



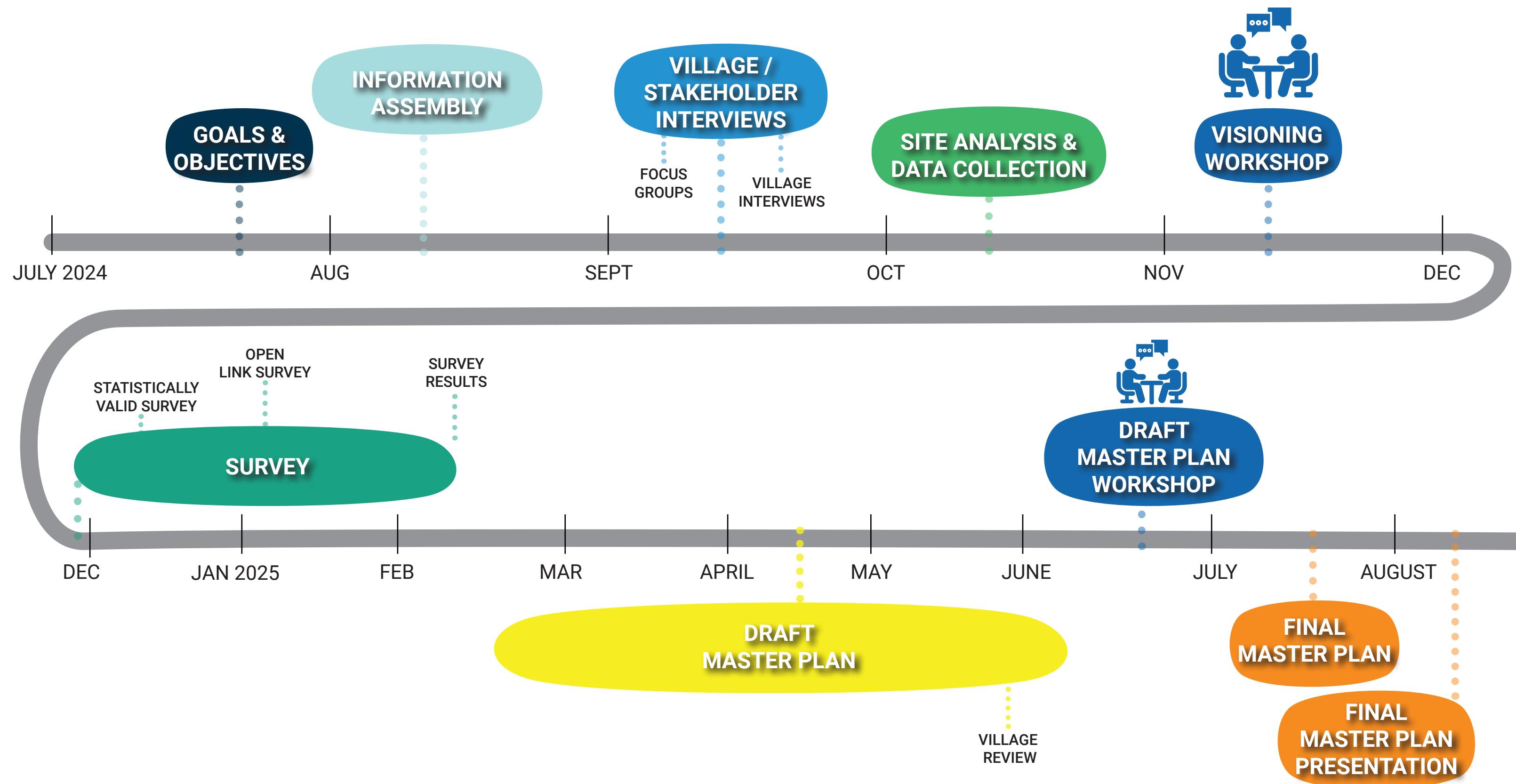
FOUNDERS PARK DRAFT MASTER PLAN WORKSHOP



