



Islamorada, Village of Islands

LOCAL PLANNING AGENCY MEETING

September 14, 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. **MOTIONS**
 - A. Committee Reorganization (Vice Chair)
- V. **PUBLIC COMMENT**
- VI. **CONSENT AGENDA**
 - A. Approval of the meeting minutes for May 18, 2026.
- VII. **PUBLIC HEARINGS**
 - A. Ordinance to Amend Policy 1-2.1.4 and Policy 1-2.8.1 of the Comprehensive Plan Jennifer DeBoisbriand , Planning Director
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.1.4: RESTRICT DENSITY AND INTENSITY OF DEVELOPMENT OF THE ISLAMORADA COMPREHENSIVE PLAN BY AMENDING THE MAXIMUM DENSITY AND INTENSITY BY FUTURE LAND USE MAP CATEGORY AND AMENDING POLICY 1-2.8.1: PUBLIC AND SEMI-PUBLIC SERVICES(PS) BY ALLOWING TO DEVELOPMENT OF AFFORDABLE HOUSING AT 12 UNITS PER ACRE; 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.
 - B. Ordinance to Amend Chapter 30 Article V Division 2 Section 30-701 of the Village Code Jennifer DeBoisbriand , Planning Director

**AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS,
FLORIDA, AMENDING CHAPTER 30 “LAND DEVELOPMENT
REGULATIONS”, ARTICLE V “SCHEDULE OF DISTRICT USE
AND DEVELOPMENT STANDARDS”, DIVISION 2 “ZONING
DISTRICTS”, SECTION 30-701 OF THE VILLAGE CODE;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
INCLUSION IN THE CODE; 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**

VIII. PLANNING DIRECTOR / VILLAGE MANAGER

IX. 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 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 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: Jennifer DeBoisbriand , Planning Director
Date: September 14, 2026
Subject: **Committee Reorganization (Vice Chair)**

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From:
Date: September 14, 2026
Subject: Approval of the meeting minutes for May 18, 2026.

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments:

1. unsigned minutes 051826



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From:
Date: September 14, 2026
Subject: Approval of the meeting minutes for May 18, 2026.

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments:

1. unsigned minutes 051826



Islamorada, Village of Islands LOCAL PLANNING AGENCY MEETING

May 18, 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: 5:35PM

Present were:

Cheryl Culberson, Chair
James Rhyne
Roger Young
Corie Abel
Tony Hammon
Greg Dully
Matt Turk

Additionally, present were:

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

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by: Matt Turk

The group participated in the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

None.

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.

None.

V. CONSENT AGENDA

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

Committee member, Tony Hammon, motioned to approve the meeting minutes.
Corie Abel seconded the motion.

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

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.

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.

Assistant Director, Daniel Parobok provided a brief staff report analysis.

Roger Young motioned to approve an ordinance to amend the Future Land Use Map for 80839 Old Hwy.

Greg Dully seconded the motion.

A vote was taken and the motion passed 7-0

- 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.

Village Attorney, Jaimie Mayer read the title.

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

Corie Abel motioned to approve the ordinance to amend the official zoning map for 80839 Old Hwy.

Roger Young seconded the motion.

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

VII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS

None.

VIII. PLANNING DIRECTOR / VILLAGE MANAGER

Planning Director Jennifer suggested that the committee consider requesting a revote for the Vice Chair position at the next meeting. Any recommendations are encouraged to be submitted to the Planning Director.

As of the current date, no items are scheduled for the June meeting. Notification will be provided regarding whether a meeting will be held in June.

IX. VILLAGE ATTORNEY

None.

X. ADJOURNMENT

The group agreed to adjourn at 5:48pm.

Angy Rivas, Recording Secretary

Date

Cheryl Culberson, Chair

Date



Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Jennifer DeBoisbriand , Planning Director
Date: September 14, 2026
Subject: Ordinance to Amend Policy 1-2.1.4 and Policy 1-2.8.1 of the Comprehensive Plan

Background:

The Planning Department has been approached by Habitat for Humanity and Island Community Church about allowing workforce/affordable housing on property they own in the Public Service/Semi-Public Zoning District.

Analysis:

Staff has reviewed the PS FLUM and believes that workforce affordable housing will be an appropriate use in the PS FLUM.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff recommends the adoption of this ordinance

Attachments:

1. PS Affordable Housing Ordinance comp plan

ORDINANCE NO. 26- ____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING POLICY 1-2.1.4: RESTRICT DENSITY AND INTENSITY OF DEVELOPMENT OF THE ISLAMORADA COMPREHENSIVE PLAN BY AMENDING THE MAXIMUM DENSITY AND INTENSITY BY FUTURE LAND USE MAP CATEGORY AND AMENDING POLICY 1-2.8.1: PUBLIC AND SEMI-PUBLIC SERVICES (PS) BY ALLOWING DEVELOPMENT OF AFFORDABLE HOUSING AT 12 UNITS PER ACRE; 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.

