



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

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

I. CALL TO ORDER / ROLL CALL

Mayor Deb Gillis called the meeting to order at 5:34 P.M. The following Councilmembers were present on roll call: Mayor Deb Gillis, Vice Mayor Jim Mooney, Councilman Mike Forster, Councilman Chris Sante and Councilman Dennis Ward. Also in attendance were Village Manager Maria Aguilar, Village Attorney Roget Bryan, Village Clerk Kelly Toth, and all other appropriate personnel.

II. PLEDGE OF ALLEGIANCE

Stephanie Scuderi led the Pledge of Allegiance.

III. PRESENTATIONS AND ANNOUNCEMENTS

A. Proclamation: Supporting the Wyland Foundation's National Mayor's Challenge for Water Conservation Month

Mayor Deb Gillis presented the proclamation to Wyland proclaiming April 1st through April 30th as Wyland Foundations' National Mayor's Challenge for Water Conservation. Mayor Gillis encouraged residents to participate in the challenge by making online pledges at www.mywaterpledge.com.

B. Presentation of "Excess Payment Check" to Village Council by Monroe County Sheriff Rick Ramsay

Sheriff Rick Ramsay presented Mayor Deb Gillis with a check in the amount of \$90,361.37 for the reimbursement of excess payments paid by Islamorada Village of Islands for law enforcement services provided by the Monroe County Sheriff's Office during Fiscal Year 2014-2015.

C. Presentation Regarding "The Status of Everglades Restoration and the Health of Florida Bay" by Stephen E. Davis, Ph.D., Everglades Foundation

This item was heard at 5:41 PM.

Stephen E. Davis, Ph.D. with the Everglades Foundation presented information regarding the status of the restoration and health of the Florida Bay. Mr. Davis provided historical information and current information regarding: the flow of fresh water to the Florida Bay; the reduction in size of the Everglades currently at 50 percent of the size it used to be; the ecological collapse resulting in the loss of 90 percent of wading birds

and an increase in endangered species; the Comprehensive Everglades Restoration Plan (CERP) which is predominately a water storage project; the devastation of coastal ecosystems including the massive die off of sea grass caused by hyper salinity and the downward spiral the die off creates; and that the increased flows of fresh water would not reverse the damage. Mr. Davis recommended that CERP be implemented as it was laid out and specifically advanced planning for the Everglades agricultural reservoir. He stated the following projects provided benefits and that they had been implemented or were on the horizon: C-11 spreader Canal, modified water deliveries, 2.69 mile Tamiami Trail bridge and the Central Everglades Planning Project (CEPP) which is a collection of CERP projects that are implemented together that provides for immediate benefits.

Mayor Deb Gillis opened public comment.

Captain Ed Davidson identified himself as a former board chairman of the Audubon Society and provided a historical account of how the current issue with the Florida Bay occurred and the problems associated with hyper salinity.

Brooke Black with Bonefish and Tarpon Trust, provided information based on economic research, pertaining to the impact of saltwater fisheries and spoke in support of purchasing the land south of Lake Okeechobee and implementing CEPP.

Peter Frezza, Biologist with Audubon Florida and a backcountry fishing guide, stated he felt like the saltwater fisheries were in trouble. He stated he supported everything Dr. Davis said during his presentation. Mr. Frezza spoke in support of stricter bag limits on fishing.

Xavier Figueredo, member of the Florida Keys Fishing Guides Association, requested the Council become more involved stating this was an economic issue. He offered to take the Council to the dead seagrass zones to show them first-hand what the die off looked like.

Dave Purdo stated we were losing the economy of the Florida Keys and it needed to be stopped. He asked if water from the sugar crops would be sent to the Florida Bay and expressed concern that this water could contain chemicals.

Dr. Stephen Davis stated it would take a long time to recover. He stated the Everglades Agricultural Reservoir is a comprehensive Everglades restoration plan project that is in the agricultural area. He stated the land was needed to build the reservoir and that the land was largely farmed by sugar. He stated efforts to get the land thus far have not been successful.

Sandy Moret spoke in support of water flow south to the Florida Bay and suggested that there was no political will. He spoke in support of Council drafting a resolution.

Barry Hoffman, member of the Florida Keys Fishing Guides Association, encouraged the Council to get involved with the Florida Bay issue.