Tuesday, June 24, 2025



PLANNING PROCESS OVERVIEW

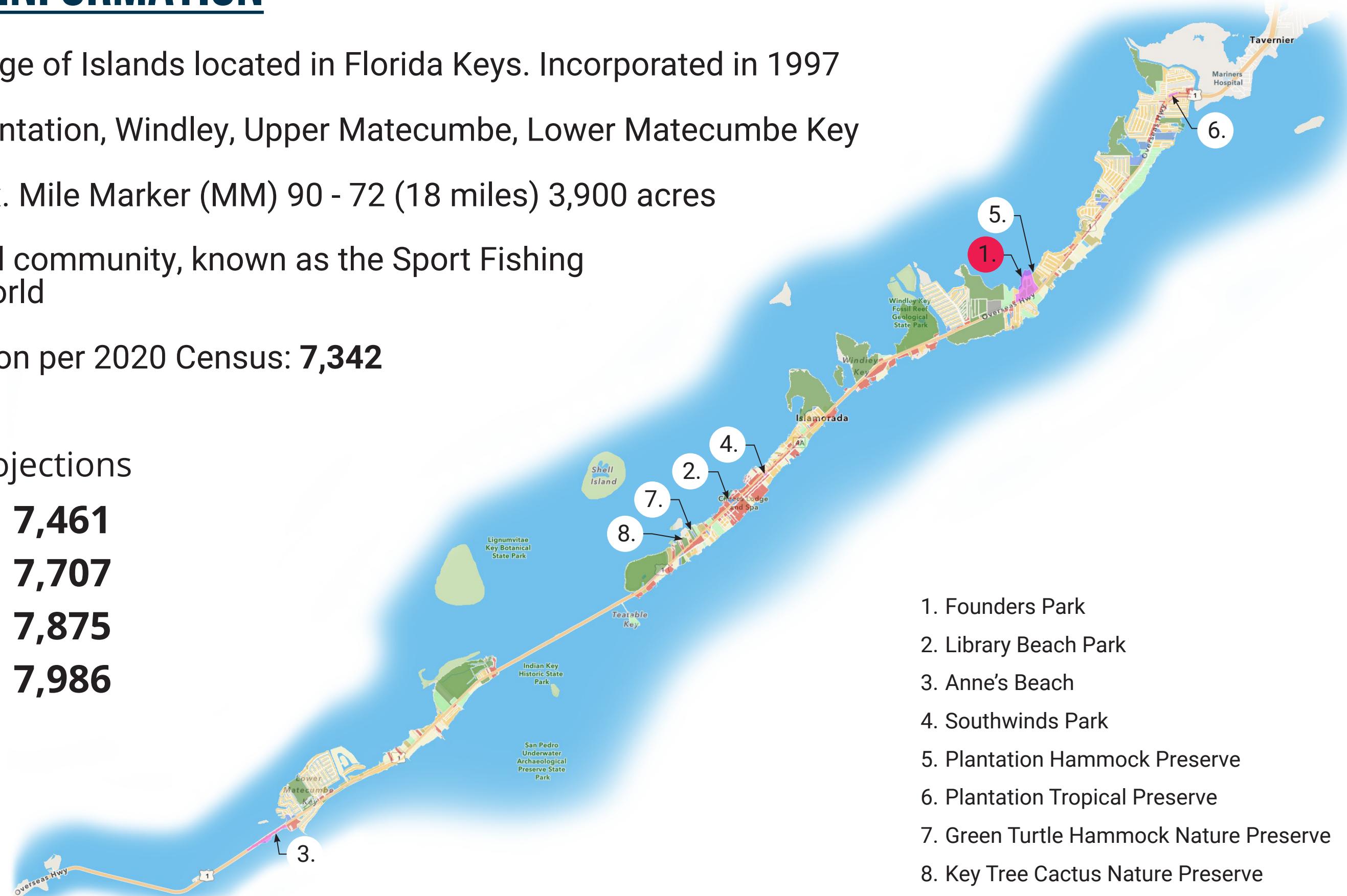


ISLAMORADA INFORMATION

- Islamorada, Village of Islands located in Florida Keys. Incorporated in 1997
- Four islands: Plantation, Windley, Upper Matecumbe, Lower Matecumbe Key
- Boundaries appx. Mile Marker (MM) 90 - 72 (18 miles) 3,900 acres
- Tourism oriented community, known as the Sport Fishing Capital of the World
- Current Population per 2020 Census: **7,342**

Future Projections

<u>2025</u>	7,461
<u>2030</u>	7,707
<u>2035</u>	7,875
<u>2040</u>	7,986



FOUNDERS PARK & PLANTATION YACHT HARBOR MARINA MAP



PUBLIC ENGAGEMENT SURVEY



Postcard mail out in the next two weeks

NOV.

