



Islamorada, Village of Islands **SPECIAL CALL VILLAGE COUNCIL MEETING**

November 17, 2025 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

The Village Council has resumed the in-person regular meeting format. Virtual participation is still available to the public. Please see the last page of the agenda for participation details

AGENDA

- I. CALL TO ORDER / ROLL CALL**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA: Requests for Deletion / Emergency Additions**
- IV. MAYOR / COUNCIL COMMUNICATIONS**
- V. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**
 - A. 2022 Wastewater Rate Study
- VI. WASTEWATER DISCUSSION**
 - A. Wade Trim Engineering Executive V.P. Tom Brzezinski
 - B. Key Largo Wastewater Treatment District General Manager Peter Rosasco
 - C. Islamorada Wastewater Public Works Director A. J. Engelmeyer
- VII. PUBLIC COMMENT**

This is general public comment. It provides an opportunity for the public to speak about matters that are pertinent to the Village but not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)
- VIII. RESOLUTIONS**
 - A. Resolution Approving Annual Support Agreement with Star Controls, Inc. to Provide SCADA Support Services for FY 2025-2026 **TAB 1** A.J. Engelmeyer, Public Works Director
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING ANNUAL SUPPORT AGREEMENT BETWEEN STAR CONTROLS, INC., AND ISLAMORADA, VILLAGE OF ISLANDS, TO PROVIDE SCADA WASTEWATER SUPPORT SERVICES AS NEEDED FOR FY 2025-2026; AUTHORIZING A TOTAL NOT-TO-EXCEED; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE
- IX. MOTIONS**

- A. In-Kind Penalty Project Proposal **TAB 2** Peter Frezza,
Environmental Resources Manager
**Move to Approve the Proposed In-Kind Penalty Project
Proposal**

X. ADJOURNMENT

Options for Viewing the Village Council Meeting:

The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from their personal computer, tablet or phone via the following link:

https://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php

Public Participation through Public Comment:

The public may provide public comment on items of a general nature or items specific to the agenda. Below are the guidelines for submitting public comments:

Option 1: Email your comments.

1. Public comment should be submitted via email to: public.comment@islamorada.fl.us
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.
4. Public comment should be submitted by 9 a.m. the day before the meeting. Public comment will be sent to the Village Councilmembers for consideration prior to the meeting. Public comments will not be read during the meeting.

Option 2: Call in During the Meeting.

1. If phoning in, dial 305-224-1968 and enter the webinar **ID: 911 0656 4166** followed by #. When the Mayor opens public comment pertaining to the agenda item you are interested in dial *9 to be recognized by the Zoom meeting monitor. The Monitor will call you by the last four digits of your phone number. **Please be sure to unmute your phone when you are called upon.**
2. If watching online via Zoom: Open the Zoom webinar link <https://zoom.us/j/91106564166> and follow the prompts to join the webinar. When the Mayor opens public comment use the "raise your hand" feature to be recognized by the meeting monitor. Public comments will be heard in the order in which they are received.

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



Council Communication

To: Mayor and Village Council
From:
Date: November 17, 2025
SUBJECT: **2022 Wastewater Rate Study**

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: 1. 03312022_RVCM_TAB 2_Wastewater Rate Study



Council Communication

To: Mayor and Village Council

From: Maria T. Bassett, Acting Village Manager / Finance Director

Date: March 31, 2022

SUBJECT: RAFTELIS FINANCIAL CONSULTANTS – WASTEWATER RATE AND CAPACITY STUDY

At its meeting on September 17, 2021, the Village Council adopted Resolution No. 21-09-96 to engage Raftelis to perform a wastewater rate and capacity fee study for the Village's Wastewater Utility. The Study is needed to facilitate the Village's financial consultants' evaluation of debt refinancing options. Due to historically low interest rates, Village staff is currently working with its financial advisor, Julie Santamaria from RBC Capital Markets, to evaluate refinancing of the Village's outstanding debt (especially State Revolving Fund loans through the Florida Department of Environmental Protection (FDEP) that were secured for the Village-wide wastewater capital project).

Tony Hairston, Vice President, Raftelis, will be presenting the results of their wastewater rate study at the meeting on March 31, 2022, and will attend in person. Julie Santamaria from RBC Capital Markets will be attending the meeting via Zoom.

After considering the information being presented by Tony Hairston and followed up by information from Julie Santamaria, Council will be asked to decide whether or not to pursue refunding the Village debt with the goal of realizing debt service savings and mitigating wastewater rate increases. Additionally, the Council will be asked whether they wish to fully implement increase wastewater system development charges or direct Raftelis to develop a multi-year phasing approach.

The slide deck that Raftelis will be presenting is attached.

