



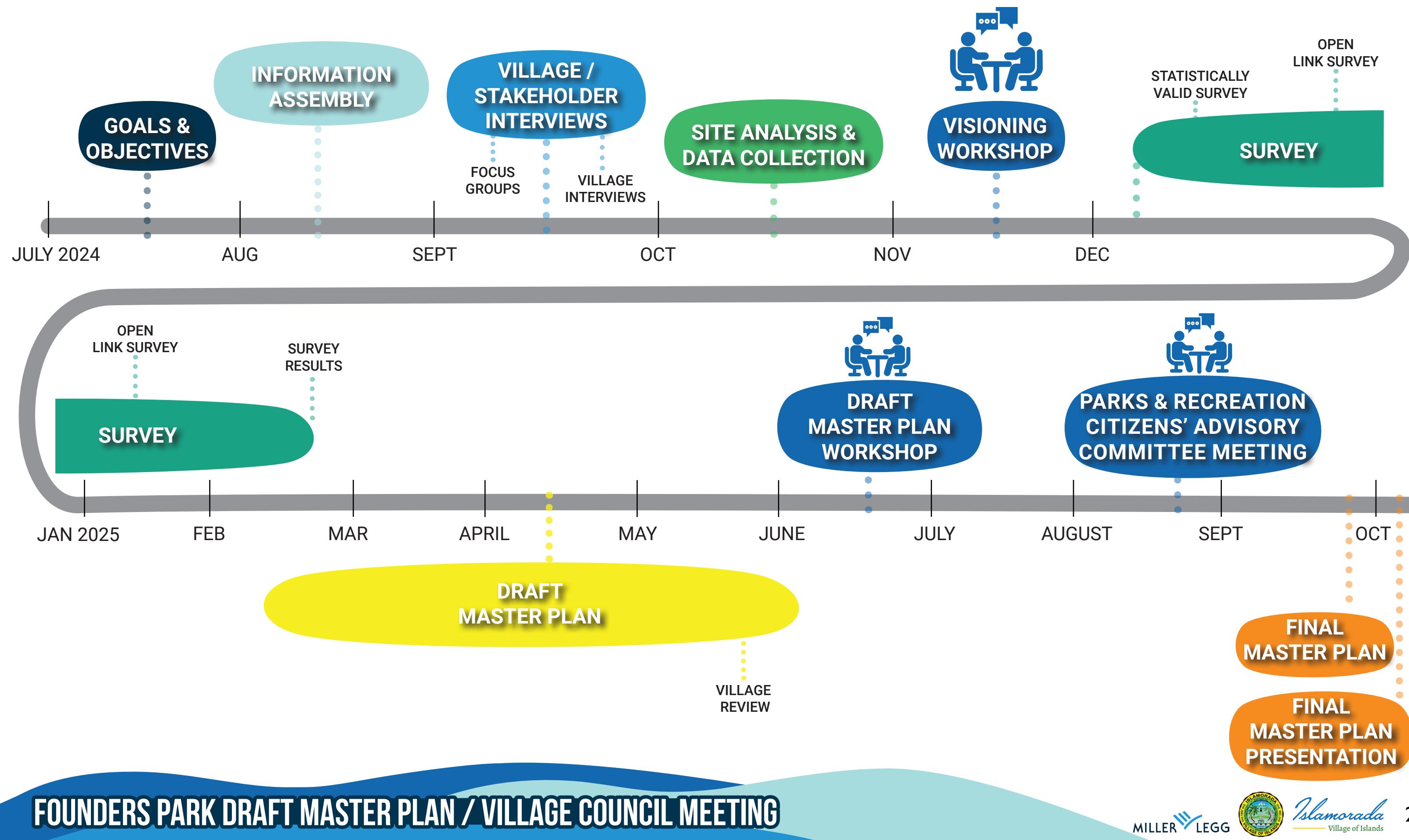
FOUNDERS PARK DRAFT

VILLAGE COUNCIL MEETING

Tuesday, October 7, 2025



PLANNING PROCESS OVERVIEW

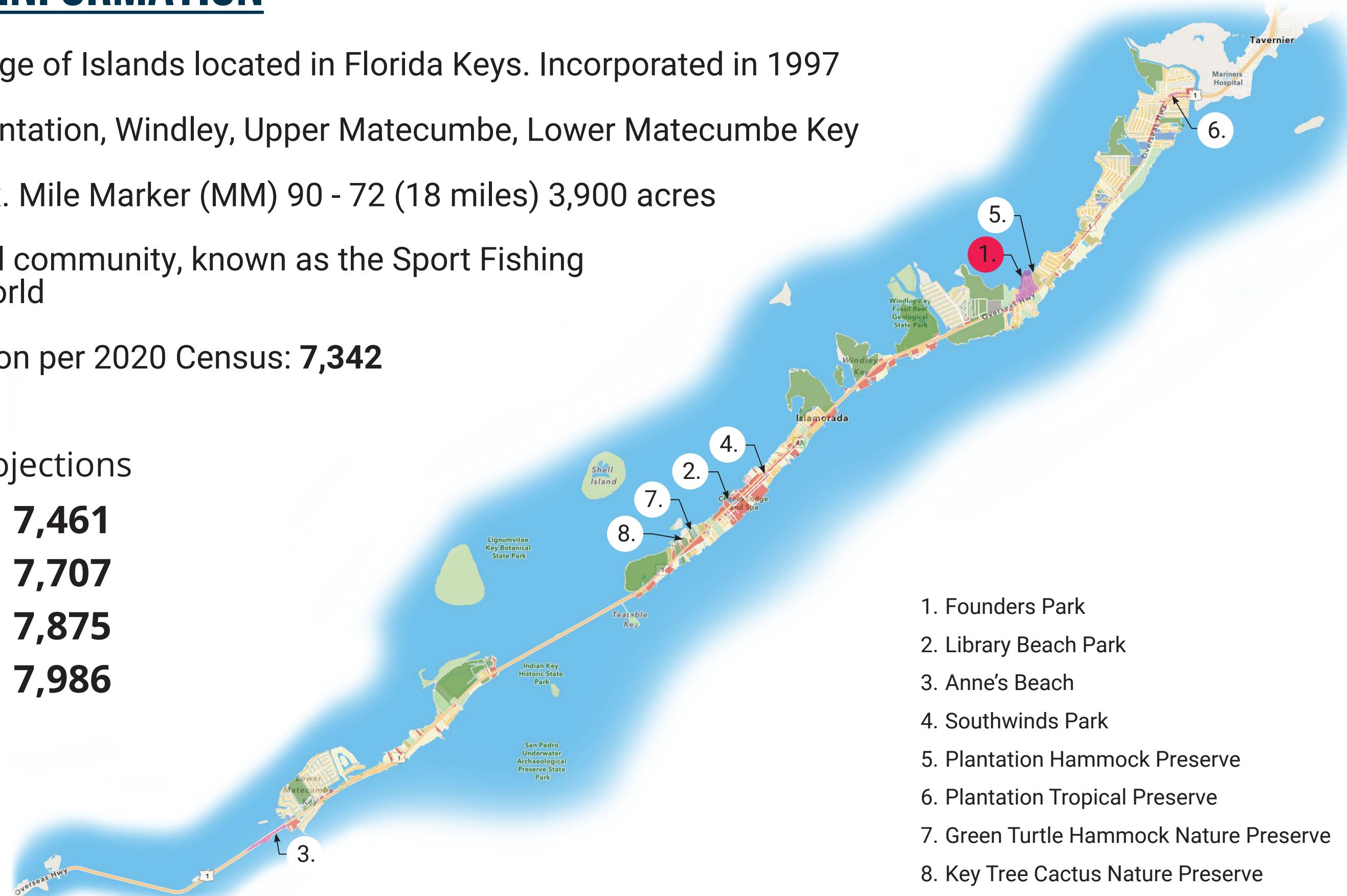


ISLAMORADA INFORMATION

- 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 INFORMATION

- Founders Park established in 1999
- First council decided to purchase the 40-acre **Plantation Yacht Harbor** for \$9 million to create a community park
- Named to honor **founding families** of Islamorada from the 1800's and the first village council members
- Founders Park has truly become a **centerpiece of the community**, reflecting the vision and efforts of its founders
- **Park Events:**
 - Beats on the Bay Music Series
 - Pops in the Park
 - July 4th Celebration & Fireworks
 - Upper Keys Rotary Gigantic Nautical Flea Market
 - Islamorada Chamber of Commerce Holiday Festival & Island Fest
 - Special Olympics Swim Meet
 - Florida Keys Swim Club Youth Swim Meets



