



Islamorada, Village of Islands

REGULAR & LAND USE VILLAGE COUNCIL MEETING

September 8, 2026 - 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. Introduction of Sgt. Darnell Durham & Sgt. Willie Guerra by Captain Lissette Quintero
 - B. Everglades Restoration Update - Dr. Steve Davis of The Everglades Foundation
 - C. Proclamation of September 14–20, 2026, as Diaper Need Awareness Week
 - D. FCAA Transmission Main Replacement Update
- V. **CITIZENS' ADVISORY COMMITTEE REPORTS & APPOINTMENTS**
 - A. Affordable Housing Fact Sheet Discussion - WAHC **TAB 1**
 - B. Parks & Recreation Citizens' Advisory Committee Report - Chair Carolyn Wightman
- VI. **MAYOR / COUNCIL COMMUNICATIONS**
- VII. **VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**
- 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. Approval of Meeting Minutes: **TAB 2**
Budget Workshops held August 4 & 5, 2026
Regular & Land Use Village Council Meeting held August 20, 2026

- B. Approval of Mutual Aid Agreement with Key Largo Fire District for Fire Protection and Rescue Services **TAB 3** Terry Abel, Fire Chief
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE MUTUAL AID AGREEMENT BETWEEN ISLAMORADA, VILLAGE OF ISLANDS AND KEY LARGO FIRE DISTRICT TO PROVIDE MUTUAL FIRE PROTECTION AND RESCUE SERVICES ASSISTANCE; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE
- C. Approval of Mutual Aid Agreement with City of Marathon for Fire Protection and Rescue Services **TAB 4** Terry Abel, Fire Chief
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE MUTUAL AID AGREEMENT BETWEEN ISLAMORADA, VILLAGE OF ISLANDS AND THE CITY OF MARATHON TO PROVIDE MUTUAL FIRE PROTECTION AND RESCUE SERVICES ASSISTANCE; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

X. ****END OF CONSENT AGENDA****

XI. **RESOLUTIONS**

- A. Resolution Approving Second Budget Amendment for FY 2025-2026 **TAB 5** (Hatti Jenkins, Finance Director)
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING THE VILLAGE'S ADOPTED BUDGET FOR FISCAL YEAR 2025-2026; AND PROVIDING AN EFFECTIVE DATE
- B. Resolution Approving Renewal of Property, Casualty and Worker's Compensation Policies and Coverage and Pollution Liability **TAB 6** Hatti Jenkins, Finance Director
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING THE RENEWAL OF PROPERTY, CASUALTY AND WORKER'S COMPENSATION POLICIES AND COVERAGE AND POLLUTION LIABILITY FROM WORLD RISK MANAGEMENT THROUGH PUBLIC RISK MANAGEMENT OF FLORIDA EFFECTIVE OCTOBER 1, 2026; AUTHORIZING PAYMENT OF THE ASSOCIATED RENEWAL PREMIUMS FOR FISCAL YEAR 2026-2027; AUTHORIZING VILLAGE OFFICIALS TO EXECUTE REQUIRED DOCUMENTS; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

- C. Resolution Approving Revisions to Village Personnel Policy Manual **TAB 7** Jamie Terry, Human Resources Director
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA ADOPTING AN UPDATED VILLAGE PERSONNEL POLICY MANUAL; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE PERSONNEL POLICY MANUAL; AND PROVIDING FOR AN EFFECTIVE DATE.
- D. Resolution Approving the Rankings and Vendor Selection for RFP 26-09 - Professional Surface Repairs and Exterior Painting of Islamorada Fire Station 20 **TAB 8** Terry Abel, Fire Chief
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE FINAL RANKINGS AND RECOMMENDATIONS OF THE RFP 26-09 EVALUATION COMMITTEE FOR SELECTION OF A CONTRACTOR FOR PROFESSIONAL SURFACE REPAIRS AND EXTERIOR PAINTING OF ISLAMORADA FIRE STATION 20; AUTHORIZING THE VILLAGE MANAGER AND VILLAGE ATTORNEY TO NEGOTIATE AN AGREEMENT FOR THE SERVICES; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING AN EFFECTIVE DATE
- E. Resolution Approving One Year Extension to GrayRobinson Agreement for State Lobbying Services **TAB 9** (Ron Saunders, Village Manager)
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING A ONE YEAR RENEWAL OF THE AGREEMENT FOR PROFESSIONAL STATE LOBBYING SERVICES BETWEEN GRAYROBINSON, P.A. AND ISLAMORADA, VILLAGE OF ISLANDS; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE PROFESSIONAL SERVICES AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING; AND PROVIDING FOR AN EFFECTIVE DATE
- F. Resolution Approving State Funding Grant Agreement with FDOT for Design and Permitting of a Living Shoreline/Breakwater at Sea Oats Beach **TAB 10** Alyssa Panzer, Grants and Environmental Coordinator
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA ACCEPTING THE GRANT AWARD FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR DESIGN OF THE ISLAMORADA – US HIGHWAY 1 BREAKWATER PROJECT AT SEA OATS BEACH - FM 458469-1-34-01; APPROVING THE STATE FUNDED GRANT AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF

TRANSPORTATION AND ISLAMORADA, VILLAGE OF ISLANDS TO PROVIDE REIMBURSEMENT FUNDING FOR THE PROJECT OF UP TO \$300,000; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING AN EFFECTIVE DATE

- G.** Resolution Approving an Agreement with RES for Environmental Permitting for the Sea Oats Beach Restoration Project **TAB 11** 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 ENVIRONMENTAL PERMITTING SERVICES ASSOCIATED WITH THE SEA OATS BEACH RESTORATION PROJECT; 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 WORK AUTHORIZATION NO 2; AND PROVIDING FOR AN EFFECTIVE DATE
- H.** Resolution Approving an Agreement with WSP USA Inc. for Construction Engineering Inspection & Administration for the Canal 145 Restoration Project **TAB 12** Peter Frezza, Environmental Resources Manager
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING WORK AUTHORIZATION NO. 3 WITH WSP USA, INC. FOR CANAL 145 RESTORATION PROJECT CONSTRUCTION ENGINEERING INSPECTIONS AND ADMINISTRATION SERVICES; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 3; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROJECT AGREEMENT FOR WORK AUTHORIZATION NO 3; AND PROVIDING FOR AN EFFECTIVE DATE
- I.** Resolution Approving Updated Flat Monthly Fee Retainer Agreement for Village Attorney Services **TAB 13** John Quick, Interim Village Attorney
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE UPDATED RETAINER AGREEMENT FOR VILLAGE ATTORNEY LEGAL SERVICES BETWEEN WEISS SEROTA HELFMAN COLE & BIERMAN, P.L. AND ISLAMORADA, VILLAGE OF ISLANDS; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO

EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

- J.** Resolution Amending Resolution No. 26-08-75 to Increase the Not-to-Exceed Amount for RFP 26-07 to \$100,000 **TAB 14** Vince Tarves, IT Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION NO. 26-08-75 TO INCREASE THE AUTHORIZED NOT-TO-EXCEED AMOUNT FOR RFP 26-07, COUNCIL CHAMBER BROADCAST & AUDIO/VISUAL SYSTEM HARDWARE REFRESH, FROM \$90,000.00 TO \$100,000.00; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE ANY NECESSARY AMENDMENT OR RELATED DOCUMENTS; AUTHORIZING THE EXPENDITURE OF BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

XII. ORDINANCES

- A.** Ordinance Amending Village Code Concerning Environmental Restoration Standards and Agreements - **First Reading TAB 15** Ron Saunders, Village Manager

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING ARTICLE IV, "ADMINISTRATIVE PROCEDURES," OF CHAPTER 30, "LAND DEVELOPMENT REGULATIONS," OF THE VILLAGE CODE RELATING TO ENVIRONMENTAL RESTORATION STANDARDS AND AGREEMENTS; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF COMMERCE.

XIII. QUASI-JUDICIAL

- A.** Administrative Relief for 313 Woods Ave **TAB 16** Jennifer DeBoisbriand , Planning Director

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY NATIVE CONSTRUCTION CONTRACTING LLC, AGENT FOR OWNER, ROBERT R. AND SARAH W. RODRIGUEZ, FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 313 WOODS AVE, PLANTATION KEY, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

- B.** Ordinance Amending Future Land Use Map for 80839 Old Hwy
Second Reading TAB 17 Daniel Parobok, Assistant Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR ROBERT E. MAU FLORIDA RESIDENCE TRUST 05/01/2017 AND KATHY G. MAU FLORIDA RESIDENCE TRUST 05/01/2017 TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL HIGH (RH) TO RESIDENTIAL MEDIUM (RM) FOR THE SUBJECT PROPERTIES, 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.

- C.** Ordinance Amending Official Zoning Map for 80839 Old Hwy
Second Reading TAB 18 Daniel Parobok, Assistant Planning Director

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF JAMES S LUPINO, ESQ, AGENT FOR ROBERT E. MAU FLORIDA RESIDENCE TRUST 05/01/2017 AND KATHY G. MAU FLORIDA RESIDENCE TRUST 05/01/2017 TO AMEND THE OFFICIAL ZONING MAP FROM MULTIFAMILY (MF) TO SETTLERS RESIDENTIAL (SR) FOR THE SUBJECT PROPERTIES, 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.

XIV. MOTIONS

XV. ADJOURNMENT

XVI. STATUS UPDATE (FORMERLY AFTER ACTION REPORT)

- A.** September 2026

Insert the full title paragraph of your resolution in this field — when you cut and paste, you MUST clear the formatting.

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.