Village of Islamorada

2022 Wastewater Rate Study Overview
to Village Council

March 31, 2022



Wastewater Rate Study Overview

- Raftelis / Tony Hairston has been working with Village since early planning stages of its wastewater system
 - › Developed NPK and RSA rates
 - › Account Information Management System (AIMS)
- 2022 rate study includes 10-year financial forecast
- Rate design review
- System development charge and EDU policy review

Existing Wastewater Rate Background

- Developed in 2013 in anticipation of providing service to RSA
- Wastewater rates designed to recover ongoing operating expenses plus a portion of wastewater debt service
 - › Remaining wastewater debt service not funded from rates is funded by:
 - a) Wastewater non-ad valorem assessments (on property tax bill) and
 - b) Infrastructure sales tax (original projections relied on \$1.8 million per year in infrastructure sales tax*)
- 2013 wastewater rates:
 - › Recommended annual indexing of 1.0% beginning in 2016 (7.2% cumulative through FY 2022)
 - › Actual implementation: only 4.0% cumulative (through FY 2022)

* Note: The FY21/22 Budget includes the use of \$1.0 million in Infrastructure Tax for the Wastewater Fund; prior years have relied on less than \$1.0 million.

Wastewater Customer Overview

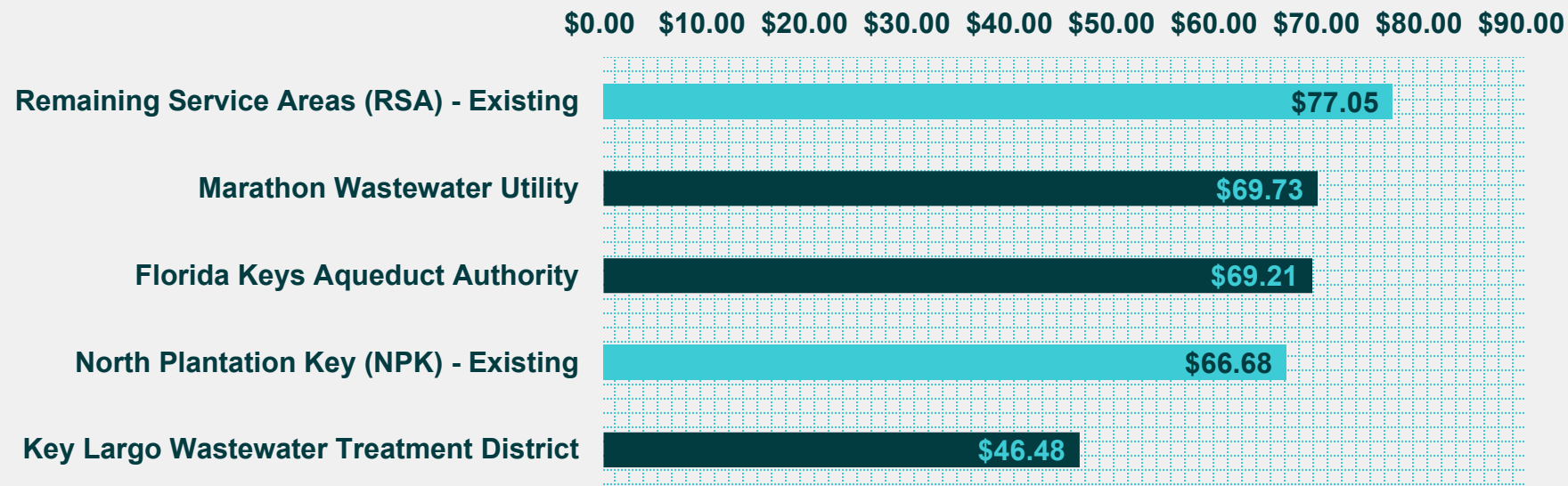
Customer Class	Residential	Non-Residential	Total
Accounts reported during FY 2020:			
North Plantation Key	1,136	40	1,176
Remaining Service Area	<u>3,266</u>	<u>273</u>	<u>3,539</u>
Total Accounts	4,402	313	4,715
EDUs:			
North Plantation Key	1,227	177	1,404
Remaining Service Area	<u>4,239</u>	<u>2,459</u>	<u>6,698</u>
Total EDUs	5,466	2,636	8,102

Wastewater “Revenue Gallons”

Customer Class	Residential	Non-Residential	Total
Reported during FY 2020:			
Annual Revenue Gallons:			
North Plantation Key	58,608	8,671	67,279
Remaining Service Area	<u>177,031</u>	<u>110,223</u>	<u>287,254</u>
Total Annual Revenue Gallons	235,639	118,894	354,533
Average Monthly Usage per EDU:			
North Plantation Key	3.98	4.08	3.99
Remaining Service Area	3.48	3.74	3.57
Average Monthly Usage per EDU	3.59	3.76	3.65

Existing Wastewater Rates

Comparison of Monthly Wastewater Bill at 4,000 Gallons



Rate Components	NPK	RSA
Customer Charge	\$10.56	\$10.56
Base Charge per ERC	\$30.04	\$40.41
Usage Charge per kgal	\$6.52	\$6.52

