

**ORDINANCE NO. 25-17**

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA,  
AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS",  
ARTICLE V "SCHEDULE OF DISTRICT USE AND DEVELOPMENT  
STANDARDS", DIVISION 7 "OFF-STREET PARKING, LOADING AND  
DRIVEWAY STANDARDS", SECTION 30-851 OF THE VILLAGE CODE  
RELATING TO BACKING MOVEMENTS OR OTHER MANEUVERING  
WITHIN A STREET RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY;  
PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN  
EFFECTIVE DATE**

**WHEREAS**, on January 24, 2002, the Village Council of Islamorada, Village of Islands ("Village Council") adopted Ordinance No. 02-10, which established the Off-Street Parking, Loading and Driveway Standards within Chapter 30, Article V, Division 7 ("Parking Standards") of the Code of Ordinances ("Code") of Islamorada, Village of Islands, Florida ("Village"); and

**WHEREAS**, the Village Council desires to amend the regulations related to backing movements or other maneuvering within a street right-of-way; and

**WHEREAS**, the Village Council finds that allowing for additional parking options on municipal use properties is in the best interests of the Village and its 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 are incorporated herein by this reference.

**Section 2. Amendments to the Code.**

Section 30-851, entitled "Generally," is hereby amended to read as follows:<sup>1</sup>

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<sup>1</sup> / Coding: Strikethrough words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted double strikethrough and double underline.

## **DIVISION 3. - OFF-STREET PARKING, LOADING AND DRIVEWAY STANDARDS**

### **Sec. 30-851. Generally.**

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#### **(e) General Regulations.**

- (1) Requirements for uses not specifically listed herein shall be determined by the director of planning and development services based upon the requirements for comparable uses and upon the particular characteristics of the use.
- (2) Fractional space requirements shall be rounded up to the next whole space.
- (3) For properties containing more than one use, the number of required parking spaces is the cumulative number of spaces for all uses with the exception of approved shared parking.
- (4) The required minimum number of parking and loading spaces shall be reserved for parking purposes and shall not be converted to other uses, unless otherwise authorized in this chapter.
- (5) Parking and loading areas, associated driveways and vehicle maneuvering areas shall be maintained to preserve their intended function and to prevent nuisances or hazards to people, surrounding properties and public rights-of-way.
- (6) Parking and loading areas including driveways and vehicular maneuvering areas shall have clearly defined boundaries, meaning, at a minimum, the existence of a distinct edge to the material used to delineate the parking area, such that the area where the parking is permitted is clearly distinguished from the area where the parking is not permitted.
- (7) Newly constructed or enlarged parking areas, including driveways and vehicular maneuvering areas, shall have sufficient provisions to retain stormwater on-site.
- (8) No parking or loading area may be constructed, added to, or altered (except for routine repairs that do not alter the parking area's size or configuration) until a development approval has been obtained.
- (9) No curb cut or driveway entrance in the street right-of-way shall be constructed unless a permit has first been obtained from the village or the state department of transportation with the coordination of the village.

- (10) Except for residential or public purposes, parking and loading spaces shall be located or served by a driveway that requires no backing movements or other maneuvering within a street right-of-way other than an alley. In no case shall a parking or loading space require backing movements or other maneuvering directly onto the U.S. 1 right-of-way.
- (11) Required parking spaces shall not be used for the storage of vehicles or materials, or for the parking of service vehicles used in conducting the business or use.
- (12) A site plan pursuant to article IV, division 2 of this chapter shall accompany an application for a building permit.

**Section 3. Repeal of Conflicting Provisions.** The Provisions of the Village Code and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**Section 4. Severability.** The provisions of this Ordinance are declared to be severable and if any sentence, section, 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 sentences, sections, clauses or phrases of the 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. Inclusion in the Code.** It is the intention of the Village Council and it is hereby ordained the provisions of this Ordinance shall become and be made part of the Village Code, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 6. Effective Date.** This Ordinance shall not become effective until a final Order has been issued by the State Land Planning Agency finding the Land Development Regulation in compliance with the Comprehensive Plan and the Principles for Guiding Development. If timely challenged, the Land Development Regulation does not become effective until the challenge to the order is resolved pursuant to Chapter 120, Florida Statutes.

**Remainder of this page intentionally left blank.**

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

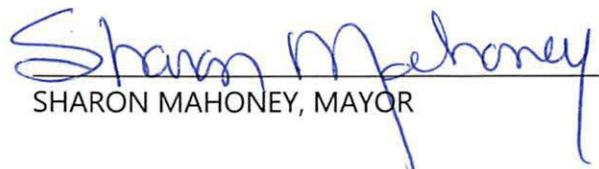
Mayor Sharon Mahoney	YES
Vice Mayor Don Horton	YES
Councilwoman Deb Gillis	YES
Councilman Steve Friedman	YES
Councilwoman Anna Richards	YES

**PASSED** on first reading this 7<sup>th</sup> day of October, 2025.

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

Mayor Sharon Mahoney	Yes
Vice Mayor Don Horton	Yes
Councilwoman Deb Gillis	Yes
Councilman Steve Friedman	Yes
Councilwoman Anna Richards	Yes

**PASSED AND ADOPTED** on the second reading this 13<sup>th</sup> day of November, 2025.

  
SHARON MAHONEY, MAYOR

ATTEST:

  
MARNE MCGRATH, VILLAGE CLERK

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

  
JOHN J. QUICK, VILLAGE ATTORNEY

