



Council Communication

To: Mayor and Village Council

Through: Seth Lawless, Village Manager
Roget Bryan, Village Attorney
Ty Harris, Director of Planning
Shelia Denoncourt, Building Official

From: Daniel Parobok, Environmental Coordinator- Village Biologist

Date: March 14, 2019 | 1st Reading

Subject: Proposed Ordinance amending Chapter 30 Land Development Regulations to provide updated landscape standards and environmental regulations

Background:

At the January 14, 2019, Local Planning Agency (LPA) meeting, a discussion item was introduced that would amend the relevant sections of *Chapter 30 Land Development Regulations* of the Village Code of Ordinances (the “Code”) associated with landscape standards and environmental regulations. During the conclusion of discussion of the proposed amendments, the Planning and Development Department staff was requested to update the proposed amendments to reflect the suggestions and comments that were provided. The LPA considered the proposed Ordinance at its meeting on March 11, 2019.

Analysis:

The Village’s Planning Department proposes the attached updates, additions, and amendments to the following Land Development Regulations. All proposed changes are contained within the strikethrough-underlined ordinance accompanying this memorandum.

- *Chapter 30 Land Development Regulations / Article IV Administrative Procedures / Division 2 Development Review Process*
- *Chapter 30 Land Development Regulations / Article V Schedule of District Use and Development Standards / Division 6 Landscape Standards*
- *Chapter 30 Land Development Regulations / Article VII Environmental Regulations / Division 3 Sea Turtle Nesting Protection*
- *Chapter 30 Land Development Regulations / Article VII Environmental Regulations / Division 4 Environmental Standards*

Recommendation:

For 1st Reading, Village staff recommends that the Village Council approve and pass the proposed ordinance with the recommended amendments to *Chapter 30 Land Development Regulations* that updates the Village's landscape standards and environmental regulations to reflect current environmental conditions and social climate.

ORDINANCE NO. _____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE IV “ADMINISTRATIVE PROCEDURES”, ARTICLE V “SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS”, ARTICLE VII “ENVIRONMENTAL REGULATIONS”; TO SPECIFICALLY AMEND AND ADD LANDSCAPE STANDARDS AND ENVIRONMENTAL REGULATIONS; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY

WHEREAS, Islamorada, Village of Islands (the “Village”) has adopted a comprehensive set of Land Development Regulations (the “LDRs”) to implement the Village Comprehensive Plan; and

WHEREAS, the Village desires to amend Chapter 30 “Land Development Regulations” Article IV “Administrative Procedures”, Article V “Schedule of District Use and Development Standards”, and Article VII “Environmental Regulations”, and

WHEREAS, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the Principles for Guiding Development within the Florida Keys Area of Critical State Concern; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the “Village Council”) finds that the provisions of this Ordinance are intended to advance the public health, safety, and welfare of the citizens of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by this reference.

Section 2. Amending Land Development Regulations. Chapter 30 “Land Development Regulations” Article IV “Administrative Procedures”, Article V “Schedule of District Use and Development Standards”, and Article VII “Environmental Regulations” of the Code is hereby amended to read as follows:

Additional text is shown as <u>underlined</u> ;	deleted text is shown as strikethrough
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Sec. 30-215(d)(16)(f). All trash and garbage disposal systems, dumpsters, recycling collection areas, utility equipment, air conditioning units, vending machines and wastewater treatment plants shall be screened on at least three (3) sides by landscape material that is a minimum of thirty-six (36) inches in height and shall have screening to minimize their visibility from all streets, consisting of one or more of the following:

1. A solid, opaque enclosure (with gate, if necessary) of any material allowed by this code, except chain link fences, with a minimum height of one foot above the structure to be screened and painted to complement the principal building.
2. Landscaping (e.g., shrubs, canopy and understory trees, continuous hedges); or
- ~~3.~~ 3. Screening of these structures may be accomplished by site design and orientation of buildings e structures may be accomplished by site design and orientation of buildings

Sec. 30-812.

