



Islamorada, Village of Islands

REGULAR VILLAGE COUNCIL MEETING

April 10, 2025 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

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

Ken Phillipson led the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

There were no emergency additions or deletions to the agenda.

Council Member Steve Friedman summarized the recent Annual Florida Keys Kids Fishing Seminar, noting over 100 kids came to learn fishing basics. He gave kudos to the Monroe County Sheriff's Office and the Park staff.

IV. PUBLIC COMMENT

This is general public comment. It provides an opportunity for the public to speak about matters that are pertinent to the Village but not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)

Mayor Sharon Mahoney opened public comment.

Speakers included:

Joe Wischmeier

Van Cadenhead

Sue Miller representing the Islamorada Community Alliance

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

V. MAYOR / COUNCIL COMMUNICATIONS

Mayor Sharon Mahoney discussed the dog park. She indicated that she would like to form a committee of concerned members and that she had talked to Paul Minning.

Interim Village Attorney John Quick noted that he could prepare a resolution with the name left blank, to be determined during the May 6 Council Meeting.

Mayor Sharon Mahoney noted that anyone who was interested should call Paul Minning.

VI. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

There were none.

VII. RESOLUTIONS

- A. Administrative Appeal Relating to a Denial of a Vacation Rental License TAB A (Jennifer DeBoisbriand , Planning Director)**
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL NO. PLADA20240251 FILED BY BARTON W SMITH, AGENT FOR 81641 ISLAMORADA LLC (APPELLANT) RELATING TO AN ADMINISTRATIVE DECISION AND INTERPRETATION BY THE DIRECTOR OF PLANNING (DENIAL OF A VACATION RENTAL LICENSE) FOR PROPERTY LOCATED AT 81641 OLD HWY, HAVING REAL ESTATE NUMBER 00401660-000000, ON UPPER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.

Planning Director Jennifer DeBoisbriand introduced the item, noting the section within the FLUM for vacation rentals. Ms. DeBoisbriand clarified that the Village was not arguing that there was no residence above the commercial facility, only that it was not eligible for a vacation rental.

Bart Smith, representing the applicant, argued that the upstairs was a single-family dwelling unit and, therefore, eligible to be licensed as a vacation rental. He noted that the pre-application letter identifies the property as a single-family dwelling unit, and there was no mention that the unit could not be used as a vacation rental during the pre-application conference.

Interim Village Attorney John Quick clarified that under Sec. 30-3 vacation rental use was not defined as being in a mixed-use property.

Mr. Smith contended that there were currently vacation rentals in commercial properties in the Village, and he believed the Code provided for this type of transient use.

Mayor Sharon Mahoney opened public comment.

Speakers included:

Sue Miller

Van Cadenhead

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

comment.

Council deliberated and approved staff's recommendation to uphold the denial.

ACTION: Motion to Approve the denial item VII.A. by Don Horton second 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.** Approval of 1st Quarter 2025 Residential Market Rate Building Permit System Allocations (BPAS) **TAB B** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDED RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 1 OF 2025; AND PROVIDING AN EFFECTIVE DATE

Mayor Sharon Mahoney opened public comment.

Speakers included:
Joe Wischmeier

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

ACTION: Motion to Approve item VII.B. by Anna Richards second by Deb Gillis;

Motion Passed with a 4:1 vote

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

NAYS: Steve Friedman

ABSTAIN: None

- C.** Approval of 1st Quarter 2025 Nonresidential Building Permit Allocations **TAB C** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING NONRESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM ("BPAS") RANKINGS AND AWARDED NONRESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 1 OF 2025; AND PROVIDING FOR AN EFFECTIVE DATE

Vice Mayor Don Horton announced that he would abstain from the vote.

Mayor Sharon Mahoney opened public comment.

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

ACTION: Motion to Approve item VII.C. by Deb Gillis second by Anna Richards;
Motion Passed with a 4:0 vote
AYES: Sharon Mahoney, Steve Friedman, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: Don Horton

VIII. QUASI-JUDICIAL

- A. Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Future Land Use Map of Parcel 00405350-000000 - **Second Reading TAB D** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY COVE, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405350-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.4:WINDLEY KEY MIXED USE AREA 2; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Vice Mayor Don Horton announced his abstention from the votes.

Interim Village Attorney John Quick noted that companion items were traditionally discussed together and voted on separately.
Tabs D and E we considered first.

