



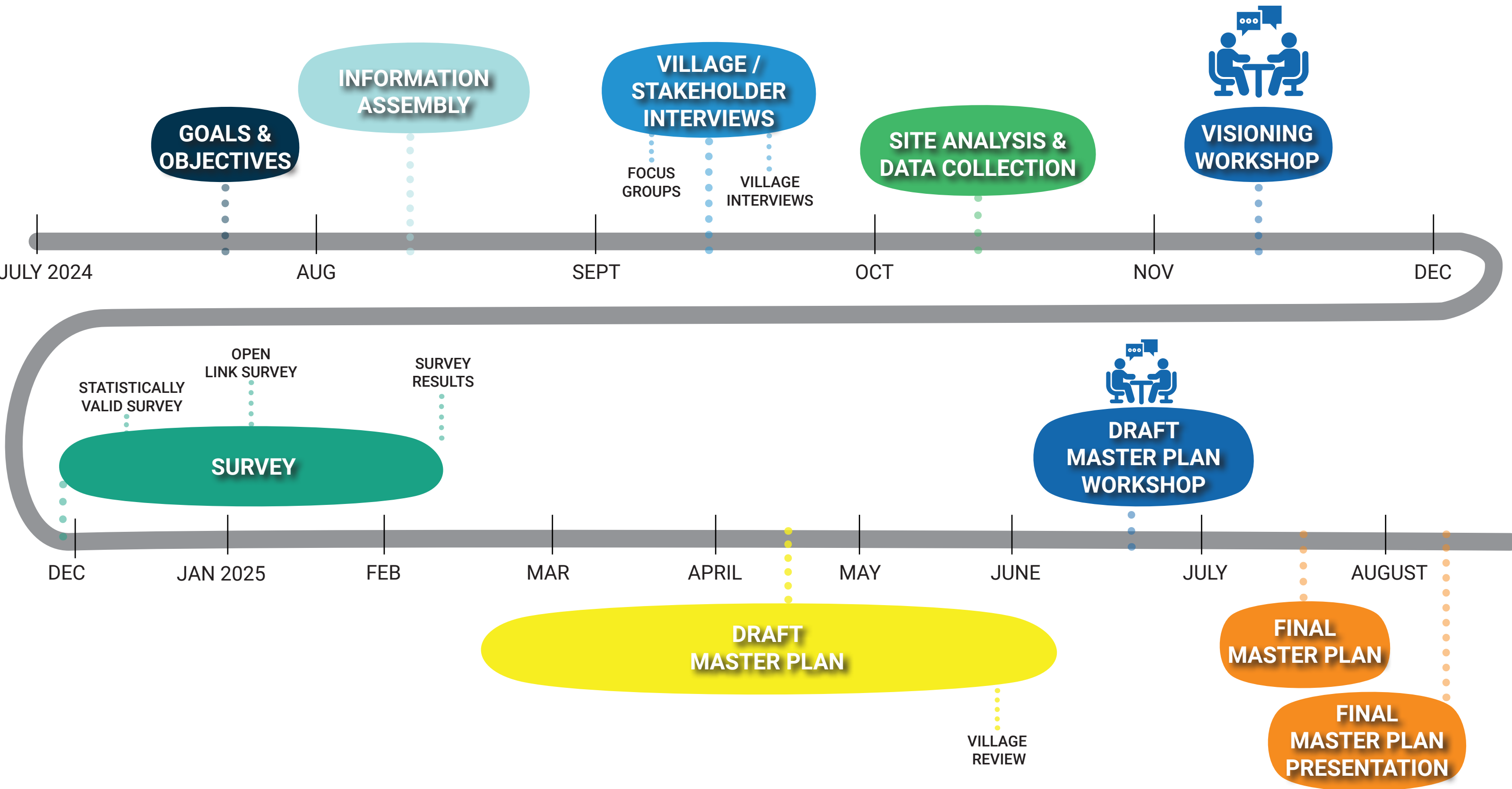
# FOUNDERS PARK DRAFT MASTER PLAN WORKSHOP



Tuesday, June 24, 2025



# PLANNING PROCESS OVERVIEW



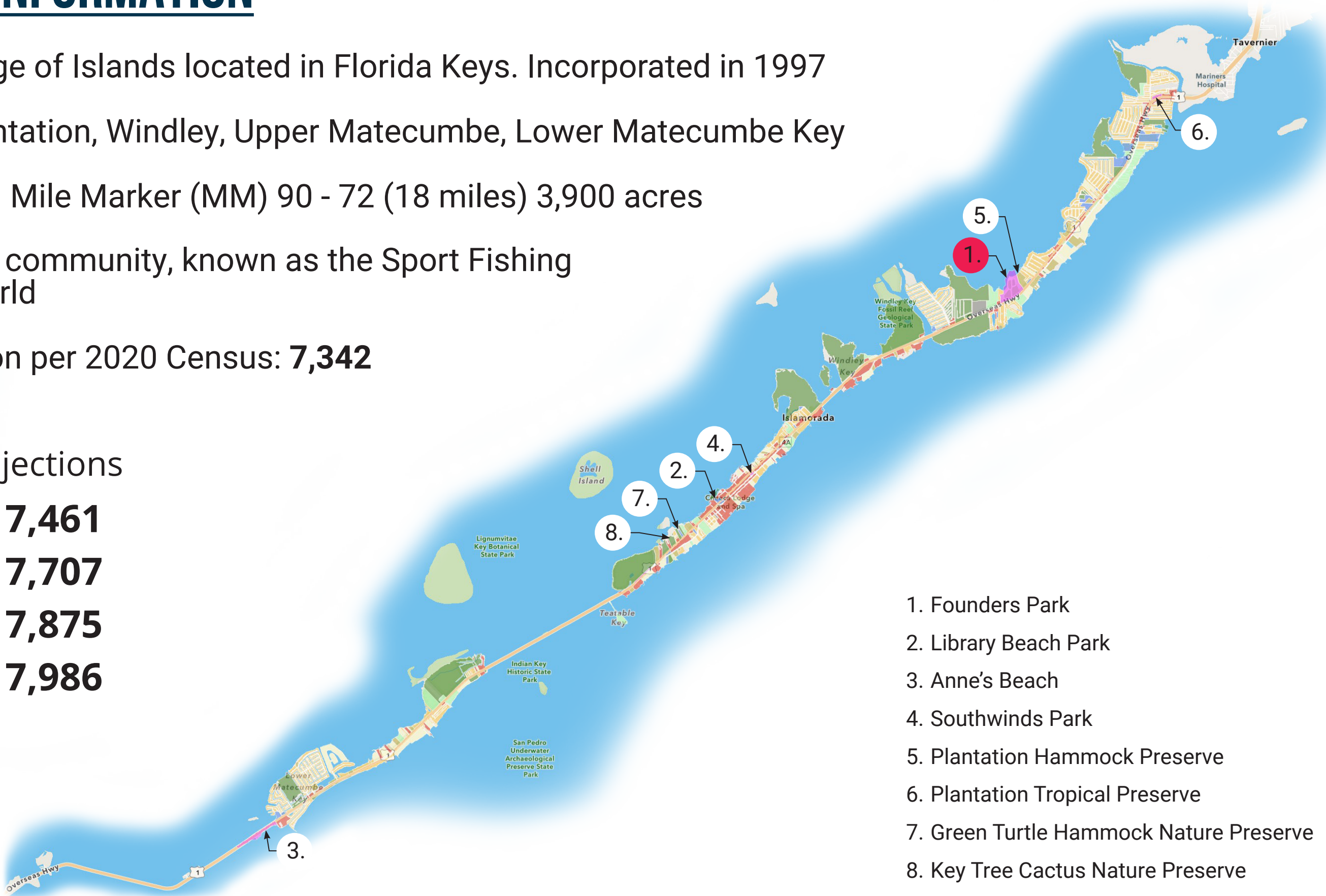


# ISLAMORADA INFORMATION

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



- 1. Founders Park
- 2. Library Beach Park
- 3. Anne's Beach
- 4. Southwinds Park
- 5. Plantation Hammock Preserve
- 6. Plantation Tropical Preserve
- 7. Green Turtle Hammock Nature Preserve
- 8. Key Tree Cactus Nature Preserve