~~Shade tree, for the purposes of this division, means a native canopy tree, usually with one vertical stem or main trunk which naturally develops a more or less distinct and elevated crown and provides at maturity a minimum shade crown of 30 feet in diameter. A list of shade trees shall be compiled by the planning and development services department.~~

Specimen tree means any tree with a diameter at breast height that is 75 percent of the record tree of the same species for the state or greater than or equal to 18 inches, whichever comes first.

Vehicular use area (VUA) means an area used for parking, loading and vehicular access for any property not occupied by a single-family residence.

Sec. 30-815(f). Buffer areas utilizing public right of way shall meet the criteria set forth in section 30-819. The director may specify specific vegetation species and quantities to provide buffering as intended in this article.

Sec 30-818. All off-street parking areas containing more than six spaces and located in one of the zoning districts listed in this section shall be landscaped in accordance with the standards set out in this section. All off-street parking planting area outlined in Table 30-818 is exclusive of bufferyards. ~~required under~~ Landscaping required shall be installed in accordance with the standards set forth in this division and the Landscape Manual prepared by the director of planning and development services and referred to in section 30-826.

Sec 30-821(f). No one species of tree or shrub shall exceed 50 percent of the minimum number of trees required. Neither existing trees nor trees in excess of the minimum number required shall be subject to this limitation.

Sec. 30-821(i). All ~~shade~~ canopy trees installed within six feet of public infrastructure shall utilize a root barrier system, as approved by the village operations director.

Sec. 30-821(k). Spacing. Trees shall be installed in accordance with the following spacing requirements:

(1) Canopy trees shall be located a minimum of ten (10) feet away from structures and fifteen (15) feet from other canopy trees.

(2) Understory trees shall be located a minimum of five (5) feet away from structures, and ten (10) feet from other trees.

(3) Palms shall be located a minimum of three (3) feet from structures and three (3) feet from other palms and ten (10) feet from other trees.

(4) Trees and palms which are in excess of the minimum number required may be spaced closer to each other.

(5) Trees shall be planted no closer to an impervious area than half of the minimum size of the required planting area for the particular tree species (in accordance with item (7) below).

(6) Where a conflict in spacing or canopy spread occurs between required trees and existing offsite or onsite trees, the requirements of this section may be modified as determined by the director of planning.

(7) Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the planning department. Minimum planting areas are as follows:

(a) Canopy tree. Two hundred twenty-five (225) square feet with fifteen (15) feet the smallest dimension, except when used in parking area peninsulas/islands.

(b) Understory tree. Ninety (90) square feet with eight (8) feet the smallest dimension. (c) Small tree. Sixty-four (64) square feet with eight (8) feet the smallest dimension.

(d) Single-stem palms with typical DBH at maturity of (12) inches or greater. Twenty-five (25) square feet with five (5) feet the smallest dimension.

(e) Clustering palms/palms with typical DBH at maturity of less than twelve (12) inches. Nine (9) square feet with three (3) feet the smallest dimension.

Sec 30-821(1) Plant Materials

(1) Quality. Plant materials used in accordance with the provisions of this section of the code shall conform to the standards for Florida Number One, or better, as provided for in the most current edition of "Grades and Standards for Nursery Plants," parts I and II, State of Florida Department of Agriculture and Consumer Services. Sod shall be clear and visibly free of weed, pests and diseases. Sod pieces shall be neatly mowed. Damage and breakage shall not occur when pieces are picked up by one end.

(2) Plant ball sizes. Ball sizes on all plant material shall conform to or exceed the minimum standards as noted in the most current edition of "American Standards for Nursery Stock," prepared by the American Association of Nurserymen.

(3) Use of site specific plant material. Plants used in the landscape design pursuant to this section of the code shall be to the greatest extent appropriate to the soil and other environmental conditions in which they are to be planted.

