



Islamorada, Village of Islands LOCAL PLANNING AGENCY MEETING

April 13, 2026 - 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. AGENDA: Requests for Deletion / Emergency Additions

IV. 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.

V. CONSENT AGENDA

- A.** Approval of meeting minutes for the February 23, 2026, meeting

VI. PUBLIC HEARINGS

- A.** Ordinance Amending Future Land Use Map for 80839 Old Hwy Daniel Parobok, Senior Environmental Planner/Biologist
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL HIGH (RH) TO RESIDENTIAL MEDIUM (RM) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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 Amending Official Zoning Map for 80839 Old Hwy Daniel Parobok, Senior Environmental Planner/Biologist

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE OFFICIAL ZONING MAP FROM MULTIFAMILY (MF) TO SETTLERS RESIDENTIAL (SR) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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.

VII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS

VIII. PLANNING DIRECTOR / VILLAGE MANAGER

IX. VILLAGE ATTORNEY

X. 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
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 at least 48 hours before the scheduled meeting



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From:
Date: April 13, 2026
Subject: Approval of meeting minutes for the February 23, 2026, meeting

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments:

1. unsigned minutes 022326



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From:
Date: April 13, 2026
Subject: Approval of meeting minutes for the February 23, 2026, meeting

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments:

1. unsigned minutes 022326



Islamorada, Village of Islands LOCAL PLANNING AGENCY MEETING

February 23, 2026 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

MINUTES

I. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair, Cheryl Culberson at: 5:31pm

Present were:

Chair, Cheryl Culberson
Vice Chair, Lorie Lalonde
Greg Dully
Tony Hammon
James Rhyne
Corie McGraw-Abel

Additionally, also present were:

Planning Director, Jennifer DeBoisbriand
Village Attorney, Jaimie Mayer
Recording Secretary, Angy Rivas

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by: Corie McGraw-Abel
The group participated in the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

None.

IV. PLANNING DIRECTOR / VILLAGE MANAGER

A. Planning Staff Changes

Jennifer DeBoisbriand, Planning Director, announced to the committee that the Planning Department has promoted Daniel Parobok to serve as the new Assistant Planning Director. He will assist with LPA meetings in her absence.

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.

None.

VI. CONSENT AGENDA

- A. Approval of the meeting minutes for the January 12, 2026 meeting.

Tony Hammon motioned to approve the meeting minutes.
Greg Dully seconded the motion.
Motion passed unanimously.

VII. PUBLIC HEARINGS

- A. Ordinance to Amend Policy 1-3.1.3 - TDR Banking Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-3.1.3: INSTITUTE A PROGRAM FOR TRANSFER OF DEVELOPMENT RIGHTS OF THE ISLAMORADA COMPREHENSIVE PLAN BY AMENDING PROCEDURES AND ELIGIBILITY CRITERIA FOR THE TRANSFER OF DEVELOPMENT RIGHTS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Village Attorney, Jaimie Mayer read the title.

Both this ordinance and Item B on the agenda are companion items. Will be read together and voted on separately.

Planning Director Jennifer DeBoisbriand provided an overview explaining TDR Banking and reviewed the staff's analysis report.

Ty Harris made a public comment.

Lorie Lalonde motion to approve the ordinance to amend Policy 1-3.1.3- TDR Banking.

Roger Young seconded the motion.

A vote was taken, and the motion passed 7-0.

- B. Ordinance Amending Section 30-504 of the Village Code - TDR Banking Jennifer DeBoisbriand , Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-504, "TRANSFER PROCEDURE," TO AMEND PROCEDURES AND ELIGIBILITY CRITERIA FOR THE TRANSFER OF DEVELOPMENT RIGHTS (TDRS); PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN

EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Village Attorney, Jaimie Mayer read the title.

This is a companion item to VII. Item A and will be voted on separately.

Assistant Planning Director, Daniel Parobok, provided additional information to the committee regarding this item.

Tony Hammon motioned to approve the ordinance to amend Section 30-504 of the Village of Code- TDR Banking.

Greg Dully seconded the motion.

A vote was taken, and the motion passed 7-0.

VIII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS

Planning Director Jennifer DeBoisbriand informed the committee that the March meeting would be canceled due to no items on the agenda.