FOUNDERS PARK & PLANTATION YACHT HARBOR MARINA MAP



FOUNDERS PARK DRAFT MASTER PLAN / VILLAGE COUNCIL MEETING

EXISTING CONDITIONS INVENTORY



Amphitheater



Basketball Court



Batting Cage



Beach



Boat Ramp



Community Center



Dog Park



Fitness & Walking Trails

EXISTING CONDITIONS INVENTORY



Fishing Jetty



Golf Driving Cage



Great Lawn



High School Baseball Field



Marina



Marina Trailer Parking



Multi-Use Field



Multi-Use Softball Field

EXISTING CONDITIONS INVENTORY



Outdoor Fitness Park



Pickleball Complex



Picnic Areas (Pavilion/Tiki Huts)



Picnic Areas



Playground



Playground



Pool



Pool

EXISTING CONDITIONS INVENTORY



Shower/Locker Room



Restrooms



Maintenance Area



Maintenance Area



Splash Pad



Tennis Courts



Tennis Pro Shop



Volleyball

PUBLIC ENGAGEMENT SURVEY



Postcard mail out
in the next two weeks

NOV.

DEC.

JAN. 2025

FEB.

MAR.

Closed
Survey

Survey
Report



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

SUMMARY OF FINDINGS PUBLIC ENGAGEMENT SURVEY

Surveys Completed



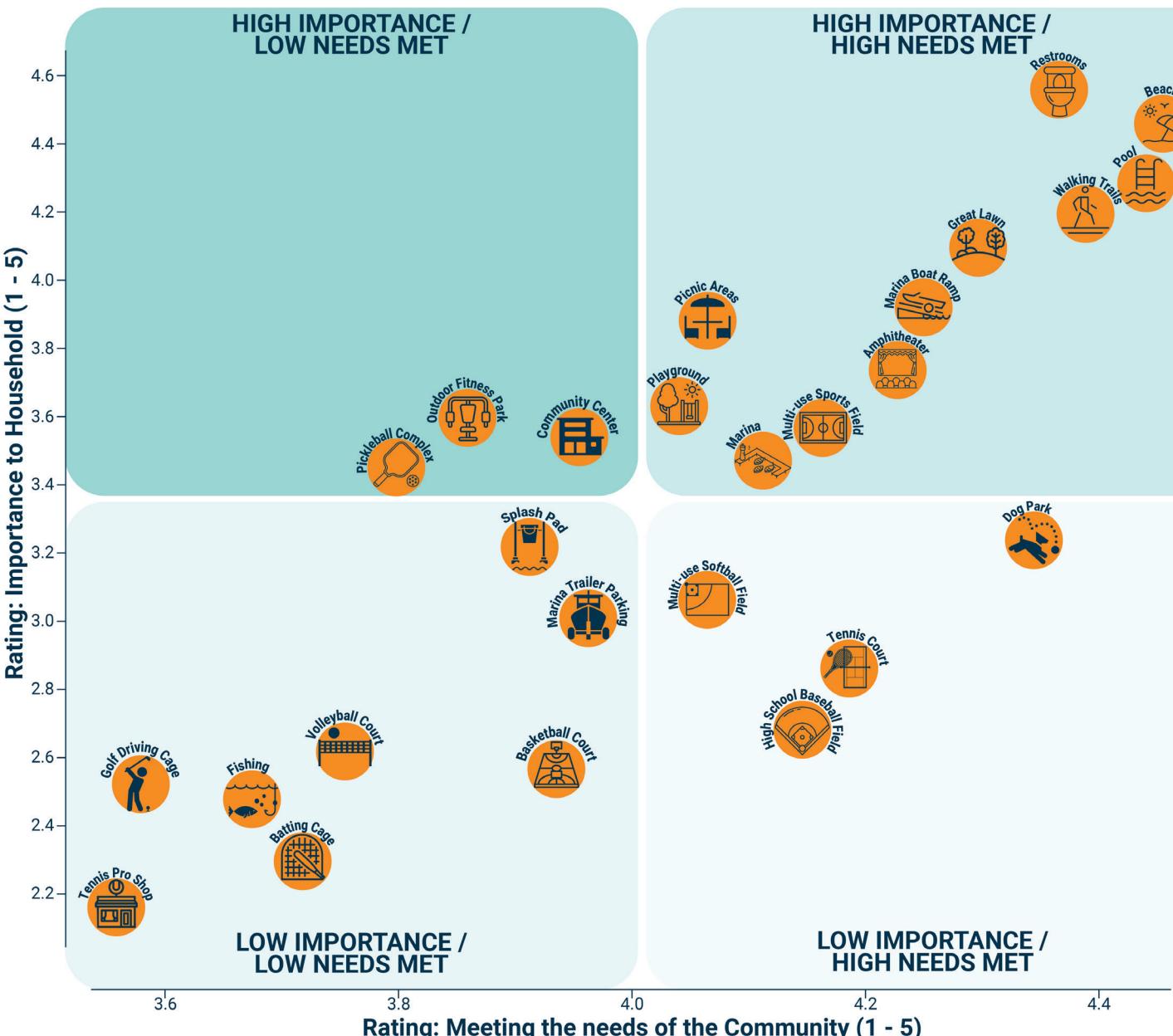
Familiarity with Founders Park



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

WORKSHOPS

SURVEY

Meet with:

- 5 members

Meet with:

- 12 contacts

Meet with:

- 4 contacts

Participants:

- 74 in person
- 10 virtual

Participants:

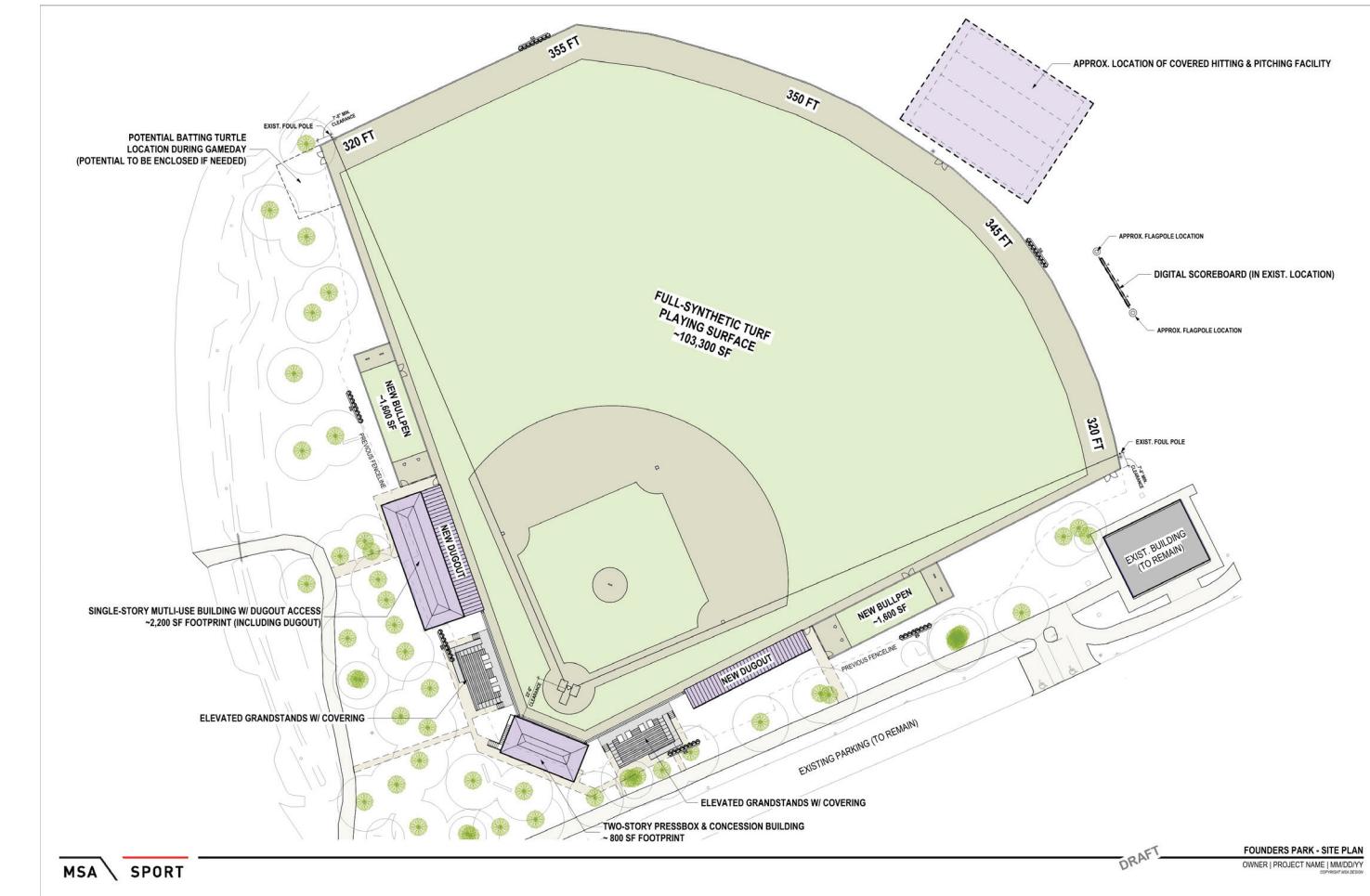
- 860 completed surveys

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 - 2026
- Playground improvements
 - 2025 - 2026
- School Board/Village partnership Baseball Field
 - 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. Multipurpose Field Upgrade -
 - Artificial Turf - 350' by 250' (1)
 - U11/U12 9v9 (2)
 - Mini pitch soccer fields
 - Baseball Field (2)
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 2 tiki huts
16. Renovated and expanded restroom/storage
17. Renovated and expanded shelter (40 by 20)
18. Relocated upgraded playground
19. Maintenance area
20. Volleyball courts (2)



