



Islamorada, Village of Islands

LAND USE VILLAGE COUNCIL MEETING

July 24, 2025 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

Virtual participation is available to the public. Please see the last page of the agenda for participation details.

AGENDA

- I. **CALL TO ORDER / ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **AGENDA: Requests for Deletion / Emergency Additions**
- IV. **MAYOR / COUNCIL COMMUNICATIONS**
- V. **VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**
- VI. **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.)

VII. **ORDINANCES**

- A. Ordinance Amending Policy 1-3.1.3: Institute a Program for Transfer of Development Rights - **FIRST READING TAB A** 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 - **FIRST READING TAB B** 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.

VIII. QUASI-JUDICIAL

- A.** Public Hearing - 73501 Overseas Hwy Minor Amendment to PLCUP20220140 Notice of Intent to Issue an Approval **TAB C** Emily Hernandez, Planner

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL NO. PLCUP20250012 FILED BY RUSSEL A. YAGEL, AGENT FOR LOWER MATECUMBE BEACH PROPERTY OWNERS ASSOCIATION (APPELLANT) RELATING TO AN ADMINISTRATIVE DECISION BY THE DIRECTOR OF PLANNING (AMENDMENT TO MINOR CONDITIONAL USE PERMIT) FOR PROPERTY LOCATED AT 73501 OVERSEAS HWY, HAVING REAL ESTATE NUMBER 00388620-000000, ON LOWER 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.

- B.** Ordinance to Amend the Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the Property at 76800 Overseas Hwy. - **FIRST READING TAB D** 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 AND TO ESTABLISH A NEW SUB-AREA POLICY UNDER OBJECTIVE 1-2.11, AS LEGALLY DESCRIBED HEREIN, 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.

- C.** Ordinance to amend the official Zoning Map from Native Residential (NR) to Neighborhood Commercial (NC)) for the Property at 76800

Overseas Hwy. - **FIRST READING TAB E** 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.

- D.** Public Hearing - 80951 Old Hwy- Variance Rear Yard Setback **TAB F** Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF PATRICIA ESSLINGER FOR A VARIANCE FROM THE PROVISIONS OF SECTION 30-691(E)(4)(C) – REAR YARD SETBACK, TO ALLOW FOR THE CONSTRUCTION OF AN ADDITION WITHIN THE REAR YARD SETBACK FOR PROPERTY LOCATED AT 80951 OLD HWY ON UPPER MATECUMBE KEY, WITHIN THE SR (SETTLERS RESIDENTIAL) ZONING DISTRICT, WITH REAL ESTATE NUMBER 00096200-000000, AS LEGALLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

- E.** Administrative Appeal of Dwelling Unit Determination for 82925 and 82929 Overseas Hwy **TAB G** Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF NO. PLPRE20230193 FILED BY JOANNE M. PEREIRA, AGENT FOR GINO AND PIERA BOLOGNA (APPELLANT) RELATING TO A DWELLING UNIT DETERMINATION BY THE DIRECTOR OF PLANNING FOR PROPERTY LOCATED AT 82925 OVERSEAS HWY AND 82929 OVERSEAS HWY, HAVING REAL ESTATE NUMBERS 00403630-000000 AND 00403640-000000, 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.

IX. MOTIONS

X. ADJOURNMENT

Options for Viewing the Village Council 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://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php

[PUBLIC_PARTICIPATION]

Option 1: Email your comments.

1. Public comment should be submitted via email to: 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 Village Councilmembers 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: **911 0656 4166** followed by #. When the Mayor 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/91106564166> and follow the prompts to join the webinar. When the Mayor 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 at least 48 hours before the scheduled meeting.

[VERBATIM_RECORD]