



Islamorada, Village of Islands

REGULAR VILLAGE COUNCIL MEETING

March 18, 2025 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

AMENDED MINUTES

I. CALL TO ORDER / ROLL CALL

Mayor Sharon Mahoney called the meeting to order at 5:30 p.m.

PRESENT: Mayor Sharon Mahoney, Vice Mayor Don Horton, Council Member Steve Friedman, Council Member Deb Gillis, Council Member Anna Richards

ABSENT:

II. PLEDGE OF ALLEGIANCE

Greg Velez of FKAA led the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

There were no emergency additions or deletions to the agenda.

Vice Mayor Don Horton pulled B on Consent (move to Resolutions) TAB 10

Council Member Deb Gillis added discussions about the Islamorada sign and FDOT crosswalks to Mayor/Council Communications.

Interim Village Attorney John Quick added a request for a Council liaison for the Yates litigation.

Mayor Sharon Mahoney added discussions on Windley Key parking and picnic tables near Amara Cay. She thanked everyone who helped and participated in the Heart Like Harlie fundraiser and welcomed newly seated Council Member Anna Richards.

IV. REPORTS, PRESENTATIONS AND ANNOUNCEMENTS

A. Community Heroes Presentation

Fire Chief Terry Abel presented the Community Heroes Award to Islander employees Briana Nolesco, Natasha DeJesus, and Demetrius Andrews for saving the life of a three-year-old child who had fallen into a pool by administering emergency aid until Fire Rescue arrived on the scene.

B. Update on Plantation Key Water Main Project - Greg Velez and Aaron Cutler from FKAA

Construction Manager Aaron Cutler provided an update on the Plantation Key Transmission Main Replacement Project. He indicated that FKAA was replacing 6 miles of pipe over the course of two summers from Snake Creek to near Tavernier Creek.

Mr. Cutler noted that crews are working from both ends to expedite the project as much as possible. He noted that traffic control is 24 hours per day, and left turns are not permitted in construction zones per state law. More information, including a 24-hour support by phone, was available on [FKAA's website](#) and social media.

V. PUBLIC COMMENT

Mayor Sharon Mahoney opened public comment.

Speakers included:

Van Cadenhead

Joe Wischmeier

Dr. Larry Dalton

There being no one else wishing to speak, Mayor Mahoney closed public comment.

VI. CITIZENS' ADVISORY COMMITTEE REPORTS & APPOINTMENTS

A. Land Acquisition Advisory Committee Report - Chair Greg Dully **TAB 1**

Chair Greg Dully presented the update on the activities of the committee, and invited Council to the opening of the Glynn Family Preserve.

B. Parks and Recreation Committee Report - Chair Carolyn Wightman **TAB 2**

Chair Carolyn Wightman presented the updates from the committee's latest meeting.

C. 1. Committee Member Appointments **TAB 3
2. Council Liaison Appointments**

1. Council directed staff to continue accepting applications and place appointments on the May agenda.

The Clerk indicated they would notify current applicants that the process was being moved to the May 6 agenda, and would collaborate with Council on the process to stagger terms for all remaining committees.

2. Council Liaisons were appointed to the following committees:

Historic Preservation - Council Member Deb Gillis

Land Acquisition - Council Member Deb Gillis

LPA - Council Member Anna Richards

Near Shore Water Regulations - Mayor Sharon Mahoney

Parks & Recreation - Council Member Anna Richards

Workforce/Affordable Housing - Vice Mayor Don Horton

Youth Council - Council Member Anna Richards

External Partner Organizations:

FL Keys Transportation Coordination Committee - Mayor Sharon Mahoney

FL Keys National Marine Sanctuary Advisory Council - Council Member Steve Friedman

FL Keys National Marine Sanctuary Water Quality - Council Member Steve Friedman

ICLEI - Vice Mayor Don Horton

VII. MAYOR / COUNCIL COMMUNICATIONS

A. Discussion Regarding Policies/Procedures Addressing Complaints Against Charter Members (Councilmember Friedman) **TAB 4**

Council Member Steve Friedman asked for a resolution to be adopted to address complaints against the Village Manager, Attorney, or Council Members.

