



FOUNDERS PARK DRAFT

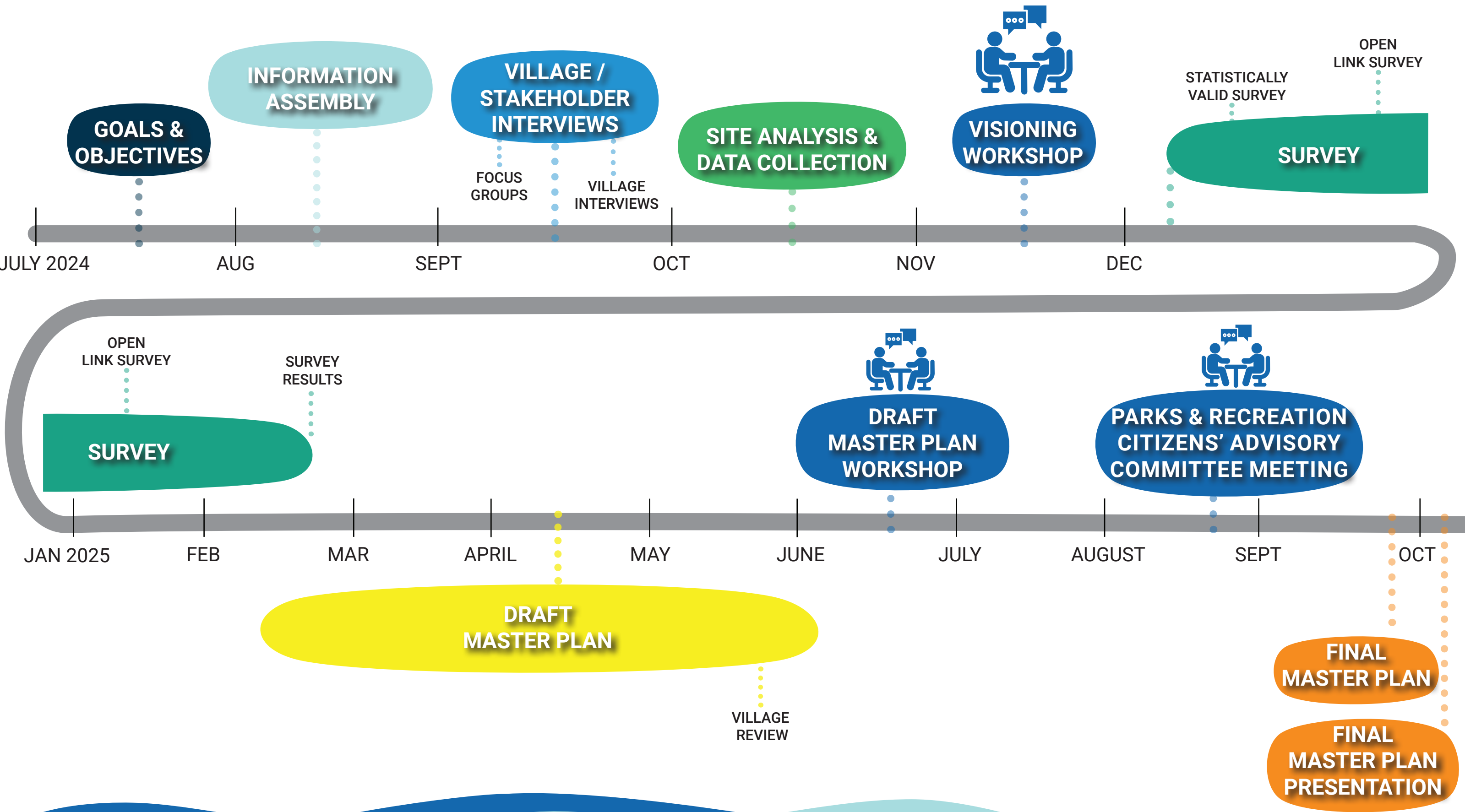
VILLAGE COUNCIL MEETING



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



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 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



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

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](https://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](https://foundersparksurvey.org/open)