WHEREAS, on December 6, 2001, pursuant to Chapter 163, Part II, Florida Statutes, Islamorada, Village of Islands, Florida (the "Village") adopted the Village Comprehensive Plan (the "Comprehensive Plan"); and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess whether the adopted comprehensive plan adequately addresses changing conditions; and

WHEREAS, the Village desires to facilitate the construction of Workforce-Affordable Housing; and

WHEREAS, the Village Council desires to amend the Village's Comprehensive Plan in order to amend the Public and Semi Public Services Zoning District to allow for Workforce Affordable Housing ("Amendment"); and

WHEREAS, the Village has conducted duly noticed public hearings for the Comprehensive Plan Amendment pursuant to Section 163.3184(11), Florida Statutes; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

WHEREAS, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, this Ordinance is enacted to carry out the purpose of, and exercise the authority set out in, the Community Planning Act; and

WHEREAS, the Village Council finds that the adoption of this Ordinance 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.

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, correct, and incorporated herein by this reference.

Section 2. **Comprehensive Plan Amendments Adopted.** The Village Council hereby adopts the amendments to the Comprehensive Plan as set forth herein.¹

¹ Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double-strikethrough~~ and double underline.

OBJECTIVE 1-2.1: FUTURE LAND USE MAP DENSITIES AND INTENSITIES DEFINED

*

*

*

Policy 1-2.1.4: Restrict Density And Intensity Of Development

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 following table:

MAXIMUM DENSITY AND INTENSITY BY FUTURE LAND USE MAP CATEGORY

FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Residential Conservation (RC)	1 unit/4 acres + 1	-
Residential Low (RL)	1 unit/2 acres + 1	-
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	-
Residential High (RH)		
Density Allowance	6 units per acre	-
With TDR's or for Affordable Housing	12 units per acre	-
Mixed Use Residential (MU)		
Residential Density Allowance	6 units per acre	-
With TDR's or for Affordable Housing	12 units per acre	-
Mixed Use Non-Residential		

Outside Village Activity Centers	-	.25
Outside VAC's with TDR's	-	.35
Inside Village Activity Centers	-	.35
Industrial (I)	+1	.25
Conservation (C)	-	-
Airstrip (A)	1 unit per lot	.25
Public and Semi-Public Services (PS)	<u>12 units per acre</u>	
Density and Intensity Allowance	+1	.25
With TDR's	-	.35
Residential Institutional Use	12 units per acre	-
Recreation and Open Space (RO)	-	.15
Mariculture (M)	+1	.25

* * *

OBJECTIVE 1-2.8: PUBLIC AND SEMI-PUBLIC SERVICES (PS)

* * *

Policy 1-2.8.1: Public And Semi-Public Services (PS)

The Public and Semi-Public Services (PS) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; public schools; not-for-profit educational, recreational, religious, arts and cultural or health related institutions; hospital facilities and supportive health care units; residential institutional uses and affordable housing uses at a maximum of twelve (12) units per acre, essential public services and facilities; fire and emergency operation facilities; and utilities. Wireless communications facilities may be provided as a major conditional use. Lands designated PS shall contain sufficient acreage and open space and be properly screened

and buffered in order to minimize potential adverse impacts on adjacent land uses. The maximum floor area ratio for areas designated PS shall not exceed 0.25, except that a FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights, as provided for in the Land Development Regulations.

*

*

*

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. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Effective Date. This Ordinance shall not become effective until a Notice of Intent has been issued by the State Department of Commerce finding the Comprehensive Plan Amendment to be "in compliance" as defined in Section 163.3184(1)(b), Florida Statutes. If timely challenged, the Comprehensive Plan Amendment shall not become effective until Department of Commerce or the Administration Commission enters a final order determining the adopted Comprehensive Plan Amendments to be "in compliance."

The foregoing Ordinance was offered by_____, who moved 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	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____
Councilwoman Anna Richards	_____

PASSED on first reading this _____day of_____, 2026.

[Remainder of the page intentionally left blank.]

The foregoing Ordinance was offered by _____, who moved 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	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____
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: Jennifer DeBoisbriand , Planning Director
Date: September 14, 2026
Subject: Ordinance to Amend Chapter 30 Article V Division 2 Section 30-701 of the Village Code

Background:

The Planning Department has been approached by Habitat for Humanity and Island Community Church about allowing workforce/affordable housing on property they own in the Public Service/Semi-Public Zoning District.

Analysis:

Staff has considered the purpose as defined in the Code and believes that workforce affordable housing will be an appropriate use in the PS zoning district.

Budget Impact:

None

Staff Impact:

None

Recommendation:

Staff recommends approval of this ordinance.

