



# Islamorada, Village of Islands

## LOCAL PLANNING AGENCY MEETING

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June 3, 2025 - 5:30 PM  
Founders Park Community Center  
87000 Overseas Highway  
Islamorada, FL 33036

### AGENDA

- I. **CALL TO ORDER / ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PLANNING DIRECTOR / VILLAGE MANAGER**
  - A. Welcome New Members and Introductions
  - B. Election of Chair and Vice Chair
- IV. **AGENDA: Requests for Deletion / Emergency Additions**
- V. **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.)
- VI. **CONSENT AGENDA**
  - A. Approval of the minutes from the April 14, 2025 meeting.
- VII. **PUBLIC HEARINGS**
  - A. Ordinance Amending Policy 1-3.1.3: Institute a Program for Transfer of Development Rights Jennifer DeBoisbriand , Planning Director, Daniel Parobok, Senior Environmental Planner/Biologist, Rebecca Jetton, Village Consultant  
**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-3.1.3: INSTITUTE A PROGRAM FOR TRANSFER OF DEVELOPMENT RIGHTS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.**
  - B. Ordinance Amending Code Sections 30-504 and 30-506 - Transfer of Development Rights Jennifer DeBoisbriand , Planning Director,

Daniel Parobok, Senior Environmental Planner/Biologist, Rebecca Jetton, Village Consultant

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-504, TRANSFER PROCEDURE AND SECTION 30-506, TRANSFER OF DEVELOPMENT RIGHTS FOR RESIDENTIAL DWELLING UNITS AND DENSITY; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.**

- C. An ordinance to amend the Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the property at 76800 Overseas Hwy. Jennifer DeBoisbriand , Planning Director

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR LEBEN FAMILY LLLP TO AMEND THE VILLAGE’S FUTURE LAND USE MAP FROM RESIDENTIAL CONSERVATION (RC) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, AT 76800 OVERSEAS HIGHWAY LOCATED ON LOWER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00396950-000200, 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.**

- D. An ordinance to amend the official Zoning Map from Native Residential (NR) to Neighborhood Commercial (NC)) for the property at 76800 Overseas Hwy. Jennifer DeBoisbriand , Planning Director

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR LEBEN FAMILY LLLP, TO AMEND THE OFFICIAL ZONING MAP FROM NATIVE RESIDENTIAL (NR) TO NEIGHBORHOOD COMMERCIAL (NC) FOR THE SUBJECT PROPERTY AT 76800 OVERSEAS HIGHWAY LOCATED ON LOWER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00396950-000200, 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.**

**VIII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS**

**IX. FUTURE AGENDA ITEMS**

**X. VILLAGE ATTORNEY**

**XI. MOTIONS**

**XII. OTHER BUSINESS**

**XIII. ADJOURNMENT**

**Options for Viewing the Local Planning Agency Meeting:**

The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from their personal computer, tablet or phone via the following link:

<https://islamoradafl.portal.civicclerk.com/>

[PUBLIC\_PARTICIPATION]

**Option 1: Email your comments.**

1. Public comment should be submitted via email to: [public.comment@islamorada.fl.us](mailto:public.comment@islamorada.fl.us)
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.
4. Public comment should be submitted by 9 a.m. the day before the meeting. Public comment will be sent to the LPA members for consideration prior to the meeting. Public comments will not be read during the meeting.

**Option 2: Call in During the Meeting.**

1. If phoning in, dial 305-224-1968 and enter the webinar **ID: 966 8605 3458** followed by #. When the Chair opens public comment pertaining to the agenda item you are interested in dial \*9 to be recognized by the Zoom meeting monitor. The Monitor will call you by the last four digits of your phone number. **Please be sure to unmute your phone when you are called upon.**
2. If watching online via Zoom: Open the Zoom webinar link <https://zoom.us/j/96686053458> and follow the prompts to join the webinar. When the Chair opens public comment use the "raise your hand" feature to be recognized by the meeting monitor. Public comments will be heard in the order in which they are received.

**ADA Assistance:**

These meetings are open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at (305) 664-6448 or by email at [ADA@islamorada.fl.us](mailto:ADA@islamorada.fl.us) at least 48 hours before the scheduled meeting

[VERBATIM\_RECORD]

