

RESOLUTION NO. 23-04-40

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, APPROVING NONRESIDENTIAL
BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS
AND AWARDING NONRESIDENTIAL BUILDING PERMIT
ALLOCATIONS FOR QUARTER 1 OF 2023; AND PROVIDING 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 previously adopted Resolution No. 22-11-131, establishing a total of 33,964 square feet of nonresidential floor area available for allocation in 2023; and

WHEREAS, on April 11, 2023, the Village Council conducted a public hearing regarding the Nonresidential Allocation Evaluation Report (the "Report") submitted by the Director of Planning and Development Services (the "Director") pursuant to the applicable provisions of the Village Code and Village Comprehensive Plan; and

WHEREAS, the Village Council desires to approve the Nonresidential BPAS rankings and award for Quarter 1 of 2023.

**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 as follows:

The Village Council approves the ranking and recommendation of the Director to award one (1) allocation for 447 square feet of nonresidential floor area to 89210 LLC with fifteen (15) points having Real Estate Parcel ID 00422200-000000; and one (1) allocation for 607 square feet of nonresidential floor area to Oak Street Properties LLC with 13 points having Real Estate Parcel ID 00401660-000000, as set forth in the Report attached hereto as Exhibit "A".

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 1 of 2023 of the BPAS has been processed in accordance with the Village's Comprehensive Plan and Land Development Regulations;
- (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 Sharon Mahoney, seconded by Council Member Mark Gregg.

FINAL VOTE AT ADOPTION

| | |
|-------------------------------|-----|
| Mayor Joseph B. Pinder III | Yes |
| Vice Mayor Sharon Mahoney | Yes |
| Councilmember Mark Gregg | Yes |
| Councilmember Elizabeth Jolin | Yes |
| Councilmember Henry Rosenthal | Yes |

PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 2023.



JOSEPH B. PINDER III, MAYOR

ATTEST:



MARNE MCGRATH, VILLAGE CLERK

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



JOHN QUICK, INTERIM VILLAGE ATTORNEY



This Resolution was filed in the Office of the Village Clerk of this 14 day of April, 2023.

DRAFT Ranking of Nonresidential BPAS Applications for 2023 Quarter 1 (closed March 31, 2023 @ 12:00 PM)

Exhibit "A"

| RECOMMENDED FOR ALLOCATION | | | | | | | | Exhibit "A" | | | |
|----------------------------|----------------|---------------------------|---------------------|---------------------|-------|---------------------|-----------------|-------------|-------|-----------------|----------------------|
| Rank | Permit # | Name | Date of Application | Time of Application | Score | Key | Subdivision | Lot | Block | RE # | Floor Area Requested |
| 1 | PRCOB202200177 | 89210 LLC | 3/21/2023 | 12:30 PM | 15 | Plantation Key | Indian Harbor | 44 | 9 | 00422200-000000 | 447 |
| 1 | PRBLD202100523 | Oak Street Properties LLC | 2/1/2023 | 1:00 PM | 10 | Upper Matecumbe Key | MATECUMBE BEACH | 7 | | 00401660-000000 | 607 |
| | | | | | | | | | | | 0 |
| Total Allocation | | | | | | | | 1,054 | | | |
| Total Available 2023 | | | | | | | | 33,964 | | | |
| Total Remaining | | | | | | | | 32,910 | | | |