Council was asked to disclose any ex parte communications:

Council Member Steve Freidman - none

Council Member Deb Gillis - when she was on LPA it came through on first reading - spoke to Jocelyn Tiedman

Council Member Anna Richards - Jocelyn Tiedeman regarding property survey

Mayor Sharon Mahoney - Jocelyn Tiedeman regarding the property, unconnected to the request

Planning Director Jennifer DeBoisbriand noted that staff recommend approval.

Mayor Mahoney called for testimony first from speakers in favor of the requests and then from those opposed:

In favor: None

Opposed:

Van Cadenhead

Joe Wischmeier

There being no one else wishing to provide testimony, Mayor Mahoney closed public testimony.

Council deliberated and approved staff's recommendation.

ACTION: Motion to Approve item VIII.A. by Anna Richards second by Deb Gillis;
Motion Passed with a 4:0 vote
AYES: Sharon Mahoney, Steve Friedman, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: Don Horton

- B. Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Zoning Map of Parcel 00405350-000000 - **Second Reading TAB E** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY COVE, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405350-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

ACTION: Motion to Approve item VIII.B. by Deb Gillis second by Anna Richards;
Motion Passed with a 4:0 vote
AYES: Sharon Mahoney, Steve Friedman, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: Don Horton

- C. Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Future Land Use Map of Parcel 00405360-000000 - **Second Reading TAB F** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.4:WINDLEY KEY MIXED USE AREA 2; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE

**APPROVAL OF THIS ORDINANCE BY THE STATE
DEPARTMENT OF COMMERCE.**

Vice Mayor Don Horton announced his intent to abstain from the vote.

Council was asked to disclose any ex parte communications:

Council Member Steve Freidman - none

Council Member Deb Gillis indicated she spoke to Jocelyn Tiedeman

Council Member Anna Richards indicated she spoke to Jocelyn Tiedeman

Mayor Sharon Mahoney indicated she spoke to Jocelyn Tiedeman

Planning Director Jennifer DeBoisbriand indicated the first reading was 12/12/24 and there was no objection from DEO

Mayor Mahoney called for testimony first from speakers in favor of the requests and then from those opposed:

In favor: None

Opposed:

Van Cadenhead

Joe Wischmeier

There being no one else wishing to provide testimony, Mayor Mahoney closed public testimony.

Council deliberated and approved staff's recommendation.

ACTION: Motion to Approve item VIII.C. by Deb Gillis second by Anna Richards;

Motion Passed with a 4:0 vote

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

NAYS: None

ABSTAIN: Don Horton

- D. Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Zoning Map of Parcel 00405360-000000 -
Second Reading TAB G Jennifer DeBoisbriand , Planning Director
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

ACTION: Motion to Approve item VIII.D. by Anna Richards second by Deb Gillis;

Motion Passed with a 4:0 vote
AYES: Sharon Mahoney, Steve Friedman, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: Don Horton

IX. MOTIONS

A. Motion Approving Final Selection of Village Manager

Mayor Mahoney called for a five minute break called at 6:48 p.m.

Reconvened the meeting at 6:54 p.m.

Mayor Sharon Mahoney spoke before the item began noting that she had an issue with not having a unanimous vote for the manager. She felt it best to start a new administration with the consensus and support of the full Council.

Council voted by paper ballot for their choice of the three candidates. It was noted to vote for one only and the ballot must include the member's name. Human Resources Director Jamie Tery tabulated the votes and results were as follows:

Three for Ron Saunders
Two for Jennifer DeBoisbriand

Mayor Sharon Mahoney opened public comment.

Speakers included:
Van Cadenhead
Joe Wischmeier
Dr. Harold Dalton

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

Council approved the appointment of Ron Sainders as Village Manager.

Mr. Saunders indicated he was willing to sign the same agreement that Rob Cole had to expedite the process.

Interim Village Attorney John Quick noted the name and start date were the only changes being made, and he was comfortable with Council approving this.

Mr. Saunders indicated his start date would be April 21, 2025.

Council thanked Acting Village Manager/Chief Building Official Sheila Denoncourt for her service during the past few months.

ACTION: Motion to Approve the Appointment of Ron Saunders as Village Manager item IX.A. by Steve Friedman second 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

ACTION: Motion to Authorize Mayor to sign employment contract with Ron Saunders same as Rob Cole's previous contract item IX.A. by Don Horton second 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

X. ADJOURNMENT

The meeting was adjourned at 7:23 p.m.



Marne McGrath
Village Clerk