



Islamorada, Village of Islands

LAND USE VILLAGE COUNCIL MEETING - AMENDED

May 8, 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

Joe Wischmeier led the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

There were no emergency additions or deletions to the agenda.

Planning Director Jennifer DeBoisbriand announced that Tab D, an administrative appeal at 73501 Overseas Highway, had been continued to July 24.

IV. PUBLIC COMMENT

Mayor Sharon Mahoney opened public comment.

Speakers included:

Joe Wischmeier

David deHaas-Grosseck

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

V. MAYOR / COUNCIL COMMUNICATIONS

Mayor Sharon Mahoney moved the quasi-judicial hearings to the beginning of the agenda at the request of the applicant's representative.

Mayor Sharon Mahoney asked staff to issue an RFQ for a grant writer. Village Manager Ron Saunders indicated that he knew Key West's contracted grant writer, Mike Langton, and suggested he come to the June 10 Council Meeting to share information about his services. Council stated its preference to issue an RFQ, but was amenable to

Mr. Langton presenting.

Mayor Mahoney asked about the Audubon Society's use of the Machado property, referring to a recent incident. She asked that the Village request a hold harmless clause and agreement with Audubon if it doesn't already have one.

VI. **VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**

Interim Village Attorney John Quick noted that a recently adopted bill pre-empts municipal legislation from regulating electric vehicle charging stations.

Attorney Quick noted that SB 180 had been passed and presented for the Governor's signature. He indicated that a provision that had been added to the bill could potentially impact our Comp Plan or LDR, and he would keep the Council updated.

VII. **QUASI-JUDICIAL**

Interim Village Attorney John Quick read the quasi-judicial statement and indicated that testimony must be given in person. Mr. Quick noted the entire meeting packet was entered into the record and asked the Clerk to swear in the witnesses.

- A. Ordinance Amendment to the Future Land Use Map for Parcel 00404730-000000 - **Second Reading TAB B** Jennifer DeBoisbriand , Planning Director
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LYNN L BELL TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00404730-000000, 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.

Interim Village Attorney John Quick noted the two quasi-judicial items were associated and would be discussed as one unless there was an objection from Council.

Planning Director Jennifer DeBoisbriand introduced the request and noted that staff recommends approval on second reading. Ty Harris represented the applicant and indicated nothing has changed since it was first approved by the council on first reading.

Council was asked to disclose any ex parte communications:

Council Member Steve Freidman had none.

Council Member Deb Gillis indicated she spoke with Ty Harris when the request came before the LPA while she was serving on it.

Council Member Anna Richards had none.

Vice Mayor Don Horton recused himself from the vote.

Mayor Sharon Mahoney noted she had spoken to Ty Harris when the issue first came up.

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

In favor: None

Opposed: Joe Wischmeier

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

ACTION: Motion to Approve item VIII.A. 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

- B.** Ordinance Amendment to the Official Zoning Map for Parcel 00404730-000000 - **Second Reading TAB C** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LYNN L BELL, TO AMEND THE OFFICIAL ZONING MAP FROM SETTLERS RESIDENTIAL (SR) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00404730-000000, 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

VIII. **RESOLUTIONS**

- A.** Modifying Resolution No. 24-08-77 and Authorizing the Reservation of 3 Affordable Housing Allocations for Habitat for Humanity **TAB A** Jennifer DeBoisbriand , Planning Director
- A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, MODIFYING RESOLUTION NO. 24-08-77 AND AUTHORIZING 3 AFFORDABLE HOUSING UNIT ALLOCATIONS FOR AWARD TO HABITAT FOR HUMANITY FOR A PROPOSED DEVELOPMENT OFF**

**WRENN STREET ON A PARCEL IDENTIFIED WITH RE# 00422730-000200
AND NOT REQUIRING THAT THE 3 UNITS BE ON VILLAGE OWNED
PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE**

Planning Director Jennifer DeBoisbriand introduced the request noting this project is on property Habitat for Humanity acquired from Coral Isles Church off Wrenn Street. The project will consist of 4 single-family homes. Habitat has one allocation but needs three more to complete the project.

Mayor Sharon Mahoney opened public comment.

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

Interim Village Attorney John Quick suggested a motion to approve with the condition that if the three allocations are not utilized by May 31, 2028, they shall revert back to the Village under the conditions set forth in Resolution 24-08-77.

ACTION: Motion to Approve three allocations which will revert back to the Village if not used by May 31, 2028 item VIII.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.** AS DIRECTED BY COUNCIL ON MAY 6, 2025 - Resolution
Approving the Agreement with Holiday Lightscapes, Inc. to Provide
Holiday Decorations **TAB X**

**A RESOLUTION OF THE VILLAGE COUNCIL OF
ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING
THE AGREEMENT WITH HOLIDAY LIGHTSCAPES, INC. TO
PROVIDE HOLIDAY DECORATIONS WITHIN THE VILLAGE.;
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 AGREEMENT; PROVIDING FOR A WAIVER
OF COMPETITIVE BIDDING; AND PROVIDING FOR AN
EFFECTIVE DATE**

Council suggested getting the schools involved in Village holiday decorations. They acknowledged the need to phase in student decorations throughout the three-year contract before considering a move away from outside decorating contractors.

Mayor Sharon Mahoney opened public comment.

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

ACTION: Motion to Approve item VII.B. by Anna Richards second by Don Horton;
Motion Passed with a 5:0 vote
AYES: Sharon Mahoney, Don Horton, Steve Friedman, Deb Gillis, Anna Richards
NAYS: None
ABSTAIN: None

IX. ADJOURNMENT

Interim Village Attorney John Quick indicated that the Village has revocable licenses with the Audubon Society and does have a Hold Harmless agreement. He noted it is a one-year contract that automatically renews unless terminated by either party.

There being no further business, the meeting was adjourned at 6:27 p.m.



Marne McGrath, Village Clerk