



**ISLAMORADA, VILLAGE OF ISLANDS  
COMMUNITY WORKSHOP MEETING MINUTES  
COAST SEA LEVEL RISE**

**Founders Park Community Center  
87000 Overseas Hwy  
Islamorada, FL 33036  
Thursday, December 11, 2014  
5:30 PM**

In attendance: Vice Mayor Deb Gillis, Village Manager Maria Aguilar, Senior Planner Shane Laakso, Assistant Village Manager Mary Swaney, Building Official Gerry Albertson, Senior Building Inspector Phil Moretta, Consultants Erin Deady and J.T. Lockman. Also in attendance were former Council members: Ted Blackburn, Dave Purdo and Ken Philipson.

**Islamorada Matters Community Workshop #3 – December 11, 2014**

Workshop started at 5:36 P.M.

1. **Shane Laakso**– started at 5:36 P.M.
  - Welcome and introduction
  - Meeting agenda
  - Review of workshops and overall sustainability plan project
  - Turns it over to JT Lockman at 5:41 P.M.
  
2. **JT Lockman Presentation** – started at 5:41 P.M.
  - Review of COAST software
  - Review of inputs for modeling
    - o 3 in. (low) and 7 in. (high) by 2040
    - o 9 in. (low) and 24 in. (high) by 2060
    - o FEMA Flood Insurance Study (10yr, 50yr, 100yr storm surge estimates)
      - Wilma-sized flood for 100yr and king tide for nuisance flooding
    - o Review of “No-Action” scenario results for cumulative damages over time
      - \$2.7 billion in damages by 2060 under high sea level rise scenario
      - \$1.7 billion in damages by 2060 under low sea level rise scenario
    - o Review of adaptation actions modeled after community voting in Meeting #2
      - Elevate and floodproof buildings
      - Construct a breakwater
      - Voluntary property buyouts/relocation
    - o Audience member asked who is “we” in reference to JT saying “we would pay folks to vacate their homes”

- JT responded by saying that the models assume someone would pay for these actions but the level(s) of government that would administer the actions is not known. If it turns out the action is a good fiscal idea, then the community can begin to look for money to do that action.
- Audience member asked at 6:00 P.M. where the people were who voted. He didn't think they were located in the keys. He also said that he had to leave early so he didn't know there was polling during the meeting.
- Erin Deady open the floor for more questions at 6:02 P.M. for people who may have missed the previous meeting
  - Audience member asked if these were the strategies that the county voted on
  - Erin responded that the county was looking at different parameters
  - Audience member commented that the polling results were just the collective feelings of the group about what Catalysis should model. There was no large survey across the village. Just collective thoughts from the people in the room.
  - Audience member asked for clarification about what the properties in red and those in green signified
  - JT responded by saying that in Action 1 the parcels in red were those that were located in the V-Zone and had buildings that were not elevated. The parcels that were green were those that were located in the A-Zone and had buildings that were not floodproofed.
  - Audience member asked how people voted.
  - Audience member responded by saying that it was done electronically and anonymously
  - Audience member asked if the model scenario used money to buy people out of their homes, or raise their homes
  - JT responded by saying that Action 1 was to raise homes, Action 2 was to build a breakwater and Action 3 was to buy people out of their homes
- JT continued is presentation at 6:07 P.M.
  - Went over the avoided damages by elevating and floodproofing houses
    - \$890 M avoided under low sea level rise and \$1.2 B avoided under high sea level rise
  - Went over the avoided damages by constructing a breakwater
    - \$12.8 M avoided under low sea level rise and 13.2 M avoided under high sea level rise
  - Went over the avoided damages by relocating people away from vulnerable properties
    - \$26.8 M avoided under low sea level rise and \$4.5 M avoided under high sea level rise
  - Audience member asked about the roads
  - JT responded by saying that what was modeled on his end were the building damages and that the roads were another part of the project that Erin would speak about
  - Erin then responded by saying that the county looked at infrastructure (sewer, water, roads) and presented those findings to the village council in September and those reports are available online

