



## Islamorada, Village of Islands CHARTER REVIEW COMMITTEE

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April 15, 2026 - 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. **PUBLIC COMMENT**
- III. **APPROVAL OF MINUTES**
  - A. March 30, 2026 Charter Review Committee Minutes
- IV. **ITEMS FOR DISCUSSION**
  - A. Review and Discuss Proposed Language for Recommendations to Village Council
- V. **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](https://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php)

[PUBLIC\_PARTICIPATION]

#### 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 Charter Review Committee Members 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: 875 9695 0691** 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://us06web.zoom.us/j/87596950691> 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](mailto:ADA@islamorada.fl.us) at least 48 hours before the scheduled meeting



# Islamorada, Village of Islands CHARTER REVIEW COMMITTEE

March 30, 2026 - 5:30 PM  
Founders Park Community Center  
87000 Overseas Highway  
Islamorada, FL 33036

## MINUTES

### I. CALL TO ORDER / ROLL CALL

Chair Ty Harris called the meeting to order at 5:32 p.m.

**PRESENT:** Chair Ty Harris, Vice Chair Susan Raffanello, Member Richard Black, Member Lorie LaLonde, Member Craig McBay, Member Joseph Roth, Member Roger Young

**ABSENT:**

### II. PUBLIC COMMENT

Chair Ty Harris opened public comment.

With no one wishing to speak, Chair Harris closed public comment.

### III. APPROVAL OF MINUTES

#### A. Approval of March 23, 2026 Meeting Minutes

There was no public comment on the item.

**ACTION:** Motion to Approve item III.A. by Craig McBay second by Roger Young;

Motion Passed with a 7:0 vote

**AYES:** Ty Harris, Susan Raffanello, Richard Black, Lorie LaLonde, Craig McBay, Joseph Roth, Roger Young

**NAYS:** None

**ABSTAIN:** None

### IV. ITEMS FOR DISCUSSION

#### A. Review and Discussion of Islamorada Village Charter, Section 8(9)(a)(ii)C - Tabled from March 23, 2026

The Committee briefly revisited prior discussion regarding the millage referendum requirement.

FLC Consultant Lynn Tipton confirmed that the provision is uncommon among municipal charters.

Consensus was to defer the final decision to the final meeting for comprehensive review and cleanup.

**B. Discussion of Possible New Section - Super Majority Requirement for Voting**

The Committee used example language from Winter Park, Florida's Charter as a starting point for the discussion.

**1. Property Acquisition / Disposition**

There was general agreement that significant property decisions warrant a higher voting threshold.

The discussion focused on adding weight to major decisions involving public assets.

Direction: Support the inclusion of a supermajority requirement for certain property actions.

**2. Conservation / Public Land Use Changes**

The Committee extensively discussed the applicability to:

Village-owned property vs. broader governmental property

Private property protections

Interaction with SB 180 (temporary restrictions on increased development regulations, which sunsets in Fall 2027)

Direction: Any change in use of Village-owned conservation or public/semi-public land to non-recreation, non-conservation, or non-park use would require a supermajority vote;

After the expiration of SB 180, it was recommended to expand applicability to include all governmental entities.

**Key Clarifications:**

Applies only to government-owned property (not private property)

Avoids conflict with SB 180 restrictions

Future expansion contingent on SB 180 sunset

**3. Additional Provisions Reviewed**

Several draft provisions removed or deemed unnecessary:

Items impacting private property (preempted by SB 180)

Redundant or duplicative provisions

"Lakefront" provision corrected to "waterfront"

**Consensus Actions:**

Remove provisions inconsistent with state law or redundant

Narrow scope to legally defensible, government-owned property only

**ACTION:** Motion to Recommend that the purchase, sale, conveyance, or acquisition of real property by the Village would require a supermajority vote item IV.B. by Susan Raffanello second by Roger Young;  
Motion Passed with a 6:1 vote

**AYES:** Ty Harris, Susan Raffanello, Richard Black, Craig McBay, Joseph Roth, Roger Young  
**NAYS:** Lorie LaLonde  
**ABSTAIN:** None

**ACTION:** Motion to Recommend that any conservation or public/semi public land currently owned by the Village to a use that is not recreation, conservation, or park use would require supermajority vote; after sunset of SB180 expand to any governmental entity item IV.B. by Susan Raffanello second by Roger Young;  
Motion Passed with a 7:0 vote

**AYES:** Ty Harris, Susan Raffanello, Richard Black, Lorie LaLonde, Craig McBay, Joseph Roth, Roger Young  
**NAYS:** None  
**ABSTAIN:** None

**C.** Discussion of Possible New Section - Advancements in Technology and Modern Communication

The Committee discussed the inclusion of remote participation (e.g., Zoom) in the Charter, noting that some newer municipal charters allow for virtual attendance. Committee discussion distinguished between: Witness testimony (potentially appropriate for remote participation), and Council Member attendance (concerns raised regarding remote participation).

Legal and procedural concerns were identified, including the inability to ensure witnesses are not being coached when appearing remotely and a lack of enforcement authority comparable to courts. There was concern that there could be potential legal challenges if procedures were not defensible.

