

**RESOLUTION NO. 19-12-110**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE RESERVATION OF BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE DWELLING UNIT ALLOCATIONS FOR AWARD TO THE ISLAMORADA, VILLAGE OF ISLANDS GARDENIA STREET DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the State of Florida and all local governments located within the Florida Keys (each subject to the Area of Critical State Concern mandates relating to housing affordability) recognize the need for affordable housing statewide and particularly within the Florida Keys, where developable land for housing is extremely limited and expensive; and

**WHEREAS**, the Village Council of Islamorada, Village of Islands, Florida, (the “Village Council”) has determined that the challenge of providing affordable housing opportunities within Islamorada, Village of Islands (the “Village”) requires sensible and responsive use of residential unit allocations, including implementing effective long-term preservation mechanisms; and

**WHEREAS**, pursuant to Section 166.04151, Florida Statutes, the Village may set forth any law, ordinance, rule, or any other measure adopted for the purpose of increasing the supply of affordable housing; and

**WHEREAS**, the “Principles for Guiding Development” as set forth in Section 380.0552(7), Florida Statutes, requires the Village to undertake programs which make adequate affordable housing available for all sectors of its population; and

**WHEREAS**, Objective 3-1.1 of the Housing Goals, Objectives, and Policies for the Future Land Use Element of the Village Comprehensive Plan provides for the establishment of regulatory mechanisms and incentives to encourage the construction of affordable housing; and

**WHEREAS**, the Village is contemplating the development of affordable housing on Village-owned parcels on Plantation Key (the “Gardenia Street Development”) which would require the use of allocations from the Building Permit Allocation System (BPAS); and

**WHEREAS**, the Village seeks to reserve nine (9) allocation awards for affordable housing and the Village Council has determined that such reservation of affordable housing allocations is in the best interests of the Village and its residents.

**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. Reservation of BPAS Affordable Dwelling Unit Allocations.** The Village Council hereby approves the reservation and set aside for the award of nine (9) affordable dwelling unit allocations from the Building Permit Allocation System (“BPAS”) for the Gardenia Street Development. This reservation shall expire on October 31, 2021.

**Section 3. Effective Date.** This Resolution shall be effective immediately upon its adoption.


Motion to adopt by Councilman Jim Mooney, second by Councilwoman Deb Gillis.

**FINAL VOTE AT ADOPTION**


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

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

**PASSED AND ADOPTED THIS 12<sup>TH</sup> DAY OF DECEMBER, 2019.**

  
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MIKE FORSTER, 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 17 day of December, 2019.

  
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Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity