RESOLUTION NO. 14-12-97

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF MILES TEACH, FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 165 OCALA DRIVE, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT “A;” AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 30, Article IV, Division 11 “Building Permit Allocation System,” Section 30-477 “Administrative Relief,” of the Islamorada Code of Ordinances (the “Village Code”), Miles Teach, (the “Applicant”) has applied to the Village Council of Islamorada, Village of Islands, Florida (the “Village”) for administrative relief from the Building Permit Allocation System (the “BPAS”) for property located at 165 Ocala Drive, Plantation Key at approximately Mile Marker 88.6, as legally described in Exhibit “A”, and

WHEREAS, on December 18, 2014, a duly noticed public hearing was held by the Village Council to consider the application for administrative relief; and

WHEREAS, following the public hearing, upon review and examination of the record, the Village Council finds that pursuant to the requirements of the Village Code and existing case law, the Application possesses a beneficial use providing economic benefit to the Applicant.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:
Section 1. Findings.

The Village Council, having considered the testimony and evidence presented by all parties, including the Applicant, does hereby find and determine:

(1) The hearing was properly noticed, the Application and the supporting documents and materials were properly before the Village Council for consideration, and all interested parties concerned in the matter were given opportunity to be heard.

(2) The Application, DOES meet the standards of Sections 30-477 and 30-553 of the Village Code to require remedial action to provide for administrative relief in the form of one (1) BPAS allocation award. This allocation award shall be awarded pursuant to Village Code Section 30-475(g) from previous market rate roll over allocations.

Section 2. Conclusions of Law.

(1) That granting of the Application is consistent with the Village Code and will not be detrimental to the community as a whole.

(2) That in rendering its decision as reflected in this Resolution, the Village Council has:

   (a) Accorded procedural due process;
   (b) Observed the essential requirements of the law; and
   (c) Supported its decision by competent substantial evidence of record.

(3) Approval is hereby GRANTED.

Section 3. Effective Date.

This Resolution shall not take effect until after both 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 Code; and following the thirty (30) days, this Resolution shall not be effective or acted upon by the Owner until forty-five (45) days following the rendition to the Florida
Department of Economic Opportunity ("DEO"), pursuant to Chapter 73C-44.002 of the Florida Administrative Code. During those forty-five (45) days, the DEO may appeal this Ordinance to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by Councilman Chris Sante, second by Vice Mayor Deb Gillis.

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

Mayor Mike Forster      YES
Vice Mayor Deb Gillis   YES
Councilman Chris Sante  YES
Councilman Jim Mooney    YES
Councilman Dave Ward    YES

PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2014.

ATTEST:

MIKE FORSTER, MAYOR

KELLY TOOTH, 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 22 day of December, 2014.

Kelly Toth, Village Clerk
Exhibit "A"

BK 10 LT 8 KEY HEIGHTS SECTION 2 PLANTATION KEY PB3-159 OR513-928 OR1857-412 OR1857-418AFF OR2405-2022/23 OR2450-1891 OR2450-1892