

**RESOLUTION NO. 19-11-105**

**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 2020; 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 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 2020.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF  
ISLAMORADA, VILLAGE OF ISLANDS, 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 2020 is 44,072 square feet (0 square feet available for 2020 plus 44,072 square feet rolled over from 2019).

**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 (January) - 44,072 square feet

Quarter 2 (April) - Any rollover floor area from Quarter 1

Quarter 3 (July) - Any rollover floor area from Quarter 2

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

**Section 4. Amount of Residential Dwelling Units.** The total number of residential allocations available for 2020 is 22 market-rate and 15 affordable (6 affordable dwelling units established for 2019 plus 9 affordable dwelling units rolled over from 2019).

**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 (January) - 15 affordable (in perpetuity)

Five (5) market rate without land dedication

Quarter 2 (April) - Any rollover affordable from Quarter 1

Five (5) market rate without land dedication

One (1) market rate with land dedication

Quarter 3 (July) - Any rollover affordable from Quarter 2

Five (5) market rate without land dedication

Quarter 4 (October) - Any rollover affordable from Quarter 3

Five (5) market rate without land dedication

One (1) market rate with land dedication

**Section 6. Market Rate Residential Allocation Categories.** In quarterly allocation periods where market rate applications with land dedications do not rank higher than those applications without land dedications, the applications which rank highest shall be awarded the

allocations(s). If there are no market rate applications with land dedication, the allocations shall be awarded to market rate applications without land dedication.

**Section 7. Effective Date.** This resolution shall become effective immediately upon its adoption.

Motion to adopt by Councilman Jim Mooney, second by Vice Mayor Mike Forster.

**FINAL VOTE AT ADOPTION**

**VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

Mayor Deb Gillis	YES
Vice Mayor Mike Forster	YES
Councilman Ken Davis	YES
Councilwoman Cheryl Meads	YES
Councilman Jim Mooney	YES

**PASSED AND ADOPTED** this 21<sup>st</sup> day of November, 2019.



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DEB GILLIS, MAYOR

ATTEST:



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KELLY TOTH, VILLAGE CLERK

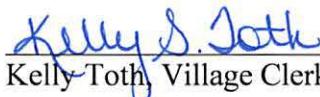
APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND BENEFIT OF  
ISLAMORADA, VILLAGE OF ISLANDS ONLY



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ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 22 day of November, 2019.



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Kelly S. Toth  
Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity