



# Islamorada, Village of Islands LAND ACQUISITION ADVISORY COMMITTEE

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November 5, 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 August 6, 2025 meeting.
- VI. ITEMS FOR DISCUSSION
  - A. Review of FY 25/26 Village Budget
  - B. Monroe County Land Authority Acquisitions Update
  - C. Anchorage Builders Potential Land Acquisition
  - D. Village Acquisition Letter
  - 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](mailto:ADA@islamorada.fl.us) at least 48 hours before the scheduled meeting

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# Islamorada, Village of Islands

## LAND ACQUISITION ADVISORY COMMITTEE

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August 6, 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: 9:30am

Present were: Chair Greg Dully, Vice Chair, Carolyn Ambler, and LAAC members: Karyn Allman, Howie Arnold, Alan Cockerham, Frank Derfler, Tammie Gurgiolo, Michelle Robinson, and Matt Turk.

Also present were Staff Liaison, Peter Frezza, Member of council, Deb Gillis, Village Manager, Ron Saunders, Recording Secretary, Angy Rivas and Land Use Consultant, Rebecca Jetton (via Zoom). Excused was Member, Kelly Cox.

#### II. PLEDGE OF ALLEGIANCE

The group participated in the Pledge of Allegiance.

#### III. ADDITIONS AND / OR DELETIONS TO THE AGENDA

The committee made introductions of new and current members.

#### IV. PUBLIC COMMENT

None.

#### V. APPROVAL OF MINUTES

##### A. Approval of meeting minutes for the May 7, 2025 meeting.

Carolyn Ambler made a motion to approve the minutes of the May 7th, 2025 meeting. Tammie Gurgiolo seconded the motion. Motion passed unopposed.

#### VI. ITEMS FOR DISCUSSION

##### A. Florida Forever Boundary Amendment Update

Peter Frezza gave an update regarding the proposed amendment to the Florida Forever boundary list. We presented it to the state and got approved and now have two new parcels that were added to the Florida forever list. This means that if we purchase properties, we can be fully reimbursed by the state up to the appraised value. However, the state budget for Florida Forever this year has been cut significantly and, specifically, the Monroe County Land Authority notified us that the Florida Keys will not be receiving any Florida Forever funds from the state for this fiscal year (July 1st, 2025). Monroe Land Authority currently has funds, and they are currently working for us to acquire land. We may be able to seek reimbursement

after purchasing, but it will depend on how much funds they have.

Another update is through the end of this fiscal year which ends September 30, we have the funds of \$1M to be utilized for land acquisition. However, due to budget cuts, those funds may not be there after Oct 1st.

**B. Parcel Selection for Village Acquisition- FY 24/25 budget**

The current fiscal year's budget is 1M and was meant to be used for the acquisition of a large parcel. Specifically, AV Investors a.k.a. Bonefish Holdings properties (north end of Matecumbe -mm 83) that are currently undeveloped. Because we couldn't negotiate a sale price, the owner is seeking to build a single-family residence and has submitted a building permit. However, the planning department has denied the request and is currently under appeal. This means we won't be seeking to make another offer. Peter said that the 1M budget fund is still there, and suggested that the committee could decide to use it to purchase other properties during this current fiscal year.

Peter provided additional information with regard to the Florida Forever Properties Acquisition letters that were sent out from the Florida Forever list and also, the ones that had desirable vacant properties that weren't on the list, but the committee had desirable interest. We received a dozen responses from those that wanted to be added and 6 that were willing sellers.

**C. Review of LAAC Properties - continued**

The LAAC Acquisition list of desirable properties was reviewed by the committee. The properties were ranked high or low in terms of interest in acquiring. This was a continuation from the last meeting. The committee completed the review of the list.

Members discussed the possibility of getting appraisals for three properties (Parcel IDs # 00093170-000000, # 0042150-000000, #00413070-000000) before the next regular council hearing.

Vice Chair, Carolyn Ambler, motioned that the committee bring to the council all three properties for acquisition: property #1 (Parcel ID# 00093170-000000), property #2 (Parcel ID#0042150-000000), and property #3 (Parcel ID#00413070-000000) to be appraised and should be obtained regardless of what occurs with budget. Frank Derfler seconded the motion. Motion passed unopposed.

Members then discussed the idea of only appraising and acquiring only properties #2 (Parcel ID# 0042150-000000) and #3 (Parcel ID#00413070-000000) and Chair, Greg Dully, suggested amending the motion to only have those two properties.

Carolyn Ambler proposed bringing it to the council to appraise properties #2 and #3 only due to budget constraints and to acquire them.

Member of council, Deb Gillis, suggested that the committee should present all three properties as they are properties of interest. Land Use consultant, Rebecca Jetton, also agreed. Vice Chair, Carolyn Ambler, motioned to amend the first motion of all three properties. Frank Derfler seconded the motion, and the motion passed unopposed. She, then, restated the motion to the following: Motion to recommend bringing to the council to have all three properties (Parcel ID# 00093170-000000), property #2 (Parcel ID#0042150-000000), and property #3 (Parcel ID#00413070-000000) be appraised, initiate negotiations and acquire. Frank Derfler seconded the motion. Motion put to vote: All ayes and motion

passed 9-0.

**D. Quarterly Activity Report**

Peter Frezza suggested that the committee go over and recommended presenting to the council the FY 25-26 budget land acquisition request that the committee had in mind. The committee agreed to carry over the budget of 1m for the new fiscal year as we are honing our targets as the committee has great acquisitions, as Vice Chair, Carolyn Ambler, mentioned.

It was also discussed to provide specific reasons as to why the committee would like to acquire x properties when it is presented to the council. The main target reason is for conservation purposes.

**E. Next Meeting Date**

The committee scheduled its next meeting for Wednesday, November 5th, 2025. Item to add to the agenda: Alan Cockerham suggested the committee should review the letter that was sent to properties on the Florida Forever list and propose revising the verbiage of the letter (for both high and low level acquisition properties). That will allow the committee to identify the desirable properties with owners willing to sell and then present them to the council as prospective properties to appraise and acquire.

**VII. ADJOURNMENT**

Chair, Greg Dully, made a motion to adjourn, and the group adjourned at 11:33am.

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Recording Secretary, Angy Rivas

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Date

\_\_\_\_\_  
Chair, Greg Dully

\_\_\_\_\_  
Date



## *Islamorada, Village of Islands*

February 18, 2025

Dear Islamorada Vacant Property Owner:

This letter is an introduction to the land acquisition program coordinated by the Village of Islamorada. In partnership with the Monroe County Land Authority, the Village land acquisition program collaborates with the Florida Forever program administered by the Florida Department of Environmental Protection to acquire environmentally sensitive land in the Village. **The vacant property in Islamorada under your ownership has been identified by the Florida Forever program as an important parcel worthy of acquisition.** Land acquisition in the Village will protect rare plants and animals and contribute to improved water quality.

Florida Forever is Florida's premier conservation and recreation lands acquisition program. It is an environmental land acquisition program which purchases land to preserve native habitat, protect wildlife, add resiliency from storm impacts, and provide passive outdoor recreation. You can learn more about the program by visiting their website.

<https://floridadep.gov/lands/environmental-services/content/florida-forever>

I would like to speak with you or your realtor to assess your interest in voluntarily selling your vacant land for conservation purposes. Understandably it may not be for sale at this time. However, if you are interested in selling, an appraisal would be arranged by the Monroe County Land Authority at no cost to you and an offer would be made for your consideration. Please contact me by email or phone if you are interested in selling your vacant land and allow me the opportunity to explain our program more fully.

Sincerely,

A handwritten signature in blue ink that reads "Peter Frezza".

Peter Frezza  
Environmental Resources Manager  
Islamorada, Village of Islands  
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305-664-6427