



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

**Founders Park Community Center
87000 Overseas Hwy
Islamorada, FL 33036
Thursday, March 30, 2017
5:30 PM**

I. CALL TO ORDER / ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PRESENTATIONS AND ANNOUNCEMENTS

- A. Presentation of the 2017 Healthy Weight Community Champion Certificate -by the Florida Department of Health in Monroe County
- B. Presentation of "Excess Payment Check" to Village Council by Monroe County Sheriff Rick Ramsay
- C. Presentation: Parking Master Plan for the Village- by J.P Weesner with Kittelson & Associates, Inc.

IV. PUBLIC COMMENT

V. AGENDA: Request for Deletion / Emergency Additions

VI. CITIZENS' ADVISORY COMMITTEE UPDATES

- A. Local Planning Agency Update- Chair 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**
March 9, 2017 Regular Village Council Meeting
- B. Amendment to Resolution No. 14-07-47 Regarding Residency Requirement for Appointment **TAB 2**
to the Islamorada Youth Council

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION NO. 14-07-47 TO REVISE THE RESIDENCY REQUIREMENT FOR THE ISLAMORADA YOUTH COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE

- C. A Resolution Supporting United States Congressional Bills S. 279 & H.B. 833 to Facilitate the Use of Foreign Offshore Sand in Beach Nourishment Projects, and Urging the United States Congress to Expedite and Fund the Study to Facilitate the Implementation of Foreign Sand for Beach Nourishment Projects

TAB 3

A RESOLUTION OF THE ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, SUPPORTING UNITED STATES CONGRESSIONAL BILLS S. 279 AND H.B. 833 TO AMEND SECTION 935 OF THE WATER RESOURCES DEVELOPMENT ACT OF 1986 TO FACILITATE THE USE OF FOREIGN OFFSHORE SAND IN BEACH NOURISHMENT PROJECTS; URGING THE UNITED STATES CONGRESS TO EXPEDITE AND FUND THE STUDY TO ALLOW FOREIGN SAND TO BE USED IN BEACH NOURISHMENT PROJECTS IN MIAMI-DADE COUNTY; DIRECTING THE VILLAGE CLERK TO TRANSMIT A COPY OF THIS RESOLUTION TO THE OFFICIALS STATED HEREIN; PROVIDING FOR AUTHORIZATION AND IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

VIII. QUASI-JUDICIAL

- A. Proposed Resolution for Major Conditional Use (MJ-17-01) for Islamorada (81984 Overseas) LLC (“West Marine”)

TAB 4

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY INSITE REAL ESTATE, LLC. FOR MAJOR CONDITIONAL USE APPROVAL FOR THE DEVELOPMENT OF A 9,972 SQUARE FOOT RETAIL STORE FOR WEST MARINE ON PROPERTY LOCATED AT 81984 OVERSEAS HIGHWAY ON UPPER MATECUMBE KEY WITHIN THE VILLAGE CENTER (VC) ZONING DISTRICT WITH PARCEL IDENTIFICATION NUMBER 00399710-000000, 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

IX. ORDINANCES

- A. First Reading: Ordinance Amending the Land Development Regulation to Remove the Village’s Development Review Committee

TAB 5

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS,” ARTICLE III “DECISION-MAKING AND ADMINISTRATIVE BODIES”, DIVISION 4 “PLANNING AND DEVELOPMENT SERVICES DEPARTMENT”, SECTION 131 “POWERS AND DUTIES”, DIVISION 5 “DEVELOPMENT REVIEW COMMITTEE”; AMENDING ARTICLE IV “ADMINISTRATIVE PROCEDURES”, DIVISION 2 “DEVELOPMENT REVIEW PROCESS”, SECTION 30-215 “SITE PLAN REVIEW”, SECTION 30-216 “CONDITIONAL USES IN GENERAL”, SECTION 30-217 “MINOR CONDITIONAL USES”, SECTION 30-218 “MAJOR CONDITIONAL USE REVIEW”, SECTION 30-221 “VARIANCES IN GENERAL”, SECTION 30-222 “ADMINISTRATIVE VARIANCE REVIEW”, SECTION 30-223 “PROCEDURES FOR VARIANCES”, DIVISION 10 “PLATTING”, SECTION 30-433 “PRELIMINARY PLAT APPROVAL”, SECTION 30-434 “FINAL PLAT APPROVAL”, SECTION 30-435 “IMPROVEMENT GUARANTEES”, DIVISION 12 “TRANSFER OF DEVELOPMENT RIGHTS”, SECTION 30-504 “TRANSFER PROCEDURE”; AMENDING ARTICLE V, “SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS,” DIVISION 3, “NONCONFORMITIES”, SECTION

