



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

**Founders Park Community Center  
87000 Overseas Hwy  
Islamorada, FL 33036  
Thursday, April 7, 2016  
5:30 PM**

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

**II. PLEDGE OF ALLEGIANCE**

**III. PRESENTATIONS AND ANNOUNCEMENTS**

- A. Proclamation: Supporting the Wyland Foundation's National Mayor's Challenge for Water Conservation Month
- B. Presentation of "Excess Payment Check" to Village Council by Monroe County Sheriff Rick Ramsay
- C. Presentation Regarding "The Status of Everglades Restoration and the Health of Florida Bay" by Stephen E. Davis, Ph.D., Everglades Foundation
- D. Presentation by Michael Donovan, Executive Director of Bullsugar.org
- E. Acknowledgement of Past Service on the Landscape Advisory Committee- Mayor Gillis
  - Barbara Pensell from June 2013 to March 2016
  - Marilyn Rogers from February 2014 to March 2016
  - Shelby Heeter from March 2013 to March 2016
- F. Appointment to Water Quality Improvement Citizens' Advisory Committee- Vice Mayor Jim Mooney

**IV. PUBLIC COMMENT**

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

**VI. CITIZENS' ADVISORY COMMITTEE UPDATES**

**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  
February 25, 2016 Regular Village Council Meeting  
March 17, 2016 Regular Village Council Meeting

TAB 1

**VIII. WASTEWATER MATTERS**

- A. Wastewater Update

**IX. ORDINANCES**

- A. Second Reading: Ordinance Amending and Renaming Chapter 22 “Fair Housing” of the Village Code of Ordinances as Chapter 22 “Housing”; Creating Chapter 22, Article I “In General” and Article II “Fair Housing” and Establishing Sections 22-12 through 22-60 Therein; Creating Article III “First Time Homebuyer Down Payment Assistance Program” and Establishing Sections 22-61 through 22-70

TAB 2

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING AND RENAMING CHAPTER 22 “FAIR HOUSING” OF THE VILLAGE CODE OF ORDINANCES AS CHAPTER 22 “HOUSING”; CREATING CHAPTER 22, ARTICLE I “IN GENERAL” AND ARTICLE II “FAIR HOUSING” AND ESTABLISHING SECTIONS 22-12 THROUGH 22-60 THEREIN; CREATING ARTICLE III “FIRST TIME HOMEBUYER DOWN PAYMENT ASSISTANCE PROGRAM” AND ESTABLISHING SECTIONS 22-61 THROUGH 22-70 THEREIN TO CREATE A FIRST TIME HOMEBUYER DOWN PAYMENT ASSISTANCE PROGRAM; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THE PROVISIONS OF 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 THE APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY**

- B. First Reading: Ordinance Amending the Comprehensive Plan to Amend Transfer of Development Rights (TDRS)

TAB 3

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-3.1.3 “INSTITUTE A PROGRAM FOR TRANSFER OF DEVELOPMENT RIGHTS (TDRS)” OF THE VILLAGE COMPREHENSIVE PLAN TO AMEND THE REQUIREMENTS FOR APPROVED SENDER AND RECEIVER SITES; AMENDING OBJECTIVE 5-1.1: “PROTECT COASTAL RESOURCES, WETLANDS, ESTUARIES, LIVING MARINE RESOURCES AND WILDLIFE HABITATS” OF THE VILLAGE COMPREHENSIVE PLAN TO CORRECT A SCRIVENER’S ERROR ; 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**

- C. First Reading: Ordinance Amending the Land Development Regulations to Amend Transfer Of Development Rights (TDRS)

TAB 4

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS,” ARTICLE IV “ADMINISTRATIVE PROCEDURES,” DIVISION 12 “TRANSFER OF DEVELOPMENT RIGHTS,” OF THE VILLAGE CODE OF ORDINANCES TO AMEND THE REQUIREMENTS FOR APPROVED SENDER AND RECEIVER SITES; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

- D. First Reading: Ordinance Amending the Comprehensive Plan Policy 1-3.1.1 Establish a Building Permit Allocation System (BPAS) by Decreasing the Non-Residential Square Footage Allocation** **TAB 5**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-3.1.1 “ESTABLISH A BUILDING PERMIT ALLOCATION SYSTEM (BPAS)” OF THE VILLAGE COMPREHENSIVE PLAN REGARDING THE ALLOCATION OF NONRESIDENTIAL FLOOR AREA; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

- E. First Reading: Ordinance Amending Chapter 30 “Land Development Regulations,” Article IV “Administrative Procedures,” Division 11 “Building Permit Allocation System,” Section 30-474 “Building Permit Allocation” of the Village Code** **TAB 6**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS,” ARTICLE IV “ADMINISTRATIVE PROCEDURES,” DIVISION 11 “BUILDING PERMIT ALLOCATION SYSTEM,” SECTION 30-474 “BUILDING PERMIT ALLOCATION” OF THE VILLAGE CODE OF ORDINANCES TO AMEND PROVISIONS RELATED TO THE ALLOCATION OF NONRESIDENTIAL FLOOR AREA; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

**X. QUASI-JUDICIAL**

- A. Second Reading: “Future Land Use Map (FLUM) Amendment (FLRZ-14-05) and Site Specific Text Amendment for a Property Located at 85301 Overseas Highway** **TAB 7**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY CASTAWAYS OF FLORIDA, LLC TO AMEND THE VILLAGE'S *FUTURE LAND USE MAP* FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR PROPERTY LOCATED AT 85301 OVERSEAS HIGHWAY, AT APPROXIMATELY MILE MARKER 85.5, WITH REAL ESTATE NUMBER 00405370-000000, AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND ESTABLISHING POLICY 1-2.11.6 "WINDLEY KEY MIXED USE AREA 2"; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

- B. Second Reading: Zoning Amendment (FLRZ-14-05) for a Property Located at 85301 Overseas Highway**

**TAB 8**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY CASTAWAYS OF FLORIDA, LLC TO AMEND THE *OFFICIAL ZONING MAP* FROM RESIDENTIAL SINGLE-FAMILY (R1) TO HIGHWAY COMMERCIAL (HC) FOR PROPERTY LOCATED AT 85301 OVERSEAS HIGHWAY, AT APPROXIMATELY MILE MARKER 85.5, WITH REAL ESTATE NUMBER 00405370-000000, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

**XI. RESOLUTIONS**

- A. Resolution Approving the Piggyback Purchase of a 2016 Chevrolet Silverado 2500HD Truck**

**TAB 9**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA PIGGYBACKING THE FLORIDA SHERIFF'S ASSOCIATION AND FLORIDA ASSOCIATION OF COUNTIES BID NO. 15-23-0904 AND APPROVING THE PURCHASE OF A 2016 CHEVROLET SILVERADO 2500HD TRUCK FROM ALAN JAY FLEET SALES FOR THE VILLAGE FIRE RESCUE DEPARTMENT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE NECESSARY DOCUMENTS; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE**

**XII. MOTIONS**

**XIII. MAYOR / COUNCIL COMMUNICATIONS**

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

- A. Discussion Regarding Monroe County Program for Public Information (PPI) Committee Appointees**

- B. Discussion Regarding Form of Evaluation for Village Manager**

**TAB 10**

**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.