HR Director Jamie Terry noted that staff and legal had been revising policies and procedures for the employee handbook, which was intended to be ready for approval as part of the FY26-27 budget process. She noted that the handbook does not apply to Council Members, but that staff would incorporate a process to address these types of complaints.

B. Discussion on Charitable Contributions (Mayor Mahoney) **TAB 5**

Mayor Sharon Mahoney asked for input from the Council, as she opined that the Village should not be making donations with taxpayer dollars.

Mayor Sharon Mahoney opened public comment.

Speakers included:

Van Cadenhead

Joe Wischmeier

Andy Newman

There being no one else wishing to speak, Mayor Mahoney closed public comment.

Discussion ensued and a majority of the Council expressed an interest in not funding donations.

Interim Village Attorney John Quick suggested Council make a motion not to fund the charitable giving program to memorialize the decision.

ACTION: Motion to approve not funding the charitable giving program item VII.B. by Anna Richards, seconded by Don Horton;

Motion Passed with a 3:2 vote

AYES: Sharon Mahoney, Don Horton, Anna Richards

NAYS: Steve Friedman, Deb Gillis

ABSTAIN: None

- C.** ADDED AT MEETING _ Islamorada Sign (Council Member Gillis)
Council Member Deb Gillis suggested a facelift for the northern welcome sign by Tavernier Creek.

Director of Public Works A.J. Engelmeyer noted that a request was slated for the upcoming budget cycle to replace both north and south welcome signs.

Council concurred that it may be best not to add more activity to the area while FCAA was working there.

- D.** ADDED AT MEETING _ FDOT Crosswalk (Council Member Gillis)
Council Member Deb Gillis asked Acting Village Manager/Chief Building Official Sheila Denoncourt to reach out to FDOT to clarify that the Village was not interested in pursuing a crosswalk on US1.
- E.** ADDED AT MEETING _ Windley Key Parking Issues (Mayor Mahoney)
Planning Director Jennifer DeBoisbriand indicated this item was on her list to discuss priorities later in the meeting, noting that from a planning perspective, it makes more sense to look at the village as a whole rather than individual pieces.

Mayor Sharon Mahoney stated she would normally agree, but this area has already been challenging and it was incumbent upon Council to find a solution to manage reasonable parking accommodation for the Angler's Reef area.

- F.** ADDED AT MEETING _ Picnic Tables near Amara Cay (Mayor Mahoney)
Mayor Sharon Mahoney asked DPW to place picnic tables and trash cans across from Amara Cay. Public Works Director Engelmeyer noted his staff would place them around the shady areas.

VIII. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

- A.** Update on Holiday Lights
Acting Village Manager/Chief Building Official Sheila Denoncourt reached out to the current lighting contractor, who provided two quotes for downgraded services.

She noted that staff were looking for direction on how much Council wanted to spend. Ms. Denoncourt stated that this company is one of the few that do this work and expressed concern that an RFP may not bear results.

Council directed staff to explore what the vendor can provide in the \$50,000 range.

- B.** Village Manager Selection Process **TAB 6**
HR Director Jamie Terry asked for direction on how to proceed on the Village Manager selection process.

She noted that option one could be to interview the six Florida candidates and then move on to out-of-state applicants if necessary.

Council agreed to in-person interviews the Florida candidates in person at a date

to be determined, but before the April 8 Council Meeting. Council Member Friedman disagreed with the process.

Ms. Terry indicated that she would tabulate the scoring sheets after the interviews and move forward from there.

Interim Village Attorney John Quick reminded Council Members to put their name on the scoring sheets as there can be no secret ballot.

- C.** Update on Takings Law in Light of Recent Court Ruling **TAB 7**
Alicia Gonzalez of Weiss Serota presented an update on the recent Shands v. Marathon court ruling and how it could affect Takings claims.
- D.** Discussion of Planning Work Plan and Priorities **TAB 8**
Planning Director Jennifer DeBoisbriand moved her presentation to the end of the meeting to be discussed with the After Action Report.
- E.** ADDED AT MEETING _ Liaison for the Yates Litigation
Council Member Steve Freidman indicated he was not available to attend daytime mediation, and Council Member Deb Gillis volunteered to serve as liaison in his stead.

