



# Islamorada, Village of Islands

SENT VIA FED EX

July 17, 2020

Mr. Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
Caldwell Building  
107 East Madison Street – MSC 160  
Tallahassee, Florida 32399

**RE: Compliance Review of Proposed Comprehensive Plan Amendments  
Islamorada, Village of Islands, Submittal Package  
State Land Planning Agency Amendment ID #: 20-03 CSC**

Dear Mr. Eubanks:

Pursuant to Chapter 163, Part II, Florida Statutes, the Islamorada, Village of Islands Planning and Development Services Department, acting within the Florida Keys Area of Critical State Concern, hereby transmits three (3) copies of its proposed Plan Amendment Submittal Package 20-03 CSC of the Islamorada, Village of Islands Comprehensive Plan and hereby requests that the Florida Department of Economic Opportunity review the adopted amendments. **The amendments are subject to State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.** One (1) copy of each package is paper and two (2) copies are on CD-ROM in PDF format.

There is one (1) proposed ordinance in the package, summarized in the table below. The ordinance amends the future land use map and provides for a new site-specific policy. The proposed amendments affect the following Comprehensive Plan elements:

▪ **Chapter 1: Future Land Use**

One copy of each plan amendment submittal package was transmitted concurrently to each of the following agencies and governments for their review and written response:

- South Florida Regional Planning Council
- Monroe County, Florida
- Florida Department of Environmental Protection
- Florida Department of Transportation
- South Florida Water Management District
- Florida Department of State
- Florida Department of Education

**Summary of the Plan Amendment Submittal Package Content:** Each plan amendment listed below includes the proposed text, copies of recommendations and support documents, including any required data and analysis.

| Ord. No. | Amendment Name                            | Amendment Title  | LPA Hearing Date | 1st VC Hearing Date | 2nd VC Hearing Date |
|----------|---|--|------------------|---------------------|---------------------|
| 20-03    | PROPOSED TEXT AMENDMENT TO POLICY 1-2.4.7 | AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.4.7 "LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES" OF THE VILLAGE COMPREHENSIVE PLAN TO REVISE VALUATION CRITERIA FOR TRANSIENT RENTALS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY | 7/13/2020        | 7/16/2020           | Tent. 8/20/2020     |

- The proposed amendment is related to the Florida Keys Area of Critical State Concern, pursuant to Section 380.05, Florida Statutes.
- The plan amendment is not within Orange, Lake or Seminole Counties and, therefore, the plan amendments do not apply to the Wekiva River Protection Area pursuant to Chapter 369, Part III, Florida Statutes.
- A copy of the complete amendment package including supporting data and analysis has been mailed to all of the required review agencies on the date of this letter.
- The amendment is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.
- The proposed amendment does not update the five-year schedule of Capital Improvements.
- There were no requests for citizen courtesy information.

The following person is familiar with the proposed amendments and is responsible for ensuring that the materials transmitted are complete:

Ty Harris  
 Director of Planning  
 Islamorada, Village of Islands  
 86800 Overseas Highway  
 Islamorada, Florida 33036-3162  
 Phone 305.664.6422 Fax 305.664.6464  
 planningdirector@islamorada.fl.us

Thank you in advance for your timely review of these materials. Should you have any questions about the proposed amendments, please contact us.

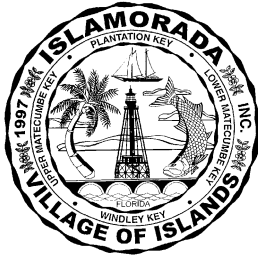
Sincerely,



Ty Harris  
Developmental Services Director

Encl.

Cc: Alyssa Joneswood, Resiliency Planner & Economic Development, SFRPC  
Isabel Cosio Carballo, South Florida Regional Planning Council  
Emily Schemper, Senior Director of Planning & Environmental Resources  
Plan Reviewer, Florida Department of Environmental Protection  
Kenneth Jeffries, Florida Department of Transportation  
Terry Manning, South Florida Water Management District  
Barbara Powell, Areas of Critical State Concern Administrator, DEO  
Kylene J. Casey, Growth Management & Legislative Liaison, FDOE  
Village Council (no enclosures)  
Maria Bassett, Deputy Village Manager (no enclosures)  
Roget. V. Bryan, Village Attorney (no enclosures)



## Council Communication

**To:** Mayor and Village Council

**Through:** Maria Bassett, Deputy Village Manager, Finance Director

**From:** Megan Rumbaugh, Associated Planner  
Ty Harris, Director of Planning

**Date:** July 16, 2020

**SUBJECT: TEXT AMENDMENT TO POLICY 1-2.4.7 “LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES” OF THE COMPREHENSIVE PLAN FOR ISLAMORADA, VILLAGE OF ISLANDS**

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### **Background:**

Policy 1-2.4.7 of the Village Comprehensive Plan was adopted with certain required minimum assessed values for reasons including, but not limited to, compliance with the principle of providing affordable housing. There is sufficient data and analysis supporting the policy, however the nationwide economic recession caused a portion of properties located within the Residential High (RH) and Mixed Use (MU) Future Land Use Map (FLUM) categories (whose owners have previously complied with the policy) to fall below the minimum required assessed values. The amount of the decrease in these assessed values was unpredictable and consequently, planning staff believes that an exception should be allowed for properties within the RH or MU FLUM categories that meet the required minimum assessed values using the Monroe County Property Appraiser 2007 values. The intent of this proposed Ordinance is that these properties should be allowed to qualify as vacation rentals notwithstanding the current values. Furthermore, staff believes that this exception should continue through the 2022 property appraiser’s values in order to provide additional time for values to continue to rise.

The Local Planning Agency (LPA), was scheduled to consider the proposed Ordinance (Attachment A) at the July 13, 2020 LPA meeting..

### **Analysis:**

Village Ordinances 11-08, 13-23, 16-18 and 18-05 permitted the Village to utilize the 2007 assessed property values through the 2020 Vacation Rental Licensing period. According to the current regulations, each vacation rental unit must assess in excess of six hundred percent (600%) of the median annual income for Monroe County. In 2007, the median annual income for Monroe County was \$62,500; therefore, each unit must assess in excess of \$375,000.00. This exemption will expire September 30, 2020 which would then require staff to utilize the 2019

assessed values for the upcoming 2020-2021 Vacation Rental Licensing period. The median annual income in 2019 for Monroe County was \$83,000.00; therefore, the unit must assess in excess of \$498,000.00.

The proposed amendment would allow properties within the RH or MU FLUM categories to apply for vacation rental licenses utilizing the 2007 values through the 2022 license period, assuming that they comply with all other vacation rental regulations. This modification would apply to properties that previously have applied for and received a vacation rental license as well as those properties that are applying for the first time.

As noted previously, the Village adopted Ordinances 11-08, 13-23, 16-1818-05 in order to assist property owners who had previously qualified for vacation rentals but were affected by the economic downturn. Unfortunately, the assessed values of properties within the Village have not returned to the levels prior to the economic downturn. This, in part, is due to Florida Statute 193.1556 which limits the amount that assessed property values can increase for non-homesteaded properties to a maximum of ten percent (10%).

