

RESOLUTION NO. 25-02-14

**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 4 OF 2024; 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. 24-05-37, establishing a total of 20,261 square feet of nonresidential floor area available for allocation in 2024; and

WHEREAS, on June 18, 2024, 15,929 square feet of Nonresidential square footage previously issued in Quarter 3 of 2023 was not utilized and returned to the available pool; and

WHEREAS, the Village Council desires to approve the Nonresidential BPAS rankings and awards for Quarter 4 of 2024.

**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 256 square feet of nonresidential floor area to LAH Islander LLC having Real Estate Parcel IDs 00400400-000000, 00400450-0000000, and 00400810-000000; 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 4 of 2024 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 Councilwoman Gillis, seconded by Vice Mayor Horton.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney	YES
Vice Mayor Don Horton	YES
Councilmember Deb Gillis	YES
Councilmember Steve Friedman	YES

PASSED AND ADOPTED THIS 11TH DAY OF FEBRUARY 2025.


Sharon Mahoney
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 11th day of February, 2025.