DEC.

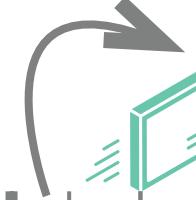
JAN. 2025

FEB.

MAR.

Closed Survey

Survey Report



JAN. 2025



Open link survey to follow

Primary methods:

1 = Statistically Valid (Invitation Survey)

Mailed survey with an option to complete online through password protected website

2 = Open Link Survey

Online survey available to all residents

4,450 Surveys & Postcards Mailed

12% of the population
Typical to receive 1 - 2%

860
Total Surveys Completed



727 - Invitation Surveys Completed
+/- 3.4% Margin of Error



133 - Open Link Surveys Completed

FOUNDERS PARK DRAFT MASTER PLAN WORKSHOP

MILLER LEGG



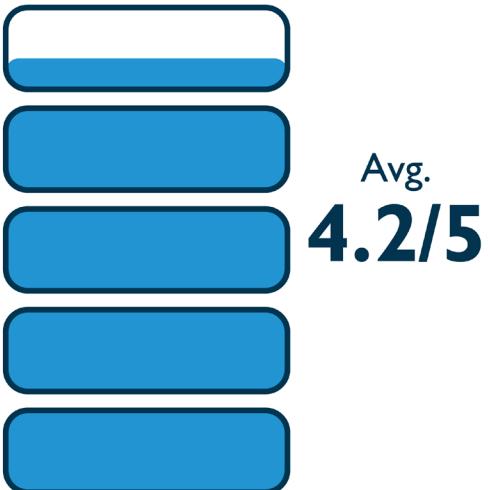
Islamorada
Village of Islands

SUMMARY OF FINDINGS PUBLIC ENGAGEMENT SURVEY

Surveys Completed



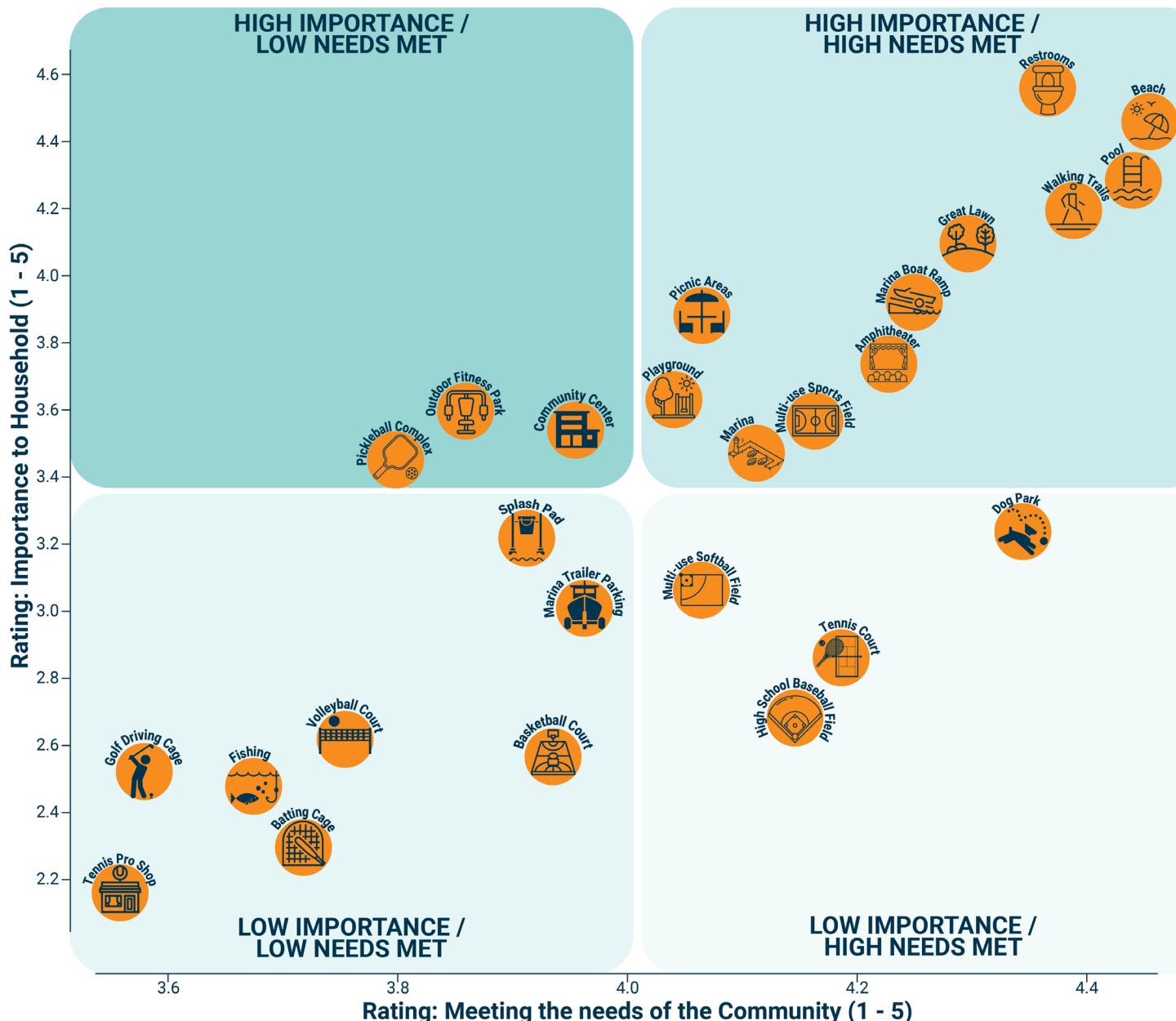
Familiarity with Founders Park



Weekly Visit



Current Community Priorities



- 16% Enhanced beach area
- 16% Add butterfly / botanical garden
- 12% Add community garden
- 11% Add food services
- 11% Add more shaded outdoor areas
- 10% Additional walking / biking trails
- 10% Additional pickleball courts
- 8% Improve outdoor event spaces
- 7% Renovate restrooms
- 6% Incorporate sustainable design
- 6% Enhance marina area

STAKEHOLDER ENGAGEMENT



STAKEHOLDER ENGAGEMENT

COUNCIL

VILLAGE STAFF

PARKS & RECREATION CITIZEN'S ADVISORY COMMITTEE

PARK AND MARINA STAFF

PROGRAM INSTRUCTORS

Meet with:

- 3 Council members

Meet with:

- 13 staff

Meet with:

- 11 members at workshop meeting
- 6 staff

Meet with:

- 10 instructors

YOUTH SPORTS GROUPS

CIVIC GROUPS / EVENT ORGANIZERS

SCHOOL GROUPS

WORKSHOP

SURVEY

Meet with:

- 5 members

Meet with:

- 12 contacts

Meet with:

- 4 contacts

Participants:

- 19 in person
- 2 virtual

Participants:

- 860 completed surveys

SUMMARY OF FINDINGS KEY MATRIX

Key Program Priorities - Rating Scale	TOTAL	QUALITATIVE DATA							QUANTITATIVE DATA	
		COUNCIL	VILLAGE STAFF	PARKS AND RECREATION CITIZEN'S ADVISORY COMMITTEE	PARK AND MARINA STAFF	SPORT INSTRUCTORS	YOUTH SPORTS GROUPS	CIVIC GROUPS / EVENT ORGANIZERS	SCHOOL GROUPS	WORKSHOP
*Public Survey counted for 3x times the pts										
Community center expansion	24	2	3		3	3			3	1
Enhance beach area	18							3	3	3
Improve parking	16		2	3		3	3	2		3
Add food services	15	3		1	2			2	1	6
Add more shaded outdoor areas (shade structure and or naturally shaded)	15	2	2						2	9
Additional pickleball courts	15	1		3					2	9
Improve existing walking paths connectivity	15		1		2		2		1	9
Improve outdoor event spaces (for concerts, festivals, etc.)	15	2	2						2	9
Enhance marina area	14		2	2	3				1	6
Enhance safety and security	14	2	3		3					6
Improve fitness areas / relocate	13				2		2			9
Improve maintenance area/storage	13	2	2		3	3		3		
Add artificial turf fields (for soccer, lacrosse, football, etc.)	12	1			2	3			3	3
Incorporate sustainable design (solar-power lighting, recycle bins, native planting, etc.)	12				2				1	9
Renovate restrooms	12		3							9
Make improvements and/or renovate existing amenities at parks	11							2		9
Additional walking/biking trails	10								1	9
Relocation of playground	9	1	2							6
Enhance park entrance	8	2	2		3				1	
Add butterfly garden / botanical garden	8								2	6

CURRENT & UPCOMING PROJECTS

- Pickleball Complex study
 - 2024 - ongoing
- Pool resurfacing and shower/locker rooms improvements
 - 2025
- Playground improvements
 - 2025 - 2026



PARK CONCEPT PLAN

GIMPY GULCH DR

Concept Legend

1. South entrance - dedicated to marina and maintenance
2. Main entrance expanded - dedicated lane to residents
3. Artificial Turf -
• 350' by 250' (1)
• U11/U12 9v9 (2)
• Mini pitch soccer fields
• Baseball Field (1)
4. Airnasium -
• Basketball courts (2)
• Pickleball courts (8)
• Bleachers
5. Sand volleyball court
6. 2 Story community/recreation center
7. Additional parking (50 spaces)
8. Service drop off area
9. Multipurpose path connection
10. Pedestrian entrance to preserve
11. Amphitheater backstage parking and drop off
12. Marina reformatted parking and dock office
13. Artificial turf driving range
14. Putting green
15. Beach area expanded with 3 tikis
16. Renovated and expanded restroom/concession stand
17. Renovated and expanded shelter (40 by 20)
18. Relocated upgraded playground
19. Maintenance area



PARK PHASING PLAN

GIMPY GULCH DR



Concept Legend

1. South entrance - dedicated to marina and maintenance
2. Main entrance expanded - dedicated lane to residents
3. Artificial Turf -
 - 350' by 250' (1)
 - U11/U12 9v9 (2)
 - Mini pitch soccer fields
 - Baseball Field (1)
4. Airstream -
 - Basketball courts (2)
 - Pickleball courts (8)
 - Bleachers
5. Sand volleyball court
6. 2 Story community/recreation center
7. Additional parking (50 spaces)
8. Service drop off area
9. Multipurpose path connection
10. Pedestrian entrance to preserve
11. Amphitheater backstage parking and drop off
12. Marina reformatted parking and dock office
13. Artificial turf driving range
14. Putting green
15. Beach area expanded with 3 tikis
16. Renovated and expanded restroom/concession stand
17. Renovated and expanded shelter (40 by 20)
18. Relocated upgraded playground
19. Maintenance area



PHASE 1

PHASE 1 (1 - 3 YRS)