Wastewater Revenue Requirements

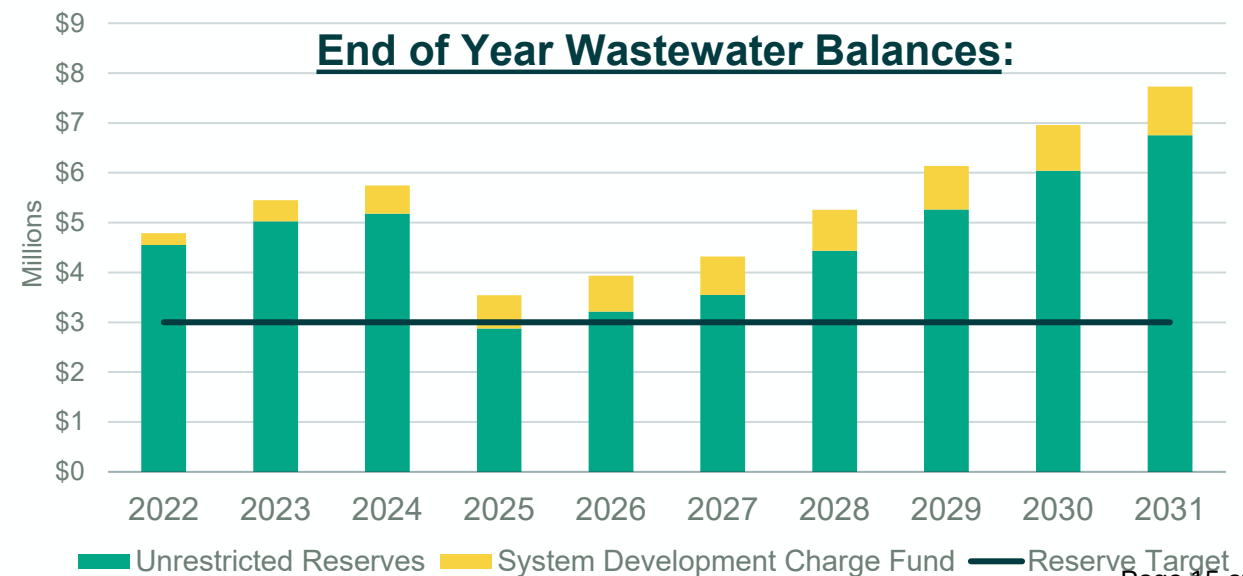
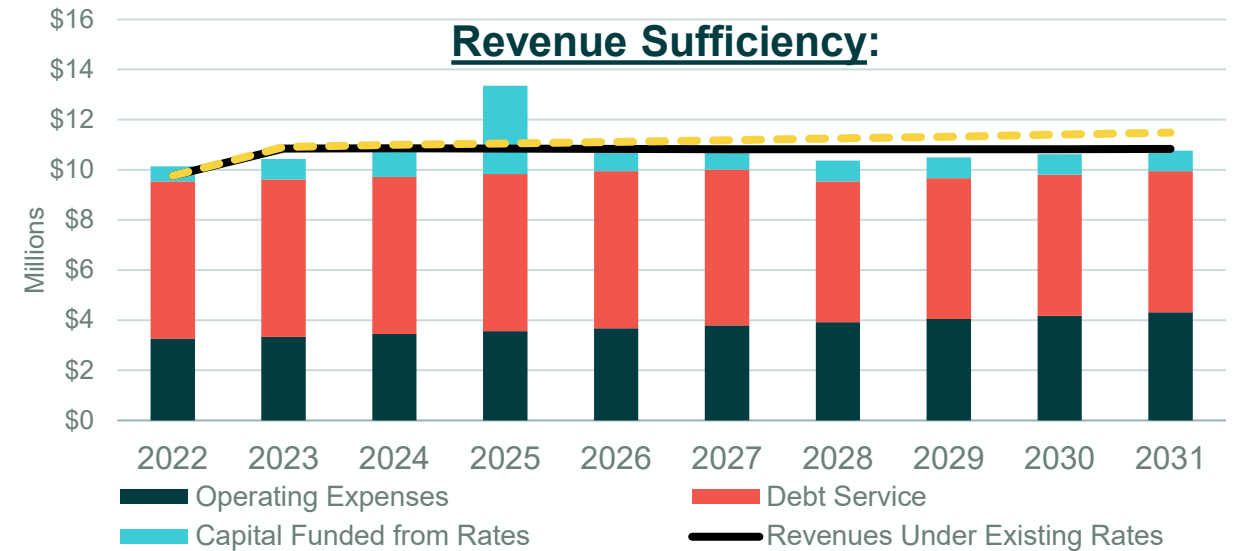
- Significant operating and maintenance costs (projected FY 2023):
 - › KLWTD: \$1,324,800
 - › Personnel-related: \$ 602,000
 - › Electric/operating supplies: \$352,000
 - › Repair and maintenance: \$340,000
 - › Insurance: \$253,000
- Debt service (principal and interest, per year)
 - › Existing debt: \$6,273,000
 - › Projected refunding: \$5,565,000
 - Refunding subject to market conditions
 - Includes release of existing debt service reserve
- Renewal and replacement
 - › Includes 0.5% of asset replacement per year (\$825,000 per year)

