

Prepared by and return to:  
Islamorada, Village of Islands  
Planning and Development Services Department  
86800 Overseas Highway  
Islamorada, Florida 33036

Filed and Recorded in Official Records of  
**MONROE COUNTY KEVIN MADOK, CPA**

**RESOLUTION NO. 25-10-107**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL OF NO. PLPRE20250068 FILED BY TY HARRIS, PA, AGENT FOR BRIAN MAGRANE (APPELLANT) RELATING TO A DWELLING UNIT DETERMINATION BY THE DIRECTOR OF PLANNING FOR PROPERTY LOCATED AT 107 CARROLL STREET, HAVING REAL ESTATE NUMBER 00400690-000000, ON UPPER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE STATE DEPARTMENT OF COMMERCE AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS RESOLUTION FROM THE STATE DEPARTMENT OF COMMERCE.**

**WHEREAS**, Brian Magrane, (the "Appellant") filed an Application for Administrative Appeal (the "Appeal") pursuant to Section 30-281 of the Code of Ordinances of Islamorada, Village of Islands (the "Village"); and

**WHEREAS**, the purpose of the Appeal is to seek the Village Council's review of a determination made by the Director of Planning (the "Director") regarding a pre-application conference requesting a dwelling unit determination of the Appellant's property located at 107 Carroll Street, as legally described in Exhibit "A" attached hereto; and

**WHEREAS**, on July 17, 2025, the Planning and Development Services Department issued a determination recognizing two (2) legally established market rate dwelling units; and

**WHEREAS**, on August 14, 2025, the Appellant filed the Appeal of the Director's decision; and

**WHEREAS**, on October 9, 2025, a public hearing was held before the Village Council pursuant to Section 30-281 of the Village Code of Ordinances (the "Code").

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA,  
VILLAGE OF ISLANDS, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct and incorporated into this Resolution by this reference.

**Section 2. Findings of Fact.**

The Village Council having considered the testimony and evidence presented by all parties, including the Appellant and the Director, does hereby find and determine:

- (1) The Council heard the Appeal on October 7, 2025.
- (2) The hearing was duly noticed pursuant to Section 30-213(j) of the Code and all interested parties concerned in the matter were given an opportunity to be heard.
- (3) The Director presented the written recommendation of the Village Staff dated October 7, 2025, to the Village Council.
- (4) The criteria required pursuant to Section 30-473(d)(1) of the Village Code **has** been satisfied by the Appellant.
- (5) The criteria required pursuant to Section 30-473(d)(2) of the Village Code **has** been satisfied by the Appellant.
- (6) The criteria required pursuant to Section 30-473(d)(3) of the Village Code **has** been satisfied by the Appellant.
- (7) The granting of the appeal **is** supported by the facts and documents presented.

**Section 3. Conclusions of Law.**

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Appeal has been processed in accordance with the Village's Comprehensive Plan and Land Development Regulations, including Section 30-281 of the Village Code; and

(2) In rendering its decision, as reflected in this Resolution, the Village Council has:

(a) Accorded procedural due process; and

(b) Observed the essential requirements of the law; and

(c) Supported its decision by competent substantial evidence of record; and

(3) In accordance with Sections 30-281(d), (e) and (f) of the Village Code, the Administrative Appeal submitted by the Appellant is hereby **GRANTED and the Village Council hereby legally establishes 3 market rate dwelling units.**

**Section 4. Effective Date.**

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Commerce (DOC), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

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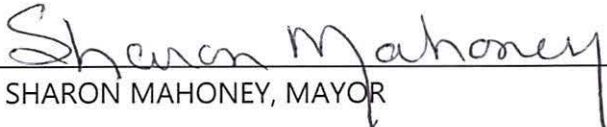
Motion to adopt by Councilwoman Gillis, second by Councilwoman Richards.

**FINAL VOTE AT ADOPTION**

**VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

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

**PASSED AND ADOPTED THIS 7th DAY OF OCTOBER 2025.**

  
SHARON MAHONEY, MAYOR

ATTEST:

  
MARNE MCGRATH, VILLAGE CLERK

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

  
JOHN J. QUICK, VILLAGE ATTORNEY



This Resolution was filed in the Office of the Village Clerk of this 13 day of October, 2025.



EXHIBIT "A"  
(LEGAL DESCRIPTION)

Parcel ID: 00400690-000000

PART OF LOT 2, BLOCK 10, STRATTON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: LOT A, A SUBDIVISION OF LOT 2, BLOCK 10, OF STRATTON'S SUBDIVISION, ON UPPER MATECUMBE KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE MINUTE DESCRIPTION GIVEN BY G.A. CRAWSHAW, REGISTERED SURVEYOR: FROM THE MOST WESTERLY CORNER OF SAID LOT 2 RUN NORTHEASTERLY ON THE NORTHWESTERLY SIDE OF SAID LOT 2, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED, THENCE CONTINUE NORTHEASTERLY ON THE NORTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 80 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE SAID NORTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 80 FEET; THENCE NORTHWESTERLY PARALLEL TO THE SAID SOUTHWESTERLY SIDE OF LOT 2 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.