30-731 “INTENT AND PURPOSE”, TABLE 30-215, TABLE 30-217, TABLE 30-218, TABLE 30-220, TABLE 30-222, AND TABLE 30-223 TO REMOVE ALL DUTIES, ACTIONS, AND REFERENCES TO THE DEVELOPMENT REVIEW COMMITTEE IN THE VILLAGE CODE OF ORDINANCES; 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

- B. First Reading: Ordinance Amending Comprehensive Plan Policies to Provide for an Increase in the Maximum Range of Allocated Density for Affordable Housing Units within the Residential Medium (RM) Future Land Use Map Category**

TAB 6

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.1.4 “RESTRICT DENSITY AND INTENSITY OF DEVELOPMENT” AND POLICY 1-2.3.3 “RESIDENTIAL MEDIUM (RM)” OF THE VILLAGE COMPREHENSIVE PLAN TO ALLOW DETACHED DEED-RESTRICTED AFFORDABLE HOUSING UP TO FOUR UNITS ON RM LOTS FRONTING ON U.S. 1 OR ON RM LOTS FRONTING ON OLD HIGHWAY PURSUANT TO THE BUILDING PERMIT ALLOCATION SYSTEM; 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. Second Reading: Text Amendment to the Land Development Regulations for Fencing Adjacent to Roadways within the Conservation (C) Zoning District**

TAB 7

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS,” ARTICLE V “SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS,” DIVISION 2 “ZONING DISTRICTS” SECTION 30-699 “CONSERVATION (C) ZONING DISTRICT” OF THE VILLAGE CODE OF ORDINANCES TO ALLOW FENCES ADJACENT TO ROADWAYS AS A PERMITTED ACCESSORY USE AND STRUCTURE; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 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. RESOLUTIONS

- A. Resolution Approving an Agreement with AMEC Foster Wheeler for Professional Services and Expenditure of \$9,962.00 for Technical Engineering Assistance in Preparing the Grant Application for RESTORE Act Restoration Projects**

TAB 8

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AN AGREEMENT WITH AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC. FOR PROFESSIONAL GRANT APPLICATION SERVICES; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING VILLAGE OFFICIALS TO EXECUTE THE AGREEMENT; APPROVING A BUDGET AMENDMENT; PROVIDING FOR A WAIVER OF PURCHASING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE

- B.** Proposed Resolution Approving the Affordable Housing Agreement between Islamorada, Village of Islands and Islamorada (81984 Overseas) LLC (“West Marine”)

TAB 9

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING AN AFFORDABLE HOUSING AGREEMENT WITH ISLAMORADA, FL (81984 OVERSEAS) LLC; AUTHORIZING THE APPROPRIATE VILLAGE OFFICIALS TO EXECUTE THE AFFORDABLE HOUSING AGREEMENT AND ANY ADDITIONAL DOCUMENTS PERTAINING TO THE AFFORDABLE HOUSING AGREEMENT AND TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AFFORDABLE HOUSING AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

XI. MOTIONS

XII. MAYOR / COUNCIL COMMUNICATIONS

- A.** Discussion Regarding Strategic Planning- Councilwoman Meads
- B.** Discussion Regarding the May 18, 2017 Regular Village Council Meeting Date- Vice Mayor Sante
- C.** Discussion Regarding Increasing the Height Restriction in Accordance with Increases to the Base Flood Elevation – Vice Mayor Sante
- D.** Discussion Regarding Increasing the Affordable Housing Inclusionary Fee from 30% to 50% - Vice Mayor Sante
- E.** Discussion Regarding Commercial Fishing Activities at Mile Marker 74- Councilman Forster
- F.** Discussion Regarding Toll Roads- Councilman Forster

TAB 10

XIII. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

XIV. 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 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.