



## **ISLAMORADA, VILLAGE OF ISLANDS VILLAGE COUNCIL WORKSHOP MINUTES**

**Founders Park Community Center  
87000 Overseas Hwy  
Islamorada, FL 33036  
Thursday, February 27, 2014  
At 3:00 PM**

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

Mayor Ted Blackburn called the meeting to order at 3:04 p.m. The following Council members were present on roll call: Mayor Ted Blackburn, Vice Mayor Deb Gillis, Councilman Mike Forster, Councilman Ken Philipson, and Councilman Dave Purdo. Also in attendance were Acting Village Manager Maria Aguilar, Village Attorney Roget Bryan, Planning Director Cheryl Cioffari, Village Clerk Synthia Lankford, and all other appropriate personnel.

### **II. PLEDGE OF ALLEGIANCE**

Amy Knowles led the Pledge of Allegiance.

### **III. ITEMS FOR DISCUSSION**

#### **A. Discussion Non-Residential Development within the Village**

Director of Planning Cheryl Cioffari explained the zoning districts that allow non-residential development and the floor area ration calculation. Ms. Cioffari requested direction regarding the changes Council would like in the code.

Councilman Mike Forster recommended eliminating unity of title for development on adjoining properties.

Councilman Ken Philipson stated code should call out uses that are not permitted in in particular zoning districts.

Vice Mayor Deb Gillis expressed there should be more restrictions in the code governing large developments. Vice Mayor Gillis inquired what zoning districts the two recently approved supermarkets were located in. Planning Director Cheryl Cioffari responded the highway commercial zoning district.

Mayor Ted Blackburn stated he would support eliminating unity of title, with a variance process which could be allowed by a super majority vote.

Councilman Mike Forster inquired whether a drive through could be a permitted use if all criteria was met. Director of Planning Cheryl Cioffari confirmed it was possible.

Mayor Ted Blackburn expressed his desire to strengthen the code.

Councilman Ken Philipson suggested limitation on square footage in Village Center to 10,000 square feet in order to make consistent a 10,000 square foot restriction in all zoning districts. Councilman Philipson also recommends looking at the code section that addresses calculation of required parking.

Councilman Dave Purdo queried if there was a way to stop high density development. Village Attorney Roget Bryan responded that size caps do exist in municipalities across the state.

#### **IV. PUBLIC COMMENT**

Connie Burkhardt commented that community character is important and stated residential properties and small business need to be protected. Ms. Burkhardt volunteered to work on any committee formed by the Council.

Mayor Blackburn informed Ms. Burkhardt that the Chamber was forming a committee to make recommendations on the Village sign ordinance and recommended that Ms. Burkhardt attend and provide her input.

Bob Johnson stated that most commercial property in Islamorada is adjacent to residential properties. He suggested regulations should be strengthened to give power to the Council to deny high density development applications. Mr. Johnson encouraged forming a committee to define community character.

Amy Knowles affirmed new construction over 10,000 square feet should only be approved by a super majority vote. Ms. Knowles recommended strengthening the code and forming a committee to address community character. A hand-out was presented that outlined suggestions to amend the code to better protect residential properties. Ms. Knowles volunteered to work on any committee Council forms to address community character.

Mayor Ted Blackburn closed Public Comment

Councilman Mike Forster stated his agreement that codes or ordinances should be enacted to allow Council to reject high intensity development that negatively affects community character.

Vice Mayor Deb Gillis inquired whether Council would support an appointed ad-hoc committee or a citizens' committee of volunteers.

Councilman Mike Forster and Mayor Ted Blackburn recommended appointing a committee with publicly noticed meetings.

Bob Johnson stated he would serve on either committee as long as they are granted access to staff.

Amy Knowles advised she has researched how other small communities have defined their community's character and it is important to identify what they want to protect and what they have to protect.

Vice Mayor Deb Gillis recommended forming a citizens' task force to receive input from other citizens within the community. Vice Mayor Gillis encouraged them to make their meetings as public as possible.

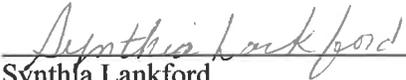
Councilman Mike Forster advocated appointing a committee and providing a staff liaison to work with the committee.

Mayor Ted Blackburn proposed bringing the appointment of a ten member Community task force at tonight's Regular Village Council Meeting,

Village Council Roget Bryan clarified the task force should be added as a discussion item to tonight's Regular Village Council Meeting Agenda.

**V. ADJOURNMENT**

Councilman Dave Purdo made a motion to adjourn; Councilman Mike Forster seconded the motion. The meeting was adjourned at 4:40 p.m.

  
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Synthla Lankford  
Village Clerk

Approved by the Village Council this 13<sup>th</sup> day of March, 2014.