(4) Shrubs and hedges. Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting. When used as a hedge, shrubs shall be full to base, planted and maintained so as to form a continuous, unbroken solid, visible screen within a maximum of one (1) year after time of planting. When shrubs are used as a visual buffer around vehicular use

areas, the height of solid shrubs at installation shall be measured as a minimum of three (3) feet above the vehicular use area pavement surface that directly abuts the shrubs.

(m) *Mulch.* A two-inch minimum thickness, after initial watering in, of approved organic mulch material shall be installed in all areas not covered by buildings, pavement, sod, preserved areas and annual flower beds. Each tree shall have a ring of organic mulch no less than twenty-four (24) inches beyond its trunk in all directions.

(n) *Finished grades of landscape areas.* Finished grade of landscape areas shall be at or below the grade of adjacent VUA or public sidewalks, except for mounding or other surface aesthetics. Grade shall be designed to receive roof and surface runoff and to assist irrigation of plantings and then any overflow routed as necessary underground. Mounding or other surface aesthetics shall not inhibit or defeat intended rainwater capture, retention or percolation from a VUA

(o) *Stabilization.* All trees and palms planted as trees shall be securely guyed, braced or staked at the time of planting until established. The use of nails, wire, rope, or other methods which damage the tree or palm are prohibited. All plants shall be installed with the top of the root ball even with the soil grade. All stabilization materials shall be removed after a maximum period of one (1) year from the date of CO.

Sec. 30-822(d). The removal of five or less invasive shrubs or trees within a period of 90 days shall not require a development permit. The property owner shall provide the village with a written notice a minimum of seven days prior to removal activities for the removal of five or less invasive shrubs or trees within a period of 90 days. This notice shall include the property address, vegetation species, quantity, and approximate size of the vegetation to be removed. Removal of more than five invasive plant species or removal that would result in clearing and grubbing shall require a development permit and shall be accompanied by a vegetation survey unless waived or limited by the director of planning and development services.

Sec 30-823(a). Removal or major pruning of any native or naturalized tree equal or greater than three and one-half ~~eight~~ inches in diameter at breast height, eight feet in overall height, or the removal of any vegetation in required open space areas, bufferyards, hammock, wetland, or beach berm habitat communities shall require a development permit. Removal of vegetation in the above habitat communities shall be subject to the provisions contained in article VII of this chapter.

Sec. 30-823(f). A native tree may be removed only when an applicant has demonstrated to the village that the proposed or existing developments, including residentially zoned properties, cannot be located on the site without the removal of the tree, and that there is no practical way to avoid tree removal. In determining if the applicant may remove trees pursuant to a tree removal development permit, the village shall consider at a minimum the following: (1) The applicant has made every reasonable effort to incorporate existing trees and to minimize the number of trees

removed; (2) The trees proposed to be removed are the minimum number necessary; and the trees proposed to be removed are of poor quality and appearance, are damaging existing improvements, are creating ongoing safety problems for existing development, or are growing in too close proximity to other trees to permit normal growth and development of affected trees consistent with good forestry practices. (3) The applicant must relocate the trees to be removed. If relocation is not a viable solution, an applicant shall replace removed trees. If it is determined that an applicant cannot relocate nor replace removed trees, the applicant shall pay the appropriate fee. If the applicant cites tree health, structure, or safety as the need for removal, the director of planning may require a written assessment from a Certified Arborist to support the determination.

Sec. 30-824. The director of planning and development services may recommend from time to time the designation of certain trees located within the village as ~~specimen~~ locally significant or historic trees. The village manager shall review such recommendation and add thereto his own comments and recommendations, and the matter shall be presented to the village council for its determination. The village council shall consider the report of the planning and development services department and the recommendation of the village manager and shall either accept, modify or deny the recommendation. The village council shall designate by resolution, pursuant to a public hearing in accordance with article IV, division 2 of this chapter, those trees it deems appropriate as historic trees.

Sec. 30-827. – Landscape plans required.

