



Islamorada, Village of Islands LAND ACQUISITION ADVISORY COMMITTEE

August 6, 2025 - 9:30 AM
Administrative Center and Public Safety Headquarters
86800 Overseas Highway
Islamorada, FL 33036

AGENDA

- I. CALL TO ORDER / ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. ADDITIONS AND / OR DELETIONS TO THE AGENDA
- IV. PUBLIC COMMENT
- V. APPROVAL OF MINUTES
 - A. Approval of meeting minutes for the May 7, 2025 meeting.
- VI. ITEMS FOR DISCUSSION
 - A. Florida Forever Boundary Amendment Update
 - B. Parcel Selection for Village Acquisition- FY 24/25 budget
 - C. Review of LAAC properties - continued
 - D. Quarterly Activity Report
 - E. Next Meeting Date
- VII. ADJOURNMENT

ADA Assistance:

These meetings are open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at (305) 664-6448 or by email at ADA@islamorada.fl.us at least 48 hours before the scheduled meeting

[VERBATIM_RECORD]



Islamorada, Village of Islands

LAND ACQUISITION ADVISORY COMMITTEE

May 7, 2025 - 9:30 AM
Administrative Center and Public Safety Headquarters
86800 Overseas Highway
Islamorada, FL 33036

MINUTES

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 9:38 AM. Present were Vice Chair Carolyn Ambler, Kelly Cox, Frank Derfler, Tammie Gurgiolo, Michelle Robinson, Village Consultant, Rebecca Jetton, Village Manager Ron Saunders, Village Council Member Deb Gillis, Committee Liaison Peter Frezza and Recording Secretary Anita Muxo. Absent/excused was Greg Dully and Absent was Kevin Bates.

II. PLEDGE OF ALLEGIANCE

The group participated in the Pledge of Allegiance.

III. ADDITIONS AND / OR DELETIONS TO THE AGENDA

None.

IV. PUBLIC COMMENT

Village Manager Ron Sauders offered his help to work with the Monroe County Land Authority. Village Manager Ron Saunders mentioned that there were about 10 lots the Village secured that should have had conservation easements placed on them. Staff Liaison Peter Frezza mentioned doing FLUM and Zoning Changes on them. Village Consultant Rebecca Jetton mentioned doing both a map amendment and placing conservation easements on the property.

V. APPROVAL OF MINUTES

Frank Derfler made a motion to approve the minutes of the February 5, 2025 meeting. Kelly Cox seconded the motion. All ayes and the motion passed 4-0.

VI. ITEMS FOR DISCUSSION

A. less than fee program discussion.

Peter Frezza briefly reviewed the less than fee program in the County. The County looks for vacant property owned by the adjacent homeowner. The county purchases

development rights off the vacant lot. The County self-funds this program. The property owner gets to keep this lot still gets the use of his or her property. Ron Saunders mentioned he will speak with Scott Russell to see if the property owner receives a tax break on the adjacent vacant parcel.

Peter Frezza checked with the County and they could handle many of the details of the program for the Village. The group conferred and asked if Peter Frezza would get back to the Monroe County Land Authority to discuss more logistics to see if Islamorada can be a part of this program. The Village Planning Department will also need to be on board with this program. If the Monroe County Land Authority is still willing to assist the Village with this program, the Village Council would have to approve an amendment to the Inter Local Agreement (ILA) the Village has with the Land Authority to include this new program.

Carolyn Ambler asked if this program would be used as part of the \$1 million dollar budget the Village has for land acquisition or if more funds can be secured to assist with support of this program. Both the Village Consultant Rebecca Jetton and Village Council Member Deb Gillis would like to see potential land acquisitions from this program come out of the already budgeted \$1 million dollar land acquisition fund.

Tammie Gurgiolo made a motion to move forward to amend the Inter Local Agreement to include the less than fee program with the Monroe County Land Authority and bring the proposal forward to the Village Council. Frank Derfler seconded the motion. A vote was taken, all ayes and the motion passed 4-0. The program will need to be discussed with the Village Planning Department before any other action is taken though.

B. Florida Forever Boundary Amendment Update.

Peter Frezza sent out letters to those properties currently on the Village's land acquisition list who were not part of the Florida Forever list (approximately 37 letters). The letter asked property owners if they would be interested in being put on the Florida Forever list to reply. There were 2 willing sellers who were interested in being part of the list. Village Consultant Rebecca Jetton and Staff Liaison Peter Frezza prepared and submitted applications to the DEP Division of State lands who are currently reviewing the applications.

Staff liaison Peter Frezza went to the property appraiser's site and shared these properties' location with the committee. Village Manager Ron Saunders asked if we would include our lobbyists with this. Suggested we include them for next year.

C. Florida Forever Properties Acquisition Update.

Letters were sent to all Village properties on the Florida Forever list asking about their willingness to sell their property. There were 5 property owners that responded. We are working through the Monroe County Land Authority to assist with the acquisitions. The Village has created 4 letters of understanding which have been shared with the land authority. The land authority is corresponding with the state regarding potential acquisition of these properties. Peter Frezza will continue to coordinate with the land authority during state review of these properties.

D. Review of LAAC properties - continued.

The list of desirable properties was reviewed by the committee. The properties were ranked high, medium and low in terms of interest in acquiring. About 80% of the list is on the Florida Forever list. This was a continuation from the last meeting.

E. Next Meeting Date.

Staff liaison Peter Frezza will send out an email with information about the next meeting.

VII. ADJOURNMENT

Carolyn Ambler made a motion to adjourn and the group adjourned at 11:33 AM.