Of the one-hundred-ten (110) existing licensed vacation rentals within the Village, staff compared the assessed values from 2007/2008 to the 2019 assessed values and found that of the one-hundred-ten (110) existing vacation rental properties, only thirty-three (33) properties have returned to the pre-recession values (Attachment B)<sup>1</sup>.

Utilizing these same properties with existing vacation rental licenses, staff compared the assessed values for 2019 to the minimum assessed value based upon the 2019 median annual income required to register a vacation rental license and found that only sixty-nine (69) of the existing one-hundred-ten (110) would be eligible for a vacation rental license (Attachment C).

Based on the numbers above, it appears that creating an exception to allow certain properties to qualify, either which previously qualified or were eligible to qualify, is justified.

**Consistency with Goals, Objectives and Policies of Comprehensive Plan:**

The proposed amendment would affect only a small portion of properties. These properties would continue to need to comply with all other provisions of the Comprehensive Plan, including but not limited to Policies 1-2.4.7 and 1-2.4.8 regarding vacation rentals.

*The requested text amendment is therefore consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.*

**Compatibility with Chapter 380.0552(7), Florida Statutes, Principles for Guiding Development (Florida Keys Area of Critical State Concern)**

The following are the principles pursuant to the Florida Keys Area of Critical State Concern designation:

- (a) *To strengthen local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.*

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<sup>1</sup> The 2008 assessed values were utilized for properties that were not assessed in 2007.

The proposed Comprehensive Plan text amendment would have no effect on local government's capabilities for managing land use and development as the policies would continue to allow the Village to enforce the ordinances regulating vacation rentals.

*(b) To protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.*

The proposed Comprehensive Plan text amendment would not adversely affect shoreline and marine resources including seagrass beds, wetlands, fish and wildlife or their habitat.

*(c) To protect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.*

The proposed Comprehensive Plan text amendment would not adversely affect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation, dune ridges and beaches, wildlife, and their habitat.

*(d) To ensure the maximum well-being of the Florida Keys and its citizens through sound economic development.*

The proposed Comprehensive Plan text amendment would not adversely affect the well-being of the Florida Keys and its citizens or the basis of sound economic development.

*(e) To limit the adverse impacts of development on the quality of water throughout the Florida Keys.*

The proposed Comprehensive Plan text amendment would not adversely impact the quality of water throughout the Florida Keys.

*(f) To enhance natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.*

The proposed Comprehensive Plan text amendment would not adversely affect natural scenic resources, the aesthetic benefits of the natural environment, nor would it affect the unique historic character of the Florida Keys.

*(g) To protect the historical heritage of the Florida Keys.*

The proposed Comprehensive Plan text amendment would not adversely affect the historical heritage of the Florida Keys.

*(h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:*

- 1. The Florida Keys Aqueduct and water supply facilities;*
- 2. Sewage collection and disposal facilities;*
- 3. Solid waste collection and disposal facilities;*
- 4. Key West Naval Air Station and other military facilities;*
- 5. Transportation facilities;*
- 6. Federal parks, wildlife refuges, and marine sanctuaries;*

7. *State parks, recreation facilities, aquatic preserves, and other publicly owned properties;*
8. *City electric service and the Florida Keys Electric Co-op; and*
9. *Other utilities, as appropriate.*

The proposed Comprehensive Plan text amendment would not adversely impact the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

*(i) To limit the adverse impacts of public investments on the environmental resources of the Florida Keys.*

The proposed Comprehensive Plan text amendment would not increase adverse impacts of public investments on the environmental resources of the Florida Keys.

*(j) To make available adequate affordable housing for all sectors of the population of the Florida Keys.*

The proposed Comprehensive Plan text amendment is not anticipated to have an effect on the amount of available affordable housing for all sectors of the population of the Florida Keys.

*(k) To provide adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.*

The proposed Comprehensive Plan text amendment would not affect the provision of adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.

*(l) To protect the public health, safety, and welfare of the citizens of the Florida Keys and maintain the Florida Keys as a unique Florida resource.*

The proposed Comprehensive Plan text amendment is not anticipated to adversely affect the health, safety, or welfare of the citizens of the Florida Keys.

**The proposed text amendment is compatible with Chapter 380.0552(7), Florida Statutes, Principles for Guiding Development (Florida Keys Area of Critical State Concern.)**

**Budget Impact:**

The proposed Ordinance (Attachment A) is anticipated to have a direct budget impact by allowing additional vacation rental applications to be submitted and processed.

**Staff Impact:**

Staff impact is anticipated to be limited to processing applications for Vacation Rental Licenses.

**Recommendation:**

It is recommended that the Village Council pass the proposed Ordinance on first reading.