IX. VILLAGE ATTORNEY

None.

X. ADJOURNMENT

The group agreed to adjourn at 5:50pm.

Recording Secretary, Angy Rivas

Date

Chair, Cheryl Culberson

Date



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Daniel Parobok, Senior Environmental Planner/Biologist
Date: April 13, 2026
Subject: Ordinance Amending Future Land Use Map for 80839 Old Hwy

Background:

The applicant, James Lupino, Esq. on behalf of the property owners Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Residential High (RH) to Residential Medium (RM) on the subject property, located at 80839 Old Highway (RE #00096240-000000 and 00096240-000100), comprising approximately 2.75 acres of land area. The current use of the property is residential, with a single-family home, pool, and other hardscaping located on the property. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from Multifamily (MF) District to Settlers Residential (SR) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant's agent has submitted a needs analysis detailing the map amendment request.

The subject property currently has existing Settlers Residential (SR) and Multifamily (MF) Zoning District designations. The properties to the north, across Old Highway, are designated Settlers Residential (SR) and Highway Commercial (HC). Properties to the east are designated Settlers Residential (SR). The properties to the west are designated Multifamily (MF). The character of the surrounding area is mostly residential with some commercial uses to the north, across Old Highway.

The property is mostly scarified and contains no protected habitat. The property is not recognized as habitat to any state or federal listed animal species. Pursuant to the Village's GIS data and records, the parcel does not contain any mapped habitats.

Analysis: Pursuant to Section 30-691, the purpose of the Settlers Residential (SR) zoning district is to protect the unique residential character of the pre-FIRM single-family neighborhoods within and adjacent to the Upper Matecumbe village activity center. Single-

family or multifamily residential uses, homeowners parks, and municipal utilities infrastructure are permitted uses.

The proposed FLUM amendment would alter the development potential of the subject property. The following table is a comparison of the maximum residential density between the existing RH FLUM and the proposed RM FLUM.

Existing FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Residential High (RH)		
Single Family	6 units per acre	-
TDRs or Affordable Housing	12 units per acre	-
Proposed FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Residential Medium (RM)		
Single Family	1 unit per lot	-
Duplex	2 units per lot	-
Triplex for Affordable Housing	3 units per lot	-
Fourplexes for Affordable Housing	4 units per lot	-

Maximum Residential Density: The proposed RM FLUM designation would decrease market-rate residential density from 6 units per acre to one single family unit or two units (duplex) per lot. The proposed RM FLUM designation would decrease affordable housing residential density from 12 units per acre to 3 units (Triplex) or up to 4 units (Fourplex) per lot.

Impact on Public Facilities:

The request for a FLUM change is to bring an already developed site into conformance with the existing use. There is no anticipated additional impact on public facilities.

Wastewater: The Village has adopted level of service (LOS) standards for wastewater management systems as required by Federal and State regulations. Currently, any permitted or replacement on-site wastewater treatment facility with a design flow less than or equal to 100,000 gallons per day (GPD) within the Village must comply with the 10/10/10/1 Best Available Technology (BAT) standard, as well as require approval from the Monroe County Health Department and/or the Florida Department of Environmental Protection.

Potable Water: The Village has adopted LOS standards for potable water. The LOS standard for the Village are 371.7 gallons per equivalent residential unit (ERU) per day. Based on water use data provided by FCAA, the current amount of water consumed by an ERU in Monroe County is 219.42 gallons per day (GPD). Therefore, the actual demand is lower than the Village’s LOS standard for ERUs of 371.7 GPD.

Solid Waste: The Village has adopted LOS standards for solid waste management. Pursuant to Comprehensive Plan Policies 4-1.1.4 and 9-1.2.3, minimum disposal quantity is 12.2 pounds per day per equivalent residential unit (ERU). The Village’s solid waste LOS also requires that sufficient capacity shall be available at a solid waste disposal site to accommodate all existing and approved development for a period of three years from the projected date of completion of the proposed development or use. Islamorada has no facilities within its jurisdiction for the disposal of solid waste. All solid waste generated from the Village is currently managed through a contract with Island Disposal and disposed of through existing authorized Monroe

County and Miami-Dade County solid waste facilities.

