

RESOLUTION NO. 25-11-125

**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 2026; AND
PROVIDING FOR 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, 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 annual allocations, 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 affordable residential dwelling units that may be made available for 2026.

**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 amount of nonresidential floor area available for allocation in 2026 is 47,164 square feet.

Section 3. Quarterly Nonresidential Floor Area Allocations. Pursuant to Village Comprehensive Plan Policy 1-3.1.1 nonresidential floor area shall be allocated quarterly as follows:

Quarter 1 (March) – 47,164 square feet

Quarter 2 (June) – Any rollover floor area from Quarter 1

Quarter 3 (September) – Any rollover floor area from Quarter 2

Quarter 4 (December) - Any rollover floor area from Quarter 3

Section 4. Amount of Residential Dwelling Unit Allocations. The total number of residential allocations available for 2026 is one (1) market rate, and eighty-four (84) Workforce Affordable Housing units.

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 - Eighty-Four (84) Workforce Affordable

One (1) Market Rate without Land Dedication

Quarter 2 – Any rollover Workforce Affordable from Quarter 1

Zero (0) Market Rate without Land Dedication

Quarter 3 - Any rollover Workforce Affordable from Quarter 2

Zero (0) Market Rate without Land Dedication

Quarter 4 - Any rollover Workforce Affordable from Quarter 3

Zero (0) Market Rate without Land Dedication

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

Motion to adopt by Don Horton, 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
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.

