



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

Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036
Thursday, March 31, 2022
5:30 PM

The Village Council has resumed the in-person regular meeting format. Virtual participation is still available to the public. Please see the last page of the agenda for participation details.

I. CALL TO ORDER / ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. REPORTS, PRESENTATIONS AND ANNOUNCEMENTS

A. Village Manager Candidates – Interview Selection (Colin Baenziger) **TAB 1**

B. Wastewater Rate Study Results (Tony Hairston, Raftelis) and
Debt Refinancing Options (Julie Santamaria, RBC Capital Markets) **TAB 2**

IV. PUBLIC COMMENT–(This is general public comment. It provides an opportunity for the public to speak about matters not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)

V. AGENDA: Requests for Deletion / Emergency Additions

VI. 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 3**
March 10, 2022 Regular Village Council Meeting

B. Resolution Approving Work Authorization No. 5 with Wood Environment &
Infrastructure Solutions, Inc. for Construction Administration and Engineering
Inspection Services for Derelict Vessel Removal Activities **TAB 4**

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 5 WITH WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC. FOR CONSTRUCTION ADMINISTRATION AND ENGINEERING INSPECTION SERVICES FOR DERELICT VESSEL REMOVAL ACTIVITIES; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

- C.** Approval of Professional Federal Lobbying Services Agreement with Thorn Run Partners

TAB 5

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE AGREEMENT FOR PROFESSIONAL FEDERAL LOBBYING SERVICES BETWEEN THORN RUN PARTNERS AND ISLAMORADA, VILLAGE OF ISLANDS; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE PROFESSIONAL SERVICES AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE

*****End of Consent Agenda*****

VII. ORDINANCES

- A.** First Reading: Ordinance Amending Chapter 30, Land Development Regulations To Establish Provisions for Private Membership Clubs and Associated Parking Facilities

TAB 6

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30, LAND DEVELOPMENT REGULATIONS RELATED TO PRIVATE MEMBERSHIP CLUBS, NON-CONTIGUOUS PARKING AREAS, AND FLOOR AREA RATIO; 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

VIII. QUASI-JUDICIAL

- A.** Resolution Considering the Request of Islamorada Fishing Club (Vinnie Feola, Agent) for a Variance to Reduce the Shoreline Setback Requirement for Principal Structures for Property Located at 104 Madeira Road (Islamorada Fishing Club) (File No.: PLVAR20210052)

TAB 7

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF ISLAMORADA FISHING CLUB FOR A VARIANCE FROM THE PROVISIONS OF SECTION 30-1542(1)(A), TO ALLOW FOR A REDUCTION IN THE SHORELINE SETBACK FROM 20 FEET TO TWO (2) FEET FOR PRINCIPAL STRUCTURES FOR PROPERTY LOCATED AT 104 MADEIRA ROAD ON UPPER MATECUMBE KEY, WITHIN THE VC (VILLAGE CENTER) ZONING DISTRICT, WITH REAL ESTATE NUMBER 00399380-000000, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE. (File No.: PLVAR20210052)

- B.** Resolution Considering the Request of Shima Sushi, LLC. for an Alcoholic Beverage Use Permit for Property Located at 88005 Overseas Highway (File No.: PLAB20220037)

TAB 8

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF SHIMA SUSHI, LLC. FOR A 2COP ALCOHOLIC BEVERAGE USE PERMIT TO ALLOW BEER AND WINE, ON-PREMISES CONSUMPTION, ON PROPERTY LOCATED AT 88005 OVERSEAS HIGHWAY ON PLANTATION KEY, WITHIN THE HIGHWAY COMMERCIAL (HC) ZONING DISTRICT, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE

IX. RESOLUTIONS

- A.** Warranty Deed for the Conveyance of Land by Land Dedication Application of Hammer Time Builders Group, Inc. for Property Located at 157 Pueblo Street With RE#: 00420200-000100 for Building Permit: #PRSFC202100947

TAB 9

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM HAMMER TIME BUILDERS GROUP, INC ; AUTHORIZING RECORDING OF DEED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; FINDING AND DETERMINING THAT THE REAL PROPERTY SHALL BE USED FOR MUNICIPAL OR PUBLIC PURPOSES; AND PROVIDING FOR AN EFFECTIVE DATE

