



**ISLAMORADA, VILLAGE OF ISLANDS  
REGULAR VILLAGE COUNCIL MEETING**

**Founders Park Community Center  
87000 Overseas Hwy  
Islamorada, FL 33036  
Thursday, October 1, 2015  
5:30 PM**

**I. CALL TO ORDER / ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. PRESENTATIONS AND ANNOUNCEMENTS**

- A.** Update on Governor's Cabinet Meeting Regarding Florida Keys Area of Critical State Concern – Mayor Mike Forster

**IV. PUBLIC COMMENT**

**V. AGENDA: Request for Deletion / Emergency Additions**

**VI. CITIZENS' ADVISORY COMMITTEE UPDATES**

- A.** Local Planning Agency Update – Chairman Pete Bacheler

**VII. CONSENT AGENDA**

(All items on the Consent Agenda are considered routine by the Village Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event, the item will be moved to the Main Agenda.)

- A. Minutes: TAB 1**  
August 20, 2015 Regular Village Council Meeting  
September 9, 2015 Special Call Village Council Meeting- 1<sup>st</sup> Budget Hearing  
September 10, 2015 Special Call Village Council Meeting – FDOT
- B. Approval of Appointments to the Islamorada Youth Council TAB 2**
- C. Resolution Approving a Memorandum of Understanding between Florida Keys Electric Cooperative Association, Inc., and Islamorada, Village of Islands, to Provide Post-Storm Event Staging Areas TAB 3**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. AND ISLAMORADA, VILLAGE OF ISLANDS, TO PROVIDE POST-STORM RESTORATION STAGING AREAS; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE MEMORANDUM OF UNDERSTANDING; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING; AND PROVIDING FOR AN EFFECTIVE DATE**

- D.** Proposed Resolution Approving an Affordable Housing Agreement Between Islamorada, Village of Islands, Florida and Glory of the Atlantic, LLC for Minor Conditional Use MN-15-03

**TAB 4**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION 13-06-34 AND REVISING AN APPROVED AFFORDABLE HOUSING AGREEMENT BETWEEN THE VILLAGE AND OCEAN GARDENS AND GIFTS, LLC, F/K/A GLORY OF THE ATLANTIC, LLC; AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO EXECUTE THE AFFORDABLE HOUSING AGREEMENT AND ANY ADDITIONAL DOCUMENTS PERTAINING TO THE AFFORDABLE HOUSING AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE**

**VIII. WASTEWATER MATTERS**

- A.** Wastewater Update

**TAB 5**

**IX. ORDINANCES**

- A.** First Reading: Ordinance Amending Comprehensive Plan Policy 1-2.1.8 “Establish a Gross Floor Area” to Limit the Maximum Gross Floor Area of Any Structure within the Village

**TAB 6**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.1.8 “ESTABLISH GROSS FLOOR AREA” OF THE VILLAGE’S COMPREHENSIVE PLAN TO LIMIT THE MAXIMUM GROSS FLOOR AREA OF ANY NONRESIDENTIAL STRUCTURE WITHIN THE VILLAGE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

- B.** First Reading: Ordinance Amending the Land Development Regulations to Limit the Maximum Nonresidential Floor Area of Nonresidential Structures to 10,000 Square Feet

**TAB 7**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS”, ARTICLE II “RULES OF CONSTRUCTION AND DEFINITIONS”; SPECIFICALLY AMENDING ARTICLE V “SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS”, DIVISION 2 “ZONING DISTRICTS”, SECTION 30-692 “VILLAGE CENTER (VC) ZONING DISTRICT”, SECTION 30-693 “TOURIST COMMERCIAL (TC) ZONING DISTRICT”, SECTION 30-694 “COMMERCIAL FISHING (CF) ZONING DISTRICT”, SECTION 30-695 “MARINE USE (MR) ZONING DISTRICT”, SECTION 30-696 “HIGHWAY COMMERCIAL (HC) ZONING DISTRICT”, SECTION 30-697 “NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT”,**

**SECTION 30-698 “INDUSTRIAL (I) ZONING DISTRICT”, SECTION 30-701 “PUBLIC AND SEMI-PUBLIC SERVICES (PS) ZONING DISTRICT”, SECTION 30-702 “RECREATION (R) ZONING DISTRICT” AND SECTION 30-703 “MARICULTURE (M) ZONING DISTRICT” OF THE VILLAGE CODE OF ORDINANCES TO LIMIT THE MAXIMUM PERMITTED GROSS FLOOR AREA OF ANY NONRESIDENTIAL STRUCTURE WITHIN THE VILLAGE; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE VILLAGE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY**

- C. First Reading: Ordinance Amending the Land Development Regulations to Define Legally Established Existing Package Sewer Treatment Facilities as Nonresidential Floor Area **TAB 8**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS”, ARTICLE II “RULES OF CONSTRUCTION AND DEFINITIONS”, SECTION 30-472 “DEFINITIONS” OF THE VILLAGE CODE OF ORDINANCES AND AMENDING ARTICLE IV “ADMINISTRATIVE PROCEDURES”, DIVISION 11 “BUILDING PERMIT ALLOCATION SYSTEM” TO FURTHER DEFINE EXISTING PACKAGE SEWER TREATMENT FACILITIES WITHIN THE VILLAGE AS NONRESIDENTIAL FLOOR AREA; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE VILLAGE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY**