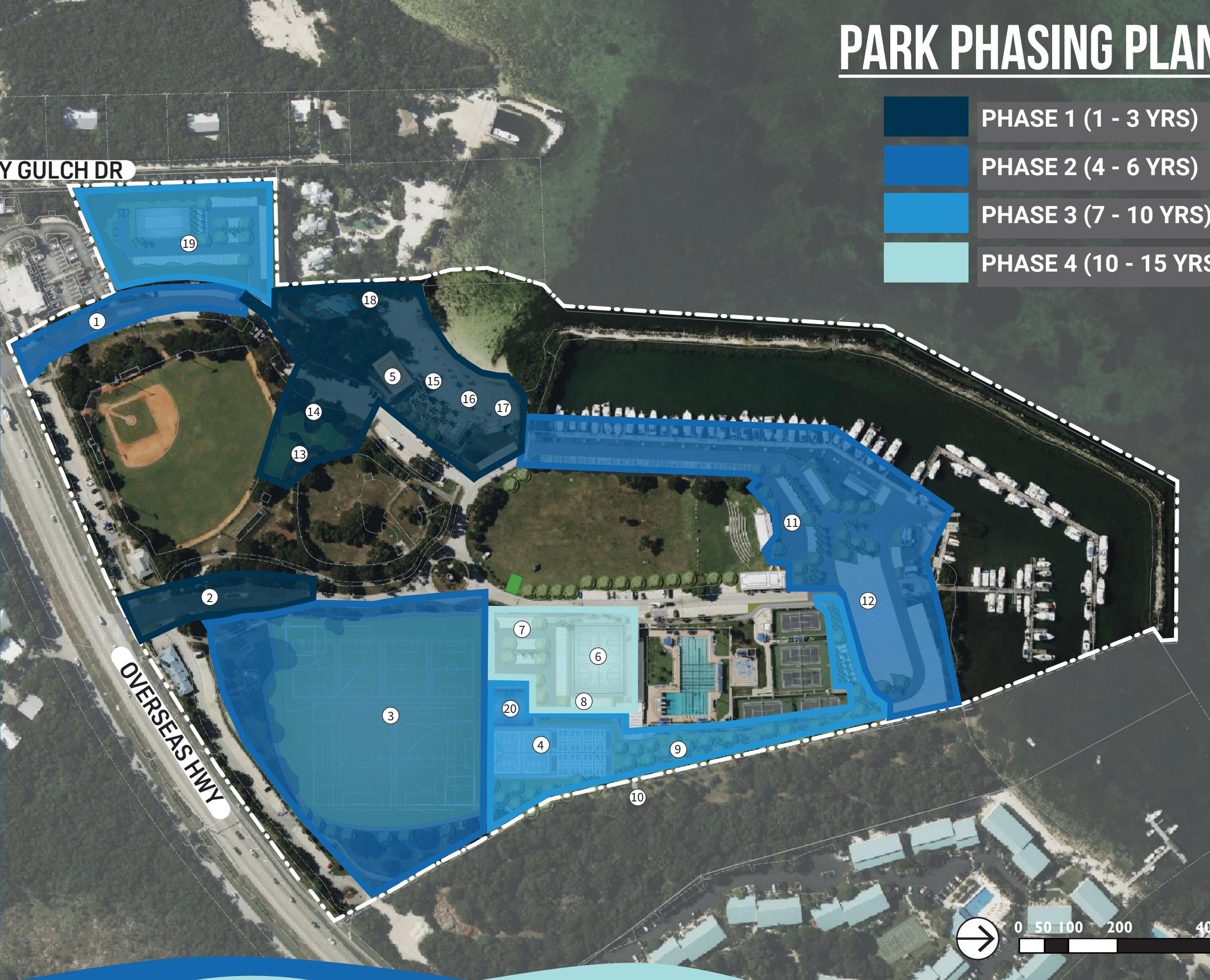
PARK PHASING PLAN

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

GIMPY GULCH DR

Concept Legend

1. South entrance - dedicated to marina and maintenance
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3. Multipurpose Field Upgrade -
 - Artificial Turf -
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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 2 tiki huts
16. Renovated and expanded restroom/concession stand
17. Renovated and expanded shelter (40 by 20)