# FOUNDERS PARK & PLANTATION YACHT HARBOR MARINA MAP

1. Amphitheater
2. Basketball Court
3. Batting Cage
4. Beach
5. Boat Ramp
6. Community Center
7. Dog Park
8. Fitness and Walking Trails
9. Breakwater Nature Viewing Area
10. Golf Driving Cage
11. Great Lawn Event Site
12. Coral Shores High School Baseball Field
13. Plantation Yacht Harbor Marina
14. Marina Trailer Parking
15. Multi-Use Field
16. Multi-Use Softball Field
17. Outdoor Fitness Park
18. Pickleball Complex
19. Picnic Areas (Pavilion & Tiki Huts)
20. Playground
21. Pool
22. Restrooms
23. Splash Pad
24. Tennis Courts
25. Tennis Pro Shop
26. Volleyball Court





# PUBLIC ENGAGEMENT SURVEY

Postcard mail out  
in the next two weeks

Closed  
Survey

Survey  
Report

NOV.

DEC.

JAN. 2025

FEB.

MAR.

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



**YOU ARE INVITED  
PARTICIPATE IN  
FOUNDERS PARK  
MASTER PLAN SURVEY**

**We want to hear from you!**

Complete the survey for a chance to win  
three \$100 Visa gift cards.

Islamorada wants to hear from you! Help us better understand our community's needs and desires for future improvements, programs, and funding opportunities for Founders Park.

If you have already completed the survey, we appreciate your input!

Please scan the QR code or visit:  
**FOUNDERSPARKSURVEY.ORG**

Enter the passcode: **XXXXX**

La encuesta también está disponible en español en línea.

**COMPLETE THE SURVEY FOR A CHANCE TO WIN  
1 OF 3 \$100 VISA GIFT CARDS!**

All responses are collected by a 3rd party research firm and will be kept confidential.

**FOUNDERS PARK  
PUBLIC SURVEY**

Help shape the future of Founders Park!  
We want your input in the development of the Founders Park Master Plan. Make your voice heard! Please participate in the Founders Park Master Plan Survey.

Scan the QR code to take the survey  
or visit: **FoundersParkSurvey.org/open**



**FOUNDERS PARK**  
ISLAMORADA - FLORIDA KEYS

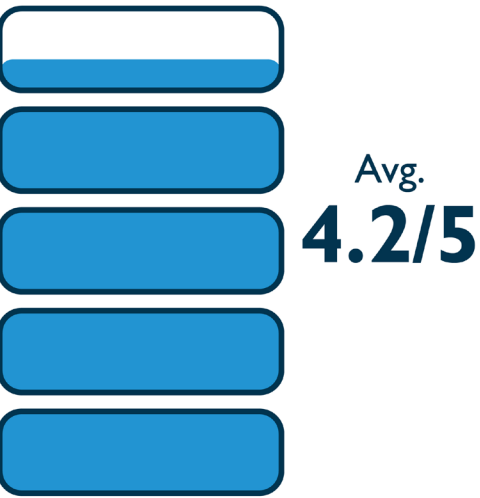
To learn more about the planning process, please visit:  
<https://www.islamorada.fl.us/499/Founders-Park-Master-Plan>