TABLE 1

## Comparison of 2007 / 2008 and 2019 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

| 2019/2020 | Address                | Unit           | RE              | FLUM | 2007 Value   | 2008 Value  | 2019 Value  | Difference  |
|-----------|------------------------|----------------|-----------------|------|--------------|-------------|-------------|-------------|
| VR-021    | 80639 Old Highway      | #304           | 00397700-000104 | RH   | \$921,375    | \$869,323   | \$861,768   | (\$59,607)  |
| VR-023    | 200 Wrenn St.          | #512           | 00092240-000348 | RH   | \$562,383    | \$469,855   | \$370,307   | (\$192,076) |
| VR-024    | 200 Wrenn St.          | #511           | 00092240-000347 | RH   | \$562,383    | \$469,855   | \$354,587   | (\$207,796) |
| VR-027    | 80639 Old Highway      | 309            | 00397700-000109 | RH   | \$921,375    | \$869,323   | \$952,326   | \$30,951    |
| VR-034    | 101 Gulfview Drive     | #202A          | 00394470-000202 | RH   | \$755,000    | \$625,671   | \$618,519   | (\$136,481) |
| VR-049    | 101 Gulfview Drive     | #106           | 00394470-000106 | RH   | \$755,000    | \$625,671   | \$523,728   | (\$231,272) |
| VR-051    | 101 Gulfview Drive     | #311           | 00394470-000311 | RH   | \$765,960    | \$707,009   | \$554,594   | (\$211,366) |
| VR-053    | 101 Gulfview Drive     | 215 D          | 00394470-000215 | RH   | \$714,405    | \$547,885   | \$520,248   | (\$194,157) |
| VR-054    | 88540 Overseas Highway | #133           | 00417441-003300 | RH   | \$488,900    | \$440,847   | \$553,868   | \$64,968    |
| VR-060    | 200 Wrenn St.          | #409           | 00092240-000333 | RH   | \$549,886    | \$450,278   | \$330,721   | (\$219,165) |
| VR-063    | 88540 Overseas Highway | #204           | 00417442-001000 | RH   | \$379,500    | \$313,603   | \$246,767   | (\$132,733) |
| VR-084    | 82246 Overseas Highway | Unit A Upper   | 00399900-000000 | RH   | \$2,063,147  | \$1,924,501 | \$1,734,506 | (\$328,641) |
| VR-085    | 82246 Overseas Highway | Unit B Lower   | 00399900-000000 | RH   | \$2,063,147  | \$1,924,501 | \$1,734,506 | (\$328,641) |
| VR-086    | 82246 Overseas Highway | Unit C Cottage | 00399900-000000 | RH   | \$2,063,147  | \$1,924,501 | \$1,734,506 | (\$328,641) |
| VR-088    | 101 Gulfview Drive     | #C312          | 00394470-000312 | RH   | \$1,049,340  | \$875,193   | \$702,241   | (\$347,099) |
| VR-095    | 88540 Overseas Highway | #134           | 00417441-003400 | RH   | \$488,900    | \$440,847   | \$411,854   | (\$77,046)  |
| VR-096    | 88540 Overseas Highway | #703           | 00417441-000300 | RH   | \$488,900    | \$440,847   | \$411,854   | (\$77,046)  |
| VR-098    | 101 Gulfview Drive     | 211            | 00394470-000211 | RH   | \$755,000    | \$625,671   | \$549,599   | (\$205,401) |
| VR-102    | 200 Wrenn Street       | #612           | 00092240-000360 | RH   | \$568,632    | \$489,432   | \$391,794   | (\$176,838) |
| VR-117    | 88540 Overseas Highway | #401           | 00417442-001900 | RH   | \$518,750    | \$463,971   | \$381,140   | (\$137,610) |
| VR-124    | 80639 Old Highway      | #306           | 00397700-000106 | RH   | \$921,375    | \$869,323   | \$877,610   | (\$43,765)  |
| VR-134    | 101 Gulfview Drive     | #214           | 00394470-000214 | RH   | \$900,000    | \$648,074   | \$632,680   | (\$267,320) |
| VR-135    | 101 Gulfview Drive     | #116           | 00394470-000116 | RH   | \$900,000    | \$648,074   | \$613,353   | (\$286,647) |
| VR-172    | 88500 Overseas Highway | #407           | 00414510-008500 | RH   | \$415,208    | \$341,817   | \$231,610   | (\$183,598) |
| VR-174    | 88540 Overseas Highway | #305           | 00417442-001700 | RH   | \$388,300.00 |             | \$212,791   | (\$175,509) |
| VR-175    | 200 Wrenn Street       | #506           | 00092240-000342 | RH   | \$449,906.00 |             | \$307,426   | (\$142,480) |
| VR-176    | 101 Gulfview Drive     | #304A          | 00394470-000304 | RH   | \$1,049,340  | \$875,193   | \$793,931   | (\$255,409) |
| VR-178    | 88540 Overseas Highway | #302           | 00417442-001400 | RH   | \$388,300    | \$313,603   | \$256,542   | (\$131,758) |



TABLE 1

## Comparison of 2007 / 2008 and 2019 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

| 2019/2020 | Address                | Unit  | RE              | FLUM | 2007 Value   | 2008 Value | 2019 Value | Difference  |
|-----------|------------------------|-------|-----------------|------|--------------|------------|------------|-------------|
| VR-179    | 88540 Overseas Highway | #A102 | 00417442-000200 | RH   | \$379,500.00 |            | \$237,092  | (\$142,408) |
| VR-180    | 88540 Overseas Highway | #404  | 00417442-002200 | RH   | \$388,300    | \$313,603  | \$320,847  | (\$67,453)  |
| VR-182    | 88540 Overseas Highway | #A603 | 00417442-003300 | RH   | \$388,300    | \$313,603  | \$370,652  | (\$17,648)  |
| VR-185    | 88540 Overseas Highway | #206  | 00417442-001200 | RH   | \$488,750    | \$463,971  | \$381,090  | (\$107,660) |
| VR-186    | 88540 Overseas Highway | #A103 | 00417442-000300 | RH   | \$379,500    | \$298,669  | \$259,801  | (\$119,699) |
| VR-190    | 200 Wrenn St           | #607  | 00092240-000355 | RH   | \$456,155    | \$371,969  | \$325,163  | (\$130,992) |
| VR-191    | 200 Wrenn St           | #206  | 00092240-000306 | RH   | \$381,171    | \$313,237  | \$231,948  | (\$149,223) |
| VR-196    | 101 Gulfview Drive     | #207B | 00394470-000207 | RH   | \$755,000    | \$625,671  | \$544,167  | (\$210,833) |
| VR-201    | 101 Gulfview Drive     | 101A  | 00394470-000101 | RH   | \$900,000    | \$732,941  | \$726,052  | (\$173,948) |
| VR-206    | 101 Gulfview Drive     | 303   | 00394470-000303 | RH   | \$805,400.00 |            | \$639,627  | (\$165,773) |
| VR-207    | 101 Gulfview Drive     | 316   | 00394470-000316 | RH   | \$901,570    | \$777,689  | \$703,397  | (\$198,173) |
| VR-211    | 101 Gulfview Drive     | 209 C | 00394470-000209 | RH   | \$900,000    | \$774,507  | \$681,314  | (\$218,686) |
| VR-213    | 101 Gulfview Drive     | 216   | 00394470-000216 | RH   | \$900,000    | \$648,074  | \$663,076  | (\$236,924) |
| VR-218    | 88540 Overseas Highway | #715  | 00417441-001500 | RH   | \$488,900    | \$440,847  | \$411,854  | (\$77,046)  |
| VR-220    | 88540 Overseas Highway | #501  | 00417442-002500 | RH   | \$518,750    | \$463,971  | \$409,362  | (\$109,388) |
| VR-222    | 88500 Overseas Highway | 108   | 00414510-000200 | RH   | \$387,550    | \$360,536  | \$262,434  | (\$125,116) |
| VR-225    | 101 Gulfview Drive     | D 114 | 00394470-000114 | RH   | \$900,000    | \$648,074  | \$642,636  | (\$257,364) |
| VR-229    | 88540 Overseas Highway | 705   | 00417441-000500 | RH   | \$488,900    | \$440,847  | \$411,854  | (\$77,046)  |
| VR-231    | 140 Aregood Lane       | 3A    | 00414991-000500 | RH   | \$848,927    | \$815,912  | \$464,431  | (\$384,496) |
| VR-233    | 88540 Overseas Highway | 112   | 00417441-001200 | RH   | \$463,992    | \$440,847  | \$457,544  | (\$6,448)   |
| VR-243    | 88540 Overseas Hwy     | #11   | 00417441-001100 | RH   | \$488,900    | \$440,847  | \$430,320  | (\$58,580)  |
| VR-245    | 101 Gulfview Drive     | 110 C | 00394470-000110 | RH   | \$755,000    | \$625,671  | \$514,605  | (\$240,395) |
| VR-246    | 200 Wrenn Street       | 309   | 00092240-000321 | RH   | \$518,642    | \$430,700  | \$209,142  | (\$309,500) |
| VR-248    | 88540 Overseas Highway | 504   | 00417442-002800 | RH   | \$388,300    | \$313,603  | \$317,000  | (\$71,300)  |
| VR-249    | 200 Wrenn Street       | 507   | 00092240-000343 | RH   | \$449,906    | \$362,180  | \$326,015  | (\$123,891) |
| VR-250    | 88540 Overseas Highway | A 106 | 00417442-000600 | RH   | \$488,750    | \$441,877  | \$318,834  | (\$169,916) |
| VR-256    | 101 Gulfview Drive     | 104   | 00394470-000104 | RH   | \$900,000    |            | \$689,489  | (\$210,511) |
| VR-260    | 101 Gulfview Drive     | B108  | 00394470-000108 | RH   | \$900,000    |            | \$671,919  | (\$228,081) |

