

RESOLUTION NO. 25-11-124

**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 3 OF 2025; AND PROVIDING FOR
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. 24-11-131, establishing the total amount of nonresidential floor area available for allocation in 2025; and

WHEREAS, the Village Council desires to approve the Nonresidential BPAS rankings and awards for Quarter 3 of 2025.

**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 1,632 square feet of nonresidential floor area to Native Storage LLC having Real

Estate Parcel ID 00428590-000000 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 3 of 2025 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.

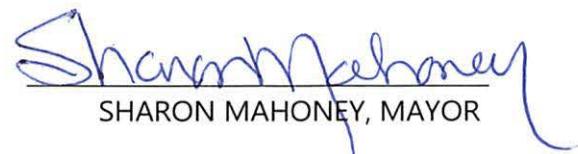
Section 3. Effective Date. This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by Deb Gillis, seconded by Anna Richards.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney	Yes
Vice Mayor Don Horton	Yes
Councilmember Steve Friedman	Yes
Councilmember Deb Gillis	Yes
Councilmember Anna Richards	Yes

PASSED AND ADOPTED THIS 13th DAY OF NOVEMBER 2025.



SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH
MARNE MCGRATH, VILLAGE CLERK

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

John Quick
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 18th day of November, 2025.



EXHIBIT "A"

LEGAL DESCRIPTION

BK 9 Lots 1-4 and 37-40 Plantation Key Colony PB3-182

DRAFT Ranking of Nonresidential BPAS Applications for 2025 Quarter 3 (closed September 30, 2025 @ 12:00 PM)

DRAFT Ranking of Nonresidential BPAS Applications for 2025 Quarter 3 (closed September 30, 2025 @ 12:00 PM)											
Applications		RECOMMENDED FOR ALLOCATION									
Rank	Permit #	Name	Date of Application	Time of Application	Score	Key	Subdivision	Lot	Block	RE #	Floor Area Requested
1	PRCOB202500765	Native Storage LLC	9/29/2025	3:00 PM		Plantation Key	Plantation Key Colony	1-4 & 37, 40	9	00428590-000000	1,632
											0
										Total Allocation	1,632
										Total Available 2025	41,626
										Total Remaining	39,994