18. Relocated upgraded playground
19. Maintenance area
20. Volleyball courts (2)



PHASE 1

PHASE 1 (1 - 3 YRS)



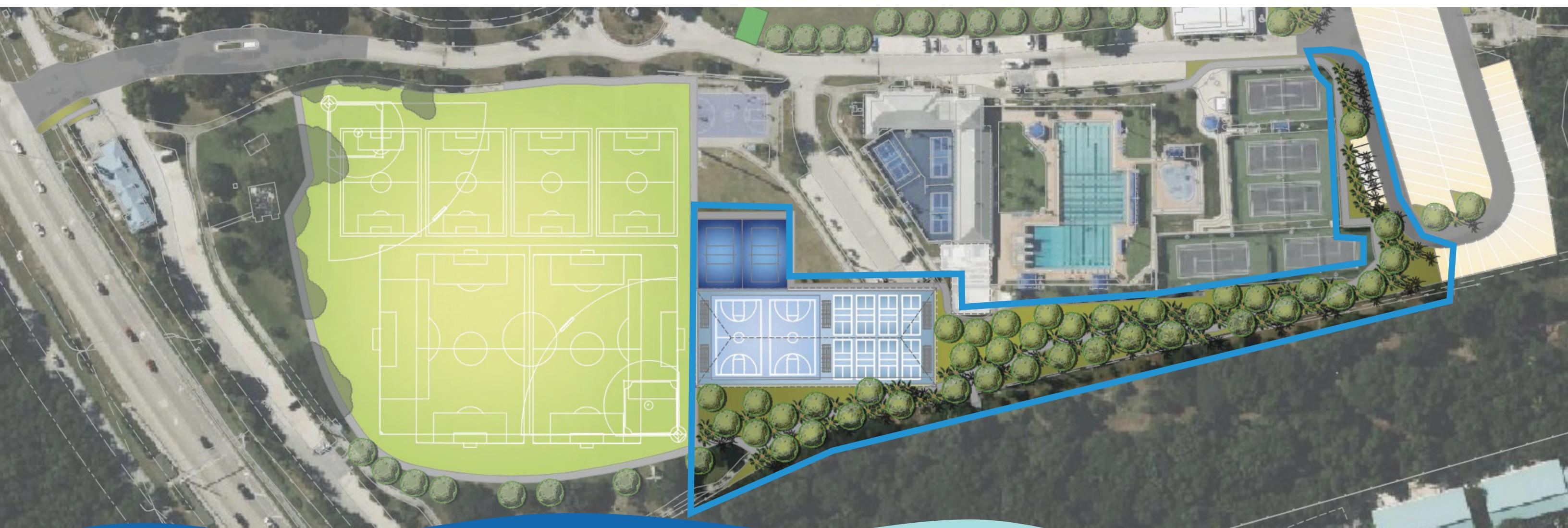
PARK PHASING PLAN

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

- Main entrance expanded - dedicated lane to residents
- Putting green

IMPROVEMENTS

- Beach area expanded with 2 tiki huts
- Renovated and expanded restroom/storage
- Renovated and expanded shelter (40 by 20)
- Relocated upgraded playground
- Artificial turf driving range

