

## **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, 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 18<sup>th</sup> day of November, 2025.

