



Islamorada, Village of Islands

REVISED LAND USE VILLAGE COUNCIL MEETING

January 8, 2026 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

MINUTES

I. CALL TO ORDER / ROLL CALL

Mayor Don Horton called the meeting to order at 05:30 PM

PRESENT: Vice Mayor Sharon Mahoney, Mayor Don Horton, Council Member Steve Friedman, Council Member Deb Gillis, Council Member Anna Richards,

ABSENT:

II. PLEDGE OF ALLEGIANCE

Capt. Ed Davidson led the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

Mayor Don Horton moved the Motions to the Resolutions section.

IV. REPORTS, PRESENTATIONS AND ANNOUNCEMENTS

A. Plan for Allocation of the Early Evacuation Workforce Units **TAB A**

Planning Director Jennifer DeBoisbriand requested Council direction on the draft plan. Council agreed to review and provide input.

Ms. DeBoisbriand noted the item could be placed on the February 2 Workforce/Affordable Housing Committee agenda as a joint meeting.

V. CITIZENS' ADVISORY COMMITTEE REPORTS & APPOINTMENTS

VI. MAYOR / COUNCIL COMMUNICATIONS

VII. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

Village Attorney John Quick summarized the DCA Opinion – Shands v. City of Marathon, noting potential changes to takings law and Marathon's intent to petition the U.S. Supreme Court. Marathon requested Islamorada's support through an amicus brief.

Council discussion included cost concerns, the likelihood of Supreme Court review, and the potential benefits of participation.

Consensus supported moving forward, with direction for Mr. Quick to return with fee details.

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.)

Mayor Don Horton opened public comment.

Speakers included:

Capt. Ed Davidson

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

IX. RESOLUTIONS

- A. Added 01/07/26** — Appointments to the Charter Review Committee
Each Council Member announced their selection for the committee and then voted via straw ballot for the final two at-large positions.

Richard Black was appointed by Vice Mayor Sharon Mahoney
Roger Young was appointed by Council Member Anna Richards
Lorie LaLonde was appointed by Council Member Deb Gillis
Susan Raffanello was appointed by Council Member Steve Freidman
Ty Harris was appointed by Mayor Don Horton

Craig McBay and Joe Roth were appointed to the at-large seats after two rounds of straw ballot voting.

- B. Added 01/07/26** - Resolution to Approve Baseball Field License Agreement and Use Agreement with the School Board of Monroe County **TAB X** 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

Village Manager Ron Saunders summarized the two versions of the agreement included in the agenda. The Village version differed from the School Board's but provided a basis for negotiation.

Council Members and the Baseball Review Task Force were recognized for their work.

Mayor Don Horton opened public comment.

Capt. Ed Davidson
Joe Wischmeier

Public comment was closed.

Council discussion emphasized establishing a fresh start and ensuring Village control.

ACTION: Motion to Approve item XII.B. by Sharon Mahoney 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. ORDINANCES

- A. Ordinance to Amend Policy 3.2.1.2: Specific Standards and Requirements for Workforce - Affordable Housing of the Islamorada Comprehensive Plan - **Second Reading TAB B** Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 3-2.1.2: SPECIFIC STANDARDS AND REQUIREMENTS FOR WORKFORCE-AFFORDABLE HOUSING; 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.

Planning Director DeBoisbriand noted the ordinance was unchanged from the prior reading.

Mayor Don Horton opened public comment.

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

ACTION: Motion to Approve item X.A. by Anna Richards 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.** Ordinance to Amend Sec 30-476 Building Permit Allocation Evaluation Criteria and Award of the Village Code - **Second Reading TAB C** Jennifer DeBoisbriand , Planning Director
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-476, BUILDING PERMIT ALLOCATION EVALUATION CRITERIA AND AWARD; 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.

Planning Director DeBoisbriand noted the ordinance was unchanged from the prior reading.

Mayor Don Horton opened public comment.

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

ACTION: Motion to Approve item X.B. by Deb Gillis 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

XI. QUASI-JUDICIAL

- A.** Administrative Appeal of Village's Environmental Determination **TAB D** Daniel Parobok, Senior Environmental Planner/Biologist, Jennifer DeBoisbriand , Planning Director
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF THE ENVIRONMENTAL DETERMINATION OF THE VILLAGE'S BIOLOGIST FILED BY BARTON W. SMITH, AGENT FOR BONEFISH HOLDINGS LLC (APPELLANT) FOR PROPERTY LOCATED ON OLD HWY, HAVING REAL ESTATE NUMBERS 0040520-000000;00404260-000000;00404270-000000;00404280-000000;00404290-000000;00095045-000300;000950-0001;00095045-000100 AND 00095045-000201, 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.

Village Attorney Quick administered the oath and entered the record.

Council disclosed ex parte communications.

Council Member Steve Friedman - staff

Council Member Deb Gillis - staff

Council Member Anna Richards - staff

Vice Mayor Sharon Mahoney - Spoke to people when she was on the previous Council, but nothing recently.

Mayor Don Horton - staff, but disclosed that he consulted with the owner before Hurricane Irma as part of his business. He clarified that the job was done and he had no recent contact.

Senior Environmental Planner Daniel Parobok presented staff's analysis recommending denial.

Applicant's representative, Bart Smith, objected to not receiving the presentation in advance. Environmental consultant Mike McCoy presented an alternative KEYWEP score and methodology.

Council questioned both experts regarding methodology, state vs. local criteria, and development potential.

Council Member Richards noted a discrepancy between the applicant's and staff's interpretations of the KEYWEP scoring and sought clarification on how differing methodologies should be weighed.

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

No one was signed up to provide testimony.

In favor: None

Opposed: None

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

Mr Smith gave his closing argument, noting it was a reasonable development and they did have a state permit. He further requested that the Council accept his biologist's score.

ACTION: Motion to deny the appeal item XI.A. by Deb Gillis 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

- B.** Tide Avenue - Road Abandonment **TAB E** Jennifer DeBoisbriand ,
Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING A REQUEST BY COREY SCHERBER ("APPLICANT"), TO ABANDON AND VACATE A PORTION OF TIDE AVENUE RIGHT OF WAY, AS SHOWN ON THE SKETCH OF DESCRIPTION AS DRAWN BY MASSEY-RICHARDS SURVEYING & MAPPING, LLC, DATED MAY 31, 2025; RESERVING TO THE VILLAGE ALL RIGHTS OVER ANY PUBLIC UTILITY EASEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Council disclosed ex parte communications.

Council Member Steve Friedman - staff

Council Member Deb Gillis - none

Council Member Anna Richards - Cory Scherber, Roger Young, Lee Young, and also disclosed that she did the drawings presented in the application.

Vice Mayor Sharon Mahoney - none

Mayor Don Horton - Roger Young

Planning Director DeBoisbriand summarized the request and Fire Department conditions. Staff recommended approval with conditions.

Applicant Corey Scherber addressed the Council.

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

In favor: None

Opposed: None

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

Village Attorney Quick advised that Council Member Richards should recuse herself due to prior involvement in the survey work.

ACTION: Motion to Approve item XI.B. by Deb Gillis second by Steve Friedman;

Motion Passed with a 4:0 vote

AYES: Sharon Mahoney, Don Horton, Steve Friedman, Deb Gillis

NAYS: None

ABSTAIN: Anna Richards

XII. MOTIONS

XIII. ADJOURNMENT

Council Member Anna Richards moved to adjourn the meeting at 7:20 p.m.



Marne McGrath, Village Clerk