<https://www.islamorada.fl.us/499/Founders-Park-Master-Plan>

To learn more about the planning process, please visit:

SUMMARY OF FINDINGS PUBLIC ENGAGEMENT SURVEY

Surveys Completed



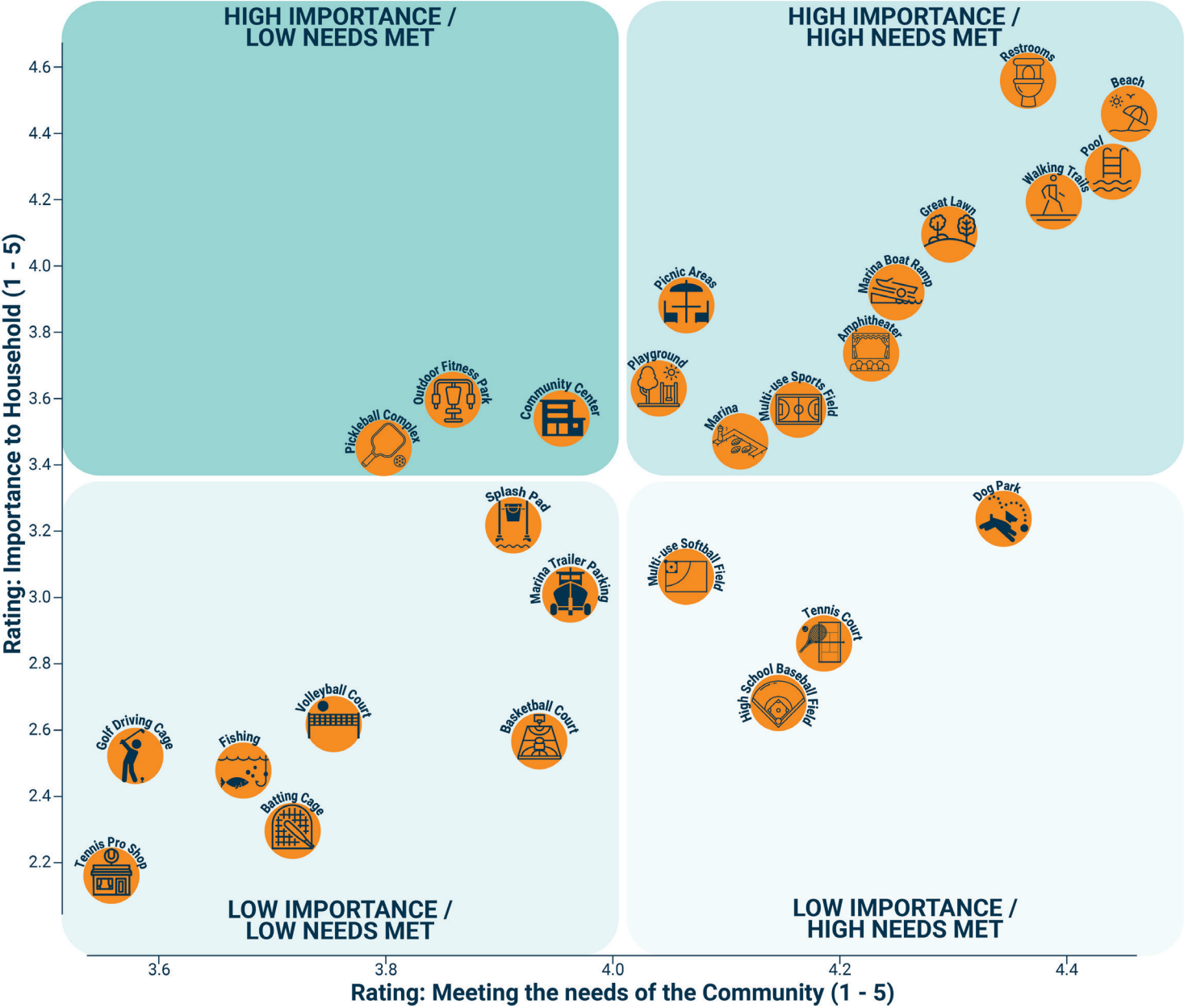
Familiarity with Founders Park



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

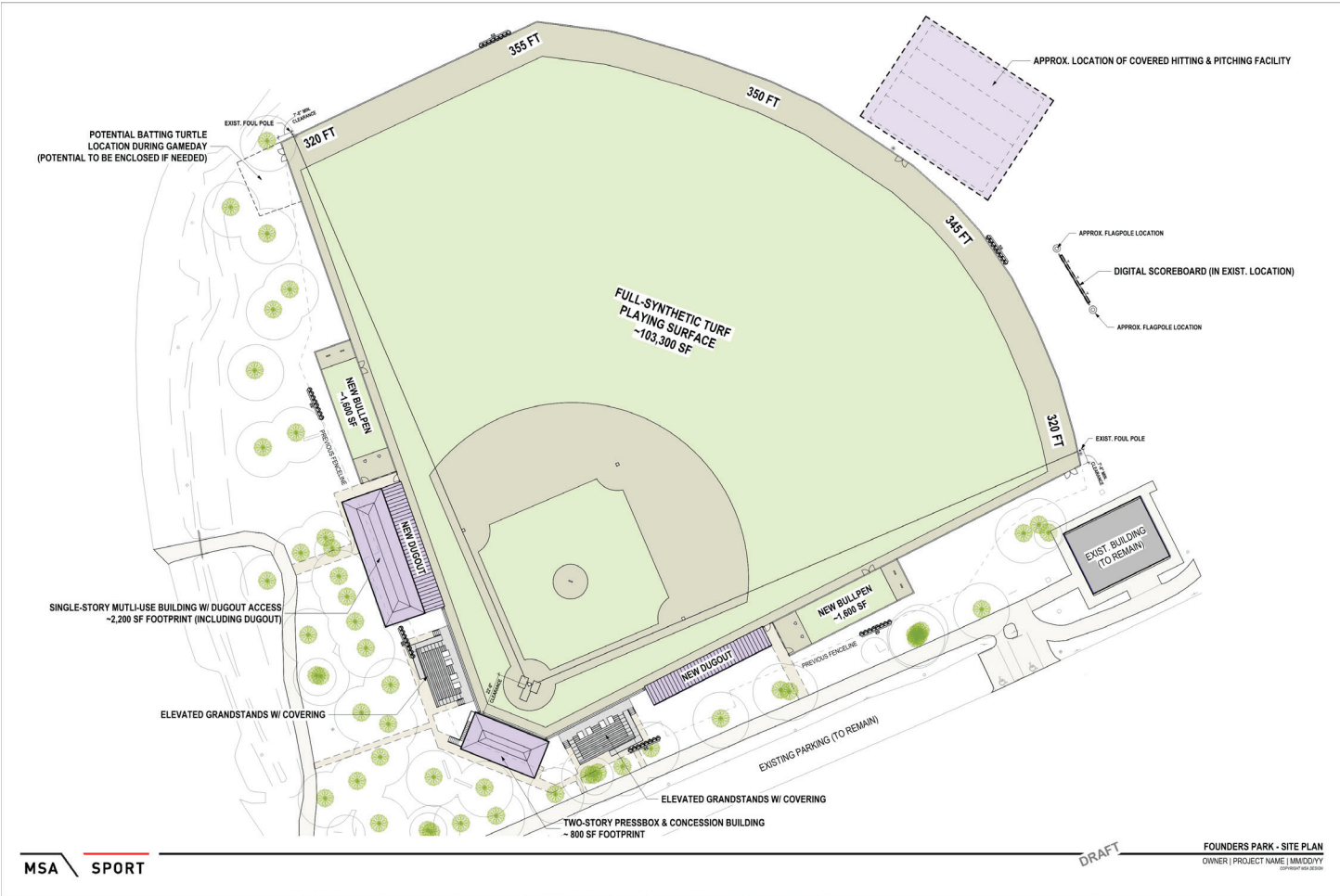
COUNCIL	VILLAGE STAFF	PARKS & RECREATION CITIZEN'S ADVISORY COMMITTEE	PARK AND MARINA STAFF	PROGRAM INSTRUCTORS
Meet with: <ul style="list-style-type: none">• 3 Council members	Meet with: <ul style="list-style-type: none">• 13 staff	Meet with: <ul style="list-style-type: none">• 11 members at workshop meeting	Meet with: <ul style="list-style-type: none">• 6 staff	Meet with: <ul style="list-style-type: none">• 10 instructors
YOUTH SPORTS GROUPS	CIVIC GROUPS / EVENT ORGANIZERS	SCHOOL GROUPS	WORKSHOPS	SURVEY
Meet with: <ul style="list-style-type: none">• 5 members	Meet with: <ul style="list-style-type: none">• 12 contacts	Meet with: <ul style="list-style-type: none">• 4 contacts	Participants: <ul style="list-style-type: none">• 74 in person• 10 virtual	Participants: <ul style="list-style-type: none">• 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 - 2026
- Playground improvements
 - 2025 - 2026
- School Board/Village partnership Baseball Field
 - 2025 - 2026