- Audience member commented that the new sewer line is already obsolete and has salt water intrusion problems and that people need to be more forward thinking
- Council member commented that the pump stations were raised for sea level rise, and the sewer system is sealed. Also the cost to resurface the roads is 1/10<sup>th</sup> the cost to raise and rebuild the road
- JT continued his presentation at 6:16 P.M.
  - Went over costs for adaptation strategies modeled
    - High and low estimates
  - Went over benefit-cost ratios for adaptation strategies modeled
    - Elevating and flood proofing had the best benefit-cost ratio
    - Constructing the breakwater had a positive benefit-cost ratio but was not as high as elevating and flood proofing houses
    - Voluntary buyouts had a benefit-cost ratio less than 1 (poor)
- JT opened the floor for questions at 6:25 P.M.
  - Audience member asked about the \$1.2 M in savings for elevating and flood proofing but asked how that relates to the \$1.2 B in damages if no action is taken
  - JT responded by saying that the benefits and costs were analyzed with discounted future dollars for economic purposes.
- Erin Deady asked the audience how they think the village could use this information at 6:32 P.M.
  - Audience member asked at what point the village is no longer viable because sea levels are too high and at what point property values will start to decline
  - JT responded by saying that if by 2100 there are four or five feet of sea level rise there is very little that can be done.
  - Erin responded that the US 1 corridor fairs pretty well under extreme scenarios but asked if any realtors in the room could speak to when property values would fall because she doesn't know.
  - JT commented Islamorada gets more damage than Key Largo, even though Key Largo has more people, simply because Islamorada is at a lower elevation
  - Audience member asked about impacts to critical habitat and coordination between multiple levels of government
  - Erin Deady responded that this information could be used to bring multiple levels and agencies of government together to begin having discussions about solutions. But without this information those conversations can't really begin
  - Audience member commented that we don't know what the technology will be like in 2060, and that maybe we won't need certain infrastructure that is vulnerable today. He mentioned underwater homes, using waterproof rail and energy sources that don't need pipes or wires
  - Audience member commented that this analysis will help the village make decisions about new codes for building and reconstructing homes
- Erin asked at 6:44 P.M. for ways to get information about this project out to the public (emails, workshops, discussion forums?)

- Audience member said email or newspapers
- Audience member commented that seeing charts on the village center wall might help
- Audience member asked how to get people who don't believe climate change is happening to see this information
- Audience member said that it isn't so much an issue of get people who don't believe to change their minds as much as it is getting everyone the information and letting people decide what they want. It's a distribution issue, not a persuasion issue.
- Audience member said that it's important to present this information as a future problem, so that people don't stop buying homes out of fear
- Audience member said that things just need to be approached from a positive standpoint. There are things one (and the community) can do to make their home (and the community) last longer
- JT mentioned that the reason the benefit-cost ratios are used are so that people have a better understanding about what things are feasible. It should be a positive message (the steps that can be taken)
- Audience member followed by saying that he would have wanted to see a vision for the future of the keys (floating rail and futuristic buildings)

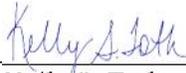
3. **JT Lockman Initiated Keypad Polling Questions** – started at 6:52 P.M.

- Given the results of the COAST model, do you think the action deserves further study by Islamorada?
  - 17 yes, 0 no
- Do you think Islamorada should require elevations of structures in Islamorada, after they were damaged by more than 50% after storm surge, to a higher level than the current code requires?
  - 14 yes, 3 no
- Do you think Islamorada should pursue sources of funding to help property owners in the V-Zone elevate buildings?
  - 11 yes, 6 no
- Do you think Islamorada should pursue sources of funding to help property owners in the A-Zone flood proof their buildings?
  - 15 yes, 2 no
- After looking at the model results, do you like this action the best?
  - 15 yes, 2 no
- Given the results of the COAST model should Islamorada further study the breakwater action?
  - 6 yes, 11 no
- Given that there may be local, state and/or federal regulations constraining breakwaters from being built, should Islamorada spend any effort to change laws or rules to facilitate such projects?
  - 4 yes, 13 no
- Do you think Islamorada should pursue sources of funding to construct limestone breakwaters to protect homes from storms?
  - 7 yes, 10 no

- Do you think Islamorada should pursue identification of resources at risk from storm damage for which breakwaters might have a favorable benefit-cost ratio?
    - o 10 yes, 7 no
  - After looking at the model results, do you like this action the best?
    - o 1 yes, 16 no
  - Given the results of the COAST model, do you think Islamorada should further study rolling easements/voluntary buyouts?
    - o 6 yes, 11 no
  - Do you think Islamorada should pursue sources of funding to support a voluntary rolling easement purchase program similar to what was modeled in this study?
    - o 8 yes, 9 no
  - After looking at the model results, do you like this action the best?
    - o 1 yes, 16 no
  - JT then turns it over to Erin Deady at 7:04 P.M.
4. **Erin Deady Presentation of Islamorada Matters Project** – started at 7:04 P.M.
- Reviewed next steps for the project
    - o Summarize content and inputs
    - o Develop tool to survey community for goals for sea level rise adaptations
  - New project website
  - Workshop on Draft Islamorada Matters Plan to Village Council
  - Erin opens the floor for questions
    - o Audience member suggested incorporating home owners associations with this process to get more buy-in and attendance
  - Erin Deady ended the presentation at 7:13 P.M.
  - Audience member added that people can sign up for village news from the village website.

5. **Erin Deady Ended Workshop** – at 7:13 P.M.

Meeting Minutes provided by the office of Erin L. Deady, P.A., presented for Village Council approval by Village Clerk Kelly Toth.

  
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 Kelly/S. Toth  
 Village Clerk

Approved by the Village Council this 8<sup>th</sup> day of January, 2015.