Wastewater Revenue Sufficiency Scenarios

1. Status Quo – existing debt service and use \$1.1 million/year infrastructure funds with 1.0% annual rate indexing
2. Debt refunding – no immediate indexing needed based on current market conditions for refunding; reduce infrastructure fund use to \$600,000/year

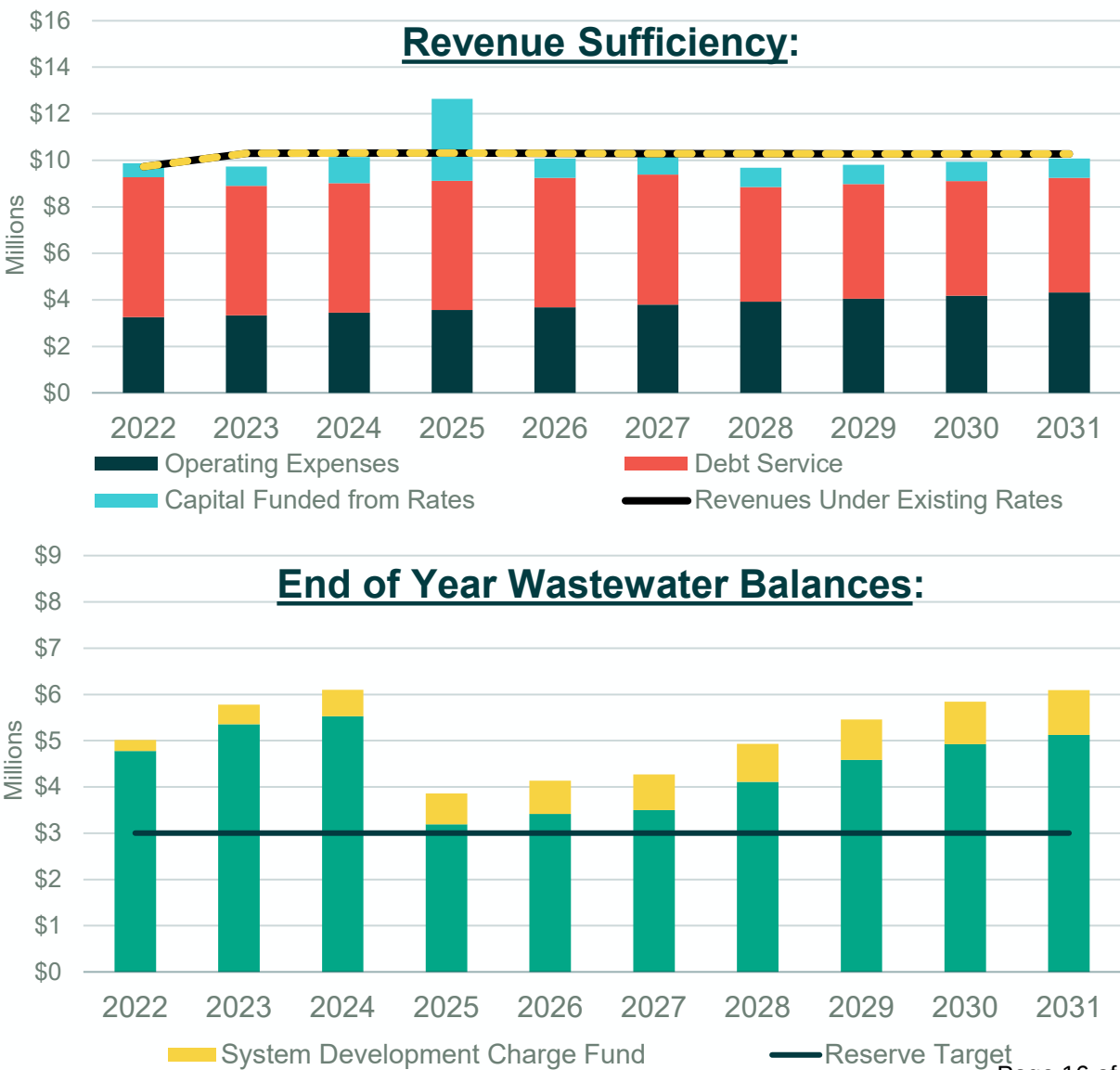
1. “Status Quo”

