RESOLUTION NO. 16-10-70

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION 15-11-110 TO INCREASE THE TOTAL AMOUNT OF NONRESIDENTIAL FLOOR AREA THAT MAY BE MADE AVAILABLE FOR THE BUILDING PERMIT ALLOCATION SYSTEM FOR 2016; PROVIDING FOR THE DISTRIBUTION OF 2016 ALLOCATIONS BETWEEN CATEGORIES OF THE BUILDING PERMIT ALLOCATION SYSTEM; 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 adopted Resolution 15-11-110 thereby establishing 35,995 square feet of nonresidential floor area that may be made available within the BPAS in 2016; and

WHEREAS, a BPAS allocation award for Building Permit COB201300131 expired and consequently, 15,561 square feet of nonresidential floor area has been recaptured for allocation by the Village in 2016; and
WHEREAS, the Village Council desires to amend Resolution 15-11-110 to reflect the revised amount of nonresidential floor area that may be made available within the Building Permit Allocation System in 2016.

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 for allocation for 2016 is 39,995 51,556 square feet (39,995 square feet for 2016 plus 15,561 square feet recaptured from Building Permit COB201300131).

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) - 39,995 51,556 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 for 2016 is 22 market rate and 37 affordable (6 dwelling units established for 2016 plus 31 dwelling units rolled over from 2015).

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) - 37 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 Jim Mooney, second by Councilman Chris Sante.

FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

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

PASSED AND ADOPTED THIS 13TH DAY OF OCTOBER, 2016.

[Signature]
DEB GILLIS, MAYOR
ATTEST:

KELLY TOOTH, VILLAGE CLERK

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

ROGET V. BRYAN, VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this 17th day of October, 2016.

Kelly Toth, Village Clerk

cc: Florida Department of Economic Opportunity