



# Islamorada, Village of Islands

## LOCAL PLANNING AGENCY MEETING

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February 13, 2023 - 9:00 AM  
Founders Park Community Center  
87000 Overseas Highway  
Islamorada, FL 33036

### AGENDA

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

**II. PLEDGE OF ALLEGIANCE**

**III. AGENDA: Requests for Deletion / Emergency Additions**

**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 chair opens public comment on agenda items throughout the meeting.)

**V. CONSENT AGENDA**

(All items on the Consent Agenda are considered routine by the LPA and will be approved by one motion. There will be no separate discussion of these items unless a committee member so requests, in which event, the item will be moved to the Main Agenda.)

- A.** Approval of Meeting Summary Minutes from October 10, 2022 LPA meeting.

**VI. PUBLIC HEARINGS**

- A.** Miscellaneous Land Development Regulation Amendments (Daniel J. Gulizio, Director of Development Services)

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30, ARTICLE VI, DIVISION 11 (ALCOHOLIC BEVERAGE USE PERMIT), ARTICLE V, DIVISION 2 (MULTIFAMILY ZONING DISTRICT), ARTICLE VI, DIVISION 9 (OUTDOOR SEATING), ARTICLE II (RULES OF CONSTRUCTION AND DEFINITIONS), ARTICLE VI, DIVISION 6 (HOME OCCUPATIONS), ARTICLE IV, DIVISION 2 (VARIANCES IN GENERAL), ARTICLE V, DIVISION 2 (TOURIST COMMERCIAL ZONING DISTRICT), ARTICLE II, RULES OF CONSTRUCTION AND DEFINITIONS (FARMERS MARKETS, FLEA MARKETS, AND FAIRS), ARTICLE V, DIVISION 2 (ZONING DISTRICTS) HIGHWAY COMMERCIAL ZONING DISTRICT, NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, AND VILLAGE CENTER ZONING**

**DISTRICT (FARMERS MARKETS, FLEA MARKETS, AND FAIRS), ARTICLE IV, DIVISION 2 (PUBLIC HEARING AND NOTICE), AND ARTICLE IV, DIVISION 3 (QUASIJUDICIAL PROCEDURES), GENERAL PROCEDURES, ARTICLE IV, DIVISION 12 (TRANSFER OF DEVELOPMENT RIGHTS, AND ARTICLE IV, DIVISION 11 (BUILDING PERMIT ALLOCATION SYSTEM – BPAS); 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.**

**VII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS**

**VIII. FUTURE AGENDA ITEMS**

**IX. DEVELOPMENT SERVICES DIRECTOR / VILLAGE MANAGER**

**A. Building Permit Allocation System (BPAS) Discussion**

- Introduction and Summary
- Recommendations
- Next Steps
- Discussion

**B. Transfer of Development Rights (TDR)**

- Introduction and Summary
- Recommendations
- Next Steps
- Discussion

**C. Village Land Development Regulations (LDR)**

- Introduction and Summary
- Recommendations
- Next Steps
- Discussion

**X. VILLAGE ATTORNEY**

**XI. MOTIONS**

**A. Ordinance concerning appointment to Village Boards, Committee, and Commissions (John Quick, Interim Village Attorney)**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 2 “ADMINISTRATION” CREATING A NEW ARTICLE V TO BE ENTITLED “VILLAGE BOARDS, COMMITTEES AND COMMISSIONS”, SECTIONS 2-329 THROUGH 2-335; AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS”, ARTICLE III “DECISION MAKING AND OTHER ADMINISTRATIVE BODIES”, DIVISION 3 “LOCAL PLANNING AGENCY”, SECTION 30-103 OF THE VILLAGE CODE RELATING TO APPOINTMENT, REMOVAL, TERMS, AND VACANCIES; AMENDING CHAPTER 30 “LAND DEVELOPMENT REGULATIONS”, ARTICLE**

**VII “ENVIRONMENTAL REGULATIONS”, DIVISION 7 “HISTORIC AND ARCHAEOLOGICAL SITES”, SECTION 30-1693 RELATING TO THE HISTORIC PRESERVATION COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE**

**XII. OTHER BUSINESS**

**XIII. 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://islamoradafl.portal.civicclerk.com/>

**Option 1: Email your comments.**

1. Public comment should be submitted via email to: [public.comment@islamorada.fl.us](mailto: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 LPA members for consideration prior to the meeting. Public comments will not be read during the meeting.

**Option 2: During the Meeting.**

If watching online via Zoom: Open the Zoom webinar link:

<https://us06web.zoom.us/j/89955326384>

and follow the prompts to join the webinar. When the Chair 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](mailto:ADA@islamorada.fl.us) at least 48 hours before the scheduled meeting

