

**RESOLUTION NO. 23-11-136**

**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 2024; AND  
PROVIDING 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 next annual allocation, 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 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 total amount of nonresidential floor area available for allocation in 2024 is 13,091 square feet rolled over from 2023.

**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 1 (March) - 13,091 square feet
- Quarter 2 (June) - Any rollover floor area from Quarter 1
- Quarter 3 (Sept) - Any rollover floor area from Quarter 2
- Quarter 4 (Dec) - Any rollover floor area from Quarter 3

**Section 4. Amount of Residential Dwelling Units.** The total number of residential allocations available for 2024 is zero (0) market-rate and two (2) affordable rolled over from 2023.

**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 (March) - Two (2) affordable (in perpetuity)
  - Zero (0) market rate with and without land dedication
- Quarter 2 (June) - Any rollover affordable from Quarter 1
  - Zero (0) market rate with and without land dedication
- Quarter 3 (Sept) - Any rollover affordable from Quarter 2
  - Zero (0) market rate with and without land dedication
- Quarter 4 (Dec) - Any rollover affordable from Quarter 3
  - Zero (0) market rate with and without land dedication

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

Motion to adopt by Mark Gregg, seconded by Sharon Mahoney.

**FINAL VOTE AT ADOPTION**

Mayor Joseph B. Pinder III Yes

Vice Mayor Sharon Mahoney Yes

Councilwoman Elizabeth Jolin Yes

Councilman Mark Gregg Yes

Councilman Henry Rosenthal Yes

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF NOVEMBER 2023.**



JOSEPH B. PINDER III, MAYOR

ATTEST:



MARNE MCGRATH  
MARNE MCGRATH, VILLAGE CLERK

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



AS  
ALISON SMITH, WEISS SEROTA - ACTING VILLAGE ATTORNEY

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