- D. First Reading: Ordinance Amending the Land Development Regulations for Accessory Structures within the Shoreline Setback **TAB 9**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS”, ARTICLE VII “ENVIRONMENTAL REGULATIONS”, DIVISION 2 “DOCKS AND SHORELINE USES”, SECTION 30-1542 “SHORELINE SETBACK” AND SECTION 30-1546 “BOAT RAMPS” OF THE VILLAGE CODE OF ORDINANCES TO REVISE THE REQUIRED SETBACKS FOR ACCESSORY STRUCTURES LOCATED ALONG SHORELINES WITHIN THE VILLAGE; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE VILLAGE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY**

**X. QUASI-JUDICIAL**

- A. Application for Major Conditional Use (MJ-15-02) by CRP 80001 Overseas LLC **TAB 10**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY CRP 80001 OVERSEAS, LLC FOR MAJOR CONDITIONAL USE APPROVAL OF THE RELOCATION AND ENLARGEMENT OF AN EXISTING POOL, RECONFIGURATION OF ON-SITE PARKING, ON-SITE LIGHTING, DEMOLITION OF EXISTING GAS STATION, AND SITE RECONFIGURATION FOR PROPERTY WITHIN THE TOURIST COMMERCIAL (TC) ZONING DISTRICT LOCATED AT 79971 AND 80001 OVERSEAS HIGHWAY ON UPPER MATECUMBE KEY WITH REAL ESTATE NUMBERS 0096660-000000, 00096740-000000, and 00096750-000000 AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**XI. RESOLUTIONS**

- A. Resolution Approving Sixth Amendment to Agreement for Professional State Lobbying Consulting Services with William J. Peebles**

**TAB 11**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING THE SIXTH AMENDMENT TO THE PROFESSIONAL STATE LOBBYING CONSULTING SERVICES AGREEMENT BETWEEN ISLAMORADA, VILLAGE OF ISLANDS AND WILLIAM J. PEEBLES, P.A.; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE SIXTH AMENDMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE SIXTH AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE**

- B. Resolution Approving Second Amendment to the Professional State Lobbying Services Agreement with Capitol Insight, LLC.**

**TAB 12**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE SECOND AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL STATE LOBBYING SERVICES BETWEEN ISLAMORADA, VILLAGE OF ISLANDS AND CAPITOL INSIGHT LLC; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE SECOND AMENDMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE SECOND AMENDMENT; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE**

- C. Enrollment in Florida Retirement System for Non-Fire Rescue Employees**

**TAB 13**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING ENTRY INTO AND PARTICIPATION IN THE FLORIDA RETIREMENT SYSTEM FOR VILLAGE EMPLOYEES; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF MANAGEMENT SERVICES FOR PARTICIPATION IN THE FLORIDA RETIREMENT SYSTEM; ADOPTING THE TERMS AND CONDITIONS FOR PARTICIPATION IN THE FLORIDA RETIRMENT SYSTEM AS REQUIRED BY STATE LAW AUTHORIZING WITHHOLDING FROM EMPLOYEE SALARIES; AUTHORIZING THE VILLAGE TO MAKE EMPLOYER CONTRIBUTIONS TO THE**

**FLORIDA RETIREMENT SYSTEM; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE**

**D. Resolution Amending the Housing Assistance Plan**

**TAB 14**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING THE VILLAGE'S COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING ASSISTANCE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE**

**E. Resolution Adopting the Citizen Participation Plan**

**TAB 15**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, ADOPTING THE VILLAGE'S COMMUNITY DEVELOPMENT BLOCK GRANT CITIZEN PARTICIPATION PLAN; AND PROVIDING FOR AN EFFECTIVE DATE**

**F. Approval of Resolution Reserving Building Permit Allocation System (BPAS) Affordable Dwelling Unit Allocations for Award to Sunset Villas Affordable Housing Development (The "Development")**

**TAB16**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE RESERVATION OF BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE DWELLING UNIT ALLOCATIONS FOR AWARD TO THE PROPOSED SUNSET VILLAS DEVELOPMENT; PROVIDING FOR BORROWING FROM FUTURE BPAS ALLOCATIONS; PROVIDING FOR EXPIRATION OF RESERVATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**XII. MOTIONS**

**XIII. MAYOR / COUNCIL COMMUNICATIONS**

**XIV. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**

**XV. ADJOURNMENT**

A limited number of agendas will be available for the public at the time of the meeting. The agenda and backup documentation may be viewed and printed from the Village website at [www.islamorada.fl.us](http://www.islamorada.fl.us) as early as the Monday prior to the meeting.

These meetings are open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Administrative Center and Public Safety Headquarters at 664-6412 at least 48 hours before the scheduled meeting.

Anyone wishing to appeal any decision made by the Islamorada Village Council with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All video, computer or technical devices that will be used at Council meetings must be given to the Village Clerk 48 hours prior to the meeting.

**Anyone giving out documents during public comment shall provide a minimum of 15 copies to the Village Clerk prior to the start of the meeting.**

Two or more committee members from various Village Committees may be present at this meeting.