

ORDINANCE NO. 25-23

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING VILLAGE CODE SECTIONS 30-504, "TRANSFER PROCEDURE," AND 30-506, "TRANSFER OF DEVELOPMENT RIGHTS FOR RESIDENTIAL DWELLING UNITS AND DENSITY," 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.

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, and inclusionary zoning, planned-unit development, impact fees, and performance zoning; and

WHEREAS, the Village desires to facilitate the transfer of development rights between parcels with compatible habitats and/or habitat areas and the transfer of existing residential dwelling unit development rights, as delineated under Section 30-503(c); and

WHEREAS, the Village Council desires to amend the Village's Land Development Regulations in order to amend procedures and eligibility criteria for the transfer of development rights; 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 12, "Transfer of Development Rights," of Article IV, "Administrative Procedures," of Chapter 30, "Land Development Regulations," of the Village Code is hereby amended as follows: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.

CHAPTER 30 – LAND DEVELOPMENT REGULATIONS

* * *

ARTICLE IV – ADMINISTRATIVE PROCEDURES

* * *

DIVISION 12 – TRANSFER OF DEVELOPMENT RIGHTS

* * *

Section 30-504 Transfer Procedure.

- (a) The applicant(s) must provide documentation of ownership of sender and receiver sites through the form of a deed or other legal documentation as approved by the village attorney. For the purposes of this division, sender site and receiver site shall mean those parcels of land as they legally existed on November 29, 2007.
- (b) The receiver site shall be the same or less environmentally sensitive than the sender site, according to a vegetation survey and/or a habitat analysis conducted by a certified biologist, and verified unless otherwise exempted or limited by the director of planning and development services or his designee, pursuant to habitat classifications described in subsection 30-1616(b)(2) of this Code, whereby the following conditions additionally apply:
- (1) Transfer shall be permitted from Class I parcels to Class II or Class III parcels;
 - (2) Transfer shall be permitted from Class II parcels to Class II or Class III parcels and
 - (3) Transfer shall be permitted from Class III parcels to Class III parcels.

Notwithstanding the habitat classification, lawfully existing Class II, Class III, and scarified areas of receiver parcels which are large enough to accommodate the principal use and accessory uses.

along with sufficient drive-way access may be developed provided that no Class I habitat is altered or removed. The transfer of development rights shall not result in the alteration, removal, or decrease of Class I habitat. Removal of native vegetation within Class I habitat classifications is strictly prohibited.

- (c) Eligible receiver sites shall demonstrate compliance with all applicable criteria set forth in this chapter.
- (d) An application for transfer of development rights shall be submitted to the director of planning and development services, in accordance with the provisions of this section, accompanied by a cost recovery fee as established, and may be amended by resolution, by the village council. The application shall contain the information required on a form provided by the director of planning and development services.
- (e) No application for transfer of development rights (TDRs) shall be processed if the sender or receiver site has any open permits or active code violations; all bonds, assessments, back village taxes, fees and liens (other than mortgages) affecting the lot(s) shall be paid in full prior to approval of transfer of development rights.
- (f) After receipt of a complete application for transfer of development rights, the director of planning and development services shall initiate a review of the application to determine compliance with this division and chapter. The director of planning and development services and/or the village council, in accordance with the procedures, standards, and limitations of this chapter, shall approve, approve with conditions, or deny an application for transfer of development rights (TDRs).

* * *

Section 30-506 Transfer of Development Rights (TDRs) For Residential Dwelling Units and Density.

Off-site redevelopment of all residential TDRs, including Transferable ROGO Exemption (TRE) Certificates and building permit allocations for residential dwelling units, shall, at a minimum, be subject to the following transfer conditions:

(a) Dwelling units and density.

- (1) The transfer of four or less dwelling units shall be reviewed using the procedures for minor conditional use review pursuant to section 30-217 and shall be noticed pursuant to the procedures in subsection 30—213(i), except that hotels and motels shall not be considered a residential use;
- (2) The transfer of five or more dwelling units shall be reviewed using the procedures for major conditional use review pursuant to section 30-218 and shall be noticed pursuant to the procedures in subsection 30-213(i), except that hotels and motels shall not be considered a residential use; and
- (3) Both sender and receiver sites shall be in zoning districts that permit dwelling units and shall be subject to the following restrictions for the transfer of dwelling units:
 - a. Residential dwelling units may be transferred from any land use district to any land use district in which residential dwelling units are a permitted use, provided that the transfer of residential dwelling units would not otherwise make the property nonconforming under the existing zoning district regulations;
 - b. A Grant of Conservation Easement Agreement (GOCEA), as approved by the village attorney, shall be placed by the owner of the sender site, prohibiting

any future development on all hammock areas of the property; and

c. No transfer shall be allowed into the Conservation Land Use District.