PARK CONCEPT PLAN

GIMPY GULCH DR

Concept Legend

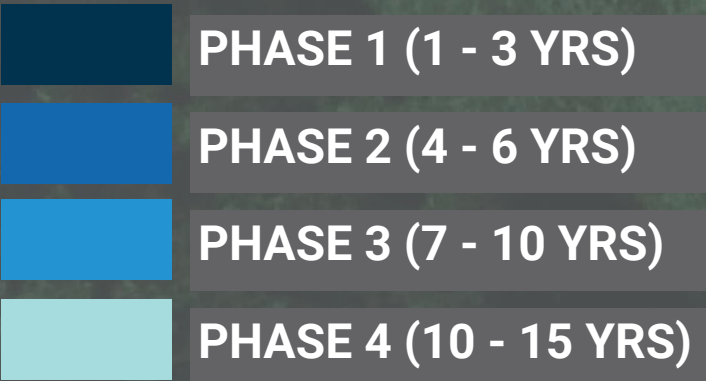
1. South entrance - dedicated to marina and maintenance
2. Main entrance expanded - dedicated lane to residents
3. Multipurpose Field Upgrade -
 - 350' by 250' (1)
 - U11/U12 9v9 (2)
 - Mini pitch soccer fields
 - Artificial Turf - 350' by 250' (1)
 - U11/U12 9v9 (2)
 - Mini pitch soccer fields
 - Baseball 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)

OVERSEAS HWY



0 50 100 200 400 ft

PARK PHASING PLAN



Concept Legend

1. South entrance - dedicated to marina and maintenance
2. Main entrance expanded - dedicated lane to residents
3. Multipurpose Field Upgrade -
 - 350' by 250' (1)
 - U11/U12 9v9 (2)
 - Mini pitch soccer fieldsArtificial Turf -
 - 350' by 250' (1)
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 - Baseball Field (2)
4. Airnasium -
 - Basketball courts (2)
 - Pickleball courts (8)
 - Bleachers
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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



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



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



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



PHASE 4 (11-15 YRS)

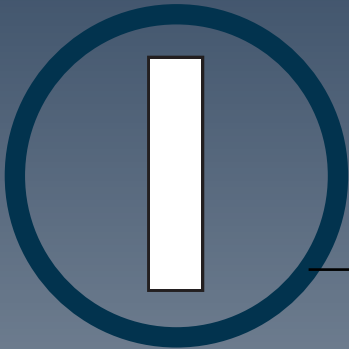
NEW DEVELOPMENT

- 2 Story community/ recreation center

IMPROVEMENTS

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

IMPLEMENTATION PLAN - PHASING



PHASE I (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/concession stand
- Renovated and expanded shelter (40 by 20)
- Relocated upgraded playground
- Artificial turf driving range

Subtotal:

\$1,116,000

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

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

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!