



Islamorada, Village of Islands

SPECIAL CALL VILLAGE COUNCIL LAND USE MEETING

May 18, 2023 - 5:30 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. 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. MAYOR / COUNCIL COMMUNICATIONS**
 - A.** Discussion regarding Transfer of Development Rights (TDRs) for residential dwelling units (Councilmember Gregg) - **TAB 10**
 - B.** Discussion regarding Art in Public Places (Councilmember Gregg) - **TAB 11**
 - C.** Discussion regarding Achievable Housing Citizens' Advisory Committee (Councilmember Gregg)
- VI. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**
 - A.** Policy Discussion on use of Moratoriums
- VII. QUASI-JUDICIAL**
 - A.** Major Conditional Use Permit - Morada Cove - **TAB 9** (Jennifer DeBoisbriand , Planning Director)

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA,
VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE
REQUEST OF MORADA COVE PARTNERS LLC FOR MAJOR
CONDITIONAL USE APPROVAL FOR THE REDEVELOPMENT
AND EXPANSION OF EXISTING BAR, RESTAURANT, HOTEL
AND MARINA FOR PROPERTY LOCATED AT 85500 OVERSEAS
HIGHWAY ON WINDLEY KEY WITHIN THE TOURIST**

**COMMERCIAL (TC) ZONING DISTRICT, WITH REAL ESTATE
NUMBER 00093830-000000 AS LEGALLY DESCRIBED HEREIN;
PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO
THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY;
AND PROVIDING AN EFFECTIVE DATE.**

VIII. ORDINANCES

- A.** Chapter 30, Article VI, Division 11 - Alcoholic Beverage Use Permits - **TAB 1**
- B.** Chapter 30, Article II - Definition of Lot Area - **TAB 2**
- C.** Lot Area Variance Code Amendment - **TAB 3**
- D.** Amendment of Multifamily (MF) Zoning District to Include Single-Family Residences as a Permitted Use - **TAB 4**
- E.** Amendment of Village Code to Modify Chapter 30 (Land Development Regulations) Division 9 related to Outdoor Seating Areas - **TAB 5**
- F.** Amendment to Tourist Commercial (TC) District to Incorporate Boat Dealerships as a Major Conditional Use - **TAB 6**
- G.** Amendment of the Village Code to Standardize Notice Provisions for the Development Review Process - **TAB 7**

IX. 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