- Continued use of infrastructure funds – \$1.1 million per year (slightly higher than current budget)
- Continue 1.0% per year indexing
- Could consider consolidating rate schedules between RSA and NPK by phasing in higher NPK rates over a three- to five-year period



2. Refunding Projection

- Lower the use of infrastructure funds from \$1.1 million to \$600,000
- No rate increases
- Could consider consolidating rate schedules between RSA and NPK by phasing in higher NPK rates over a three- to five-year period



Refunding Assumptions

- SRF refundings currently provide approximately \$4.5 million in total savings
- \$6.1 million reserve fund is released, which reduces amount of refunding bonds issued
- Estimated savings based on public offering secured by a covenant to budget and appropriate from legally available non-ad valorem revenues
- Additional approximately \$250,000 in savings by refunding Series 2012 and 2013 loans

	General Government - Series 2012 & 2013	SRF Refundings	Total
Amount Refunded	\$6,065,897	\$64,810,906	\$70,876,803
Existing Interest Rates	2.21%-3.80%	2.737 - 2.891%	2.21%-3.80%
Refunding Amount	\$5,465,000	\$49,995,000	\$55,460,000
Estimated All-Inclusive True Interest Cost	1.73%	2.12%	2.10%
Total Savings (less reserve release)	\$250,578	\$4,549,021	\$4,799,599
Annual Savings			
2022	16,309	371,067	387,376
2023	37,183	801,200	838,383
2024	38,750	798,450	837,200
2025	36,741	798,200	834,941
2026	41,505	800,700	842,205
2027	38,340	801,200	839,540
2028	41,750	791,662	833,412
2029		793,412	793,412
2030		793,662	793,662
2031		792,912	792,912
2032		791,662	791,662
2033		790,412	790,412
2034		790,812	790,812
2035		793,091	793,091
Total	\$250,578	\$10,708,445	\$10,959,023
Less Reserve Release	\$0	\$6,159,424	\$6,159,424
Total	\$250,578	\$4,549,021	\$4,799,599

Refunding/Financing Assumptions

- Estimated savings based on public offering secured by a covenant to budget and appropriate from legally available non-ad valorem revenues
- Assumed public offering due to difficulty of estimating bank bids
- Recommend RFP for bank loan
- Would not require bond rating, ongoing rating surveillance and public market continuing disclosure requirements

Debt Service Coverage Projections "Status Quo"

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<u>With use of \$1.1m / year infrastructure sales tax:</u>										
Net Revenues (\$000s)	\$7,496	\$7,577	\$7,548	\$7,492	\$7,435	\$7,380	\$7,331	\$7,272	\$7,220	\$7,161
Debt Service (\$000s)	6,273	6,273	6,272	6,272	6,266	6,222	5,620	5,620	5,620	5,620
Debt Service Coverage	1.20	1.21	1.20	1.19	1.19	1.19	1.30	1.29	1.28	1.27
<u>Excluding infrastructure sales tax:</u>										
Net Revenues (\$000s)	\$7,496	\$6,471	\$6,431	\$6,364	\$6,296	\$6,229	\$6,169	\$6,098	\$6,034	\$5,963
Debt Service (\$000s)	6,273	6,273	6,272	6,272	6,266	6,222	5,620	5,620	5,620	5,620
Debt Service Coverage	1.20	1.03	1.03	1.01	1.00	1.00	1.10	1.09	1.07	1.06

Note: assumes 1.0% annual rate indexing.

Debt Service Coverage Projections with Debt Refunding

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<u>With use of \$600k / year infrastructure sales tax:</u>										
Net Revenues (\$000s)	\$7,456	\$6,968	\$6,866	\$6,748	\$6,628	\$6,496	\$6,369	\$6,228	\$6,092	\$5,950
Debt Service (\$000s)	6,007	5,565	5,565	5,563	5,575	5,586	4,934	4,927	4,927	4,928
Debt Service Coverage	1.24	1.25	1.23	1.21	1.19	1.16	1.29	1.26	1.24	1.21
<u>Excluding infrastructure sales tax:</u>										
Net Revenues (\$000s)	\$7,456	\$6,367	\$6,265	\$6,145	\$6,025	\$5,892	\$5,764	\$5,622	\$5,485	\$5,342
Debt Service (\$000s)	6,007	5,565	5,565	5,563	5,575	5,586	4,934	4,927	4,927	4,928
Debt Service Coverage	1.24	1.14	1.13	1.10	1.08	1.05	1.17	1.14	1.11	1.08

System Development Charge and EDU Review



EDU Review

- Develop plan to review non-residential EDUs every year
 - › Village's AIMS automated account system to create a report summarizing historical use per non-residential account
 - › Notification procedure for any properties where the capacity utilized justifies an increase to the EDU
 - › An annual review period each year with a date certain for any increases in EDU calculations into the billing system

EDU Review (cont'd.)