Residential Sender Sites	Zoning Districts Eligible as Receiver Sites
Conservation (C)	NR, RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Native Residential (NR)	NR, RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Residential Estate (RE)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Residential Single Family (R1) and (R1M)	R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Residential Mobile Home (RMH)	R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Residential Duplex (R2)	R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Residential Triplex (R3)	R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Residential Fourplex (R4)	R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Multifamily (MF)	R1**, R1M**, R2**, R3**, R4**, MF, MH, SR, VC, TC, NC, I*, TA, M*
Mobile Home Park (MH)	R1**, R1M**, R2**, R3**, R4**, MH**, SR**, VC**, TC**, HC**, NC**, I*, M*
Settlers Residential (SR)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, I*, TA, M*
Village Center (VC)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Tourist Commercial (TC)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, NC, I*, TA, M*
Commercial Fishing (CF)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, CF, MR, NC, I*, TA, M*
Marine Use (MR)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, MR, NC, I*, M*
Highway Commercial (HC)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, TC, HC, NC, I*, M*
Neighborhood Commercial (NC)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, VC, NC, I*, M*
Industrial (I)*	I*, M*

Tavernaero Airstrip (TA)	MF, MH, SR, I*, TA, M*
Public and Semi-Public Services (PS)	R1**, R1M**, R2**, R3**, R4**, MH**, SR**, VC**, TC**, HC**, NC**, I*, M*
Mariculture (M)	M*

~~*Limited to a caretaker's cottage.~~

~~**Limited to affordable residential dwelling unit~~

(4) The transfer of residential density off-site shall be in the amount of 0.25 per acre

and in conformance with the permitted zoning districts in the following table:

Residential Sender Sites	Zoning Districts Eligible as Receiver Sites
Conservation (C)	NR, RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, TA, VC,TC,CF,MR,HC,NC
Native Residential (NR)	NR, RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, TA, VC,TC,CF,MR,HC,NC
Residential Estate (RE)	RE, R1, R1M, RMH, R2, R3, R4, MF, MH, SR, TA, VC, TC, CF, MR, HC, NC
Residential Single Family (R1) and (R1M)	R1, R1M, RMH, R2, R3, R4, MF, MH, SR, TA, VC, TC, CF, MR, HC, NC
Residential Mobile Home (RMH)	R1, R1M, RMH, R2, R3, R4, MF, MH, SR, TA, VC, TC, CF, MR, HC, NC
Residential Duplex (R2)	R2, R3, R4, MF, MH, SR, TA, VC, TC, CF, MR, HC, NC
Residential Triplex (R3)	R3, R4, MF, MH, SR, TA, VC, TC, CF, MR, HC, NC
Residential Fourplex (R4)	R4, MF, MH, SR, TA, VC, TC, CF, MR, HC, NC
Multifamily (MF)	R1**, R1M**, R2**, R3**, R4**, MF, MH, SR, TA, VC, TC, CF, MR,

	HC, NC
Mobile Home Park (MH)	R1**, R1M**, R2**, R3**, R4**, MH**, SR**, VC**, TC**, CF**, MR**, HC**, NC**
Settlers Residential (SR)+	R1, R1M, RMH, R2, R3, R4, MF, MH, SR, TA, VC, TC, CF, MR, HC, NC
Tavernaero Airstrip (TA)	MF, MH, SR, TA, VC, TC, CF, MR, HC, NC

**Limited to affordable residential dwelling unit.

+ Limited to lots of record within Residential Medium Use FLUM.

Note: Receiver sites within mixed-use zoning districts are only permitted to apply off-site residential density to the residential component of a development.

(b) *Hotel/motel units.*

- (1) The transfer of four or less hotel or motel unit(s) shall be reviewed using the procedures for minor conditional use review pursuant to section 30-217 and shall be noticed pursuant to the procedures in subsection 30-213(h).
- (2) The transfer of five or more hotel or motel units shall be reviewed using the procedures for major conditional use review pursuant to section 30-218 and shall be noticed pursuant to the procedures in subsection 30-213(i).
- (3) The receiver site shall be located in either the village center (VC), Tourist commercial (TC), ~~or~~ Highway Commercial (HC) Zoning District, or Neighborhood Commercial (NC) Zoning District.