A landscape plan shall be submitted with the site plan for consideration by the planning department. The landscape plan shall be signed and sealed by a Florida registered landscape architect unless otherwise waived by the director of planning and development services. The landscape plan shall conform to the guidance provided in the Islamorada Landscape Manual and shall at a minimum contain the following:

(a) Minimum scale equivalent to the site plan.

(b) Existing trees with a unique number assigned to each tree.

(c) A tree survey table with the following information listed by tree number corresponding to the numbered existing trees on the plan view:

(1) Common and scientific species name;

(2) Diameter at breast height

(3) Tree condition;

(4) Proposed disposition (remain, relocate or remove);

(5) Dollar value of specimen trees calculated in accordance with section 30-1615.

(d) Existing trees and shrubs and site improvements on abutting properties within ten (10) feet of the property lines. This information may be obtained from aerial photographs and approximate locations based on field visits.

(e) The location and outline of proposed buildings and site improvements including landscaping, paving, utilities, rights-of-way and final elevations. Proposed landscape trees and shrubs should be shown according to approximate size after five (5) years of growth following installation.

(f) Existing site improvements to remain including buildings, paving, utility rights-of-way and elevations.

(g) A table of data indicating required quantities and provided quantities of proposed.

(h) Plant material listed according to corresponding code requirement, gross and net acreage, number of trees to remain, number of trees to be relocated, number of trees to be removed and square footage of vehicular use areas.

(i) Proposed plant materials by botanical and common names, quantities, sizes, and spacing.

(j) Site lighting locations.

(k) Existing and proposed water bodies, wetlands, swales, and/or retention ponds.

(l) Planting details and planting specifications.

(m) Visual depiction and delineation of the areas on the site attributed towards each applicable requirement of this article.

(n) Such other information that may be required to give a complete understanding of the proposed plan including methods for preserving existing trees to remain, and a graphic rendering of the proposed landscaping.

Sec. 30-1582(f). *Protection from development activities.* Any development activity occurring on a property containing mapped sea turtle nesting beach during the nesting season shall require a temporary exclusionary barrier. Barriers shall be:

(1) Constructed in such a manner to prevent turtles from traveling inland of the beach area and shall be placed at a maximum of five feet seaward of the limits of construction as allowed in this Article;

(2) Located in such a way as to allow the maximum extent of the beach accessible to potential nesting turtles;

(3) Constructed of durable materials that will not harm or injure a turtle if contact occurs, as approved by the village biologist; and

(4) Erected prior to the beginning of nesting season and remain in place until the end of nesting season or final inspection for a certificate of occupancy or completion has been issued.

Sec. 30-1614(d). *Clearing*. Clearing within tropical hardwood hammock shall be strictly limited to the development area required for the principal and accessory structures and uses. Clearing of hammock for parking or driveways exceeding the minimum requirements pursuant to this chapter, or for landscaping purposes shall not be permitted. Clearing of hammock for the creation of swales shall not be permitted unless waived or limited by the director of planning and development services.

Sec. 30-1614(e). *Vegetation survey*. A vegetation survey containing the following information shall accompany all applications for development of structures or clearing, unless waived or limited by the director of planning and development services:

- (1) A list of the names of all vascular plants found on the parcel proposed for development;
- (2) A vegetation map at a scale of at least 1:50, assigning a unique number to each tree indicating the location, area and size of all trees with a diameter at breast height of three and one-half inches or greater and any species listed as threatened, endangered or regionally important;

(3) A tree survey table with the following information listed by tree number corresponding to the numbered existing trees:

- (1) Common and scientific species name;
- (2) Diameter at breast height
- (3) Tree condition;
- (4) Proposed disposition (remain, relocate or remove);
- (5) Dollar value of specimen trees calculated in accordance with section 30-1615.

Sec. 30-1615(b)(4)a. Replacement trees shall be at least eight feet in height, three inches dbh, and consist of non-invasive species pursuant to the standards contained in this division. The director of planning and development services may reduce the height requirement up to 50 percent for rare native plant species. The director of planning and development services may reduce the required quantity if replacement tree size is greater than eight feet in height and three inches dbh.