2

PHASE 2 (4-6 YRS)

NEW DEVELOPMENT

- South entrance - dedicated to marina and maintenance
- Multipurpose Field upgrade or 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
- Volleyball courts (2)

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 - PHASING

I	PHASE I (1-3 YRS)	Subtotal:
		\$1,116,000
NEW DEVELOPMENT	IMPROVEMENTS	
<ul style="list-style-type: none">• Main entrance expanded - dedicated lane to residents• Putting green	<ul style="list-style-type: none">• Beach area expanded with 2 tiki huts• Renovated and expanded restroom/concession stand• Renovated and expanded shelter (40 by 20)• Relocated upgraded playground• Artificial turf driving range	

IMPLEMENTATION PLAN - PHASING

2

PHASE 2 (4-6 YRS)

NEW DEVELOPMENT

- South entrance - dedicated to marina and maintenance
- Multipurpose Field grass or 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

Subtotal:

**\$1,853,100 -
\$2,513,100**

IMPLEMENTATION PLAN - PHASING

3

PHASE 3 (7-10 YRS)

NEW DEVELOPMENT

- Maintenance area
- Airnasium -
 - Basketball courts (2)
 - Pickleball courts (8)
 - Bleachers
- Volleyball courts (2)

IMPROVEMENTS

- Multipurpose path connection
- Pedestrian entrance to preserve

Subtotal:

\$7,252,275

IMPLEMENTATION PLAN - PHASING

4

PHASE 4 (11-15 YRS)

NEW DEVELOPMENT

- 2 Story community/recreation center

IMPROVEMENTS

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

Subtotal:

\$11,819,390

IMPLEMENTATION PLAN COST

	PHASE 1 (1-3 YRS)	PHASE 2 (4-6 YRS)	PHASE 3 (7-10 YRS)	PHASE 4 (11-15 YRS)	FIFTEEN YEAR TOTAL
Grand Total:	\$1,116,000	\$1,853,100 - \$2,513,100	\$7,252,275	\$11,819,390	\$22,040,765 - \$22,700,765
*Grand Total:	\$1,450,800	\$2,779,650 - \$3,769,650	\$11,966,253	\$21,865,871	\$38,062,575 - \$39,052,575

*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

FUNDING STRATEGIES

CIP



User Fees



Grants



Capital Improvement Program

- Average \$2.3M annually (\$327 per resident) on parks and recreation capital improvements.
- Includes projects funded from existing Village reserves, future ad valorem taxes, and user fees
- Approximately \$1.4M of new capital projects have been identified for funding from the PRMP over the next 1-3 years, averaging approximately \$467K per year

Year	Capital Budget for Parks and Recreation	Population Estimate	Dollars Spent Per Resident on Parks
2025	\$3,090,064	7,461	\$414.16
2024	\$3,178,300	7,307	\$434.97
2023	\$1,723,500	7,043	\$244.71
2022	\$1,551,000	7,275	\$213.20
Average:	\$2,385,716	Average:	\$326.76

Operating Cost (General Funds)

- Average \$2.7M annually (\$372 per resident) on parks and recreation general funds
- Annual budgets will require additional funding for operations and maintenance (O&M) of new facilities

Year	General for Parks and Recreation	Population Estimate	Dollars Spent Per Resident on Parks
2025	\$3,325,936	7,461	\$445.78
2024	\$3,020,600	7,307	\$413.38
2023	\$2,331,200	7,043	\$331.00
2022	\$2,178,200	7,275	\$299.41
Average:	\$2,713,984	Average:	\$372.39

User Fees

- Generated an average of \$792,000 in user fees from Parks and Recreation Department services over the past few years (\$130 per resident)
- With the proposed improvements specifically, the Community Center / Recreation Center Gymnasium, Village could recognize potential annual user fee revenue increase by to \$500 K

Current average
\$792,000
in user fees

Potential average
\$1,300,000 +
in user fees

Grants

- Local, state and federal funding opportunities
- Grant Stacking can be used to combine grants to fund a single project
- Engage grant consultant or in-house grant writer to secure these grants
- Other funding sources, including line item appropriations from local, state, and federal governments, should also be explored

**Over \$20 Million
in grants available**

QUESTIONS? THANK YOU!