Lloyd Ruble stated the issue was far bigger than a fishing problem. He spoke in support of the Florida Legislature ceasing the subsidization of sugar crops. Mr. Ruble stated 80,000 acres was needed from the sugar land to build the reservoir.

Dr. Stephen Davis provided an update on the shifts in water flow that have positively impacted the endangered Cape Sable Seaside Sparrow.

D. Presentation by Michael Donovan, Executive Director of Bullsugar.org

This item was heard at 6:23 PM.

Dave Preston, BullSugar.org Director of Southeast Florida and the Keys, spoke about the deterioration of the Florida Bay. Mr. Preston provided a brief history of BullSugar.org and stated the organization's mission statement: "Hold politicians accountable to fix South Florida's broken plumbing, stop the discharges to the Caloosahatchee and St. Lucie estuaries, restoring a consistent flow of clean fresh water to Florida Bay and the Everglades". Mr. Preston stated the key to fixing the issue was acquiring the land south of Lake Okeechobee. He reported on the political problems that exist such as vast campaign contributions and sugar subsidies and the barriers they create in resolving the water flow issues. Mr. Preston stated the politicians would not listen until awareness translated into votes. He stated BullSugar.org was creating a membership-based organization, similar to AARP, with 500,000 to one million members within the next couple years, and the organization would grade the politicians, on the BullSugar.org website, based on the issues in an effort to influence a large block of votes. He stated BullSugar.org currently has approximately 60,000 members. Mr. Preston stated Bullsugar.org was a bipartisan organization that focused on one single issue: the cleanliness of the water in the state of Florida. He urged voters to not vote democrat or republican but to vote "clean water".

Mayor Deb Gillis opened public comment.

Lou Quirch, commercial fisherman, asked for Council support in fixing the problem.

Captain Ed Davidson suggested the Council demand the State of Florida purchase reservoir land in the agricultural area; and build a stormwater treatment area south of Lake Okeechobee between the lake and the Florida Keys.

Ted Blackburn spoke regarding the recent Monroe County Board of County Commissioners (BOCC) meeting where the same topic was discussed and a resolution was put forth for approval. Mr. Blackburn reported that several individuals spoke in support of the resolution at the BOCC meeting, one of who was Councilman Mike Forster. He stated Councilman Forster's comments were a game changer and that the BOCC decided to pull the resolution from the agenda so as to make the wording stronger.

Robby Majeska suggested the Council research who could be sued, which in turn would gain national media attention, in an effort to affect change.

Lloyd Ruble stated big sugar should donate the land and expressed concern about sugar farms polluting the waters.

David Preston stated there was one option left to buy the land from the U.S. Sugar and that option expires in 2020.

Discussion ensued among Council regarding the need to educate the community, the need to unify, eliminating the sugar subsidy, voters vetting the candidates that are up for election, voters reaching out to candidates and voicing their concerns, supporters organizing a protest such as a march and the Mayor's recent meeting with Florida Commissioner of Agriculture Adam Putnam.

Mayor Deb Gillis opened public comment.

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

This item was heard at 7:22 PM.

Mayor Gillis acknowledged prior service on the Landscape Advisory Committee by former members: Barbara Pensell, Marilyn Rogers, and Shelby Heeter.

F. Appointment to Water Quality Improvement Citizens' Advisory Committee- Vice Mayor Jim Mooney

This item was heard at 7:23 PM.

Vice Mayor Jim Mooney appointed Drew Moret and Clyde Upchurch to the Water Quality Improvement Citizens' Advisory Committee.

IV. PUBLIC COMMENT

Mayor Deb Gillis opened public comment at 7:24 PM.

George Koehler expressed concern regarding the unnecessary Snake Creek Bridge openings due to fishing boats not lowering their outriggers and antennas and the lack of law enforcement regarding this violation.

Councilman Mike Forster acknowledged the need for enforcement by the United States Coast Guard. Councilman Chris Sante suggested the issuance of warnings.

Dave Purdo announced the Matecumbe Historical Trust was hosting a free audio/visual presentation about the history of Indian Key at Island Community Church on April 18th at 6:30 PM. He announced Matecumbe Historical Trust was also hosting the Taste of History Dining Event on April 14th at 6:30 PM at the Islamorada Moose Lodge. Mr. Purdo stated reservations could be made by calling the Islamorada Moose Lodge at 305-664-8120 and the cost was \$49 per person.