(c) Development of a receiver site shall not exceed the greater of either one market rate

dwelling unit or the densities provided for within division 2 of article V of this chapter. Additionally, the maximum amount of transferable area of off-site residential density that can be transferred from a sender site and credited to a receiver site is calculated by and equal to the pre-existing lot area of the receiver site, expressed in acreage or square footage, prior to any transfer, that can be credited to the receiver site. A development right in the form of off-site residential density that has been successfully transferred and officially credited to a receiver site is known as transferred residential density credit (TRDC).

~~(d) The structure cannot be placed in a VE flood zone on the receiver site.~~

~~(e)~~(d) Regardless of the on-site allocated densities available on a lot, exercising the TDR process to remove dwelling units, transfer building permits or density from a lot shall, result in a permanent reduction of density, and no additional density to that remaining on the sender site after the transfer takes place shall be permitted on the sender site. Notwithstanding the foregoing, affordable housing and/or nonresidential floor area may be provided only through the Building Permit Allocation System in instances following the transfer of a hotel or motel unit, but in no case shall the sender or receiver site exceed the permitted density or intensity provided for within division 2 of article V of this chapter. Each TDR shall require that a declaration of covenants, conditions and restrictions, as approved by the village attorney, be placed on the sender site, restricting densities to the number of market-rate, hotel or motel units remaining on the sender site after the transfer takes place.

~~(f)~~(e) Following the transfer of a hotel or motel unit(s) from a sender site, affordable housing and/or nonresidential floor area in accordance with article IV, division 11 of this

chapter, may be developed on the sender site by either the conversion of an existing structure or portion thereof, or the construction of a new structure. A new or existing structure shall be brought into compliance with all applicable sections of this chapter and the Florida Building Code. This option may only be utilized provided that the applicant applies for and is granted an allocation award for an affordable residential dwelling unit and/or nonresidential floor area from the Building Permit Allocation System in accordance with article IV, division 11 of this chapter. In no case shall development of the sender site or the receiver site exceed the permitted density or intensity provided for within division 2 of article V of this chapter. Furthermore, the transfer or conversion to affordable housing and/or nonresidential floor area on the sender site shall be completed prior to the issuance of a building permit on the receiver site. If the above option is not utilized, the applicant shall be required to demolish the transferred hotel or motel unit(s) on the sender site.

~~(g)~~(f) A grant of conservation easement agreement (GOCEA), as approved by the village attorney, shall be placed by the owner of the sender site on all areas of the sender site determined to be tropical hardwood hammock and restricting further residential development rights. The sender site shall be required to comply with the landscaping standards pursuant to a restoration plan consistent with article V, division 6 of this chapter and approved by the director of planning and development services. Documentation of the recorded GOCEA must be submitted prior to the issuance of a Certificate of Occupancy on the receiver site.

~~(h)~~(g) The following restrictions on residential dwelling unit transfers shall apply:

- (1) Hotel and motel unit TDRs shall be transferable only to hotel and motel units, and

furthermore parcels not containing any shoreline shall be prohibited from transferring to parcels containing shorelines;

(2) Market rate dwelling unit TDRs shall be transferable only to market rate dwelling units or affordable dwelling units, and furthermore parcels not containing any shoreline shall be prohibited from transferring to parcels containing shorelines;

and

(3) Affordable dwelling unit TDRs, including all mobile homes and recreational vehicle spaces from approved mobile home parks, shall be transferable only as affordable dwelling units, in accordance with affordability standards and definitions as specified in section 30-32 of this Code.

Section 3. Transmittal. Pursuant to Sections 380.05(6), Florida Statutes, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Commerce.

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 Vice Mayor Horton, who moved its adoption on first reading. This motion was seconded by Councilwoman Gillis, and upon being put to a vote, the vote was as follows:

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


PASSED on first reading this 24th day of July, 2025.

[Remainder of the page intentionally left blank.]

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

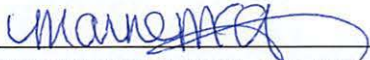
Mayor Don Horton	YES
Vice Mayor Sharon Mahoney	YES
Councilwoman Deb Gillis	YES
Councilman Steve Friedman	ABSENT
Councilwoman Anna Richards	YES

PASSED AND ADOPTED on the second reading this 9th day of December, 2025.




