

The Code Compliance Department of Islamorada, Village of Islands, strives to preserve the Village's unique way of life, protect property and environmental assets and ensure continuation of a high standard of living within the Village for current and future residents, property owners and business owners.

The Code Compliance Department is responsible for ensuring that the public observes and follows Village codes and ordinances. Code Compliance services include prevention, detection, investigation and enforcement of code violations.



Five-Level Enforcement Priority System

To help ensure that the most serious violations are addressed expeditiously and effectively, the Code Compliance Department has established the following rating scale to guide enforcement priorities.

- Priority 1 Immediate threats to public health, safety or welfare
- Priority 2 Environmental protection issues
- Priority 3 Unpermitted construction and development activity
- Priority 4 Nuisance complaints
- Priority 5 Violations of land development regulations

Note: Enforcement of the Village's Vacation Rental Ordinance is a primary focus at all times.

Frequently Asked Questions

Q: What hours of the day are my neighbors allowed to create construction noise or run their loud lawn equipment?

A: Lawful construction activity on private property is allowed between the hours of 7:30 a.m. and sundown. Lawn mowing and operation of gasoline and electric powered machinery is allowed between the hours of 7:00 a.m. and sundown.

Village Code Ch. 18, Sec 8-9

Q: My neighbor rents his home for short-term vacation rentals; is this allowed?

A: Vacation Rentals may occur in the Village only at licensed properties. To find out if your neighbor's home is a licensed Vacation Rental, contact the Village's Planning Department at 305-664-6426.

Village Code Ch. 30, Sec. 1291-1299

Q: When can I leave my trash and recycling containers at the curb?

A: Regular trash, recycling and yard waste containers may be placed at the curbside no earlier than one (1) day preceding scheduled collection days and shall be removed from the curbside no later than 8:00 p.m. on the collection day. Bulk trash requiring a special pick-up may be placed at the curbside no earlier than three (3) days preceding the pick-up date.

Village Code Ch. 46, Sec. 40

Q: I am doing some interior remodeling and repairs. When do I need a permit?

A: If the work is structural and the cost will total more than \$2,500 for labor and materials, a building permit is required. A permit is always required for the following activities: land clearing; fill; demolition; blasting; excavation; storage of materials; signs; storage sheds; tie down of habitable structures; new electrical, mechanical or plumbing work; all life safety, structural and floodplain work; fences; roofing of areas over 100 square feet.

Village Code Ch. 6, Sec. 61

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Code Compliance

Responding to Complaints

Providing Information

Assisting the Public

Islamorada, Village of Islands

Village Administrative Center
& Public Safety Headquarters
86800 Overseas Highway
Islamorada, Florida 33036
305-664-6400

Administrative Offices 8am - 5pm

Code Compliance 305-664-6435
code@islamorada.fl.us

VILLAGE CODE SECTIONS
SUBJECT TO ENFORCEMENT

Vacation Rentals

The intent and purpose of this division of the Code is to protect single family homes and residential neighborhoods from the adverse impacts of vacation rental uses. Vacation rental use of single-family and multi-family residential properties is allowed in future land use map categories identified in the Code for periods of 28 days or less when other conditions also identified in the Code are met. Annual registration is required. Village Code Ch.30 Sec. 1291-1299

Signs

The regulations and requirements in this section of the Code are intended to promote and protect public health, safety and general welfare by regulating existing and proposed signs on residential and commercial properties within the Village. The Code promotes and enhances the unique aesthetic character of the Village by reducing visual and light pollution, helping to visually organize the activities of the Village and lend order. Information regarding sign measurements and requirements, prohibited signs, signs that require permits and signs not requiring permits is presented in the Code in addition to information on nonconforming signs and sign variances. Village Code Ch. 30, Sec. 1431-1437

Outdoor Merchandise Display

Outdoor storage and display areas as either a principal or an accessory use in connection with any lawfully established commercial use are permitted in designated zoning districts. There shall be no accessory outdoor storage or display by any person operating or conducting a different business than the principal business conducted at a location. Outdoor display areas shall comply with each of the development standards identified in the Village's Code. Village Code Ch. 30, Sec. 1371-1377

VILLAGE CODE SECTIONS
SUBJECT TO ENFORCEMENT (continued)

Nuisances

Growth of noxious uncultivated or non-native weeds, grasses or undergrowth (other than protected species or native vegetation) over 12 inches in an average height above the surface of the ground is prohibited. The regulations and requirements in the code are intended to provide an efficient procedure for cleaning and mowing properties that are littered or overgrown so as to become unsightly, a nuisance, or a breeding ground for insects and rodents. Code Compliance Officers also address nuisance such as abandoned vehicles, boats and trailers. Village Code Ch. 18, Sec. 31-37

Code Enforcement Citation and Hearing Process

Only Code Compliance Officers shall have the authority to initiate code proceedings as provided in section 2-116 of the Village's Code of Ordinances. Code Compliance Officers remain readily available to provide ongoing education and guidance to the public regarding code violations and the enforcement process.

Generally, a Code Compliance Officer who finds a violation of the Code shall follow the following procedures:

- Provide a verbal warning and education during direct contact with property owner or resident.
- If the Violation is not remedied, a Notice of Violation is issued providing a time period to correct the violation.
- If the violation continues after the time period for correction, a Notice of Hearing is issued.
- At the Hearing, findings of fact and conclusions of law are presented to the Code Hearing Officer.
- Decisions made by Code Hearing Officer include daily fines, administrative costs of hearing to be paid and date by which the violation must be corrected.

VILLAGE CODE SECTIONS
SUBJECT TO ENFORCEMENT (continued)

Native Plant and Tree Removal

The regulations and requirements in this section of the Code are intended to preserve native vegetation and habitat for the propagation and protection of wildlife, birds, game, fish and other aquatic life and the enhancement the aesthetic appearance and value of the village. Removal of trees increases surface runoff, which contributes to water pollution. Preservation of native plants and trees reduces stormwater runoff, reduces water consumption, reduces impervious surface area, conserves energy, increases tree canopy and decreases ambient temperatures, thereby promoting the public health and general welfare.

Village Code Ch. 30, Sec. 811-823 and Sec. 1611

Unpermitted Construction Activity

The regulations and requirements in the Code are intended to protect the health, safety and welfare of the public. Permits are required as provided in the Florida Building Code for new commercial and residential construction, commercial and residential renovations, land clearing, the placement of fill, commercial and residential demolition, blasting, excavation, storage of materials, signs, fences, tie-downs of habitable structures and work subject to floodplain management requirements. Village Code Ch. 6, Sec. 61-69

Sea Turtle Nesting Protection

Islamorada's turtle nesting season is from April 15 to October 31 every year. During that time, lights can discourage female sea turtles from coming ashore to nest and can cause sea turtle hatchlings to become disoriented. Hatchlings that head toward light often die from dehydration, exhaustion, predation and passing cars. The regulations and requirements in Village Code, intended to protect sea turtle nesting habitat, include artificial lighting and placement of materials such as kayaks and beach furniture. Village Code Ch. 30, Sec. 1581-1587