Sec 30-1615(b)(4)i. All transplantation and restoration shall meet a survival rate of 100 percent after two years. The village retains the right to access the property to inspect the survivorship rate through the two-year period. Any transplantation and restoration not meeting 100 percent survival during the two-year period shall be replaced.

Sec. 30-1615(b)(4)r. Specimen trees are subject to the preservation and transplantation criteria of this article. If it is determined by the village that tree transplantation is not feasible, then the applicant shall provide a fee as outlined below. The fee shall be based on the value of the tree(s), as determined by the village's specimen tree appraisal formula, as listed below, which reflects the village's tree preservation priorities based on size, health, and locations which enhance the ability of a tree to provide benefits to the greater community. An alternative method of tree valuation may be used if a request is submitted to and approved by the village. Hazard, invasive, and dead trees are assigned a zero-dollar monetary value. The cost of tree replacement provided for by a specimen tree may be subtracted from the calculated specimen tree appraised value.
Specimen Tree Appraisal Formula:

Appraised Tree Value = Price of Replacement Tree × 2.7 × Size Factor × Health/Condition Factor × Location Score

Explanation of formula Components:

Replacement Tree Price shall be those set by the village's replacement tree price list (as amended) which is the average of three published prices of each tree species in the minimum replacement size.

2.7 is a multiplier utilized to represent installation and establishment cost.

Size factor:

Hardwoods/conifers: 1-24" DBH = 3, >24" DBH = 4

Palms: one foot (1') - twelve feet (12') clear trunk = 1, > twelve feet (12') clear trunk = 2

Health/conditions factor:

Excellent/good (no major defects) = 1.25

Fair (defects are correctable or are not anticipated to cause tree death or required removal within 10 years) = 0.75

Poor (defects not correctable, expected to cause death or require removal within 10 years) = 0

Location score: (locations not described below and all prominent ratings are designated by Planning Director)

Prominent: highly visible area for general public, significant contribution to area = 3

High: mapped tropical hardwood hammock and/or; front or street side yard or swale/within twenty feet (20') of roadway or sidewalk = 2

Medium: front yard/visible from road or sidewalk and greater than 20 feet from road or sidewalk = 1

Low: rear yard or otherwise similarly obstructed from view = 0.75

Sec. 30-1616(e)(5). All native trees greater than 3 ½ ~~six-inch~~ dbh shall be preserved, protected, relocated or replaced in accordance with section 30-1615; and

Sec. 30-1616(f)(5). All non-invasive trees greater than 3 ½ ~~six-inch~~ dbh shall be preserved, protected, relocated or replaced in accordance with section 30-1615; and

Sec. 30-1616(g)(10). No native vegetation shall be removed for the creation of swales. All stormwater shall be directed to the adjacent hammock area.

Sec. 30-1616(h)(9). No native vegetation shall be removed for the creation of swales. All stormwater shall be directed to the adjacent hammock area.

Sec. 30-1616(i)(7). No native vegetation shall be removed for the creation of swales. All stormwater shall be directed to the adjacent hammock area.

Sec. 30-1616(j)(12). No native vegetation shall be removed for the creation of swales.

Sec. 30-1616(k)(1)f. No native vegetation shall be removed for the creation of swales.

Sec. 30-1616(k). *Disturbed lands*. All structures developed, used or occupied on land which are classified as disturbed on the existing conditions map shall be designated, located and constructed such that:

- (1) On lands classified as disturbed with tropical hardwood hammock:
 - a. All listed threatened, endangered, commercially exploited, and regionally important native plant species shall be preserved, protected, relocated or replaced with the same species or equally rare species suitable to the site in accordance with section 30-1615;

- b. All specimen and champion trees shall be preserved in their natural condition;
- c. All non-invasive or native trees greater than ~~six~~ 3 ½ dbh shall be preserved, protected, relocated or replaced in accordance with section 30-1615;
- d. All areas of disturbance shall be managed to avoid the introduction and/or establishment of invasive exotic species; and
- e. All invasive exotic species shall be removed from the parcel proposed for development.
- f. No native vegetation shall be removed for the creation of swales.

