



Islamorada, Village of Islands **SPECIAL CALL VILLAGE COUNCIL MEETING**

April 11, 2023 - 3:00 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

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

AGENDA

- I. CALL TO ORDER / ROLL CALL**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA: Requests for Deletion / Emergency Additions**
- IV. MAYOR / COUNCIL COMMUNICATIONS**
- V. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**
- VI. 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.)

- VII. QUASI-JUDICIAL**

- A. Final Plat Approval - Sojourn - **TAB 1** (Jennifer DeBoisbriand , Planning Director)**

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY TY HARRIS, PA ("AGENT") ON BEHALF OF SOJOURN INC ("OWNER") FOR FINAL PLAT APPROVAL FOR PROPERTY LOCATED IN SUBDIVISION SANDY BEACH, LOWER MATECUMBE KEY, ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, HAVING REAL ESTATE NUMBERS 00394480-000100, AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE

- B. Administrative Variance - Sideyard Setback - 121 Carroll Street - **TAB 2** (Jennifer DeBoisbriand , Planning Director)**

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF PEDRO GREER JR TO ALLOW FOR A

REDUCTION IN THE REQUIRED BUFFER YARD FROM THE MINIMUM REQUIRED TWENTY (20) FEET TO TEN (10) FEET FOR PROPOSED ADDITION TO THE EXISTING PRINCIPAL STRUCTURE, AND ALLOW FOR A REDUCTION IN THE REQUIRED BUFFER YARD FROM TWENTY (20) FEET TO FIFTEEN (15) FEET TO ACCOMMODATE PROPOSED ACCESSORY STRUCTURES. THE PROJECT IS LOCATED AT 121 CARROLL STREET ON UPPER MATECUMBE KEY, WITHIN THE SETTLERS RESIDENTIAL (SR) DISTRICT, REAL ESTATE NUMBER 00096150-000000, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

VIII. RESOLUTIONS

- A.** Alcohol Beverage Use Permit - Midway Cafe - **TAB 3** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF MIDWAY CAFE ISLAMORADA, INC. FOR A 2COP ALCOHOLIC BEVERAGE USE PERMIT TO ALLOW BEER AND WINE ON-PREMISES CONSUMPTION AND PACKAGE, ON PROPERTY LOCATED AT 80499 OVERSEAS HIGHWAY, WITH THE PARCEL IDENTIFICATION NUMBER 00405190-000100 WITHIN THE HC (HIGHWAY COMMERCIAL) ZONING DISTRICT, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

- B.** Alcohol Beverage Use Permit - Papa Joes - **TAB 4** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF PJ ISLAMORADA, LLC FOR A 5COP SRX ALCOHOLIC BEVERAGE USE PERMIT TO ALLOW RESTAURANT SALES, ON PROPERTY LOCATED AT 79786 OVERSEAS HIGHWAY, WITH THE PARCEL IDENTIFICATION NUMBER 00096900-000000 WITHIN THE HC (HIGHWAY COMMERCIAL) ZONING DISTRICT, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

- C.** 1st Quarter 2023 Market Rate Building Permit Allocation System Awards - **TAB 5** (Daniel J. Gulizio, Director of Development Services)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM RANKINGS AND AWARDING RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 1 OF 2023; AND PROVIDING AN EFFECTIVE DATE

- D. 1st Quarter 2023 Affordable Building Permit Allocation System Awards - **TAB 6** (Daniel J. Gulizio, Director of Development Services)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM RANKINGS AND AWARDING AFFORDABLE RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 1 OF 2023; AND PROVIDING FOR AN EFFECTIVE DATE

- E. 1st Quarter 2023 Non-Residential Building Permit Allocation System Awards - **TAB 7** (Daniel J. Gulizio, Director of Development Services)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING NONRESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDING NONRESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 1 OF 2023; AND PROVIDING AN EFFECTIVE DATE

IX. ORDINANCES

- A. Ordinance Concerning Appointments for Village Boards, Commissions, and Committees - **TAB 8**
(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

X. LAND DEVELOPMENT REGULATION WORKSHOP ITEMS

- A. Chapter 30, Article VI, Division 11 - Alcoholic Beverage Use Permits - **TAB 9**
- B. Chapter 30, Article VI, Division 13 - Mobile Food Vendors - **TAB 10**
- C. Chapter 30, Article II - Definition of Lot Area - **TAB 11**
- D. Lot Area Variance Code Amendment - **TAB 12**

- E. Amendment of Multifamily (MF) Zoning District to Include Single-Family Residences as a Permitted Use - **TAB 13**
- F. Chapter 30, Article V, amending Tourist Commercial (TC) District related to outdoor storage and display - **TAB 14**
- G. Amendment of Village Code to Modify Chapter 30 (Land Development Regulations) Division 9 related to Outdoor Seating Areas - **TAB 15**
- H. Amendment to Tourist Commercial (TC) District to Incorporate Boat Dealerships as a Major Conditional Use - **TAB 16**
- I. Amendment of the Village Code to Standardize Notice Provisions for the Development Review Process - **TAB 17**
- J. Farmers' Markets, Flea Markets, and Fairs Code Amendment - **TAB 18**
- K. Chapter 30, Article IV, Division 11 - Building Permit Allocation System (BPAS) - **TAB 19**
- L. Chapter 30, Article IV, Division 12 - Transfer of Development Rights - **TAB 20**

XI. 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

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 305-224-1968 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