TABLE 1

## Comparison of 2007 / 2008 and 2019 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

| 2019/2020 | Address                | Unit        | RE              | FLUM | 2007 Value  | 2008 Value  | 2019 Value  | Difference    |
|-----------|------------------------|-------------|-----------------|------|-------------|-------------|-------------|---------------|
| VR-058    | 129 Anglers Way        |             | 00094190-000129 | MU   | -           | \$473,590   | \$506,294   | \$32,704      |
| VR-268    | 200 Wrenn Street       | 407         | 00092240-000331 | RH   | \$443,658   |             | \$307,169   | (\$136,489)   |
| VR-269    | 200 Wrenn Street       | 404         | 00092240-000328 | RH   | \$443,658   |             | \$291,462   | (\$152,196)   |
| VR-279    | 200 Wrenn Street       | 610         | 00092240-000358 | RH   | \$568,632   |             | \$375,137   | (\$193,495)   |
| VR-282    | 200 Wrenn Street       | 510         | 00092240-000346 | RH   | \$562,383   |             | \$376,123   | (\$186,260)   |
| VR-009    | 101 Anglers Way        |             | 00094190-000101 | MU   |             | \$563,427   | \$581,712   | \$18,285      |
| VR-028    | 112 Madeira Lane       |             | 00399420-000000 | MU   | \$2,608,275 |             | \$515,205   | (\$2,093,070) |
| VR-031    | 150 Anglers Way        |             | 00094190-000105 | MU   |             | \$655,948   | \$608,913   | (\$47,035)    |
| VR-097    | 140 Anglers Way        |             | 00094190-000140 | MU   | -           | \$720,379   | \$800,260   | \$79,881      |
| VR-100    | 81912 Overseas Highway |             | 00399300-000000 | MU   | \$1,965,995 | \$1,915,178 | \$1,414,800 | (\$551,195)   |
| VR-103    | 105 Anglers Way        |             | 00094190-000105 | MU   |             | \$532,077   | \$544,243   | \$12,166      |
| VR-136    | 120 Anglers Way        |             | 00094190-000120 | MU   | -           | \$464,080   | \$569,880   | \$105,800     |
| VR-148    | 148 Anglers Way        |             | 00094190-000148 | MU   | -           | \$660,742   | \$923,650   | \$262,908     |
| VR-149    | 125 Carroll Street     | Beach House | 00400800-000000 | MU   | \$3,699,622 | \$2,992,069 | \$2,859,853 | (\$839,769)   |
| VR-150    | 125 Carroll Street     | #O1         | 00400800-000000 | MU   | \$3,699,622 | \$2,992,069 | \$2,859,853 | (\$839,769)   |
| VR-151    | 125 Carroll Street     | #O2         | 00400800-000000 | MU   | \$3,699,622 | \$2,992,069 | \$2,859,853 | (\$839,769)   |
| VR-152    | 117 Carroll Street     | #F2         | 00400730-000000 | MU   | \$3,699,622 | \$2,992,069 | \$2,920,147 | (\$779,475)   |
| VR-153    | 117 Carroll Street     | #F1         | 00400730-000000 | MU   | \$3,699,622 | \$2,992,069 | \$2,920,147 | (\$779,475)   |
| VR-154    | 117 Carroll Street     | #A2         | 00400730-000000 | MU   | \$3,699,622 | \$2,992,069 | \$2,920,147 | (\$779,475)   |
| VR-163    | 121 Anglers Way        |             | 00094190-000121 | MU   | -           | \$464,410   | \$496,623   | \$32,213      |
| VR-164    | 149 Anglers Way        |             | 00094190-000149 | MU   | \$658,135   |             | \$906,957   | \$248,822     |
| VR-165    | 110 Anglers Way        |             | 00094190-000110 | MU   | -           | \$600,630   | \$572,466   | (\$28,164)    |
| VR-166    | 124 Anglers Way        |             | 00094190-000124 | MU   | -           | \$710,324   | \$787,153   | \$76,829      |
| VR-167    | 116 Anglers Way        |             | 00094190-000116 | MU   | -           | \$603,984   | \$671,235   | \$67,251      |
| VR-168    | 127 Anglers Way        |             | 00094190-000127 | MU   |             | \$570,543   | \$578,893   | \$8,350       |
| VR-170    | 111 Anglers Way        |             | 00094190-000111 | MU   | -           | \$543,112   | \$545,832   | \$2,720       |
| VR-173    | 109 Anglers Way        |             | 00094190-000109 | MU   | -           | \$515,872   | \$512,156   | (\$3,716)     |
| VR-195    | 84371 Overseas Highway |             | 00093920-000101 | MU   | \$484,866   | \$409,418   | \$337,503   | (\$147,363)   |

TABLE 1

## Comparison of 2007 / 2008 and 2019 Monroe County Property Appraiser Assessed Values for Licensed Vacation Rental Units