- No changes to existing EDU methodology:
 - › Level of service (157 gallons per day)
 - › Chapter 64-E (Florida Administrative Code)
 - › Affordable housing
 - Any change in policy would weaken impact wastewater financial position since numerous affordable housing units have been making assessment payments and monthly base charges on existing policy
 - If Council policy is to assist affordable housing with wastewater fees, we recommend using other Village funding sources to fund wastewater fees so that wastewater fund is not weakened and EDUs/connection fee administration remains consistent

System Development Charge Calculation

- System Development Charges: one-time charges assessed against new customers or developers to recover a proportional share of the wastewater infrastructure capacity costs
 - › Existing fee = \$7,184.31 per EDU (\$2,067.37/EDU above 10 EDUs)
- Calculated system development fees
 - › Based on infrastructure costs including local collection system, transmission, and treatment/disposal capacity costs
 - › Assets allocated between existing users and oversizing allocated to growth

Calculated System Development Charges

Description	Treatment / Transmission	Collection	Total
RCNLD of Existing Facilities	\$12,727,654	\$18,519,421	\$31,247,075
NPV of Financing Costs	1,419,718	2,065,767	3,485,485
Less Grants and Capital Contributions	4,753,301	6,755,432	11,508,733
Less User Fee Credit	<u>68,404</u>	<u>118,284</u>	<u>186,688</u>
Total Costs Recovered	\$9,325,667	\$13,711,472	\$23,037,139
Permitted Capacity (MGD)	0.235	0.235	0.235
Unit Cost per Gallon	\$39.72	\$58.40	\$98.11
Level of Service (gpd)	157	157	157
Calculated Fee per EDU	\$6,235.50	\$9,168.02	\$15,403.52
Calculated Fee per EDU (rounded)	\$6,235.00	\$9,165.00	\$15,400.00

System Development Charge Comparison

Wastewater Utility	Connection Fee per EDU
Islamorada, Village of Islands – Existing	\$7,184.31
Islamorada, Village of Islands – Calculated [1]	\$15,400.00
<u>Other Florida Keys Utilities:</u>	
Key Largo Wastewater Treatment District	\$6,680.00
Marathon Wastewater Utility	\$12,340.00
Florida Keys Aqueduct Authority	\$6,290.00

[1] The calculated amount shown is per EDU up to 10 EDUs. Above 10 EDUs the calculated amount is \$6,235 per EDU. A multi-year phasing in schedule can be developed to spread the increase over time. The fully calculated fees are not necessary to meet revenue requirements. Implementing the full fees however will minimize any ratepayer funding of growth-related costs.

Conclusion

1. Wastewater rates will require 1.0% annual rate index without refunding of debt. Current refunding scenarios show that rate index will not be immediately be needed (subject to market conditions at time of refunding).
2. Village should pursue refunding of existing wastewater debt.
3. Wastewater infrastructure costs support significant increases in system development charges for new growth. Village can phase higher charges over multiple years.
4. Village should develop an annual EDU review process so that data is current and improve communication and transparency of EDU calculations.



Council Communication

To: Mayor and Village Council
From: A.J. Engelmeyer, Public Works Director
Date: November 17, 2025
SUBJECT: **Resolution Approving Annual Support Agreement with Star Controls, Inc. to Provide SCADA Support Services for FY 2025-2026 TAB 1**

Background:

On October 17, 2022, the Village issued a Request for Proposals (RFP) 22-12 with the objective to develop and install a new SCADA system that provides reliable communication, both remote monitoring and control of existing sites, provide for the addition of future sites, and the low-cost addition of sites that have a small quantity of inputs/outputs ("I/O"). At its regular meeting on January 19, 2023, the Village Council adopted Resolution No. 23-01-02, thereby approving the final ranking and recommendations of the RFP 22-12 review committee. Star Controls, Inc. ("Star Controls"), was approved for professional contractor services through this process.

Analysis:

The Village operates six vacuum pump stations handling an average daily flow of 780,000 gallons. Routine wear can cause occasional downtime, which, if not addressed quickly, may result in operational and safety issues. The Village's SCADA system, developed by Star Controls, enables monitoring, control, and analysis of these systems both remotely and on-site.

The proposed annual support agreement with Star Controls includes remote technical support, on-site maintenance, and daily tailored training for staff. Their familiarity with the system ensures timely issue resolution, reduces the risk of service interruptions, and enhances staff proficiency. Approval of this agreement will provide critical support for the Village's SCADA infrastructure, safeguarding operations and maintaining service reliability.

Budget Impact:

The proposed Agreement with Star Controls is for a not-to-exceed fee of \$37,400.00. This fee would be paid from the Village's Wastewater Professional Services.

Staff Impact:

There is no staff impact associated with this project.

Recommendation:

It is recommended that the Village Council adopt the attached resolution, thereby approving and authorizing the agreement with Star Controls Inc.

