

**RESOLUTION NO. 24-05-37**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,  
VILLAGE OF ISLANDS, FLORIDA, AMENDING THE 2024 TOTAL  
AMOUNT OF NONRESIDENTIAL FLOOR AREA AND RESIDENTIAL  
DWELLING UNITS, QUARTERLY ALLOCATIONS, AND THE  
DISTRIBUTION OF ALLOCATIONS BETWEEN CATEGORIES OF THE  
BUILDING PERMIT ALLOCATION SYSTEM FOR 2024; AND  
PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Village Council of Islamorada, Village of Islands (the "Village") adopted Ordinance 02-17 which implemented the Building Permit Allocation System ("BPAS") as set forth in Chapter 30, Article IV, Division 11 of the Village Code of Ordinances (the "Code"); and

**WHEREAS**, in accordance with Section 30-474(e) 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 annual allocations, the quarterly allocations for that year, and the distribution of this allocation between categories; and

**WHEREAS**, on November 9, 2023, the Village Council voted to establish the total amount of nonresidential floor area and affordable residential dwelling units made available for 2024; and

**WHEREAS**, the Village Council adopted a Comprehensive Plan amendment establishing additional non-residential floor area, additional market rate allocations and the criteria and allocation schedule for the 300 Workforce Affordable Housing unit allocations; and

**WHEREAS**, the Village Council desires to amend the adopted 2024 allocation distribution schedule (Resolution 23-11-136) for the total amount of nonresidential floor area and residential dwelling units that may be made available for 2024.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA,  
VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:**

**Section 1.** **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2. Nonresidential Floor Area.** The amount of nonresidential floor area available for allocation in 2024 is 20,261 square feet (13,091 square feet rolled over from 2023 plus an additional 7,170 square feet from the Comprehensive Plan amendment).

**Section 3. Quarterly Nonresidential Floor Area Allocations.** (a) Pursuant to Village Comprehensive Plan Policy 1-3.1.1 nonresidential floor area shall be allocated quarterly as follows:

Quarter 2 (June) – 20,261 square feet

Quarter 3 (September) – Any rollover floor area from Quarter 2

Quarter 4 (December) - Any rollover floor area from Quarter 3

**Section 4. Amount of Residential Dwelling Units.** The remainder of residential allocations for 2024 is seven (7) market rate, and thirty (30) Workforce Affordable Housing units.

**Section 5. Quarterly Residential Allocations.**

(a) Pursuant to Village Comprehensive Plan Policy 1-3.1.1 residential units shall be allocated quarterly as follows:

Quarter 2 – Thirty (30) Workforce Affordable (in perpetuity)

Five (5) market rate with land dedication

Two (2) market rate without land dedication

Quarter 3 - Any rollover Workforce Affordable from Quarter 2

Quarter 4 - Any rollover Workforce Affordable from Quarter 3

**Section 6. Effective Date.** This resolution shall become effective immediately upon its adoption.

Motion to adopt by Sharon Mahoney, seconded by Elizabeth Jolin

**FINAL VOTE AT ADOPTION**

Mayor Joseph B. Pinder III	Yes
Vice Mayor Sharon Mahoney	Yes
Councilwoman Elizabeth Jolin	Yes
Councilman Mark Gregg	No
Councilman Henry Rosenthal	Yes

**PASSED AND ADOPTED THIS 7th DAY OF MAY, 2024.**

DocuSigned by:

*Joseph B. Pinder III*

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JOSEPH B. PINDER III, MAYOR

ATTEST:

DocuSigned by:

*Marne k. McGrath*

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MARNE MCGRATH, VILLAGE CLERK

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

DocuSigned by:



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JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 13<sup>th</sup> day of May, 2024.