| 2019/2020 | Address            | Unit  | RE              | FLUM | 2007 Value | 2008 Value | 2019 Value  | Difference  |
|-----------|--------------------|-------|-----------------|------|------------|------------|-------------|-------------|
| VR-210    | 146 Anglers Way    |       | 00094190-000146 | MU   | -          | \$417,560  | \$704,820   | \$287,260   |
| VR-212    | 107 Anglers Way    |       | 00094190-000107 | MU   | -          | \$565,050  | \$507,376   | (\$57,674)  |
| VR-214    | 104 Anglers Way    |       | 00094190-000104 | MU   |            | \$544,940  | \$545,452   | \$512       |
| VR-215    | 115 Anglers Way    |       | 00094190-000115 | MU   | -          | \$541,371  | \$575,102   | \$33,731    |
| VR-217    | 130 Anglers Way    |       | 00094190-000130 | MU   | -          | \$468,337  | \$496,108   | \$27,771    |
| VR-224    | 106 Anglers Way    |       | 00094190-000106 | MU   | -          | \$544,860  | \$536,856   | (\$8,004)   |
| VR-226    | 147 Anglers Way    |       | 00094190-000147 | MU   | -          | \$417,560  | \$820,273   | \$402,713   |
| VR-227    | 114 Anglers Way    |       | 00094190-000114 | MU   | -          | \$546,337  | \$549,763   | \$3,426     |
| VR-228    | 134 Anglers Way    |       | 00094190-000134 | MU   | -          | \$486,763  | \$495,560   | \$8,797     |
| VR-237    | 119 Anglers Way    |       | 00094190-000119 | MU   | -          | \$467,681  | \$545,756   | \$78,075    |
| VR-238    | 125 Anglers Way    |       | 00094190-000125 | MU   | -          | \$668,478  | \$640,717   | (\$27,761)  |
| VR-239    | 126 Anglers Way    |       | 00094190-000126 | MU   | -          | \$667,285  | \$612,866   | (\$54,419)  |
| VR-240    | 128 Anglers Way    |       | 00094190-000128 | MU   | -          | \$566,394  | \$583,686   | \$17,292    |
| VR-241    | 136 Anglers Way    |       | 00094190-000136 | MU   | -          | \$574,899  | \$586,058   | \$11,159    |
| VR-255    | 112 Anglers Way    |       | 00094190-000112 | MU   | -          | \$514,621  | \$460,862   | (\$53,759)  |
| VR-258    | 117 Anglers Way    |       | 00094190-000117 | MU   | -          | \$ 241,280 | \$ 428,012  | \$ 186,732  |
| VR-260    | 101 Gulfview Drive | B-108 | 00394470-000108 | RH   | \$ 900,000 | \$ 774,507 | \$ 671,919  | (\$228,081) |
| VR-267    | 113 Anglers Way    |       | 00094190-000113 | MU   |            | \$546,847  | \$463,143   | (\$83,704)  |
| VR-281    | 102 Anglers Way    |       | 00094190-000102 | MU   |            | \$543,136  | \$543,769   | \$633       |
| VR-284    | 81611 Old Hwy      |       | 00401790-000000 | MU   | \$639,365  |            | \$674,528   | \$35,163    |
| VR-285    | 118 Anglers Way    |       | 00094190-000118 | MU   |            | \$465,241  | \$555,772   | \$90,531    |
| VR-291    | 102 Mastic Street  | #1    | 00399040-000000 | MU   | \$612,000  |            | \$618,601   | \$6,601     |
| VR-294    | 135 Anglers Way    |       | 00094190-000135 | MU   |            | \$572,177  | \$580,496   | \$8,319     |
| VR-295    | 151 Anglers Way    |       | 00094190-000151 | MU   |            | \$657,680  | \$718,214   | \$60,534    |
| VR-296    | 145 Anglers Way    |       | 00094190-000145 | MU   |            | \$664,821  | \$727,728   | \$62,907    |
| VR-299    | 74560 Overseas Hwy |       | 00394480-000105 | MU   | \$595,947  |            | \$1,013,831 | \$417,884   |

TABLE 2

## Comparison of 2019 Assessed Values to Minimum Value Requirement Based on 2019 Monroe County Median Annual Income

| 2017/2018 | Address                | Unit           | RE              | FLUM | 2019 Value  | 2019 Min Value | Difference  |
|-----------|------------------------|----------------|-----------------|------|-------------|----------------|-------------|
| VR-021    | 80639 Old Highway      | #304           | 00397700-000104 | RH   | \$861,768   | \$498,000      | \$363,768   |
| VR-023    | 200 Wrenn St.          | #512           | 00092240-000348 | RH   | \$370,307   | \$498,000      | (\$127,693) |
| VR-024    | 200 Wrenn St.          | #511           | 00092240-000347 | RH   | \$354,587   | \$498,000      | (\$143,413) |
| VR-027    | 80639 Old Highway      | 309            | 00397700-000109 | RH   | \$952,326   | \$498,000      | \$454,326   |
| VR-034    | 101 Gulfview Drive     | #202A          | 00394470-000202 | RH   | \$618,519   | \$498,000      | \$120,519   |
| VR-049    | 101 Gulfview Drive     | #106           | 00394470-000106 | RH   | \$523,728   | \$498,000      | \$25,728    |
| VR-051    | 101 Gulfview Drive     | #311           | 00394470-000311 | RH   | \$554,594   | \$498,000      | \$56,594    |
| VR-053    | 101 Gulfview Drive     | 215 D          | 00394470-000215 | RH   | \$520,248   | \$498,000      | \$22,248    |
| VR-054    | 88540 Overseas Highway | #133           | 00417441-003300 | RH   | \$553,868   | \$498,000      | \$55,868    |
| VR-060    | 200 Wrenn St.          | #409           | 00092240-000333 | RH   | \$330,721   | \$498,000      | (\$167,279) |
| VR-063    | 88540 Overseas Highway | #204           | 00417442-001000 | RH   | \$246,767   | \$498,000      | (\$251,233) |
| VR-084    | 82246 Overseas Highway | Unit A Upper   | 00399900-000000 | RH   | \$1,734,506 | \$498,000      | \$1,236,506 |
| VR-085    | 82246 Overseas Highway | Unit B Lower   | 00399900-000000 | RH   | \$1,734,506 | \$498,000      | \$1,236,506 |
| VR-086    | 82246 Overseas Highway | Unit C Cottage | 00399900-000000 | RH   | \$1,734,506 | \$498,000      | \$1,236,506 |
| VR-088    | 101 Gulfview Drive     | #C312          | 00394470-000312 | RH   | \$702,241   | \$498,000      | \$204,241   |
| VR-095    | 88540 Overseas Highway | #134           | 00417441-003400 | RH   | \$411,854   | \$498,000      | (\$86,146)  |
| VR-096    | 88540 Overseas Highway | #703           | 00417441-000300 | RH   | \$411,854   | \$498,000      | (\$86,146)  |
| VR-098    | 101 Gulfview Drive     | 211            | 00394470-000211 | RH   | \$549,599   | \$498,000      | \$51,599    |
| VR-102    | 200 Wrenn Street       | #612           | 00092240-000360 | RH   | \$391,794   | \$498,000      | (\$106,206) |
| VR-117    | 88540 Overseas Highway | #401           | 00417442-001900 | RH   | \$381,140   | \$498,000      | (\$116,860) |
| VR-124    | 80639 Old Highway      | #306           | 00397700-000106 | RH   | \$877,610   | \$498,000      | \$379,610   |
| VR-134    | 101 Gulfview Drive     | #214           | 00394470-000214 | RH   | \$632,680   | \$498,000      | \$134,680   |
| VR-135    | 101 Gulfview Drive     | #116           | 00394470-000116 | RH   | \$613,353   | \$498,000      | \$115,353   |
| VR-172    | 88500 Overseas Highway | #407           | 00414510-008500 | RH   | \$231,610   | \$498,000      | (\$266,390) |
| VR-174    | 88540 Overseas Highway | #305           | 00417442-001700 | RH   | \$212,791   | \$498,000      | (\$285,209) |
| VR-175    | 200 Wrenn Street       | #506           | 00092240-000342 | RH   | \$307,426   | \$498,000      | (\$190,574) |
| VR-176    | 101 Gulfview Drive     | #304A          | 00394470-000304 | RH   | \$793,931   | \$498,000      | \$295,931   |
| VR-178    | 88540 Overseas Highway | #302           | 00417442-001400 | RH   | \$256,542   | \$498,000      | (\$241,458) |