Cheryl Culberson, Local Planning Agency member, spoke regarding Tab 3 First Reading Ordinance Amending the Comprehensive Plan to Amend Transfers of Development Rights (TDRs). Ms. Culberson requested the Council strike item 3 at the bottom of page 3 of 7 as there was an error in the way it was written. She stated the intent was to allow a receiver site to receive the development right as long as the receiver site was appropriate to receive a permit. She stated if the goal was to reduce intensity, then the building right should be permitted to be transferred to a site that is eligible to receive a building permit.

Mayor Deb Gillis closed public comment

V. AGENDA: Request for Deletion / Emergency Additions

Mayor Deb Gillis announced the Florida Department of Transportation was holding its annual listening session on April 28, 2016 at 11: 00 AM in Marathon, FL. She asked if Council had any input; there was none.

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.)

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

Councilman Chris Sante made a motion to approve. Councilman Dennis Ward seconded the motion. Council voted all in favor. The motion passed 5-0.

VIII. WASTEWATER MATTERS

A. Wastewater Update

This item was heard at 7:37 PM.

Wastewater Program Manager Greg Tindle reported that in March salinity was at 1.4 parts per thousand. He provided the following wastewater connection status regarding those properties that were either connected or in the process of connecting: North Plantation Key 98%, Middle Plantation Key 63%, South Planation Key/ Windley Key 66%, Upper Matecumbe Key 40% and Lower Matecumbe Key 46%. He stated the entire Village was at 67%.

Councilman Chris Sante inquired as to whether or not Layne was charging the Village the oversight fee for overseeing their own employees that were replacing some of the vacuum pits. Wastewater Program Manager explained that Reynolds Water Islamorada was replacing some of the vacuum pits and that they also hired a subcontractor to replace some of the vacuum pits. Mr. Tindle confirmed that the Village was in fact still paying the oversight fee. Councilman Chris Sante asked if the Village could request a refund or credit for the money paid by the Village to Layne for oversight of their own employees. The majority of Council expressed agreement for Councilman Sante’s suggestion.

Mayor Deb Gillis opened public comment.

Larry Barr spoke against Layne overseeing their own work and stated someone else needed to review their work.

Robby Majeska stated salinity has been great.

Dave Guardino stated at the last Village Council meeting he informed the Council he had not received his water bill reflecting the wastewater increase. Mr. Guardino informed the Council that he finally received the \$5,000 water bill from FKAA reflecting the wastewater increase. He expressed concern regarding the bills becoming so large by the time the property owner receives them that they would not be able to pay the bill and that the Village would forgive the debt. Mr. Guardino stated all property owners should have to pay their fair share.

Wastewater Program Manage Greg Tindle explained that Village staff sent a spreadsheet with multiple tabs to FKAA with the connection data. He stated FKAA missed approximately six of those tabs resulting in entire streets not being billed. Mayor Deb Gills assured the public that an audit process was occurring to ensure all properties were billed.

Mayor Deb Gillis closed public comment.

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

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

This item was heard at 7:49 PM.

Village Attorney Roget Bryan read the title of the ordinance. Director of Planning Cheryl Cioffari presented the staff report recommending approval.

Council discussion ensued resulting in Council directing staff to amend the ordinance with the following changes: the definition portion found in Sec. 22-61 on page 11 of 17 that addresses the boundaries of Monroe County should identify the boundaries as north of the Seven Mile Bridge and south of the Miami-Dade County line; amending the areas of the ordinance, such as in items (c) and (d) of Sec. 22-62 to include the Director of Planning “or their designee”; and the last sentence in item (c) in Sec. 22-64 should be stricken.

Mayor Deb Gillis opened public comment; seeing none, public comment was closed.

Councilman Mike Forster made a motion to approve as amended. Councilman Chris Sante seconded the motion. Council voted and the motion passed 5-0.

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

This item was heard at 8:03 PM.

Village Attorney Roget Bryan read the title of the ordinance. Director of Planning Cheryl Cioffari presented the staff report recommending approval.

Director of Planning Cheryl Cioffari stated that a recommendation was made at the Local Planning Agency (LPA) meeting, after they had approved the ordinance, to consider reviewing the inclusionary study for the ability to require affordable housing to be constructed when market rate units are transferred off of a property.

Director of Planning Cheryl Cioffari stated the recommended change for the ordinance was for the receiver site to be “no more environmentally sensitive”.