- Attachments:**
1. Resolution
 2. Exhibit A

RESOLUTION NO. 25-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING ANNUAL SUPPORT AGREEMENT BETWEEN STAR CONTROLS, INC., AND ISLAMORADA, VILLAGE OF ISLANDS, TO PROVIDE SCADA WASTEWATER SUPPORT SERVICES AS NEEDED FOR FY 2025-2026; AUTHORIZING A TOTAL NOT-TO-EXCEED; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, On January 19, 2023, the Village Council adopted Resolution 23-01-02 approving the final ranking and recommendations of the RFP 22-12 review committee and authorizing Star Controls, Inc. ("Star Controls") for professional contractor services; and

WHEREAS, the Village currently operates six vacuum collection systems with pump stations handling an average daily flow of 770,990 gallons, and routine wear can cause occasional downtime that, if not addressed promptly, may result in operational and safety issues; and

WHEREAS, the Village's SCADA system, developed by Star Controls, enables efficient monitoring, control, and analysis of these systems both remotely and on-site; and

WHEREAS, the proposed annual support agreement with Star Controls provides for remote technical support, on-site maintenance, and daily tailored training for Village staff, ensuring timely issue resolution, reducing the risk of service interruptions, and enhancing staff proficiency; and

WHEREAS, the proposed not-to-exceed fee of \$37,400.00 for annual SCADA support services will be funded from the Village's Wastewater Professional Services Fund; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated

into this Resolution by this reference.

Section 2. **Authorization of Village Officials.** The Village Manager and/or designee and the Village Attorney are authorized to take all actions necessary to implement the terms and conditions of the Agreement.

Section 3. **Authorization of Fund Expenditure.** Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Purchasing Procedures Ordinance, the Village manager is authorized to expend budgeted funds to implement the terms and conditions of the Agreement up to \$37,400.00

Section 4. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Remainder of this page intentionally left blank.

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:

Mayor Sharon Mahoney _____

Vice Mayor Don Horton _____

Councilman Steve Friedman _____

Councilwoman Deb Gillis _____

Councilwoman Anna Richards _____

PASSED AND ADOPTED ON THIS ____ DAY OF _____, 2025.

SHARON MAHONEY, MAYOR

ATTEST:

MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

JOHN QUICK, VILLAGE ATTORNEY





Products and Support Services Quote

11555 Heron Bay Blvd
Coral Springs, FL 33076
Phone: 954.604.6656
www.star-controls.com
Contact: sales@star-controls.com

DATE: 9/25/2025
Quote # ISL20250925-01

Customer					
Name Islamorada					
Address 86800 Overseas Highway					
City Islamorada		State FL		ZIP 33036	
Phone 305-509-1760					
REP		PROJECT		SHIPPING TERMS	
Clay Boggess		SCADA Systems - Annual Support			
ITEM	MODEL	DESCRIPTION	QTY	UNIT PRICE	TOTAL
Services					
1	STR-TS-STD	Remote Technical Support - Scheduled	80	\$ 200.00	\$ 16,000.00
2	STR-TS-EME	Remote Technical Support - Unscheduled	20	\$ 225.00	\$ 4,500.00
3	STR-TSOS-STD	On-site Work - Scheduled	5	\$ 1,600.00	\$ 8,000.00
4	STR-TROS-DAY-1	Daily On-site Tailored Training	2	\$ 2,000.00	\$ 4,000.00
		Subtotal Services			\$ 32,500.00
		Discount	0%	\$ 32,500.00	\$ -
		Total Services			\$ 32,500.00
Term & Conditions				SubTotal	\$ 32,500.00
Quote Validity: 90 Days				Shipping	\$ -
Payment Terms: Net 30				Tax	\$ -
Invoicing: Pre-paid on annual basis				Travel & Lodging	\$ 4,900.00
				TOTAL	\$ 37,400.00



Council Communication

To: Mayor and Village Council
From: Peter Frezza, Environmental Resources Manager
Date: November 17, 2025
SUBJECT: In-Kind Penalty Project Proposal TAB 2

Background:

In lieu of making a cash payment of \$10,820.00 in civil penalties as set forth in paragraph 9 of the FDEP Consent Order, the Village may elect to offset this amount by implementing an in-kind penalty project, which must be approved by the FDEP. An in-kind project must be either an environmental enhancement, environmental restoration or a capital/facility improvement project and may not be a corrective action requirement of the Order or otherwise required by law. The value of the in-kind penalty project shall be one and a half times the civil penalty offset amount, which in this case is the equivalent of at least \$16,230.00. If the Village chooses to implement an in-kind project, the Village shall notify the Department of its election by certified mail within 15 days of the effective date of the Consent Order. The Village is proposing an in-kind penalty project in lieu of making the cash payment and the letter indicating this to the Department is attached as Exhibit "A".