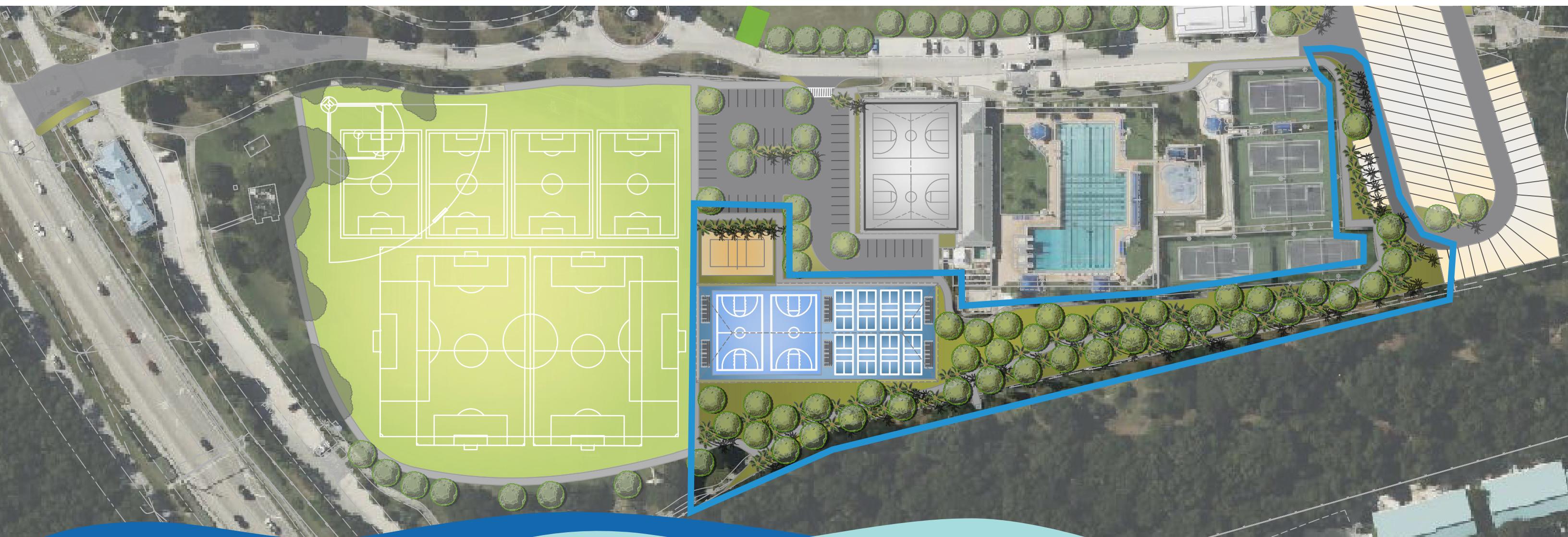
PARK PHASING PLAN

PHASE 2 (4 - 6 YRS)