TABLE 2

## Comparison of 2019 Assessed Values to Minimum Value Requirement Based on 2019 Monroe County Median Annual Income

| 2017/2018 | Address                | Unit  | RE              | FLUM | 2019 Value | 2019 Min Value | Difference  |
|-----------|------------------------|-------|-----------------|------|------------|----------------|-------------|
| VR-179    | 88540 Overseas Highway | #A102 | 00417442-000200 | RH   | \$237,092  | \$498,000      | (\$260,908) |
| VR-180    | 88540 Overseas Highway | #404  | 00417442-002200 | RH   | \$320,847  | \$498,000      | (\$177,153) |
| VR-182    | 88540 Overseas Highway | #A603 | 00417442-003300 | RH   | \$370,652  | \$498,000      | (\$127,348) |
| VR-185    | 88540 Overseas Highway | #206  | 00417442-001200 | RH   | \$381,090  | \$498,000      | (\$116,910) |
| VR-186    | 88540 Overseas Highway | #A103 | 00417442-000300 | RH   | \$259,801  | \$498,000      | (\$238,199) |
| VR-190    | 200 Wrenn St           | #607  | 00092240-000355 | RH   | \$325,163  | \$498,000      | (\$172,837) |
| VR-191    | 200 Wrenn St           | #206  | 00092240-000306 | RH   | \$231,948  | \$498,000      | (\$266,052) |
| VR-196    | 101 Gulfview Drive     | #207B | 00394470-000207 | RH   | \$544,167  | \$498,000      | \$46,167    |
| VR-201    | 101 Gulfview Drive     | 101A  | 00394470-000101 | RH   | \$726,052  | \$498,000      | \$228,052   |
| VR-206    | 101 Gulfview Drive     | 303   | 00394470-000303 | RH   | \$639,627  | \$498,000      | \$141,627   |
| VR-207    | 101 Gulfview Drive     | 316   | 00394470-000316 | RH   | \$703,397  | \$498,000      | \$205,397   |
| VR-211    | 101 Gulfview Drive     | 209 C | 00394470-000209 | RH   | \$681,314  | \$498,000      | \$183,314   |
| VR-213    | 101 Gulfview Drive     | 216   | 00394470-000216 | RH   | \$663,076  | \$498,000      | \$165,076   |
| VR-218    | 88540 Overseas Highway | #715  | 00417441-001500 | RH   | \$411,854  | \$498,000      | (\$86,146)  |
| VR-220    | 88540 Overseas Highway | #501  | 00417442-002500 | RH   | \$409,362  | \$498,000      | (\$88,638)  |
| VR-222    | 88500 Overseas Highway | 108   | 00414510-000200 | RH   | \$262,434  | \$498,000      | (\$235,566) |
| VR-225    | 101 Gulfview Drive     | D 114 | 00394470-000114 | RH   | \$642,636  | \$498,000      | \$144,636   |
| VR-229    | 88540 Overseas Highway | 705   | 00417441-000500 | RH   | \$411,854  | \$498,000      | (\$86,146)  |
| VR-231    | 140 Aregood Lane       | 3A    | 00414991-000500 | RH   | \$464,431  | \$498,000      | (\$33,569)  |
| VR-233    | 88540 Overseas Highway | 112   | 00417441-001200 | RH   | \$457,544  | \$498,000      | (\$40,456)  |
| VR-243    | 88540 Overseas Hwy     | #11   | 00417441-001100 | RH   | \$430,320  | \$498,000      | (\$67,680)  |
| VR-245    | 101 Gulfview Drive     | 110 C | 00394470-000110 | RH   | \$514,605  | \$498,000      | \$16,605    |
| VR-246    | 200 Wrenn Street       | 309   | 00092240-000321 | RH   | \$209,142  | \$498,000      | (\$288,858) |
| VR-248    | 88540 Overseas Highway | 504   | 00417442-002800 | RH   | \$317,000  | \$498,000      | (\$181,000) |
| VR-249    | 200 Wrenn Street       | 507   | 00092240-000343 | RH   | \$326,015  | \$498,000      | (\$171,985) |
| VR-250    | 88540 Overseas Highway | A 106 | 00417442-000600 | RH   | \$318,834  | \$498,000      | (\$179,166) |
| VR-256    | 101 Gulfview Drive     | 104   | 00394470-000104 | RH   | \$689,489  | \$498,000      | \$191,489   |
| VR-260    | 101 Gulfview Drive     | B108  | 00394470-000108 | RH   | \$671,919  | \$498,000      | \$173,919   |

TABLE 2

## Comparison of 2019 Assessed Values to Minimum Value Requirement Based on 2019 Monroe County Median Annual Income

| 2017/2018 | Address                | Unit        | RE              | FLUM | 2019 Value  | 2019 Min Value | Difference  |
|-----------|------------------------|-------------|-----------------|------|-------------|----------------|-------------|
| VR-058    | 129 Anglers Way        |             | 00094190-000129 | MU   | \$506,294   | \$498,000      | \$8,294     |
| VR-268    | 200 Wrenn Street       | 407         | 00092240-000331 | RH   | \$307,169   | \$498,000      | (\$190,831) |
| VR-269    | 200 Wrenn Street       | 404         | 00092240-000328 | RH   | \$291,462   | \$498,000      | (\$206,538) |
| VR-279    | 200 Wrenn Street       | 610         | 00092240-000358 | RH   | \$375,137   | \$498,000      | (\$122,863) |
| VR-282    | 200 Wrenn Street       | 510         | 00092240-000346 | RH   | \$376,123   | \$498,000      | (\$121,877) |
| VR-009    | 101 Anglers Way        |             | 0094190-000101  | MU   | \$581,712   | \$498,000      | \$83,712    |
| VR-028    | 112 Madeira Lane       |             | 00399420-000000 | MU   | \$515,205   | \$498,000      | \$17,205    |
| VR-031    | 150 Anglers Way        |             | 00094190-000105 | MU   | \$608,913   | \$498,000      | \$110,913   |
| VR-097    | 140 Anglers Way        |             | 00094190-000140 | MU   | \$800,260   | \$498,000      | \$302,260   |
| VR-100    | 81912 Overseas Highway |             | 00399300-000000 | MU   | \$1,414,800 | \$498,000      | \$916,800   |
| VR-103    | 105 Anglers Way        |             | 00094190-000105 | MU   | \$544,243   | \$498,000      | \$46,243    |
| VR-136    | 120 Anglers Way        |             | 00094190-000120 | MU   | \$569,880   | \$498,000      | \$71,880    |
| VR-148    | 148 Anglers Way        |             | 00094190-000148 | MU   | \$923,650   | \$498,000      | \$425,650   |
| VR-149    | 125 Carroll Street     | Beach House | 00400800-000000 | MU   | \$2,859,853 | \$498,000      | \$2,361,853 |
| VR-150    | 125 Carroll Street     | #O1         | 00400800-000000 | MU   | \$2,859,853 | \$498,000      | \$2,361,853 |
| VR-151    | 125 Carroll Street     | #O2         | 00400800-000000 | MU   | \$2,859,853 | \$498,000      | \$2,361,853 |
| VR-152    | 117 Carroll Street     | #F2         | 00400730-000000 | MU   | \$2,920,147 | \$498,000      | \$2,422,147 |
| VR-153    | 117 Carroll Street     | #F1         | 00400730-000000 | MU   | \$2,920,147 | \$498,000      | \$2,422,147 |
| VR-154    | 117 Carroll Street     | #A2         | 00400730-000000 | MU   | \$2,920,147 | \$498,000      | \$2,422,147 |
| VR-163    | 121 Anglers Way        |             | 00094190-000121 | MU   | \$496,623   | \$498,000      | (\$1,377)   |
| VR-164    | 149 Anglers Way        |             | 00094190-000149 | MU   | \$906,957   | \$498,000      | \$408,957   |
| VR-165    | 110 Anglers Way        |             | 00094190-000110 | MU   | \$572,466   | \$498,000      | \$74,466    |
| VR-166    | 124 Anglers Way        |             | 00094190-000124 | MU   | \$787,153   | \$498,000      | \$289,153   |
| VR-167    | 116 Anglers Way        |             | 00094190-000116 | MU   | \$671,235   | \$498,000      | \$173,235   |
| VR-168    | 127 Anglers Way        |             | 00094190-000127 | MU   | \$578,893   | \$498,000      | \$80,893    |
| VR-170    | 111 Anglers Way        |             | 00094190-000111 | MU   | \$545,832   | \$498,000      | \$47,832    |
| VR-173    | 109 Anglers Way        |             | 00094190-000109 | MU   | \$512,156   | \$498,000      | \$14,156    |
| VR-195    | 84371 Overseas Highway |             | 00093920-000101 | MU   | \$337,503   | \$498,000      | (\$160,497) |