Ms. Cioffari addressed the public comment made during general public comment by LPA committee member Cheryl Culberson. She stated the last sentence on page 3 of 7, number three, was not clearly discussed by the LPA and that staff did not receive direction or a motion from the LPA to remove the sentence.

Councilman Chris Sante stated he did not understand why he would lose his right to build on a sending site when he transfers his development rights to a receiver property. Director of Planning Cheryl Cioffari explained the sender site is compensated by any monetary gains that are received when the TDRs are sold. She explained the receiver site benefits because it gets a unit more quickly than if it were to go through BPAS. She stated the theory behind TDRs was to redistribute density without increasing the overall development in the community. Ms. Cioffari explained the reason for allowing affordable housing to be built on a sender site was because there were many areas of the Comprehensive Plan that encourage the construction of affordable housing and the affordable housing BPAS allocations are available. She stated that currently, you would not be able to put a market rate development right back on the sender site. Ms. Cioffari provided examples of what types of construction would be permissible on a sender site. Discussion ensued among Council and staff regarding building on a sender site, overall density and the purpose of the TDR ordinance.

Mayor Deb Gillis opened public comment.

Pete Bacheler, Chairman of the LPA, stated some properties do not have enough acreage to build because of their zoning. He stated TDRs also provide for the transferring of square footage from a sender site to a receiver site allowing for the acreage needed to build. Mr. Bacheler stated that if they could not transfer development rights a “takings” situation would occur. He stated he understood the sender site would not be able to receive building rights again. Director of Planning Cheryl Cioffari provided clarification regarding the two types of TDRs: transfer of land and the transfer of units and what was permissible.

Don Horton spoke in support of building on scarified lots. Director of Planning Cheryl Cioffari clarified transferring development rights to scarified parcels was permissible; and transferring development rights into Class 1 habitat, such as hammock and wetlands, was not permissible and that this was due in part to the secondary effect of development.

Councilman Mike Forster stated he was not in favor of increasing density or new development but was in favor of redevelopment. He asked if the ordinance as written would increase traffic because he would vote against the ordinance if an increase in traffic would occur. Village Attorney Roget Bryan stated he did not know if it would trigger the impact Councilman Forster was discussing; but that there was potentially an impact regarding Councilman Sante’s suggestion and that was something staff would have to investigate.

Jim Bellizzi stated the original idea of TDRs was to transfer density from non-conforming lots or parcels. He spoke in support of retaining development rights on the sender site.

David Guardino asked if a quadraplex could be transferred into a residential neighborhood. Director of Planning Cheryl Cioffari explained a quadraplex could not be transferred into a R1 zoned area which was a residential neighborhood and that R1 zoned areas only allowed for single family residences.

Council discussion ensued with the Council deciding to table the item to have the Local Planning Agency (LPA) provide further review.

Councilman Mike Forster made a motion to table the item and remand it back to the Local Planning Agency for further review. Councilman Jim Mooney seconded the motion. Council voted all in favor. The motion passed 5-0.

- 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

Councilman Mike Forster made a motion to table the item and remand it back to the Local Planning Agency for further review. Councilman Dennis Ward seconded the motion. Council voted all in favor. The motion passed 5-0.

- 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

This item was heard at 8:53 PM.

Village Attorney Roget Bryan read the title of the ordinance. Director of Planning Cheryl Cioffari presented the staff report recommending approval.

Discussion ensued among Council and staff regarding how far to reduce the non-residential annual square footage allocation.

Mayor Deb Gillis opened public comment; seeing none, public comment was closed.

Mayor Deb Gillis made a motion to reduce the annual square footage allocation to 5,000 square feet. Councilman Chris Sante seconded the motion. Council voted and the motion failed 2-3 with Councilman Dennis Ward, Councilman Mike Forster and Vice Mayor Jim Mooney voting in opposition.

Vice Mayor Jim Mooney made a motion to reduce the annual square footage allocation to 2,500 square feet. Councilman Chris Sante seconded the motion. Council voted all in favor. The motion passed 5-0.

- 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

This item was heard at 9:03 PM.

Village Attorney Roget Bryan read the title of the ordinance. Director of Planning Cheryl Cioffari clarified that it was the Council’s intent to reduce the annual allocation of non-residential floor area to 2,500 square feet.