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

STATE OF FLORIDA
DEPARTMENT OF COMMERCE

In re: AMENDMENT TO THE ISLAMORADA, VILLAGE
OF ISLANDS, FLORIDA, LAND DEVELOPMENT
REGULATIONS ADOPTED BY ORDINANCE NO. 25-23

FINAL ORDER APPROVING ISLAMORADA, VILLAGE OF ISLANDS
ORDINANCE NO. 25-23

The Department of Commerce (“Department”) hereby issues its Final Order, pursuant to Section 380.05(6), Florida Statutes, approving land development regulations adopted by Islamorada, Village of Islands, Florida (“Village”), by Ordinance No. 25-23 (the “Ordinance”).

FINDINGS OF FACT

1. The Florida Keys Area is designated by Section 380.0552, Florida Statutes, as an area of critical state concern. The Village is a local government within the Florida Keys Area.
2. The Ordinance was adopted by the Village on January 8, 2026, and rendered to the Department on January 9, 2026.
3. The Ordinance amends Sections 30-504 and 30-506 of the Village Land Development Code to revise procedures and eligibility criteria for the Transfer of Development Rights (TDR) program. The Ordinance allows for TDRs to now be transferrable between receiver sites that contain the same environmental sensitivity as the sender site rather than only to receiver sites that are less environmentally sensitive than the sender site. Additionally, the Ordinance expands the number of eligible TDR receiver sites by adding an exception to the existing habitat classification limitations. As a result, TDRs may now be transferred to parcels that contain a Class I habitat classification. Additionally, the exception now allows the transfer of a Class III parcel to a Class II parcel.

4. The Ordinance also removes the table within the Code that provided a list of zoning districts eligible as residential sender sites and receiver sites. Instead, the Ordinance provides that residential dwelling units may be transferred from any land use district to any land use district that in which residential dwelling units are allowed as a permitted use, so long as specified conditions are met.

5. Lastly, the Ordinance removes a condition on the transfer of residential TDRs that prohibited any structure from being placed in a VE flood zone on a receiver site.

CONCLUSIONS OF LAW

6. The Department is required to approve or reject land development regulations that are adopted by any local government in an area of critical state concern. *See* Section 380.05(6), Florida Statutes.

7. “Land development regulations” include local zoning, subdivision, building, and other regulations controlling the development of land. Section 380.031(8), Florida Statutes. The regulations adopted by the Ordinance are land development regulations.

8. The Ordinance is consistent with the Village’s Comprehensive Plan generally, as required by Section 163.3177(1), Florida Statutes, and specifically consistent with Policy 1- 3.1.3.

9. All land development regulations enacted, amended, or rescinded within an area of critical state concern must be consistent with the principles for guiding development for that area. *See* Section 380.05(6), Florida Statutes. The Principles for Guiding Development for the Village are set forth in Section 380.0552(7), Florida Statutes.

10. The Ordinance is consistent with the Principles for Guiding Development in Section 380.0552(7), Florida Statutes, and is specifically consistent with the following Principles:

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

WHEREFORE, IT IS ORDERED that the Department finds that Ordinance No. 25-23 is consistent with the Village's Comprehensive Plan and the Principles for Guiding Development for the Village and is hereby **APPROVED**.

This Final Order becomes final 21 days after publication in the Florida Administrative Register unless a petition is timely filed as described in the Notice of Administrative Rights below.

DONE AND ORDERED in Tallahassee, Florida.



Justin R. Domer, Deputy Secretary
Division of Community Development
Florida Department of Commerce

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS FINAL ORDER HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.


ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF THE FINAL ORDER BEING PUBLISHED IN THE FLORIDA ADMINISTRATIVE REGISTER. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF THE FINAL ORDER BEING PUBLISHED IN THE FLORIDA ADMINISTRATIVE REGISTER.

CERTIFICATE OF FILING AND SERVICE

I HEREBY CERTIFY that the original of the foregoing Final Order has been filed with the undersigned designated Agency Clerk, and that true and correct copies have been furnished to the following persons by the methods indicated this 9th day of March, 2026.


Agency Clerk, Karis De Gannes
Florida Department of Commerce
107 East Madison Street, MSC 110
Tallahassee, FL 32399-4128

By U.S. Mail:

Don Horton, Mayor
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036

Marne McGrath, Village Clerk
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036

Jennifer DeBoisbriand, Planning Director
Planning and Development Services
86800 Overseas Highway
Islamorada, FL 33036