Stormwater: The Village has adopted LOS standards for stormwater management as currently mandated by State agencies, as defined in the Village's adopted Stormwater Management Master Plan, and as implemented in the Village's LDRs and Stormwater Design Criteria Technical Manual. Any additional development associated with the proposed FLUM amendment would be subject to these standards and is required to meet or exceed them as a condition of development approval.

Recreation and Open Space: The Village has adopted a minimum LOS standard for recreation and open space of 3.79 acres per 1,000 population, pursuant to Comprehensive Plan Policy 9-1.2.3. According to the Village's most recent Public Facilities Capacity Assessment, there is an estimated functional population of 11,280 persons in 2012. Therefore, 42.75 acres of recreation and open space are required to meet the adopted LOS. The existing supply of recreation and open space area in the Village is 132.3 acres, which exceeds the adopted LOS standard and provides for 11.73 acres per 1,000 persons. Therefore, the proposed FLUM amendment is not projected to decrease the existing recreation and open space LOS below the adopted standards, as provided in Comprehensive Plan Policy 9-1.2.3.

Roadways: The Village has adopted minimum LOS standards for roadways, pursuant to Comprehensive Plan Policy 9-1.2.3. The Property is located adjacent to Overseas Highway which shall have sufficient available capacity to operate at or above LOS as measured by peak hours volumes at all intersections including but not limited to all intersections of U.S.1.

Schools: The Comprehensive Plan does not establish a LOS standard for schools, but Monroe County and state law require that school classroom capacity be available to accommodate all school-age children generated by proposed development or use. According to the 2012 Monroe County Public Facilities Capacity Assessment Report, all schools have adequate capacity to serve the growth anticipated in 2012 at the County's adopted LOS standard.

Compatibility with Comprehensive Plan Policies:

Policy 1-1.11, Protect Residential Areas From Incompatible Development
Policy 1-2.1.4, Restrict Density And Intensity Of Development
Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
Policy 1-2.3.2, Residential Medium (RM)

Comprehensive Plan Policy 1-1.11, Protect Residential Areas From Incompatible Development, states that stable residential areas shall be protected from encroachment by incompatible development.

The proposed amendment protects the surrounding Residential Medium (RM) areas from the higher allowable density of Residential High (RH). The proposed amendment changes an area of RH that is surrounded on three sides by RM. The higher density allowed by RH is not compatible with the current use of property, which is single family residential.

Comprehensive Plan Policy 1-2.1.4, Restrict Density And Intensity Of Development, states that the maximum range of allocated density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Regulations, for permitted uses in each future land use map category shall not exceed the thresholds established in accordance with the policy. The proposed amendment neither increases the density nor intensity of development on the subject property. The proposed amendment decreases the maximum density based on the companion FLUM amendment to amend the FLUM on a portion of the property from

Residential High (RH) to Residential Medium (RM). By proposing this change, the density decreases from 12 units per acre to one single family unit, two units (duplex), or up to 4 affordable units (affordable quadplex) per lot.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

It is the staff's opinion that is request is compatible with the two policies as it does not result in an adverse community change. A portion of the property exists as a single-family residence and the other portion used to contain large communication equipment prior to the combination of the properties. The change has been requested to bring the property into compliance with the current use, under a single zoning district.

Comprehensive Plan Policy 1-2.3.3, Residential Medium (RM) states that this designation is intended to provide stable, single family neighborhoods and allow for uses which further the peaceful enjoyment and high quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one (1) lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes or two (2) single-family deed-restricted detached dwelling units, triplexes or three (3) single-family deed-restricted detached dwelling units, and fourplexes or four (4) single-family deed-restricted detached dwelling units shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.

The existing single-family use is in compliance with this policy. Any future development will be held to all applicable policies and land development regulations.

Compatibility with the Principles for Guiding Development:

The following shall be the principles with which any plan amendments must be consistent pursuant to the Florida Keys Area of Critical State Concern designation as set out in Chapter 380.0552(7), Florida Statutes.

Please note, the criterion is provided and staff response is provided immediately below. The Applicant has provided his responses to the criteria in his analysis attached.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.

Village Staff Response:

The proposed FLUM is consistent with Principle (a) of the Principles for Guiding Development the lot is already developed and in use as single family residential.

(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

Village Staff Response:

The proposed FLUM is consistent with Principle (b) of the Principles for Guiding Development as there would be no negative impact on shoreline or marine resources.

