



Islamorada, Village of Islands

REGULAR VILLAGE COUNCIL MEETING

December 9, 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. REPORTS, PRESENTATIONS AND ANNOUNCEMENTS**
 - A. Nomination and Election of Mayor & Vice Mayor John Quick, Interim Village Attorney
 - B. FCAA Update on the Plantation Key Transmission Main Replacement Project - Project Manager Aaron Cutler
 - C. Freebee/FDOT Grant Discussion and Direction **TAB 1**
 - D. Status Update on the Comprehensive Plan
- V. CITIZENS' ADVISORY COMMITTEE REPORTS & APPOINTMENTS**
 - A. Parks & Recreation Citizens' Advisory Committee Chair Report - Carolyn Wightman
 - B. Land Acquisition Advisory Committee Report – Chair Greg Dully
- VI. MAYOR / COUNCIL COMMUNICATIONS**
- VII. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**
 - A. Discussion Regarding Potential RFP/RFQ Opportunities for Paid Parking and Machado Property
 - B. Discussion Regarding TDR Banking/Registry Program **TAB 2**
- VIII. 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.)
- IX. CONSENT AGENDA**

- A.** Meeting Minutes: **TAB 3**
Executive Session - November 10, 2025
Regular Council Meeting - November 10, 2025
Land Use Council Meeting - November 13, 2025
Special Call Village Council Meeting - November 17, 2025 Marne McGrath, Village Clerk
- B.** Resolution Approving Work Authorization No. 2 with RES Florida Consulting, LLC, for Continued Water Quality and Benthic Vegetation Monitoring in Village Canals **TAB 4** Peter Frezza, Environmental Resources Manager
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 2 WITH RES FLORIDA CONSULTING LLC FOR PROFESSIONAL SERVICES FOR WATER QUALITY AND BENTHIC VEGETATION MONITORING IN VILLAGE CANALS; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 2; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO. 2; AND PROVIDING FOR AN EFFECTIVE DATE
- C.** Approval of the Amendment to Founders Park Admission Policies and Fee Schedule **TAB 5** Maria Bagiotti, Founders Park Director
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AMENDMENT TO THE FOUNDERS PARK ADMISSION POLICIES AND TO REVISE THE FOUNDERS PARK FEE SCHEDULE; AUTHORIZING THE VILLAGE MANAGER TO IMPLEMENT CORRECTIONS; AND PROVIDING FOR AN EFFECTIVE DATE
- D.** Authorization of Additional FY 2025-26 IT Subscription Expenditures – SHI International Corp. **TAB 6** Vince Tarves, IT Director
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AUTHORIZING AN ADDITIONAL NOT-TO-EXCEED AMOUNT OF \$33,000 FOR INFORMATION TECHNOLOGY SUBSCRIPTION SERVICES FROM SHI INTERNATIONAL CORP. FOR FISCAL YEAR 2025-26; CONFIRMING THE TOTAL ANNUAL SUBSCRIPTION COST OF \$78,009.30; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE
- E.** Approve Authorization for Council Members to Travel to Florida Keys Day in Tallahassee **TAB 7** Marne McGrath, Village Clerk
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING COUNCIL MEMBERS, CHARTER OFFICERS, AND KEY PERSONNEL TO ATTEND FLORIDA KEYS DAY IN TALLAHASSEE, FLORIDA;

AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

X. **END OF CONSENT AGENDA**

XI. RESOLUTIONS

- A.** Resolution Approving a Professional Services Agreement Between Raftelis Financial Consultants, Inc., and Islamorada, Village of Islands, to Perform a Wastewater Rate and Capacity Fee Study for the Village's Wastewater Utility **TAB 8** A.J. Engelmeyer, Public Works Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE PIGGYBACKING OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN RAFTELIS FINANCIAL CONSULTANTS, INC., AND MARTIN COUNTY, FLORIDA, TO PERFORM A WASTEWATER RATE AND CAPACITY FEE STUDY FOR THE VILLAGE'S WASTEWATER UTILITY; 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; AUTHORIZING WAIVER OF COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE

- B.** Resolution to Approve Baseball Field License Agreement and Use Agreement with the School Board of Monroe County **TAB 9** Ron Saunders, Village Manager

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING A BASEBALL FIELD LICENSING AGREEMENT WITH THE SCHOOL BOARD OF MONROE COUNTY, FLORIDA; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE BASEBALL FIELD LICENSING AGREEMENT; PROVIDING FOR IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE

- C.** Resolution to Repeal and Replace the Building Department Fee Schedule **TAB 10** Sheila Denoncourt, Building Services Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, REPEALING AND REPLACING BUILDING DEPARTMENT FEES AS ADOPTED BY THE VILLAGE COUNCIL IN RESOLUTION 19-08-56 PROVIDING FOR CONFLICTS AND FOR AN EFFECTIVE DATE

- D.** Resolution Approving the Conceptual Plan Presented by FDOT for the Proposed US-1 Capacity Improvement Through the PKS School Zone, Allowing the Project to Advance to its Next Stages of Refinement **TAB 11** A.J. Engelmeyer, Public Works Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE CONCEPTUAL MODIFICATION PRESENTED BY THE FLORIDA

DEPARTMENT OF TRANSPORTATION (FDOT) TO EXTEND THE TWO-LANE SECTION OF US-1 THROUGH THE PLANTATION KEY SCHOOL (PKS) SCHOOL ZONE; AND PROVIDING FOR AN EFFECTIVE DATE

XII. ORDINANCES

- A. Ordinance Amending Policy 1-3.1.3: Institute a Program for Transfer of Development Rights - **SECOND READING TAB 12** 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 - **SECOND READING TAB 13** 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.

XIII. QUASI-JUDICIAL

- A. Ordinance to Amend Future Land Use Map from Conservation to Mixed Use and Establish a New Subarea Policy at a Property on Overseas Hwy with RE # 00096850-000200 - **FIRST READING TAB 14** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR HORSE PENS LLC TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM CONSERVATION (C) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, ON OVERSEAS HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00096850-000200 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.**

- B.** Ordinance to Amend the Official Zoning Map from Conservation to Neighborhood Commercial for a Property on Overseas Hwy with RE# 00096850-000200 - **FIRST READING TAB 15** Jennifer DeBoisbriand , Planning Director
- AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA, AGENT FOR HORSE PENS LLC, TO AMEND THE OFFICIAL ZONING MAP FROM CONSERVATION (C) TO NEIGHBORHOOD COMMERCIAL (NC) FOR THE SUBJECT PROPERTY ON OVERSEAS HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00096850-000200, 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.**
- C.** Ordinance to Amend the Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the Property at 76800 Overseas Hwy. - **SECOND READING TAB 16** 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.**
- D.** Ordinance to Amend the Official Zoning Map from Native Residential (NR) to Neighborhood Commercial (NC)) for the Property at 76800 Overseas Hwy. - **SECOND READING TAB 17** 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**

XIV. MOTIONS

- A. Request for Motion to Accept Final Investigative Report and to Close Complaint **TAB 18** John Quick, Interim Village Attorney

XV. 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 through Public Comment:

The public may provide public comment on items of a general nature or items specific to the agenda. Below are the guidelines for submitting public comments:

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.