Summary Minutes of the:

ISLAMORADA, VILLAGE OF ISLANDS
(HYBRID) SPECIAL CALL VILLAGE COUNCIL MEETING

Islamorada, FL 33036
Thursday, October 8, 2020
5:30 PM

MEETING OCCURRED USING COMMUNICATIONS MEDIA TECHNOLOGY (CMT)

Pursuant to Executive Order No. 20-69 and the Centers for Disease Control (CDC) social distancing guidelines established to contain the spread of the COVID-19 virus, the October 8, 2020 Special Call Village Council Meeting was conducted utilizing Communication Media Technology (CMT) via a Zoom video conferencing application. Additional information regarding options for viewing the meeting and participation through public comment was provided on the last page of the agenda.

CALL TO ORDER / ROLL CALL

Mayor Mike Forster called the hybrid meeting to order at 4:00 p.m. Village Clerk Kelly Toth called the role, and the following Councilmembers were present on roll call: Mayor Mike Forster, Vice Mayor Deb Gillis and Councilman Jim Mooney. Councilman Chris Sante appeared virtually at 4:12 p.m. Also, appearing virtually were Acting Village Manager & Finance Director Maria Bassett, Village Attorney Roget Bryan, Village Clerk Kelly Toth and other relevant personnel.

PLEDGE OF ALLEGIANCE

Retired U.S. Marine Gunnery Sergeant Louis Slagle led the Pledge of Allegiance.

REPORTS, PRESENTATIONS AND ANNOUNCEMENTS

Presentation of Plaque to Council from Toys for Tots

Retired U.S. Marine Gunnery Sergeant Louis Slagle presented the Village Council and community with a plaque expressing gratitude for the community's efforts during the 2019 Toys for Tots "Run for Fun" toy drive.

Village Attorney Roget Bryan provided the virtual meeting procedures and noted three councilmembers were in attendance at the meeting.

PUBLIC COMMENT

Mayor Mike Forster opened general public comment; seeing none, public comment was closed

AGENDA: Requests for Deletion / Emergency Additions

Mayor Forster added two discussion items to the Mayor/Council section of the agenda: (1) discussion regarding the October 22, 2020 Regular Village Council Meeting and (2) discussion regarding former Vice Mayor Ken Davis.

CONSENT AGENDA

TAB 1: Minutes of the September 17, 2020 Virtual Regular Village Council Meeting

Vice Mayor Deb Gillis made a motion to approve the consent agenda. Councilman Jim Mooney seconded the motion. Council voted all in favor. The motion passed 4-0.

ORDINANCES

TAB 2: Second Reading: Text Amendment to Policy 1-2.4.7 "Limit Transient Rental Use of Residential Properties" of the Comprehensive Plan for Islamorada, Village of Islands

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.4.7 "LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES" OF THE VILLAGE COMPREHENSIVE PLAN TO REVISE VALUATION CRITERIA FOR TRANSIENT RENTALS; 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

Tab 2 and tab 3 were heard at 4:09 p.m. Village Attorney Roget Bryan read the titles of the ordinances for tabs 2 and 3 because they were companion items. Planner Megan Rumbaugh presented the staff report recommending approval.

Councilmembers commented regarding their limitations in amending the vacation rental regulations due to the State's push to limit Home Rule regarding vacation rentals. They noted that if they made other changes to the regulations it could result in the Village losing the ability to regulate vacation rentals.

Mayor Forster opened public comment.

Tom Michaels, on behalf of his mother, commented regarding preserving the number of vacation rentals and asked what would happen should the property values change. He suggested that there was a need to have diversity in vacation rental properties noting not everyone could afford an expensive vacation rental.

Village Attorney Roget Bryan explained that the Village periodically amended the vacation rental valuation criteria using prerecession data for the properties that had prequalified. He noted the vacation rental ordinance was heavily litigated when it was adopted.

Bill Steely commented regarding the prerecession figures and the potential for losing affordable vacation rentals.

Mayor Forster commented that the valuation levels were also set to preserve some properties for affordable monthly rentals.

Mayor Forster closed public comment.

Vice Mayor Deb Gillis made a motion to approve. Councilman Jim Mooney seconded the motion. Council voted and the motion passed 4-0.

TAB 3: Second Reading: Text Amendment to Chapter 30 "Land Development Regulations," Article VI "Specific Use Restrictions," Division 6 "Vacation Rental," Section 30-1295(B)(2) of the Village Code

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS," ARTICLE VI "SPECIFIC USE RESTRICTIONS," DIVISION 6 "VACATION RENTALS," SECTION 30-1295(B)(2) OF THE VILLAGE CODE TO REVISE

VALUATION CRITERIA FOR VACATION RENTAL REGISTRATION; 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 Chris Sante made a motion to approve. Councilman Jim Mooney seconded the motion. Council voted and the motion passed 4-0.

RESOLUTIONS

TAB 4: Resolution Amending Resolution No. 19-04-22 Approving Extension of Reservation of Building Permit Allocation System (BPAS) Affordable Dwelling Unit Allocations for Affordable and Employee Workforce Housing

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION NO. 19-04-22; AUTHORIZING AN EXTENSION OF RESERVATION OF BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE DWELLING UNIT ALLOCATIONS FOR AWARD TO THE PROPOSED WOODS AVENUE DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE

This item was heard at 4:35 p.m. Village Attorney Roget Bryan read the title of the resolution. Acting Village Manager/ Finance Director Maria Bassett presented the staff report recommending approval.

Mayor Forster opened public comment.

Cheryl Culberson requested the Council approve the proposed resolution.

Mayor Forster closed public comment.

Councilman Jim Mooney made a motion to approve. Vice Mayor Deb Gillis seconded the motion. Council voted and the motion passed 4-0.

MAYOR / COUNCIL COMMUNICATIONS

Discussion Regarding the October 22, 2020 Regular Village Council Meeting

This item was heard at 4:39 p.m. Mayor Forster requested that the October 22, 2020 Regular Village Council Meeting be cancelled. He stated he had spoken with the Acting Village Manager and staff regarding the agenda and noted that there were no time sensitive items for the agenda. Council expressed agreement with the Mayor's request. Vice Mayor Deb Gillis made a motion to cancel the October 22, 2020 Council meeting. Councilman Jim Mooney seconded the motion. Council voted and the motion passed 4-0.

Discussion Regarding Former Vice Mayor Ken Davis

This item was heard at 4:41 p.m. Mayor Mike Forster commented regarding the late Vice Mayor Ken Davis and his lengthy public service throughout his lifetime; and the Vice Mayor's deep appreciation for the Islamorada Fire Rescue department for their life saving efforts provided to him

when he suffered an aortic dissection. He requested that the Emergency Operations Center as Fire Station 20 be named after him and commemorated with a plaque. Council expressed unanimous support for the Mayor's request. The Mayor noted that the Vice Mayor passed while serving as a councilmember and would have continued to serve Islamorada had he lived.

Councilmembers commented regarding their experiences over the years while serving on Council; their love for Islamorada and expressed their appreciation for staff.

ADJOURNMENT

Councilman Chris Sante made a motion to adjourn. Vice Mayor Deb Gillis seconded the motion. The meeting adjourned at 4:53 p.m.

Approved by the Village Council November 19, 2020.

Kelly S. Toth, CMC
Village Clerk