Islamorada, Village of Islands

LAND ACQUISITION ADVISORY COMMITTEE

August 5, 2026 - 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 the meeting minutes for the May 6, 2026, meeting.

VI. ITEMS FOR DISCUSSION

- **A.** Village Acquisition Priority List Properties.
- **B.** Review Quarterly Action Plan List
- **C.** Legacy Hammock Program
- **D.** 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 6, 2026 - 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: 9:33AM
Present were:
Karyn Allman
Howie Arnold
Alan Cockerham
Frank Derfler
Tammie Gurgiolo
Michelle Robinson
Greg Dully
Carolyn Ambler

Excused absence:
Matt Turk

Also present were: Environmental Resources Manager, Peter Frezza, Councilwoman, Deb Gillis,Recording Secretary, Angy Rivas, and Consultant, Rebecca Jetton via Zoom

II. PLEDGE OF ALLEGIANCE

The group participated in the Pledge of Allegiance.

III. ADDITIONS AND / OR DELETIONS TO THE AGENDA

Rebecca Jetton and Peter Frezza proposed adding a new agenda item regarding BPAS and land dedication. Committee agree and was added to this agenda under Tab E.

IV. PUBLIC COMMENT

No public comment.

V. APPROVAL OF MINUTES

A. Approval of the meeting minutes for the November 5, 2025, meeting.

Frank Derfler approved the meeting minutes.
Michelle Robinson seconded the motion.

Motion passed unopposed.

VI. ITEMS FOR DISCUSSION

A. Village Acquisition Priority List Letters- Responses

Peter Frezza updated the committee on the revised acquisition letter that was sent to all property owners on both the acquisition list and the Florida Forever list. He also presented the letter to the committee.

Six property owners responded to Peter; however, only two property owners expressed serious interest after receiving additional information.

The first discussion focused on the Choate property, located adjacent to the Horse Pens property. Peter has been in ongoing communication with the property owner's realtor regarding a potential sale, and contact between the parties continues. He noted that the owner indicated a potential selling price between $8,000 and $10,000.

Peter also contacted the Monroe County Land Authority regarding the sale process for the parcel they currently own next to the Choate property and the Horse Pens property. The Land Authority is not interested in purchasing the narrow strip of land due to encroachment issues affecting the Horse Pens property. As a result, during the sale agreement which occurred either in the late 80's or early 90's, this narrow strip was carved out as a separate, independent lot.

At present, the only viable option for purchasing this parcel is through Village acquisition. The current budget allocated for 'Land Acquisition' this fiscal year (25-26) is $25,000.

Tammie Gurgiolo made a motion to recommend bringing the purchase of the Choate property to the Council, utilizing the current budget of $25,000. Alan Cockerham seconded the motion. The motion passed unanimously.

Greg Dully will present a committee report update at the May 12 Council meeting.

The committee then discussed the Charles Roberts Family Trust property, which is adjacent to Green Turtle Hammock. Peter has been in communication with the property owner regarding a potential interest in selling. However, the owner has suggested an asking price in the range of $1 million to $2 million. The current zoning of the property is conservation and due to this does not have development potential under this zoning type. The land authority will be doing an appraisal of this property. But the appraisal value would not be a public record.

Committee member Alan Cockerham raised the question of whether determining the property's prior zoning could support a lower acquisition cost, or whether the current conservation zoning would prevent the Village from making an offer due to the evaluation process.

The committee obtained the County's zoning records for the property, which indicate that the property is divided into two zoning classifications: Native Area and Single Residential.

After discussion, the committee agreed to pause the acquisition of the property and revisit the matter in a few years to determine whether circumstances have changed.

Peter Frezza and Rebecca Jetton also discussed the issue and proposed a new agenda item (Tab E) as a potential solution.

B. Review Quarterly Action Plan List

Peter reviewed the committee's annual action plan with the members. He suggested hosting a public open house at Green Turtle Hammock. He noted that the Chamber of Commerce is currently hosting an After Hours event on May 19.

Peter also updated the committee on the renovation of the Russell Cottage and announced that an Environmental Research Center is expected to open in June.

Peter advised that any site visit involving two or more committee members would require public notice.

The committee reviewed the current capital funds allocation of $25,000 designated for operational purposes. Members discussed the possibility of using the committee's previous budget structure to allow funds to be used for both acquisition and operational costs. This proposal would need to be presented to Council at the July meeting, and preparation of the agenda item should begin immediately.

Committee member Howie Arnold motioned to recommend requesting an allocation of funds sufficient to cover the acquisition of three previously identified parcels — Van Sant, Marker 87.5 Enterprises, and Samurai Conchstruction. Greg Dully seconded the motion.

Howie Arnold also motioned to recommend using the existing $25,000 budget for the acquisition of the Choate Property and adding another $25,000 for operational purposes. Greg Dully seconded the motion.

Both motions passed unanimously.

C. Legacy Hammock Program - Rebecca

Rebecca Jetton suggested that the committee consider creating a legacy program to promote public engagement and awareness.

She proposed installing plaques on properties to recognize and acknowledge participation in Islamorada hammock conservation efforts. The committee responded positively to the idea.

The committee also discussed the potential cost of the plaques but noted that the program could likely be implemented as a low-cost initiative.

Members discussed how the program could encourage property owners to place their properties into conservation easements in exchange for recognition through the plaque program.

Rebecca Jetton recommended that the committee continue discussing the concept at future meetings, and the topic will be added to upcoming agendas.

D. Next Meeting Date

Next meeting is scheduled for August 5, 2026.

E. BPAS/Land Dedication Points

Rebecca Jetton suggested that the committee explore the possibility of encouraging the Village Council to amend the code to allow BPAS land dedication points for parcels identified in the Land Acquisition Priority List found in the Committees Action Plan.

She stated that she had spoken with the Land Authority regarding whether such a code change had previously been considered and questioned whether the change would affect how appraisers evaluate these properties.

Rebecca Jetton recommended further discussion of a proposal that would allow property owners to donate hammock-dense lots identified on the Priority list to the Village in exchange for receiving ten extra BPAS points toward a building permit allocation that has been pending for an extended period.

The committee discussed this concept as a potential alternative to the current BPAS system.

Council member Deb Gillis stated that the Village is not currently accepting additional land acquisition donations.

VII. ADJOURNMENT

The group adjourned at 11:10am.

Angy Rivas, Recording Secretary	Date	Greg Dully, Chair	Date