

**RESOLUTION NO. 20-12-108**

**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 2021; AND  
PROVIDING 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 2021.

**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 Allocation.** The total amount of nonresidential floor area available for allocation in 2021 is 35,315 square feet (2,500 square feet available for 2021 plus 32,815 square feet rolled over from 2020).

**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) - 35,315 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 2021 is 22 market-rate and 9 affordable (6 affordable dwelling units established for 2021 plus 3 affordable dwelling units rolled over from 2020).

**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) - 9 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.

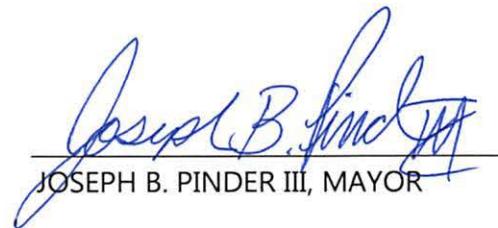
Motion to adopt by Vice Mayor Pete Bacheler, seconded by Mayor Joseph B. Pinder.

**FINAL VOTE AT ADOPTION**

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

Mayor Joseph B. Pinder III	YES
Vice Mayor Pete Bacheler	YES
Councilman Mark Gregg	YES
Councilman Henry Rosenthal	YES
Councilman David Webb	YES

**PASSED AND ADOPTED THIS 17 DAY OF DECEMBER, 2020.**



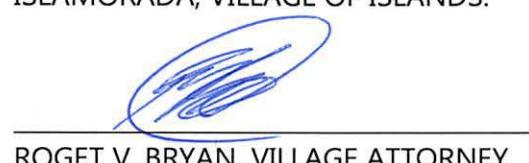
JOSEPH B. PINDER III, MAYOR

ATTEST:



KELLY TOTH, VILLAGE CLERK

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



ROGET V. BRYAN, VILLAGE ATTORNEY