Sec. 30-1616(k)(2)k. No native vegetation shall be removed for the creation of swales.

Sec. 30-1616(k)(3)f. No native vegetation shall be removed for the creation of swales.

Sec 30-1617. - *Environmental restoration standards and agreements.*

In the event any land clearing, grading, ~~or~~ filling, or vegetation removal occurs on a site on which the development is outside the scope of any permit issued or for which no permit was issued, then the building official shall issue a stop work order that shall remain in effect until all of the following restoration conditions have been met:

- (1) Removal of all fill and restoration of the site to its pre-violation grade.
- (2) A restoration plan is submitted pursuant to section 30-1615. The restoration plan shall include the following:
 - a. Replacement at a rate of 2:1 of the trees, shrubs, and ground covers on the unlawfully cleared site with native species as appropriate to the site cleared. The trees shall be of a size and maturity commensurate to the unlawful clearing as determined by director of planning and development services. The species diversity shall consist of the approximate percentages of the predominant tree, shrub and ground cover species on the site unlawfully cleared prior to the violation, but if any endangered or threatened tree, shrub or ground cover species were unlawfully cleared, then those species shall be replaced with plants of a size and maturity commensurate to and related to the unlawful clearing regardless of predominance.

Sec 30-1617(4). An after-the-fact permit shall be obtained for any unauthorized vegetation removal. Mitigation requirements for after-the-fact tree removal include paying double the typical required permit fee and providing double the required replacement for the removal of

canopy. The director of planning and development services and/or the village biologist may dictate the location of replacement trees for any unauthorized removal.

Sec 30-1617(5). If the natural habit of growth of a tree is damaged or destroyed, the property owner shall install replacement trees as provided in section 30-1615 or conduct remedial maintenance actions to restore the health of the tree, if restoration is feasible within a two-year period. If remedial maintenance is conducted, the village may require a restoration plan and a bond for the tree replacement and specimen tree value of the tree (calculated prior to abuse). The village will release the bond after the property owner demonstrates restoration of the tree in accordance with the village-approved plan. If restoration of the tree has not been achieved by the end of the two (2) year period, the village will collect on the bond. An abused tree, including one that is undergoing/has undergone restoration, may be required by the village to be removed if it threatens public safety or property, and a development permit for tree removal may be required.

Section 3. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Repeal of Conflicting Provisions. The provisions of the Code and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Inclusion in the Code. It is the intention of the Village Council, and it is hereby ordained that the provisions of this Ordinance shall become a part of the Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 6. Transmittal to the Florida Department of Economic Opportunity. The provisions of this Ordinance constitute a "land development regulation" as State law defines that

term. Accordingly, the Village Clerk is authorized to forward a copy of this Ordinance to the Florida Department of Economic Opportunity (“DEO”) for approval pursuant to Sections 380.05(6) and (11), Florida Statutes.

Section 7. **Effective Date.** This Ordinance shall not be effective until approved pursuant to a final order by DEO, pursuant to Chapter 380.05, Florida Statutes; or if the final order is challenged, until the challenge to the order is resolved pursuant to Chapter 120, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Deb Gillis _____
Vice Mayor Mike Forster _____
Councilman Ken Davis _____
Councilwoman Cheryl Meads _____
Councilman Jim Mooney _____

PASSED on the first reading this ___ day of _____, 2019.

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Deb Gillis _____
Vice Mayor Mike Forster _____
Councilman Ken Davis _____
Councilwoman Cheryl Meads _____
Councilman Jim Mooney _____

PASSED AND ADOPTED on the second reading this ___ day of _____, 2019.

DEB GILLIS, MAYOR

ATTEST:

KELLY TOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

ROGET V. BRYAN, VILLAGE ATTORNEY