

RESOLUTION NO. 24-11-131

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, ESTABLISHING THE 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 2025; 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, 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, the Village Council desires to establish the total amount of nonresidential floor area and affordable residential dwelling units that may be made available for 2025.

**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 2025 is 27,431 square feet.

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

Quarter 1 (March) – 27,431 square feet

Quarter 2 (June) – Any rollover floor area from Quarter 1

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 Unit Allocations. The total number of residential allocations available for 2025 is two (2) market rate, and fifty-four (54) 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 1 - Fifty-Four (54) Workforce Affordable

One (1) Market Rate without Land Dedication

Quarter 2 – Any rollover Workforce Affordable from Quarter 1

Quarter 3 - Any rollover Workforce Affordable from Quarter 2

One (1) Market Rate without Land Dedication

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 Buddy Pinder, seconded by Don Horton.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney Yes

Vice Mayor Don Horton Yes

Councilmember Steve Friedman Yes

Councilmember Deb Gillis Yes

Councilmember Joseph Pinder Yes

PASSED AND ADOPTED THIS 19th DAY OF NOVEMBER, 2024.

Signed by:

Sharon Mahoney

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SHARON MAHONEY, 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:

Signed by:



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JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 20th day of November, 2024.