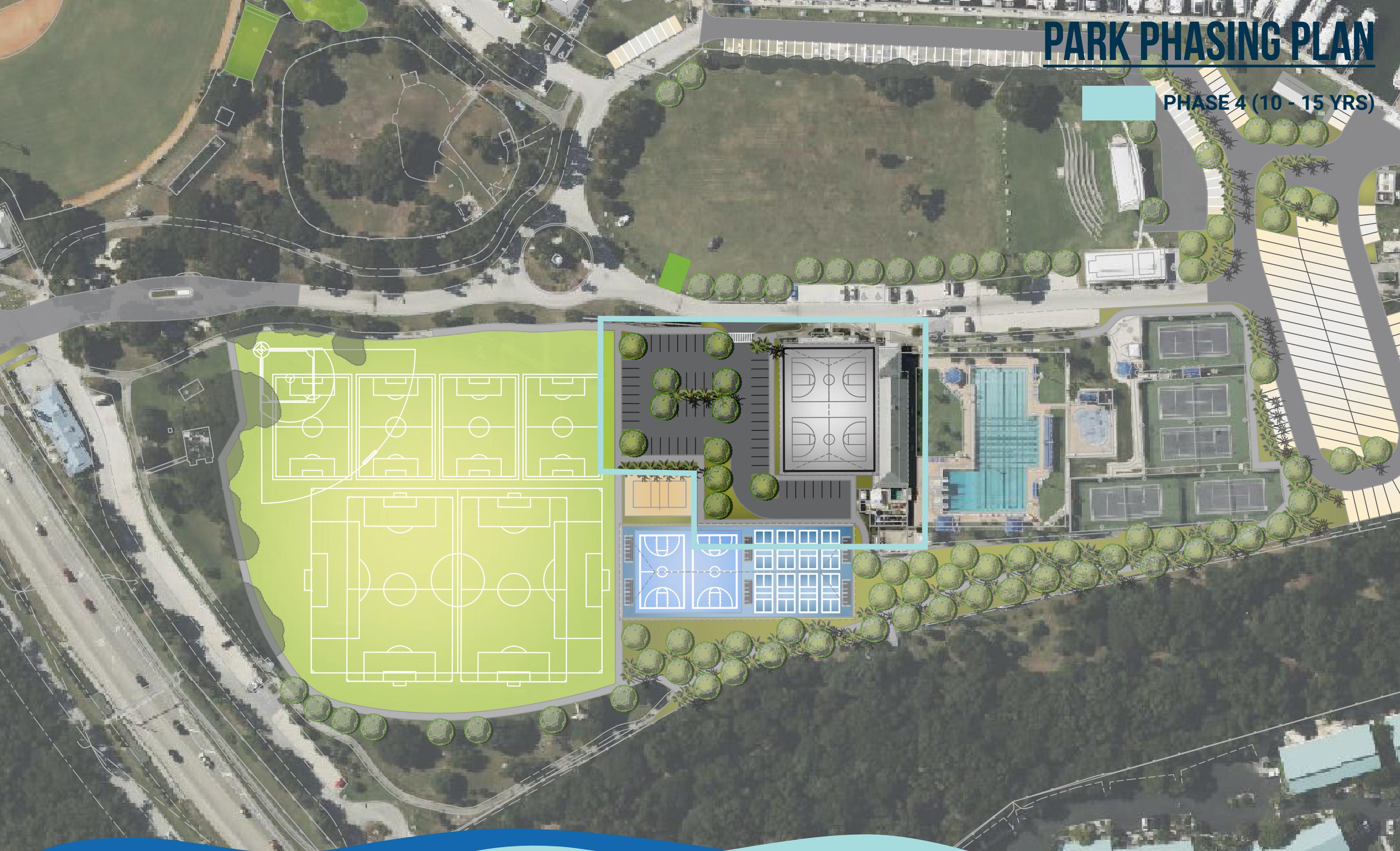
PARK PHASING PLAN

PHASE 3 (7 - 10 YRS)



PARK PHASING PLAN

PHASE 4 (10 - 15 YRS)



IMPLEMENTATION PLAN - PHASING

1

PHASE 1 (1-3 YRS)

NEW DEVELOPMENT

- South entrance - dedicated to marina and maintenance
- Putting green

IMPROVEMENTS

- Beach area expanded with 3 tiki-huts
- Renovated and expanded restroom/concession stand
- Renovated and expanded shelter (40 by 20)
- Relocated upgraded playground
- Artificial turf driving range

2

PHASE 2 (4-6 YRS)

NEW DEVELOPMENT

- Main entrance expanded - dedicated lane to residents
- Artificial Turf -
 - 350' by 250' (1)
 - U11/U12 9v9 (2)
 - Mini pitch soccer fields
 - Baseball field

IMPROVEMENTS

- Amphitheater backstage parking and drop off
- Marina reformatted parking and dock office

3

PHASE 3 (7-10 YRS)

NEW DEVELOPMENT

- Maintenance area
- Airnasium -
 - Basketball courts (2)
 - Pickleball courts (8)
 - Bleachers
- Sand volleyball court

IMPROVEMENTS

- Multipurpose path connection
- Pedestrian entrance to preserve

4

PHASE 4 (11-15 YRS)

NEW DEVELOPMENT

- 2 Story community/recreation center

IMPROVEMENTS

- Additional parking (50 spaces)
- Service drop off area

IMPLEMENTATION PLAN COST

Grand Total:	PHASE 1 (1-3 YRS)	PHASE 2 (4-6 YRS)	PHASE 3 (7-10 YRS)	PHASE 4 (11-15 YRS)	FIFTEEN YEAR TOTAL
	\$2,348,062	\$3,698,437	\$15,174,757	\$34,785,758	\$56,007,016
*Grand Total:	\$3,228,585	\$5,085,351	\$20,865,291	\$49,743,635	\$78,922,864

*Total cost is escalated at 5% annually for inflation rate based on 2025 cost
 25% contingency is added to phase 1 - 3
 30% contingency is added to phase 4