	2:30 PM	15	Lower Matecumbe	White Marlin Beach	4	F	00393140-000100	
25	PRSF201800612	Richard Johnson		7/25/2018	2:42 PM	15	Lower Matecumbe	White Marlin Beach	9	F	00393200-000000	
26	PRSF201801555	Snyder, Jaimie & Michael		10/9/2018	10:45 AM	15	Plantation	Plantation Key Colony	17	8	00427930-000000	
27	PRSF201400944	Pinder, Jake & Melinda		1/20/2015	1:00 PM	14	Plantation	Fontaine Lake Estates	1	4	00432770-000000	
28	PRSF201500692	Native Rental Properties, LLC		6/16/2015	3:01 PM	14	Plantation	Fontaine Lake Estates	17	4	00432930-000000	
29	PRSF201501949	Delongchamp, Dolores		5/25/2016	8:50 AM	14	Plantation	Edenraire	3	1	00433420-000000	
30	PRSF201700309	Tiedemann, Jocelyn		11/7/2017	10:45 AM	14	Plantation	Key Heights Section 2	6	11	00417160-000000	
31	PRSF201602560	Native Rental Properties		12/21/2017	1:40 PM	14	Plantation	Edenraire	5	2	00433580-000000	
32	PRSF201702497	Perez, Mirtha		5/8/2018	2:45 PM	14	Plantation	Lake Harbor First Addn	29		00418311-002900	
33	PRSF201800896	Islamorada Realty Invest. Trust		5/24/2018	2:23 PM	14	Plantation	Edenraire	2	5	00434380-000000	
34	PRSF201801410	Jacquelyn Bonnie Ekbom Revocable Trust		7/23/2018	2:03 PM	14	Plantation	Indian Harbor	6	6	00420870-000000	
35	PRSF201800120	Islamorada Realty Invest. Trust		7/23/2018	2:04 PM	14	Plantation	Indian Harbor	8	7	00421140-000000	
36	PRSF201801091	Jones Gordon Harvey Revocable Trust		7/27/2018	8:35 AM	14	Plantation	Treasure Harbor	32	-	00411020-000000	
37	PRSF201800897	Islamorada Realty Investment Trust		8/7/2018	11:49 AM	14	Plantation	Edenraire PB4-32	4	5	00434370-000000	
38	PRSF201801569	Pinder, Hank Joseph		9/19/2018	12:25 PM	14	Plantation	Indian Waterways	32	4	00423800-000100	
39	PRSF201801625	Islamorada Realty Investment Trust		10/10/2018	9:45 AM	14	Plantation	Fontaine Lake Estates	6	4	00432810-000100	
40	PRSF201801662	Wrenn Ekbom Development		10/10/2018	9:46 AM	14	Plantation	Fontaine Lake Estates	4	4	00432810-000200	
41	PRSF201800262	Correa, Octavio		10/15/2018	2:30 PM	14	Plantation	Lake Harbor 1st Addition	28	-	00418311-002800	
42	PRSF201801914	Key Largo 432 LLC		10/30/2018	10:29 AM	14	Plantation	Vacation Village	10	3	00417840-000000	
43	PRSF201600983	Teach, Miles & Joan		5/27/2016	4:00 PM	13	Plantation	Plantation Beach	10	5	00413460-000000	
44	PRSF201601859	Native Rental Properties, LLC		8/15/2016	1:40 PM	13	Plantation	Indian Harbor	29	5	00420780-000000	
45	PRSF201702154	Tiedemann, Jocelyn		1/25/2018	3:25pm	13	Plantation	Coral Shores	30	-	00411530-000000	
46	PRSF201701364	Wrenn, Tommy		5/15/2018	9:20 AM	11	Plantation	Indian Harbor	8	6	00420890-000000	
47	PRSF201801158	Islamorada Realty Invest. Trust		6/12/2018	2:07 PM	11	Plantation	Indian Harbor	32	7	00421380-000000	
48	PRSF201401091	Native Rental Properties, LLC		1/12/2015	11:08 AM	7	Plantation	Fontaine Lake Estates	9	5	00433060-000000	
49	PRSF201401092	Native Rental Properties, LLC		1/12/2015	11:16 AM	7	Plantation	Fontaine Lake Estates	8	5	00433050-000000	
50	PRSF201401094	Native Rental Properties, LLC		1/12/2015	11:23 AM	7	Plantation	Fontaine Lake Estates	7	5	00433040-000000	

Rank	Permit #	Name	Deferrals	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE No.
51	PRSF201401093	Native Rental Properties, LLC		1/30/2015	11:25 AM	7	Plantation	Fontaine Lake Estates	6	5	00433030-000000
52	PRSF201700705	Native Rental Properties, LLC		8/16/2018	1:20 PM	7	Plantation	Eden Pines Colony	17 & 18	23	00093420-005402
53	PRSF201602675	Islamorada Realty Investment		10/28/2016	1:40 PM	6	Plantation	Fontaine Lake Estates	3	5	00433000-000000
54	PRSF201800121	Islamorada Realty Investment Trust		6/19/2018	12:01 PM	6	Upper Matecumbe	Island of Upper Matecumbe	1	-	00094430-000100
55	PRSF201500284	Mary Louise Fazekas Living Trust		10/5/2015	12:27 PM	4	Lower Matecumbe	Mat Ocean Beach Sec A	76	3	00398970-000000
56	PRSF201401198	Native Rental Properties, LLC		3/26/2018	1:45 PM	4	Plantation	Plantation Key Point	2	-	00092250-000101
57	PRSF201701287	Native Rental Properties, LLC		3/26/2018	1:46 PM	4	Plantation	Plantation Key Point	2	-	00092250-000100