(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

Village Staff Response:

The proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development. The property does not contain any protected habitat.

(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

Village Staff Response:

The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Bringing the subject property's zoning into conformance with its current use would support the maximum well-being of the Florida Keys citizens and the economic health of the area.

(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (e) of the Principles for Guiding Development as there is no impact to the quality of water throughout the Florida Keys.

(f) Enhancing natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development. Any future development will adhere to all applicable Land Development Regulations and Comprehensive Plan Policies and Objectives.

(g) Protecting the historical heritage of the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (g) of the Principles for Guiding Development as there are no known archaeological or historical artifacts on the Property.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment and disposal facilities;
3. Solid waste treatment, collection and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

Village Staff Response:

The proposed FLUM is consistent with Principle (h) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely impact the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

Village Staff Response:

The proposed FLUM is consistent with Principle (i) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely affect storm water management facilities, central sewage collection, treatment and disposal facilities, or the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(1) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

Village Staff Response:

The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. Any future development will adhere to all applicable Land Development Regulations and Comprehensive Plan Policies and Objectives.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

Village Staff Response:

The proposed FLUM amendment will not have adverse impacts on the environmental resources of the Florida Keys. The property does not contain any protected habitat.

(l) To make available adequate affordable housing for all sectors of the population of the Florida Keys.

Village Staff Response:

The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development as there will be no impact.

(m) To provide adequate alternatives for the protection of public safety and welfare in the

event of a natural or manmade disaster and for a post-disaster reconstruction plan.

Village Staff Response:

The proposed FLUM is consistent with Principle (m) of the Principles for Guiding Development. The proposed FLUM amendment would not affect the provision of adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan. Furthermore, all structures built within the Village must meet the requirements of the Village's Code of Ordinances and the Florida Building Code.

(n) To protect the public health, safety, and welfare of the citizens of the Florida Keys and maintain the Florida Keys as a unique Florida resource.

Village Staff Response:

The proposed FLUM is consistent with Principle (n) of the Principles for Guiding Development. The proposed FLUM amendment would not negatively affect the health, safety, or welfare of the citizens of the Florida Keys.

Staff has reviewed the request for FLUM Amendment from Residential High to Residential Medium and determined that the request meets the criteria. Therefore, staff recommends approval of the map amendment.

Budget Impact:

None.

Staff Impact:

None.

Recommendation:

Staff recommends approval.

Attachments:

1. 80839 Old ORD FLUM

ORDINANCE NO. 26-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL HIGH (RH) TO RESIDENTIAL MEDIUM (RM) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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.

WHEREAS, the Official Future Land Use Map of Islamorada, Village of Islands (the "Village") became effective April 30, 2002; and

WHEREAS, the applicant, James S Lupino, Esq, agent for Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has requested an official Future Land Use Map amendment from Residential High (RH) to Residential Medium (RM) for a parcel consisting of approximately 2.75 acres of land, with Real Estate numbers 00096240-000000 and 00096240-000100, as legally described below; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Village Code"), the Village Local Planning Agency publicly considered the Future Land Use Map Amendment during a duly noticed public hearing held on April 13, 2026; and

WHEREAS, in accordance with Section 166.041, Florida Statutes, and Section 30-213 of the Village Code, notice of the public hearings has been given for the proposed adoption of this Ordinance; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Future Land Use Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

WHEREAS, the Village Council has determined that the proposed Future Land Use Map Amendment is consistent with the Village Comprehensive Plan; and

WHEREAS, the Village Council desires to adopt the proposed Future Land Use Map Amendment in accordance with State law.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

Section 2. Approval/Denial of Future Land Use Map Amendment. The Official Future Land Use Map Amendment is hereby **approved/denied** as part of the Official Future Land Use Map of the Village. A copy of the Official Future Land Use Map Amendment is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

5 64 37 PT LT 6 PB1-41 ISLAND OF UPPER MATECUMBE AND ADJ BAY BTM

Section 3. Transmittal. The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of Commerce for approval in accordance with Section 380.05(6), Florida Statutes.