# SUMMARY OF FINDINGS PUBLIC ENGAGEMENT SURVEY

## Surveys Completed



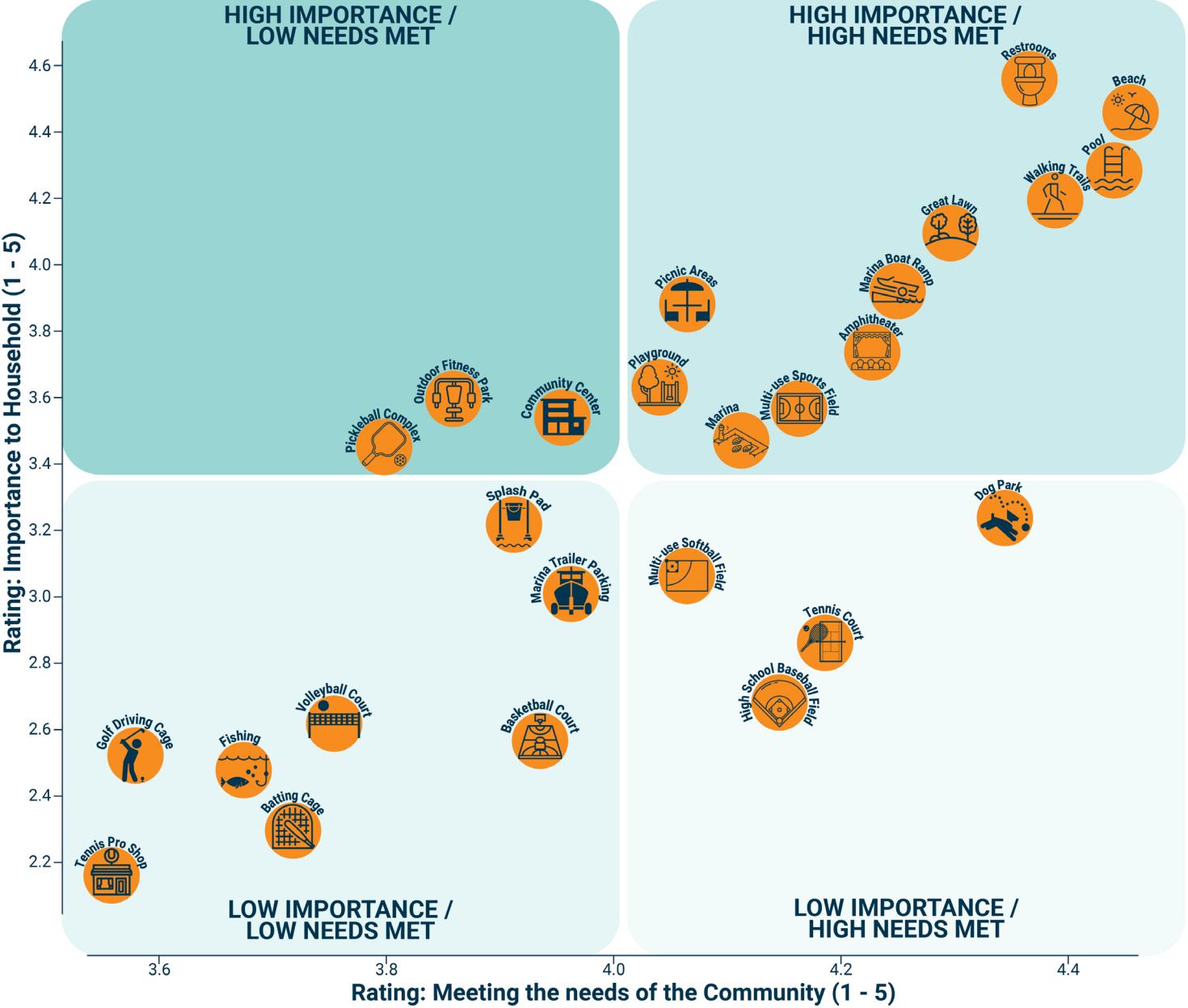
## Familiarity with Founders Park



## 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

- Meet with:
- 3 Council members

## VILLAGE STAFF

- Meet with:
- 13 staff

## PARKS & RECREATION CITIZEN'S ADVISORY COMMITTEE

- Meet with:
- 11 members at workshop meeting

## PARK AND MARINA STAFF

- Meet with:
- 6 staff

## PROGRAM INSTRUCTORS

- Meet with:
- 10 instructors

## YOUTH SPORTS GROUPS

- Meet with:
- 5 members

## CIVIC GROUPS / EVENT ORGANIZERS

- Meet with:
- 12 contacts

## SCHOOL GROUPS

- Meet with:
- 4 contacts

## WORKSHOP

- Participants:
- 19 in person
  - 2 virtual

## SURVEY

- Participants:
- 860 completed surveys



# SUMMARY OF FINDINGS KEY MATRIX

Key Program Priorities - Rating Scale  First Priority = 3 pts Second Priority = 2 pts Third Priority = 1 pt  *Public Survey counted for 3x times the pts	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	SURVEY
Community center expansion	24	2	3		3	3			3	1	9
Enhance beach area	18							3	3	3	9
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