TABLE 2

## Comparison of 2019 Assessed Values to Minimum Value Requirement Based on 2019 Monroe County Median Annual Income

| 2017/2018 | Address            | Unit  | RE              | FLUM | 2019 Value  | 2019 Min Value | Difference |
|-----------|--------------------|-------|-----------------|------|-------------|----------------|------------|
| VR-210    | 146 Anglers Way    |       | 00094190-000212 | MU   | \$704,820   | \$498,000      | \$206,820  |
| VR-212    | 107 Anglers Way    |       | 00094190-000107 | MU   | \$507,376   | \$498,000      | \$9,376    |
| VR-214    | 104 Anglers Way    |       | 00094190-000104 | MU   | \$545,452   | \$498,000      | \$47,452   |
| VR-215    | 115 Anglers Way    |       | 00094190-000115 | MU   | \$575,102   | \$498,000      | \$77,102   |
| VR-217    | 130 Anglers Way    |       | 00094190-000130 | MU   | \$496,108   | \$498,000      | (\$1,892)  |
| VR-224    | 106 Anglers Way    |       | 00094190-000106 | MU   | \$536,856   | \$498,000      | \$38,856   |
| VR-226    | 147 Anglers Way    |       | 00094190-000147 | MU   | \$820,273   | \$498,000      | \$322,273  |
| VR-227    | 114 Anglers Way    |       | 00094190-000114 | MU   | \$549,763   | \$498,000      | \$51,763   |
| VR-228    | 134 Anglers Way    |       | 00094190-000134 | MU   | \$495,560   | \$498,000      | (\$2,440)  |
| VR-237    | 119 Anglers Way    |       | 00094190-000119 | MU   | \$545,756   | \$498,000      | \$47,756   |
| VR-238    | 125 Anglers Way    |       | 00094190-000125 | MU   | \$640,717   | \$498,000      | \$142,717  |
| VR-239    | 126 Anglers Way    |       | 00094190-000126 | MU   | \$612,866   | \$498,000      | \$114,866  |
| VR-240    | 128 Anglers Way    |       | 00094190-000128 | MU   | \$583,686   | \$498,000      | \$85,686   |
| VR-241    | 136 Anglers Way    |       | 00094190-000136 | MU   | \$586,058   | \$498,000      | \$88,058   |
| VR-255    | 112 Anglers Way    |       | 00094190-000112 | MU   | \$460,862   | \$498,000      | (\$37,138) |
| VR-258    | 117 Anglers Way    |       | 00094190-000117 | MU   | \$ 428,012  | \$498,000      | (\$69,988) |
| VR-260    | 101 Gulfview Drive | B-108 | 00394470-000108 | RH   | \$ 671,919  | \$498,000      | \$173,919  |
| VR-267    | 113 Anglers Way    |       | 00094190-000113 | MU   | \$463,143   | \$498,000      | (\$34,857) |
| VR-281    | 102 Anglers Way    |       | 00094190-000102 | MU   | \$543,769   | \$498,000      | \$45,769   |
| VR-284    | 81611 Old Hwy      |       | 00401790-000000 | MU   | \$674,528   | \$498,000      | \$176,528  |
| VR-285    | 118 Anglers Way    |       | 00094190-000118 | MU   | \$555,772   | \$498,000      | \$57,772   |
| VR-291    | 102 Mastic Street  | #1    | 00399040-000000 | MU   | \$618,601   | \$498,000      | \$120,601  |
| VR-294    | 135 Anglers Way    |       | 00094190-000135 | MU   | \$580,496   | \$498,000      | \$82,496   |
| VR-295    | 151 Anglers Way    |       | 00094190-000151 | MU   | \$718,214   | \$498,000      | \$220,214  |
| VR-296    | 145 Anglers Way    |       | 00094190-000145 | MU   | \$727,728   | \$498,000      | \$229,728  |
| VR-299    | 74560 Overseas Hwy |       | 00394480-000105 | MU   | \$1,013,831 | \$498,000      | \$515,831  |

**ORDINANCE NO.**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.4.7 “LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES” OF THE VILLAGE COMPREHENSIVE PLAN TO REVISE VALUATION CRITERIA FOR TRANSIENT RENTALS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Islamorada, Village of Islands, Florida (the “Village”) proposes to amend (the “Amendment”) the Village Comprehensive Plan (the “Comprehensive Plan”); and

**WHEREAS**, the Village’s Comprehensive Plan became effective December 6, 2001; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the status of the adopted comprehensive plan in adequately addressing changing conditions; and

**WHEREAS**, nationwide recession has negatively affected assessed property values within the Village, which has created a projected short-term imbalance in the gap between market rate and affordable dwelling units; and

**WHEREAS**, the assessed property values within the Village have not recovered to pre-recession values due to the provisions of Section 193.1556, Florida Statutes which limits the amount that assessed values can increase for non-homesteaded properties to a maximum of ten percent (10%); and



**WHEREAS**, Policy 1-2.4.7 “Limit Transient Rental Use of Residential Properties” requires an amendment to remedy this projected short-term imbalance; and

**WHEREAS**, the Village has conducted duly noticed public hearings for the Comprehensive Plan Amendment pursuant to Section 163.3184(11), Florida Statutes; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

**WHEREAS**, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the principles for guiding development in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act; and

**WHEREAS**, the Village Council finds that the adoption of this Ordinance is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents.