- B. Resolution Approving Final Ranking and Recommendation of the RFP 22-02 Evaluation Committee for Selection of a Contractor to Complete the Founders Park Path Replacement Project

TAB 10

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE FINAL RANKINGS AND RECOMMENDATIONS OF THE RFP 22-02 EVALUATION COMMITTEE FOR SELECTION OF A CONTRACTOR TO COMPLETE THE FOUNDERS PARK PATH REPLACEMENT PROJECT; AUTHORIZING THE VILLAGE MANAGER AND VILLAGE ATTORNEY TO NEGOTIATE AN AGREEMENT FOR THE REQUESTED SERVICES; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

- C. Resolution Approving Fourth Amendment to Agreement Between Islamorada, Village of Islands, Florida, and Advanced Disposal Services Solid Waste Southeast, Inc.

TAB 11

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING THE FOURTH AMENDMENT TO THE AGREEMENT BETWEEN ADVANCED DISPOSAL SERVICES SOLID WASTE SOUTHEAST, INC., AND ISLAMORADA, VILLAGE OF ISLANDS, TO PROVIDE RESIDENTIAL AND COMMERCIAL SOLID WASTE, YARD WASTE AND RECYCLING COLLECTION AND DISPOSAL SERVICES (EXCLUDING COMMERCIAL RECYCLING AND ROLL-OFF SERVICES); AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AMENDMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE

- D. Resolution Approving Amendment One to Agreement with Transportation Solutions and Lighting, Inc. and Islamorada, Village of Islands for Design and Installation of Lighting System at the Arts and Cultural District

TAB 12

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE FIRST AMENDMENT TO AGREEMENT BETWEEN TRANSPORTATION SOLUTIONS AND LIGHTING, INC., AND ISLAMORADA, VILLAGE OF ISLANDS, FOR DESIGN AND INSTALLATION OF LIGHTING SYSTEM AT THE ARTS AND CULTURAL DISTRICT; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE FIRST AMENDMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE

- E.** Consideration of Resolution Approving a Renewal Agreement for Freebee Ridesharing Services

TAB 13

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING EXECUTION OF AN AGREEMENT WITH BEEFREE, LLC., d/b/a FREEBEE; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

X. MAYOR / COUNCIL COMMUNICATIONS

- A.** Discussion on Extension of Residential BPAS Allocations

TAB 14

- B.** Fills Follow-up (Henry Rosenthal)

- C.** Accessory Dwelling Unit Pilot Program (Mark Gregg)

TAB 15

- D.** Discussion of Proposed Moratorium on Acceptance of "In-Lieu Fees" for Affordable Housing Mitigation (Mark Gregg)

TAB 16

XI. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

- A.** Status of Demolition of Former Island Silver & Spice Building at 81941 Overseas Highway and Future Use (Requests to Use for Parking) (Maria Bassett)

XII. ADJOURNMENT

Options for Viewing the Village Council Meeting:

The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from their personal computer, tablet or phone via the following link:

https://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php

Public Participation through Public Comment:

The public may provide public comment on items of a general nature or items specific to the agenda. Below are the guidelines for submitting public comments:

Option 1: Email your comments.

1. Public comment should be submitted via email to: public.comment@islamorada.fl.us
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.
4. Public comment should be submitted by 9 a.m. the day before the meeting. Public comment will be sent to the Village Councilmembers for consideration prior to the meeting. Public comments will not be read during the meeting.

Option 2: Call in During the Meeting.

1. If phoning in, dial 301-715-8592 and enter the webinar **ID: 911 0656 4166** followed by #. When the Mayor opens public comment pertaining to the agenda item you are interested in dial *9 to be recognized by the Zoom meeting monitor. The Monitor will call you by the last four digits of your phone number. **Please be sure to unmute your phone when you are called upon.**
2. If watching online via Zoom: Open the Zoom webinar link <https://zoom.us/j/91106564166> and follow the prompts to join the webinar. When the Mayor opens public comment use the "raise your hand" feature to be recognized by the meeting monitor. Public comments will be heard in the order in which they are received.

ADA Assistance:

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 ADA Coordinator at (305) 664-6448 or by email at ADA@islamorada.fl.us at least 48 hours before the scheduled meeting.

Verbatim Record:

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 proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.