Analysis:

The Village is proposing an environmental restoration project, restoring approximately 10,000 square-foot disturbed area on the Oceanside of Windley Key, at approximately mile 84.4 bayside, as indicated in the attached Figure 1. The proposed cost of the restoration project is \$18,812.50 as indicated in Exhibit "B", attached hereto.

Budget Impact:

Staff Impact:

Recommendation:

Attachments:

1. Exhibit A_IVOI In-Kind Penalty Project Proposal
2. Exhibit B_Estimate
3. Figure 1 - project location



Exhibit "A"

Islamorada, Village of Islands

November 12, 2025

Florida Department of Environmental Protection
Compliance Assurance Program
2796 Overseas Hwy. Suite 221
Marathon, FL 33050

RE: In-Kind Penalty Project Proposal
Consent Order, No. 25-0038

To Whom It May Concern;

In response to Consent Order No. 25-0038, Islamorada, Village of Islands (the "Village"), is proposing an in-kind penalty project in lieu of making a cash payment of \$10,820.00 in civil penalties, as set forth in paragraph 9 of the consent order. The Village is proposing an environmental restoration project. The project would restore an approximately 10,000 square-foot disturbed area on the oceanside of Windley Key, Islamorada, at approximately mile 84.4, adjacent to US Highway 1, as depicted in Figure 1. The property is owned by Florida's Department of Transportation and leased to the Village. The property has been used for various purposes over the past few decades, all of which have led to degradation of native habitat. The property is currently vacant and unvegetated. Most recently it has been used for construction staging and as a storm debris disposal and management location.

Specifically, the project would entail the planting of one hundred seventy-five (175) green buttonwood plants in 7-gallon pots, spaced evenly 8 feet on center through the impacted area, indicated in the polygon on Figure 1. We are proposing buttonwood plants because the area is slightly too high in elevation to support mangrove growth and slightly too low to promote upland hardwood species. The elevation here would naturally support a mixed buttonwood association. The area does experience seasonal tidal flooding during fall king tide events. Once the buttonwood's become established and the sediment stabilizes, mangroves should self-propagate on the waterward side of the restoration area and it is likely that upland species will become established on the more elevated section closer to the highway. Additionally, we are proposing planting the fence line of this property with buttonwood plants spaced 30 feet on center. This area is indicated by the hashed line on Figure 1.

Benefits of this project will include the consolidation and stabilization of soil and other loose earthen materials, thereby helping to prevent erosion and creation of natural habitats for the propagation and protection of wildlife, birds, fish and other aquatic life. The project will act as a large natural stormwater treatment area as well, as it is adjacent to US Highway 1, thereby reducing non-point-source water pollution from the highway. Ancillary benefits will include carbon dioxide absorption and carbon storage, water conservation, air purification by precipitation of dust particles, transpiration, reduction of heat by transpiration and the creation of shade.

Attached as Exhibit B to this proposal is a quote for Eighteen Thousand Eight Hundred Twelve Dollars and Fifty Cents (**\$18,812.50**) from Tim Matthews Tree and Landscape Inc. ("Tim Matthews") to complete this restoration project. This quoted value will be the cost incurred by the Village to complete the project. Tim Matthews is a well-established and respected professional landscaping company within the upper Florida Keys. They have been in business for over 35 years. The Village currently has a continuing services agreement with Tim Matthews and frequently uses their services for similar restoration projects. Their work has always been of very high standards.

This restoration project would be completed within four weeks of acceptance of this In-Kind Penalty Project Proposal. Watering of the plants until establishment will continue as needed through the dry season until June 2026. The Village would demand 100% survival rate of the plants from Tim Matthews and the Village will monitor the project site on a weekly basis to ensure survivorship.

The proposed project value exceeds the civil penalty offset amount of \$16,230 by \$2,582.50. We are requesting approval by the Department of this proposal.

Respectfully,



Ron Saunders
Village Manager
Islamorada, Village of Islands

w/ attachments

Tim Matthews Tree & Landscaping,
Inc.
160 Florida Ave
Tavernier, FL 33070

Exhibit B

Estimate

Date	Estimate #
10/28/2025	26877

Name / Address
Islamorada Village of Islands 86800 Overseas Hwy Islamorada, FL 33036

Terms
Due upon Completion

Description	Qty	Cost	Total
Planting Project For Windley Key Bayside Of Three Waters Resort. Delivery And Installation Of 175 Green Buttonwood Bush In 7 Gallon Containers. Includes Prep Work, Planting, Soil And Remove Excess Soil And (20) Watering Services.	175	107.50	18,812.50
THANK YOU FOR YOUR BUSINESS!		Total	\$18,812.50

*** Please note that we are not responsible for any underground utility damage if not properly marked or made aware of.***

Signature _____

Phone #	Fax #	E-mail
305-853-7044	305-916-5476	timmatthewstree@gmail.com

Figure 1