It was determined that remote participation was a policy issue and could be handled on a case-by-case basis through policy, rather than codified in the Charter. No changes were recommended.

**D.** Discussion of Possible New Section - Citizens Bill of Rights

Vice Chair Rafanello shared various charters with a bill of rights — the consensus was that all the provisions considered were already governed by statute.

**E.** Discussion of Possible New section - Updating Publication Requirements

Vice Chair Raffanello initiated a discussion regarding whether agenda publication timelines should be addressed in the Charter or by policy. She noted there was a current 48-hour minimum requirement under state law, and expressed a preference for earlier public access to materials.

Examples from other municipalities (including Marathon and Key West) were referenced, with typical publication timeframes ranging from one to two weeks in advance of meetings.

The consensus was that agenda publication timelines should be addressed as a policy matter, not included in the Charter. General support for earlier public

release of meeting materials as an operational best practice

**ACTION:** Motion to Approve to recommend as a policy decision to Village Council item IV.E. by Susan Raffanello second by Roger Young; Motion Passed with a 7:0 vote

**AYES:** Ty Harris, Susan Raffanello, Richard Black, Lorie LaLonde, Craig McBay, Joseph Roth, Roger Young

**NAYS:** None

**ABSTAIN:** None

**V. ADJOURNMENT**

It was determined that the remaining work of the Committee was to decide on the millage rate provision and clean up on the language approved thus far.

The next meeting was set for Wed, April 15 at 5:30 p.m. Committee Member Black noted he would attend via Zoom.

There was a motion to adjourn at 6:23 p.m.



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Marne McGrath, Village Clerk



# Council Communication

**To:** Mayor and Village Council  
**From:** Jennifer DeBoisbriand , Planning Director  
**Date:** April 15, 2026  
**SUBJECT:** **Review and Discuss Proposed Language for Recommendations to Village Council**

**Background:**

The Village Attorney has provided draft language based on your recommendations.

It should be noted that these are just what the charter language would look like, not the ballot language.

The recommendations are attached.

**Analysis:**

**Budget Impact:**

**Staff Impact:**

**Recommendation:**

**Attachments:** 1. 4D0137802-Draft proposed charter amendments from Charter Review Committee as of 3-31-26 (002)

**DRAFT PROPOSED CHARTER AMENDMENT LANGUAGE<sup>1</sup>**

**Three-year staggered terms with a three term limit**

Section 5(2). *Term of office.* The term of office for councilmembers shall be ~~two~~ three years, beginning with the November 2026 election. Each councilmember shall remain in office until a successor is elected and assumes the duties of the position, except as otherwise provided herein. No councilmember shall serve more than ~~eight years~~ three terms in office. In order to provide for staggered terms of office, the term of office for the candidates elected at the November 2026 election only shall be split with three candidates serving three-year terms and two candidates serving two-year terms to be implemented upon the certification of the November 2026 election results.

Any candidate elected unopposed in November 2026 pursuant to Section 8(6) of the Village Charter shall receive a three-year term of office ending in November 2029 with no more than two (2) other candidates receiving the highest number of votes respectively per seat elected to a three-year term of office ending in November 2029. The remaining elected candidates shall be elected to a two-year term of office ending in 2028. If no candidates are elected unopposed in November 2026, the three (3) candidates receiving the highest number of votes respectively per seat shall be elected to a three-year term of office ending in November 2029 and the remaining elected candidates shall be elected to a two-year term of office ending in November 2028. Beginning with the November 2028 election, all terms of office for councilmembers shall be for three (3) years.

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<sup>1</sup> / Deleted text is indicated by a ~~strikethrough~~ and added text is indicated by an underline.

### **Council salary and benefits**

Section 5(5). *Compensation and expenses.* Village councilmembers shall initially be compensated at the rate of ~~\$300~~ \$1,500<sup>2</sup> per month and, shall be entitled to receive reimbursement in accordance with Florida Statutes for authorized travel and per diem expenses incurred in the performance of their official duties. In addition, compensation for Village councilmembers shall also be subject to annual cost of living adjustments commensurate with the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) in the same fiscal year. The village council, by not less than four affirmative votes, may elect to provide for an increase in compensation by ordinance. However, no such ordinance establishing or increasing compensation shall take effect until approved by a majority of the village electors at the next regular election which follows the adoption of said ordinance.

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<sup>2</sup> / In Ord. No. 05-23 the village council increased council compensation to \$1,000.00 per month which was effective in March of 2006.

### **Postponement of agenda items**

Section 5(8). *Village council meetings.* The council shall conduct regular meetings at such times and places as the council shall prescribe by resolution. Such meetings shall be public meetings within the meaning of F.S. § 286.011, and shall be subject to notice and other requirements of law applicable to public meetings. Pursuant thereto:

- (a) Special meetings may be held at the call of the mayor, or in his or her absence, at the call of the vice-mayor. Special meetings may also be called upon the request of a majority of the councilmembers. Unless of an emergency nature, the person or persons calling such a meeting shall provide not less than 72 hours' prior notice of the meeting to the public.
- (b) Elected or reelected councilmembers shall be inducted into office at the first regularly scheduled meeting following certification of their election.
- (c) A majority of the council shall constitute a quorum. No action of the council shall be valid unless adopted by an affirmative vote of the majority of the councilmembers in attendance, unless otherwise provided by law. All actions of the village council shall be by ordinance, resolution, or motion.
- (d) With the exception of quasi-judicial hearing agenda items, once an item is placed on a published agenda, it shall not be postponed except upon a determination of good cause by the village staff or majority vote of the Council.