OVERSEAS HWY



0 50 100 200 400 ft



# PARK PHASING PLAN

- PHASE 1 (1 - 3 YRS)
- PHASE 2 (4 - 6 YRS)
- PHASE 3 (7 - 10 YRS)
- PHASE 4 (10 - 15 YRS)

## Concept Legend

- 1. South entrance - dedicated to marina and maintenance
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- 17. Renovated and expanded shelter (40 by 20)
- 18. Relocated upgraded playground
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GIMPY GULCH DR

OVERSEAS HWY

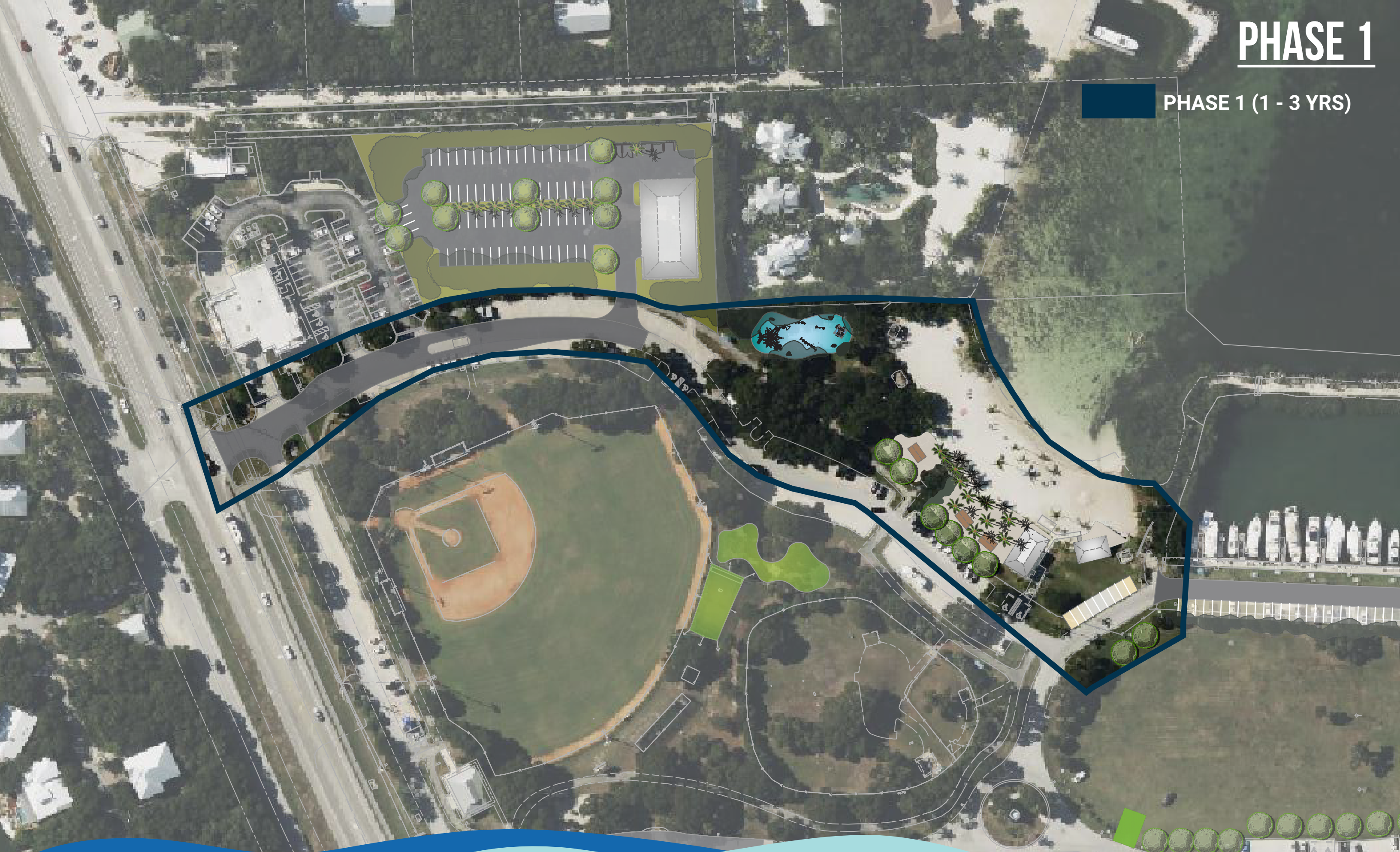


0 50 100 200 400 ft



# PHASE 1

PHASE 1 (1 - 3 YRS)





# PARK PHASING PLAN

PHASE 2 (4 - 6 YRS)