Attachments:

1. PS Affordable Housing Ordinance

ORDINANCE NO. 26- ____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE V "SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS", DIVISION 2 "ZONING DISTRICTS", SECTION 30-701 OF THE VILLAGE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; 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, Islamorada, Village of Islands (the "Village") has established Land Development Regulations ("LDRs") to properly guide development and protect the health, safety, and welfare of the public; and

WHEREAS, Section 163.3202, Florida Statutes, directs local governments to update land development regulations to be consistent with the adopted comprehensive plan; and

WHEREAS, Section 163.3202, Florida Statutes, encourages the use of innovative land development regulations which include provisions such as transfer of development rights, incentives, inclusionary zoning, planned-unit development, impact fees, and performance zoning; and

WHEREAS, the Village desires to facilitate the construction of Workforce-Affordable Housing; and

WHEREAS, the Village Council desires to amend the Village's Land Development

Regulations in order to amend the Public and Semi Public Services Zoning District to allow for Workforce Affordable Housing; and

WHEREAS, the Village has conducted duly noticed public hearings for the Land Development Regulation Amendment pursuant to Section 163.3184(11), Florida Statutes; and

WHEREAS, pursuant to Section 163.3171, Florida Statutes and Sections 30-101 of the Village Code, the Local Planning Agency publicly considered this Ordinance during a duly noticed public hearing; and

WHEREAS, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act; and

WHEREAS, the Village Council finds that the adoption of this Ordinance 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.

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, correct, and incorporated herein by this reference.

Section 2. Amendment to the Code. That Division 2, "Zoning Districts," of Article V, "Schedule of District Use and Development Standards," of Chapter 30, "Land Development Regulations," of the Village Code is hereby amended as follows:¹

CHAPTER 30 – LAND DEVELOPMENT REGULATIONS

* * *

ARTICLE V – SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS

* * *

DIVISION 2 – ZONING DISTRICTS

* * *

Sec 30-701 Public And Semi-Public Services (PS) Zoning District

(a) *Purpose and intent.*

- (1) The purpose of the public and semi-public services (PS) zoning district is to accommodate existing public and semi-public services, facilities and uses, whether owned or managed by a by a federal, state, county or municipal agency, by an individual or corporation or by a public/private partnership, while ensuring that potential impacts on adjacent properties are mitigated.
- (2) This zoning district is established within the Residential High (RH), Mixed Use (MU), Public and Semi-Public Services (PS) and Industrial (I) FLUM categories.

(b) *Permitted uses.*

- (1) Caretaker's cottage;
- (2) Accessory uses and structures;
- (3) Hurricane or emergency shelter;
- (4) Collocation on existing wireless facility;
- (5) Arts and cultural facility;
- (6) Civil defense facility;
- (7) Domestic violence center;

¹ Coding: ~~Strikethrough~~ words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double-strikethrough~~ and double underline.

- (8) Detention facility;
- (9) Emergency medical and ambulance services;
- (10) Fire station;
- (11) Government offices;
- (12) Houses of worship and religious facilities;
- (13) Infrastructure and municipal utility facilities;
- (14) Police station; and
- (15) Residential-institutional uses.
- (16) Deed restricted affordable dwelling units of 25 dwelling units or less

(c) *Uses permitted as a minor conditional use.*

- (1) Community pier or public dock;
- (2) Docking facility;
- (3) Health related institutions including care facility and supportive health care dwelling units;
- (4) Hospital complex;
- (5) Recycling center;
- (6) Rehabilitation center;
- (7) Sports arena;
- (8) Attached wireless facility;
- (9) Replacement of existing wireless facility; and
- (10) Stealth wireless facility.

(d) *Uses permitted as a major conditional use.*

- (1) Helipad;
- (2) Schools;
- (3) New wireless facility; and
- (4) Outdoor storage and display areas pursuant to article VI, division 8 of this chapter.

(e) *Site development standards.*

- (1) Minimum lot area: Not applicable.
- (2) Maximum building height: 35 feet.
- (3) Maximum developable lot coverage: Not applicable.
- (4) Setbacks:
 - a. Front yard: Minimum 25 feet.
 - b. Side yard: A minimum of five feet on each side for a minimum combined total of 15 feet for both sides.
 - 1. Street side yard: Minimum ten feet.
 - 2. Interior side yard: Minimum five feet.
 - c. Rear yard: Minimum 20 feet.
 - d. Rear yard on shoreline: See article VII, division 2 of this chapter.

- (5) Floor area: Maximum floor area for principal structures: 0.25 FAR or 0.35 FAR with TDRs.
- (6) Density: One dwelling unit per lot, or up to 12 dwelling units per acre for residential-institutional uses and deed restricted affordable housing.
- (7) Open space: See article VII, division 4 of this chapter.
- (8) Landscape requirements: See division 6 of this article.
- (9) Parking requirements: See division 7 of this article.
- (10) Maximum principal building size: The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.

*

*

*

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. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the Code. It is the intention of the Village Council and

it is hereby ordained the provisions of this Ordinance shall become and be made part of the Village of Islamorada Code, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 7. **Effective Date.** This Ordinance shall not become effective until a final Order has been issued by the State Land Planning Agency finding the Land Development Regulation in compliance with the Comprehensive Plan and the Principles for Guiding Development. If timely challenged, the Land Development Regulation does not become effective until the challenge to the order is resolved pursuant to Chapter 120, Florida Statutes.

The foregoing Ordinance was offered by_____, who moved 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
Councilwoman Deb Gillis
Councilman Steve Friedman
Councilwoman Anna Richards

PASSED on first reading this 10th day of February, 2026.

[Remainder of the page intentionally left blank.]

The foregoing Ordinance was offered by _____, who moved 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	_____
Councilwoman Deb Gillis	_____
Councilman Steve Friedman	_____
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