RESOLUTION NO. 16-03-16

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, OPPOSING THE PROPOSED VACANT LOT RETIREMENT AND HOTEL UNIT ALLOCATION RULE, ALSO KNOWN AS “3 FOR 1 RULE” WITHIN THE FLORIDA KEYS AREA OF CRITICAL STATE CONCERN; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Islamorada, Village of Islands (the “Village”) is located within the Florida Keys, a designated Area of Critical State Concern; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the “Village Council”) is elected to represent the best interests of Village residents; and

WHEREAS, the Village desires to provide a community that values safety and a high quality of life for its residents and businesses; and

WHEREAS, the accelerating need for and shortage of affordable workforce housing has been identified as one of the most critical issues facing the Village; and

WHEREAS, during a recent Village workshop held to discuss ways to improve the quality of life within the Village, increased automobile traffic was cited by many residents as their primary complaint; and

WHEREAS, the Florida Department of Economic Opportunity (“DEO”) administers the Florida Keys Area of Critical State Concern (“ACSC”) and publishes an annual report on the progress made by Monroe County (the “County”) and the municipalities therein in fulfilling the recommendations of DEO; and

WHEREAS, the 2014 DEO annual report emphasized hurricane evacuation time limits and that the number of building permit allocations to be awarded County-wide through 2023 are insufficient to provide building permits for all vacant parcels within the Florida Keys; and

WHEREAS, DEO has proposed a “Vacant Lot Retirement and Hotel Unit Allocation Rule” (the “3 for 1 Rule”) which would provide for the allocation of up to 300 hotel units to be
distributed in Marathon, unincorporated Monroe County and the Village contingent upon the affected local governments establishing a Hotel Unit Allocation Program that extinguishes residential development rights on a 3:1 ratio; and

WHEREAS, the proposed 3 for 1 Rule would specifically require that for every 1 hotel unit awarded, that development rights be extinguished on 3 private buildable platted lots; and

WHEREAS, Village staff finds that the creation of new transient units has a direct correlation to the need for more affordable housing and that building additional transient units will potentially add to the severity of the traffic problems within the Village; and

WHEREAS, the Village Council has determined that the proposed 3 for 1 Rule would likely exacerbate the affordable housing shortage and traffic problems by allowing development of more transient units that by necessity require a workforce that is heavily reliant upon affordable housing; and

WHEREAS, the Village Council has determined that the proposed 3 for 1 Rule is not in the best interests of the Village and its residents.

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. Opposing the Proposed 3 for 1 Rule. The Village Council of Islamorada, Village of Islands, hereby states its opposition to the proposed 3 for 1 Rule within the Florida Keys Area of Critical State Concern due to the potentially harmful impacts on the residents, businesses and resources of the Village and throughout Monroe County. The Village Council hereby requests that the State of Florida not include the Village as an eligible/participating community within the proposed 3 for 1 rulemaking process.

Section 3. Transmittal. The Village Council hereby directs that a copy of this Resolution be transmitted to the Governor of the State of Florida, the Florida Department of
Economic Opportunity, the Monroe County Board of County Commissioners, the City of Marathon and any other appropriate parties.

**Section 4. Effective Date.** This resolution shall become effective immediately upon its adoption.

Motion to adopt by Councilman Mike Forster; seconded by Councilman Chris Sante.

**FINAL VOTE AT ADOPTION**

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Deb Gillis: YES
Vice Mayor Jim Mooney: ABSENT
Councilman Mike Forster: YES
Councilman Chris Sante: YES
Councilman Dennis Ward: YES

PASSED AND ADOPTED ON THIS 17TH DAY OF MARCH, 2016.

[Signature]
DEB GILLIS, MAYOR

**ATTEST:**

[Signature]
KELLY TOOTH, VILLAGE CLERK

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

[Signature]
ROGEL V. BRYAN, VILLAGE ATTORNEY