Vice Mayor Jim Mooney made a motion to reduce the annual square footage allocation to 2,500 square feet. Councilman Chris Sante seconded the motion. Council voted all in favor. The motion passed 5-0.

X. QUASI-JUDICIAL

Village Attorney Roget Bryan read the quasi-judicial statement and requested that anyone not having been sworn in raise their hand. Village Clerk Kelly Toth swore in the witnesses.

- 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

This item was heard at 9:06 PM.

Village Attorney Roget Bryan read the title of the ordinance and asked the Council to disclose any ex-parte communications. Councilman Chris Sante, Councilman Mike Forster, Mayor Deb Gillis and Vice Mayor Jim Mooney disclosed that they had each spoken with Don Horton. Councilman Dennis Ward disclosed he had spoken with Howard Brody. Director of Planning Cheryl Cioffari presented the staff report recommending approval.

Mayor Deb Gillis invited the applicant to speak.

Don Horton stated he was available to answer any questions

Mayor Deb Gillis opened public comment to those in favor; there were none.

Mayor Deb Gillis opened public comment to those against; there were none.

Mayor Deb Gillis closed public comment.

Councilman Chris Sante made a motion to approve. Councilman Mike Forster seconded the motion. Council voted all in favor. The motion passed 5-0.

- 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

This item was heard at 9:12 PM.

Village Attorney Roget Bryan read the title of the ordinance and asked the Council to disclose any ex-parte communications. Councilman Chris Sante, Councilman Mike Forster, Mayor Deb Gillis and Vice Mayor Jim Mooney disclosed that they had each spoken with Don Horton. Councilman Dennis Ward disclosed he had spoken with Howard Brody. Director of Planning Cheryl Cioffari presented the staff report recommending approval.

Mayor Deb Gillis invited the applicant to speak.

Don Horton stated he was available to answer any questions

Mayor Deb Gillis opened public comment to those in favor; there were none.

Mayor Deb Gillis opened public comment to those against; there were none.

Mayor Deb Gillis closed public comment.

Councilman Chris Sante made a motion to approve. Councilman Dennis Ward seconded the motion. Council voted all in favor. The motion passed 5-0.

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

This item was heard at 9:14 PM.

Village Attorney Roget Bryan read the title of the resolution. Village Manager Maria Aguilar presented the staff report recommending approval.

Mayor Deb Gillis opened public comment; seeing none, public comment was closed.

Councilman Dennis Ward made a motion to approve. Councilman Mike Forster seconded the motion. Council voted all in favor. The motion passed 5-0.

XII. MOTIONS

XIII. MAYOR / COUNCIL COMMUNICATIONS

XIV. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

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

This item was heard at 9:17 PM.

Village Manager Maria Aguilar explained staff had been involved in multi-jurisdictional meetings including Monroe County to begin working on a project related to the Community Ratings System (CRS). She explained that a countywide committee called the Program for Public Information (PPI) committee was being formed which would include four members from each municipality, two primary members and two alternates. She explained that of the four committee members, two had to be government employees and two were from the stakeholder group. Ms. Aguilar stated the committee would work on projects such as developing brochures, to be distributed by realtors, regarding flood insurance and the CRS. She stated Council approval of recommended committee members was needed. Ms. Aguilar stated Toste Gomes, Certified Flood Administrator was the recommended primary member from the Building Department; and Patrick Doty, Planner, was the recommended alternate member from the Planning Department. Ms. Aguilar stated that two individuals from the community were interested in serving: Alina Davis as the primary member and Alicia Betancourt as the alternate member. Councilman Chris Sante made a motion to approve the recommendations. Councilman Dennis Ward seconded the motion. Council voted all in favor.

B. Discussion Regarding Form of Evaluation for Village Manager

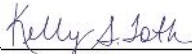
TAB 10

Village Manager Maria Aguilar stated her evaluation was scheduled for the April 28, 2016 Regular Village Council Meeting. She stated she would arrange meetings with each council member prior to April 28th and requested each Council member complete the evaluation form.

Brief discussion ensued among Council regarding the Lake Okeechobee issue and, the Village's State Lobbyist attendance at the April 28 Regular Village Council Meeting.

XV. ADJOURNMENT

Councilman Dennis Ward made a motion to adjourn. Councilman Chris Sante seconded the motion. The meeting adjourned at 9:26 PM.



Kelly S. Toth
Village Clerk

Approved by the Village Council this 28th day of April, 2016.