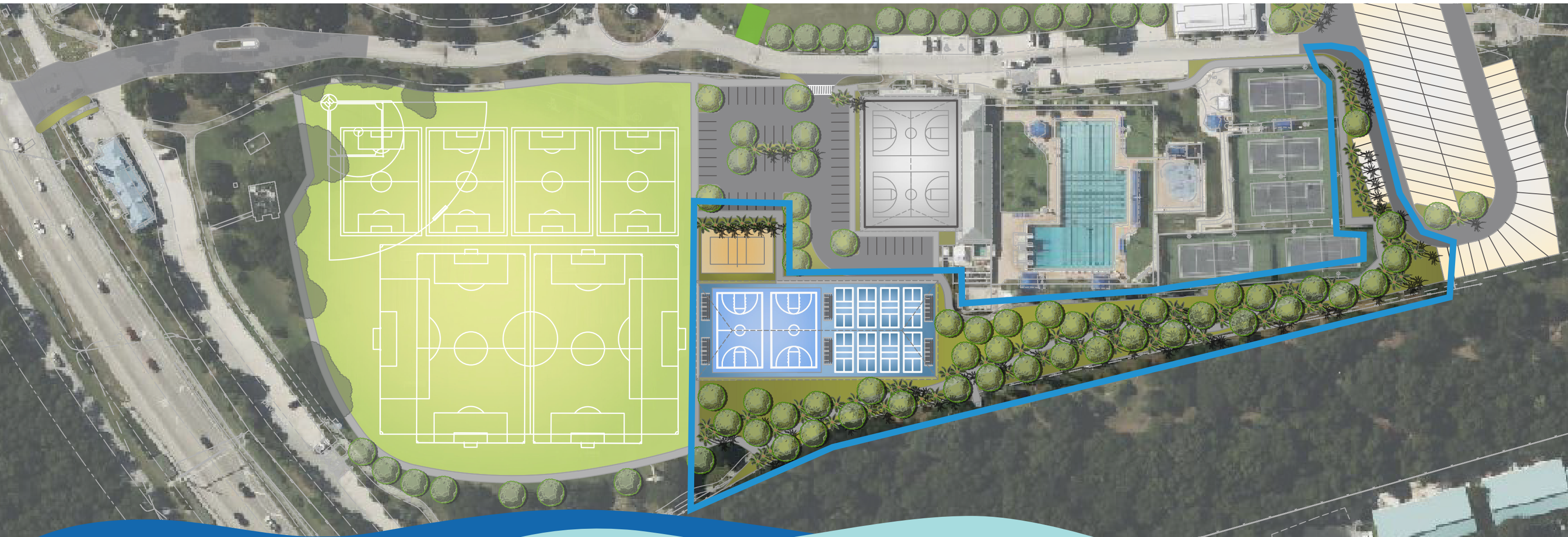




# PARK PHASING PLAN



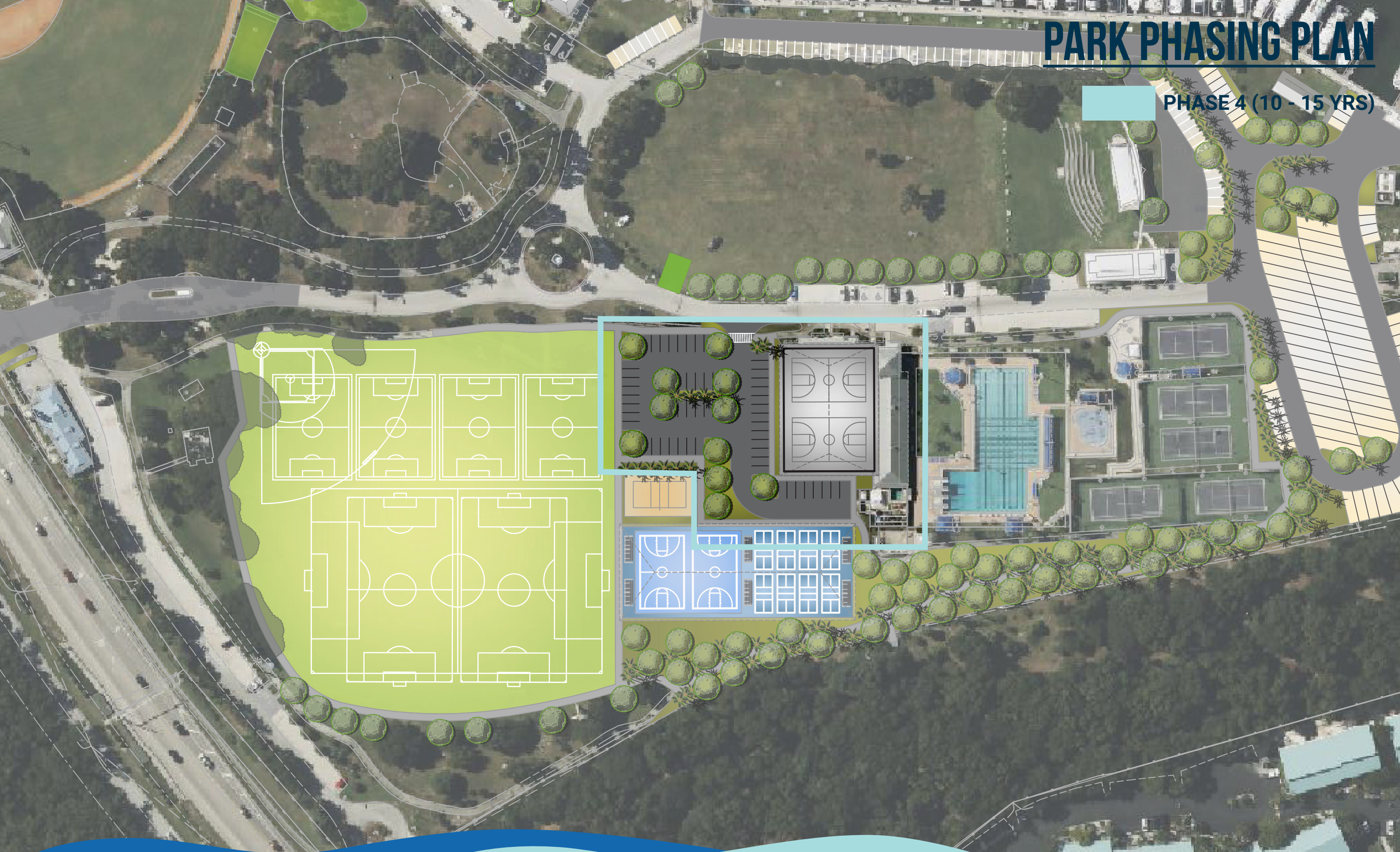
PHASE 3 (7 - 10 YRS)





# PARK PHASING PLAN

PHASE 4 (10 - 15 YRS)





# IMPLEMENTATION PLAN - PHASING



## 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



## 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



## 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



## 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