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce pursuant to Section 163.3184, Florida Statutes

or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by_____, who moved for its adoption on first reading. This motion was seconded by_____, and upon being put to a vote, the vote was as follows:

Mayor Don Horton

Vice Mayor Sharon Mahoney

Councilman Steve Friedman

Councilwoman Deb Gillis

Councilwoman Anna Richards

PASSED/FAILED on the first reading this 12th day of May 2026.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Don Horton

Vice Mayor Sharon Mahoney

Councilman Steve Friedman

Councilwoman Deb Gillis

Councilwoman Anna Richards

PASSED AND ADOPTED on the second reading this ____ day of _____, 2026.

Don Horton, Mayor

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE SOLE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Daniel Parobok, Senior Environmental Planner/Biologist
Date: April 13, 2026
Subject: Ordinance Amending Official Zoning Map for 80839 Old Hwy

Background:

The applicant, James Lupino, Esq. on behalf of the property owners Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has submitted a map amendment application requesting a Zoning Map Amendment from Multifamily (MF) District to Settlers Residential (SR) District on the subject property, located at 80839 Old Highway (RE #00096240-000000 and 00096240-000100), comprising approximately 2.75 acres of land area. The current use of the property is residential, with a single-family home, pool, and other hardscaping located on the property. This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from Residential High (RH) to Residential Medium (RM) Designation, and the Zoning Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant's agent has submitted a needs analysis detailing the map amendment request.

The subject property currently has existing Residential High (RH) and Residential Medium (RM) FLUM designations. The properties to the North, across Old Highway, are designated Mixed Use (MU). Properties to the east are designated Residential Medium (RM). The properties to the west are designated Residential High (RH). The character of the surrounding area is mostly residential with some commercial uses to the north, across Old Highway.

The property is mostly scarified and contains no protected habitat. The property is not recognized as habitat to any state or federal listed animal species. Pursuant to the Village's GIS data and records, the parcel does not contain any mapped habitats.

Analysis:

Pursuant to Section 30-691, the purpose of the Settlers Residential (SR) zoning district is to protect the unique residential character of the pre-FIRM single-family neighborhoods within and adjacent to the Upper Matecumbe village activity center. Single-family or multifamily

residential uses, homeowners parks, and municipal utilities infrastructure are permitted uses.

Compatibility with Comprehensive Plan Policies:

Policy 1-1.11, Protect Residential Areas From Incompatible Development

Policy 1-2.1.4, Restrict Density And Intensity Of Development

Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments

Policy 1-2.3.2, Residential Medium (RM)

Comprehensive Plan Policy 1-1.11, Protect Residential Areas From Incompatible Development, states that stable residential areas shall be protected from encroachment by incompatible development.

The proposed amendment protects the surrounding Residential Medium (RM) areas from the higher allowable density of Residential High (RH). The proposed amendment changes an area of RH that is surrounded on three sides by RM. The higher density allowed by RH is not compatible with the current use of property, which is single family residential.

Comprehensive Plan Policy 1-2.1.4, Restrict Density And Intensity Of Development, states that the maximum range of allocated density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Regulations, for permitted uses in each future land use map category shall not exceed the thresholds established in accordance with the policy.

The proposed amendment neither increases the density nor intensity of development on the subject property. The proposed amendment decreases the maximum density based on the companion FLUM amendment to amend the FLUM on a portion of the property from Residential High (RH) to Residential Medium (RM). By proposing this change, the density decreases from 12 units per acre to one single family unit, two units (duplex), or up to 4 affordable units (affordable quadplex).

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

It is the staff's opinion that is request is compatible with the two policies as it does not result in an adverse community change. A portion of the property exists as a single-family residence and the other portion used to contain large communication equipment prior to the combination of the properties. The change has been requested to bring the property into compliance with the current use, under a single zoning district.

Comprehensive Plan Policy 1-2.3.3, Residential Medium (RM) states that this designation is intended to provide stable, single family neighborhoods and allow for uses which further the peaceful enjoyment and high quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one (1) lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes or two (2) single-family deed-restricted detached dwelling units, triplexes or three (3) single-family deed-restricted detached dwelling units, and fourplexes or four (4)

single-family deed-restricted detached dwelling units shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.

The existing single-family use is in compliance with this policy. Any future development will be held to all applicable policies and land development regulations.