**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 and correct and incorporated herein by this reference.

**Section 2.** **Comprehensive Plan Amendment.** Policy 1-2.4.7 of the Islamorada, Village of Islands Comprehensive Plan is amended to read as follows:

|   |   |
|---|---|
| Additional text is shown as <u>underlined</u> ; | deleted text is shown as <del>strikethrough</del> |
|---|---|

\* \* \* \* \*

**Policy 1-2.4.7: Limit Transient Rental Use of Residential Properties.**

\* \* \* \* \*

2. The annual registration shall allow up to a total of 331 single family and multifamily transient rental units. For each annual registration period after the initial registration period, the following shall additionally apply:
  - a. No new transient rental unit shall be allowed in any Residential Medium (RM) Future Land Use Map category, in mobile home parks or in the Settlers Residential zoning district.
  - b. No new transient rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the median adjusted gross annual income for households within Monroe County. Notwithstanding the foregoing, the year 2007 Monroe County Property Appraiser assessed values shall be used through the year 2022 to account for the nationwide economic recession, which caused an unpredictable decrease in values not contemplated at the time of adoption.
  - c. No new transient rental unit in the RC, RL, or a Future Land Use Map category may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 900% of the median adjusted gross annual income for households within Monroe County.

\* \* \* \* \*

**Section 3.**     **Transmittal.** Pursuant to Sections 163.3184, Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Economic Opportunity (the “DEO”).

**Section 4.**     **Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be 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 5. Effective Date.** This Ordinance shall not become effective until a Notice of Intent has been issued by DEO finding the Comprehensive Plan Amendment to be in compliance as defined in Section 163.3184(1)(b), Florida Statutes. If timely challenged, the Comprehensive Plan Amendment shall not become effective until DEO or the Administration Commission enters a final order determining the adopted Comprehensive Plan Amendments to be in compliance.

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 Mike Forster \_\_\_\_\_  
Vice Mayor Ken Davis \_\_\_\_\_  
Councilwoman Deb Gillis \_\_\_\_\_  
Councilman Jim Mooney \_\_\_\_\_  
Councilman Chris Sante \_\_\_\_\_

**PASSED** on the first reading this \_\_\_ day of \_\_\_\_\_, 2020.

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 Mike Forster \_\_\_\_\_  
Vice Mayor Ken Davis \_\_\_\_\_  
Councilwoman Deb Gillis \_\_\_\_\_  
Councilman Jim Mooney \_\_\_\_\_  
Councilman Chris Sante \_\_\_\_\_

**PASSED AND ADOPTED** on the second reading this \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MIKE FORSTER, 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

**ORDINANCE NO.**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.4.7 “LIMIT TRANSIENT RENTAL USE OF RESIDENTIAL PROPERTIES” OF THE VILLAGE COMPREHENSIVE PLAN TO REVISE VALUATION CRITERIA FOR TRANSIENT RENTALS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Islamorada, Village of Islands, Florida (the “Village”) proposes to amend (the “Amendment”) the Village Comprehensive Plan (the “Comprehensive Plan”); and

**WHEREAS**, the Village’s Comprehensive Plan became effective December 6, 2001; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the status of the adopted comprehensive plan in adequately addressing changing conditions; and

**WHEREAS**, nationwide recession has negatively affected assessed property values within the Village, which has created a projected short-term imbalance in the gap between market rate and affordable dwelling units; and

**WHEREAS**, the assessed property values within the Village have not recovered to pre-recession values due to the provisions of Section 193.1556, Florida Statutes which limits the amount that assessed values can increase for non-homesteaded properties to a maximum of ten percent (10%); and

**WHEREAS**, Policy 1-2.4.7 “Limit Transient Rental Use of Residential Properties” requires an amendment to remedy this projected short-term imbalance; and

**WHEREAS**, the Village has conducted duly noticed public hearings for the Comprehensive Plan Amendment pursuant to Section 163.3184(11), Florida Statutes; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

**WHEREAS**, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the principles for guiding development in the Florida Keys Area of Critical State Concern; and

**WHEREAS**, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act; and

**WHEREAS**, the Village Council finds that the adoption of this Ordinance is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents.

**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 and correct and incorporated herein by this reference.

**Section 2.** **Comprehensive Plan Amendment.** Policy 1-2.4.7 of the Islamorada, Village of Islands Comprehensive Plan is amended to read as follows:

|   |   |
|---|---|
| Additional text is shown as <u>underlined</u> ; | deleted text is shown as <del>strikethrough</del> |
|---|---|

\* \* \* \* \*

**Policy 1-2.4.7: Limit Transient Rental Use of Residential Properties.**

\* \* \* \* \*

2. The annual registration shall allow up to a total of 331 single family and multifamily transient rental units. For each annual registration period after the initial registration period, the following shall additionally apply:
  - a. No new transient rental unit shall be allowed in any Residential Medium (RM) Future Land Use Map category, in mobile home parks or in the Settlers Residential zoning district.
  - b. No new transient rental unit in the RH and MU Future Land Use Map categories may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 600% of the median adjusted gross annual income for households within Monroe County. Notwithstanding the foregoing, the year 2007 Monroe County Property Appraiser assessed values shall be used through the year 2022 to account for the nationwide economic recession, which caused an unpredictable decrease in values not contemplated at the time of adoption.
  - c. No new transient rental unit in the RC, RL, or a Future Land Use Map category may be registered unless it is assessed by the Monroe County Property Appraiser at a value in excess of 900% of the median adjusted gross annual income for households within Monroe County.

\* \* \* \* \*

**Section 3.**     **Transmittal.** Pursuant to Sections 163.3184, Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Economic Opportunity (the “DEO”).

**Section 4.**     **Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be 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 5. Effective Date.** This Ordinance shall not become effective until a Notice of Intent has been issued by DEO finding the Comprehensive Plan Amendment to be in compliance as defined in Section 163.3184(1)(b), Florida Statutes. If timely challenged, the Comprehensive Plan Amendment shall not become effective until DEO or the Administration Commission enters a final order determining the adopted Comprehensive Plan Amendments to be in compliance.

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

|                         |     |
|-------------------------|-----|
| Mayor Mike Forster      | YES |
| Vice Mayor Ken Davis    | YES |
| Councilwoman Deb Gillis | YES |
| Councilman Jim Mooney   | YES |
| Councilman Chris Sante  | YES |

**PASSED** on the first reading this 16<sup>th</sup> day of July, 2020.

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 Mike Forster      | _____ |
| Vice Mayor Ken Davis    | _____ |
| Councilwoman Deb Gillis | _____ |
| Councilman Jim Mooney   | _____ |
| Councilman Chris Sante  | _____ |

**PASSED AND ADOPTED** on the second reading this \_\_\_ day of \_\_\_\_\_, 2020.

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MIKE FORSTER, MAYOR



ATTEST:

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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