IX. CONSENT AGENDA

Tab 10 had been moved to the Resolutions section of the agenda. Therefore, Tabs 9, 11, 12, and 13 were on the Consent Agenda.

Mayor Sharon Mahoney opened public comment.

There being no one wishing to speak, Mayor Mahoney closed public comment.

ACTION: Motion to Approve Tabs 9, 11, 12, and 13 on the Consent Agenda item IX. by Don Horton seconded by Anna Richards;
Motion Passed with a 5:0 vote

AYES: Sharon Mahoney, Don Horton, Steve Friedman, Deb Gillis, Anna Richards

NAYS: None

ABSTAIN: None

A. Meeting Minutes: **TAB 9**

Special Village Council Minutes - January 30, 2025
Regular Village Council Minutes - February 11, 2025 (Marne McGrath, Village Clerk)

- C.** Resolution Approving a Three (3) Year Statement of Work with Forerunner Industries, Inc. **TAB 11** (Megan Rumbaugh, Floodplain/CRS Coordinator, Sheila Denoncourt, Acting Village Manager/Chief Building Official)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING STATEMENT OF WORK AGREEMENT NO 2.0 WITH FORERUNNER INDUSTRIES, INC. TO PROVIDE FLOODPLAIN MANAGEMENT AND RESILIENCY SOFTWARE; AUTHORIZING VILLAGE OFFICIALS

TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE WORK AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE

- D. Resolution Approving Turf and Landscape Maintenance Agreement Renewal #2 with the Florida Department of Transportation **TAB 12** (A.J. Engelmeyer, Public Works Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE SECOND RENEWAL OF THE TURF AND LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND ISLAMORADA, VILLAGE OF ISLANDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE RENEWAL AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO TAKE NECESSARY ACTION; AND PROVIDING FOR AN EFFECTIVE DATE

- E. Resolution Approving the Expansion of the Current Access Control System with Integrated Fire and Security Solutions to Include Wastewater Stations **TAB 13** (A.J. Engelmeyer, Public Works Director)

RESOLUTION APPROVING THE EXPANSION OF THE CURRENT ACCESS CONTROL SYSTEM WITH INTEGRATED FIRE AND SECURITY SOLUTIONS TO INCLUDE WASTEWATER STATIONS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE NECESSARY DOCUMENTS; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; APPROVING A WAIVER OF COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE

X. ****END OF CONSENT AGENDA****

XI. RESOLUTIONS

- B. Resolution Approving an Expenditure with Tropical Home Construction Contracting LLC and a Waiver of Competitive Bidding for the Replacement of the Plantation Yacht Harbor Marina Tiki Hut Decking **TAB 10** (Lisa Lynch, Finance Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AN AGREEMENT WITH TROPICAL HOME CONSTRUCTION CONTRACTING LLC TO REPLACE THE PLANTATION YACHT CLUB MARINA TIKI HUT DECKING; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AMENDMENT; AUTHORIZING THE VILLAGE MANAGER TO

EXECUTE THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; APPROVING A WAIVER OF COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE

Vice Mayor Don Horton noted this request needed more detail about the composition of the proposed concrete and expressed concern about future change orders.

Mayor Sharon Mahoney opened public comment.

There being no one wishing to speak, Mayor Mahoney closed public comment.

ACTION: Motion to Deny item IX.B. by Don Horton seconded by Anna Richards;

Motion Passed with a 5:0 vote

AYES: Sharon Mahoney, Don Horton, Steve Friedman, Deb Gillis, Anna Richards

NAYS: None

ABSTAIN: None

- A.** Resolution Approving Work Authorization No. 21 with WSP USA, Inc. for the Feasibility Study for a Vessel Exclusion Zone at Sunset Drive Beach **TAB 14** (Peter Frezza, Environmental Resources Manager)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 21 WITH WSP USA, INC. FOR PROFESSIONAL SERVICES FOR THE FEASIBILITY STUDY FOR A VESSEL EXCLUSION ZONE AT SUNSET DRIVE BEACH; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 21; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO. 21; AND PROVIDING FOR AN EFFECTIVE DATE

Environmental Resources Pete Frezza noted that the Village has been asked to create a Vessel Exclusion Zone at Sunset Drive Beach. He indicated that this request was a proposal from WSP for a feasibility study only. He noted the study was the first step to take to the regulatory agencies that need to approve moving forward.