## **Council vacancies**

Section 5(7). *Vacancies; forfeitures of office; suspension; filling of vacancies.*

- (a) *Vacancies.* A vacancy in the office of a councilmember shall occur upon the death of the incumbent, removal from office as authorized by law, resignation, appointment to other public office which creates dual office holding, judicially determined incompetency, or forfeiture of office as described in paragraph (b).
- (b) *Forfeiture of office.* A councilmember shall forfeit his or her office upon determination by the council, acting as a body, at a duly noticed public meeting that he or she:
- (i) Lacks at any time, or fails to maintain during his or her term of office, any qualification for the office prescribed by this charter or otherwise required by law;
  - (ii) Is convicted of a felony, or enters a plea of guilty or nolo contendere to a crime punishable as a felony, even if adjudication is withheld;
  - (iii) Is convicted of a first degree misdemeanor arising directly out of his or her official conduct or duties, or enters a plea of guilty or nolo contendere thereto, even if adjudication of guilt has been withheld;
  - (iv) Is found to have violated any standard of conduct or code of ethics established by law for public officials and has been suspended from office by the Governor, unless subsequently reinstated as provided by law; or

(v) Is absent from three consecutive regular council meetings without justifiable reason, or for any other reason established in this charter.

(c) *Suspension from office.* A councilmember shall be suspended from office upon return of an indictment or issuance of any information charging the councilmember with any crime which is punishable as a felony or with any crime arising out of his or her official duties which is punishable as a first degree misdemeanor. Pursuant thereto:

(i) During the period of suspension, the councilmember shall not perform any official act, duty, or function, or receive any pay, allowance, emolument, or privilege of office.

(ii) If the councilmember is subsequently found not guilty of the charge, or if the charge is otherwise dismissed, reduced, or altered in such a manner that suspension would no longer be required as provided herein, the suspension shall be lifted and the councilmember shall be entitled to receive full back pay and such other emoluments or allowances as he or she would have been entitled to had the suspension not occurred.

(d) *Filling of vacancies.*

(i) If a vacancy occurs in the office of mayor, the vice-mayor shall serve as mayor until a new mayor is elected as provided in paragraph (3)(a) and assumes the duties of his or her office.

(ii) If any vacancy occurs in the office of any councilmember and the remainder of the unexpired term is less than 50 percent, the remaining councilmembers shall, within 30 days following the occurrence of such vacancy, by majority vote, appoint a person to fill the vacancy for the remainder of the unexpired term. If, however, the remainder of the unexpired term is equal to or exceeds 50 percent, the remaining councilmembers shall;

1. within six (6) months following the occurrence of such vacancy, hold a special municipal election to elect a person to fill the vacancy for the remainder of the unexpired term; and

2. within 30 days following the occurrence of such vacancy, by majority vote, appoint a person to fill the vacancy until the next regularly scheduled village election a successor is elected pursuant to section 5(7)(d)(ii)1. above and assumes the duties of the position.

(iii) Any person appointed to fill a vacant seat on the council shall be required to meet the qualifications of the seat to which he or she is appointed.

## **Super-majority voting**

### **Section 11 General Provisions**

- (1) *Charter amendments.* This charter may be amended in accordance with the provisions for charter amendments as specified in the Municipal Home Rule Powers Act, F.S. ch. 166, as the same be amended from time to time, or its successor, or as may otherwise be provided by general law. The form, content, and certification of any petition to amend shall be established by ordinance.
- (2) *Standards of conduct.* All elected officials and employees of the village shall be subject to the standards of conduct for public officers and employees set by general law. In addition, the village council shall, no later than six months from the effective date of incorporation, establish by ordinance a code of ethics for officials and employees of the village which may be supplemental to general law, but in no case may such an ordinance diminish the provisions of general law. The intent of this provision of the charter is to require more stringent standards than those provided under general law.
- (3) *Height restrictions.* The maximum height of a structure in the village, as defined in the code, shall be 35 feet, excluding chimneys, spires and steeples on structures utilized for institutional and public uses only, radio or television antennas, flagpoles, solar apparatus and utility poles, excluding the replacement of a structure to existing height if destroyed by a natural disaster and providing for a variance procedure.

(4) Super-majority voting requirements. The affirmative vote of at least four (4) members of the Village Council shall be required for the approval of the following matters:

(a) Conveyance of fee simple ownership of real property owned by the Village;

(b) Acquisition of fee simple ownership of real property by the Village;  
and

(c) Comprehensive plan future land use map amendment, rezoning or change in use of conservation or public/semi-public properties currently owned by the Village, to a use that is something other than recreation, conservation, or park use.