Procedures for Amendments to Zoning Map:

Pursuant to Section 30-411(d)(4)(b) of the Code of Ordinances, the Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of this section, and that the maintenance of the existing zoning on the property does not accomplish a legitimate public purpose. The Village Council shall make its determination on a finding of legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed Zoning District in the Village in relation to the amount of land currently zoned and available to accommodate that demand.

Finding: Pursuant to the Village's GIS data and records, there are approximately 165 parcels that are designated within the Settlers Residential (SR) District, which represents approximately 2.32 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 165 parcels that are designated within the Settlers Residential (SR) District, 17 parcels are vacant, which equates to approximately 10.30 percent of the total parcels.

2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed Zoning designation.

Finding: The site is mostly scarified and currently developed as single-family residential. The site does not contain any protected habitats. This use is compatible with the proposed zoning designation.

3. Data errors, including errors in mapping, vegetative types and natural features described in the comprehensive plan.

Finding: There is no evidence that there are any errors in the Villages GIS data, records and other resources.

4. New Issues.

Finding: No new issues exist at the time of review.

5. Recognition of a need for additional detail or comprehensiveness.

Finding: The Village is currently undergoing an update to the Comprehensive Plan. That should be completed within the year. This change will be incorporated into any update.

6. Compatibility of the proposed district with the property surrounding the site of the

requested rezoning and any applicable neighborhood or redevelopment plan.

Finding: The proposed zoning change to Settlers Residential is compatible with the surrounding properties. The adjacent properties to the east are also Settlers Residential.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff recommends approval.

Attachments:

1. 80839 Old Zoning ORD

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO. 26-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR MAU ROBERT E FLORIDA RESIDENCE TRUST AND MAU KATHY G FLORIDA RESIDENCE TRUST TO AMEND THE OFFICIAL ZONING MAP FROM MULTIFAMILY (MF) TO SETTLERS RESIDENTIAL (SR) FOR THE SUBJECT PROPERTY, ON OLD HIGHWAY LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00096240-000000 AND 00096240-000100 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.

WHEREAS, the Official Zoning Map of Islamorada, Village of Islands (the "Village") became effective April 30, 2002; and

WHEREAS, the applicant, James S Lupino, Esq, agent for Mau Robert E Florida Residence Trust and Mau Kathy G Florida Residence Trust, has requested an Official Zoning Map amendment from the Multifamily (MF) District to the Settlers Residential (SR) Zoning District for a parcel consisting of approximately 2.75 acres of land, with Real Estate numbers 00096240-000000 and 00096240-000100, as legally described below; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Village Code"), the Village Local Planning Agency publicly considered the Official Zoning Map Amendment during a duly noticed public hearing held on April 13, 2026; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code, the Village Local Planning Agency publicly considered the Zoning Map Amendment during a duly noticed public hearing held on April 13, 2026; and

WHEREAS, in accordance with Section 166.041, Florida Statutes, and Section 30-213 of the Village Code, notice of the public hearing(s) has been given for the proposed adoption of this Ordinance; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Zoning Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

WHEREAS, the Village Council has determined that the proposed Zoning Map Amendment is consistent with the Village Comprehensive Plan; and

WHEREAS, the Village Council desires to consider the proposed Zoning Map Amendment in accordance with State law.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

Section 2. Approval/Denial of Zoning Map Amendment. The Official Zoning Map Amendment is hereby [**approved / denied**] as part of the Official Zoning Map of the Village. A copy of the Official Zoning Map Amendment is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

5 64 37 PT LT 6 PB1-41 ISLAND OF UPPER MATECUMBE AND ADJ BAY BTM

Section 3. Transmittal. The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of Commerce for approval in accordance with Section 380.05(6), Florida Statutes.

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce pursuant to Section 163.3184, Florida Statutes, or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Don Horton
Vice Mayor Sharon Mahoney
Councilman Steve Friedman
Councilwoman Deb Gillis
Councilwoman Anna Richards

PASSED on the first reading this ____ day of _____, 2026.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Don Horton
Vice Mayor Sharon Mahoney
Councilman Steve Friedman
Councilwoman Deb Gillis
Councilwoman Anna Richards

PASSED AND ADOPTED on the second reading this ____ day of _____, 2026.

DON HORTON, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE SOLE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN J. QUICK, VILLAGE ATTORNEY