Mr. Frezza noted the cost was not budgeted, but funds were available.

Mayor Sharon Mahoney opened public comment.

Speakers included:

Van Cadenhead

Alfonso Fernandez-Fraga

Robert Moser

There being no one else wishing to speak, Mayor Mahoney closed public comment.

After discussion Council agreed to Continue the item to be addressed in the Comp Plan process.

ACTION: Motion to Continue until addressed during the comp plan process item XI.A. by Don Horton seconded by Deb Gillis;
Motion Passed with a 5:0 vote
AYES: Sharon Mahoney, Don Horton, Steve Friedman, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: None

- B.** Resolution Approving Settlement Agreement in Litigation Titled *Daniel J. Gulizio v. Islamorada, Village of Islands, et al.* **TAB 15**
(John Quick, Interim Village Attorney)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE SETTLEMENT AGREEMENT RELATING TO THE LAWSUIT TITLED DANIEL J. GULIZIO V. ISLAMROADA, VILLAGE OF ISLANDS, ET AL.; AUTHORIZING VILLAGE OFFICIALS TO EXECUTE, DELIVER AND IMPLEMENT THE TERMS AND CONDITIONS OF THE SETTLEMENT AGREEMENT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Interim Village Attorney John Quick noted that a settlement agreement with Mr. Gulizio had been reached after three executive sessions. He indicated the settlement agreement was reached in principle last fall, but approval was delayed until after the November 2024 election.

Mayor Sharon Mahoney opened public comment.

Speakers included:
Joe Wischmeier
Van Cadenhead

There being no one else wishing to speak, Mayor Mahoney closed public comment.

ACTION: Motion to Approve item XI.B. by Steve Friedman seconded by Deb Gillis;
Motion Passed with a 4:1 vote
AYES: Sharon Mahoney, Steve Friedman, Deb Gillis, Anna Richards
NAYS: Don Horton
ABSTAIN: None

XII. AFTER ACTION REPORT

- A.** After Action Report

Planning Director Jennifer DeBoisbriand presented her discussion from Tab 8 to reaffirm whether this Council mirrored the priorities of the previous Council.

Council discussed the Planning Work Plan and extended the discussion to include the items on the After Action Report.

Items to move forward:

Windley Key parking
TDR ordinance
Affordable Housing Plan
Administrative Relief Plan
Workshop on Village-owned properties

Items to hold for the Comp Plan update:

Rezoning of properties changed at incorporation
Update to environmental standards in the Village Code
Accessory Dwelling Units
Food truck ordinance, as regulation is preempted by the State

Items to remove:

Village flag
Sister City, as we already have one with Ocean Springs, Mississippi

Items not coordinated by Planning:

Planning Director Jennifer DeBoisbriand noted that the baseball field was a directive of the Village Manager, not an initiative of the Planning Department.

Interim Village Attorney John Quick summarized that the Village had been working with the School District on a Master Agreement and Baseball Field Design Plan.

Public Works Director A.J. Engelmeyer noted that the School District had put out a bid for the design-build project, and a kick-off meeting was planned for the coming weeks. He indicated that he was working with the Board and that any agreement would come before the Council and the District at every step.

Mayor Sharon Mahoney opened public comment.

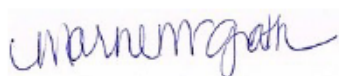
Speakers included:

Joe Wischmeier
Larry Dalton

There being no one else wishing to speak, Mayor Mahoney closed public comment.

XIII. ADJOURNMENT

There being no further business, Mayor Sharon Mahoney adjourned the meeting at 9:31 p.m.



Marne McGrath, Village Clerk