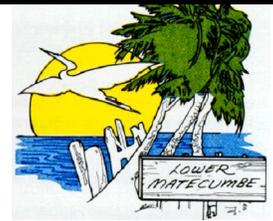


# Matecumbe Neighbors



Newsletter of the Lower Matecumbe Key Association

Email Address: [LMKANews@gmail.com](mailto:LMKANews@gmail.com)

November 2013

## Get Involved!

As we welcome back members who spend part of the year elsewhere, the Board of LMKA has been planning interesting programs for the coming season.

The Board has been busy all summer assuring that the effort to keep our island special is alive and well.

If you have ideas for programs or projects be sure to let us know. If you have problems or issues impacting Lower Matecumbe, email us.

Read the goals of the association on page two—we want to make life on Lower Matecumbe the best it can be!

And we would love you to volunteer to help us make our association even stronger. Please consider writing an article for the newsletter, joining the Board, or inviting neighbors to join.

**See you at the next meeting!**

## Mark your Calendar

**Wednesday Dec 11 2013—6 PM:** Next Wastewater meeting with Reynolds and Village at the SeaBase Administration Building. Get there early for a good seat.

**Monday Nov 18, 2013—6 PM:** LMKA monthly meeting— Boy Scout SeaBase— Mayor Ted Blackburn leads in discussion about nearshore boating congestion.

PORT ANTIGUA / SANDY POINT / WHITE MARLIN  
SEPTEMBER 1, 2013



## November Meeting

**When:** November 18, 2013; 6 pm- 8 pm

**Where:** Boy Scout Sea Base

**Program:** Discussion about boat congestion in nearshore waters off Port Antigua and White Marlin Beach.

Islamorada Mayor Ted Blackburn will lead the association in a discussion specifically to address the growing problem on the bayside of the island just offshore from Port Antigua and White Marlin Beach. Members of Village Council, the Village attorney, police chief, and other members of staff are expected to attend to answer questions and listen to the comments and suggestions of local residents. An effort has been underway to end unruly behavior of partiers when hundreds of boats anchor in the shallow nearshore waters off Lower Matecumbe.

Mayor Ted Blackburn is hoping that residents of the island can help the village find solutions to the problem without being overly restrictive. Many property owners are concerned about the safety issues, the environmental damage being done and the quiet enjoyment of life that residents ex-

You are encouraged to contact the Islamorada Village Council .

Email Village Clerk, Ariana Lawson, at [ariana.lawson@islamorada.fl.us](mailto:ariana.lawson@islamorada.fl.us) and ask her to distribute the email to council. Or send an email to individual members to let them know how you feel .



Mayor, Ted Blackburn  
[Ted.Blackburn@islamorada.fl.us](mailto:Ted.Blackburn@islamorada.fl.us)



Councilman Dave Purdo  
[Dave.Purdo@islamorada.fl.us](mailto:Dave.Purdo@islamorada.fl.us)



Councilman, Mike Forster  
[Mike.Forster@islamorada.fl.us](mailto:Mike.Forster@islamorada.fl.us)



Vice Mayor, Deb Gillis  
[Deb.Gillis@islamorada.fl.us](mailto:Deb.Gillis@islamorada.fl.us)



Councilman, Ken Philipson  
[Ken.Phippison@islamorada.fl.us](mailto:Ken.Phippison@islamorada.fl.us)

### Lower Matecumbe Key Association Statement of Purpose

The Lower Matecumbe Key Association, Inc. shall actively work to preserve and enhance the quality of life and environment through participation and democratic process by the residents.

Goals shall include:

1. Monitoring activities such as zoning and construction.
2. Communicating with all members to alert them to potential problems or opportunities.
3. Coordinating the efforts of the individual neighborhood associations on common objectives.
4. Providing an open forum for presentation and discussion of issues.
5. Taking appropriate action on behalf of the membership.

Board of Directors:

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Board members: Rosemary Duke, Laura Lynne Kennedy, Jacquie Dozier		

Newsletter: Sue Miller, editor

Email address- [LMKAnews@gmail.com](mailto:LMKAnews@gmail.com)

**The opinions in this newsletter are not necessarily the opinions of the Board of Directors of LMKA.**

## Sewer Update for Lower Matecumbe

In August the Village and the wastewater contractor (Reynolds Water Islamorada) held a meeting at the Boy Scout SeaBase to provide property owners with critical information about what to expect when the sewer lines reach Lower Matecumbe and what to do in preparation. Our August newsletter detailed that meeting and the information provided. If you need a copy let us know.

For updates and maps go to Reynolds website:

<http://www.reynoldswaterislamorada.com/lower-matecumbe-key/>

At the August meeting there were two significant issues of concern for Lower Matecumbe that are being addressed by the Village .

1. The repaving of private roads after the sewer lines are laid
2. Lower Pressure collection system for all properties on the island from MM75.3 and north, placing grinder pumps on each private property at property owners expense

**Paving private roads:** It now appears that the Village will include the private roads in the repaving project once the wastewater system is complete.

**Grinder Pumps:** Originally, the Village wanted property owners served by a low pressure collection system to be responsible for the purchase, installation, operation and maintenance of the grinder pumps, along with other costs to connect to the sewer line...at an estimated typical cost of \$10,000 per property. This cost would be in addition to the overall capital costs to be shared village-wide for the \$116 million project. Since the August meeting, the village has indicated the council will now pay the costs associated with the grinder pumps - though the property owner must provide space for the grinder pumps and provide 220 power to operate the pumps. This will reduce the homeowners costs to connect, estimated at \$3500 now for the power, pipe to the street, and decommissioning the septic. The grinder pumps will add an estimated \$3.25 million to the total cost of the wastewater system in addition to \$60,000 annually for operation and maintenance, both adding to the approximately \$75/month in wastewater fees for the average home, while keeping the wastewater assessment at \$6392/ home or \$512/year for 25 years. The estimated grinder pump costs are in the process of being negotiated with the contractor.

The Village has asked the consulting engineers from Wade Trim to try to find alternatives to reduce the number of single family homes (250 on Lower Matecumbe, 500 village-wide) that will be required to use grinder pumps. The primary alternative suggested is a duplex pumping station that would place a grinder pump in the street right of way to serve multiple homes that are within 300 feet. The alternative report will be discussed at the November 14 Council meeting.

### Directional Boring Under Tavernier Creek Completed

Reynolds Water Islamorada, the Design Build Operate firm constructing Islamorada's wastewater collection and transmission system, has successfully completed the directional boring operation under Tavernier Creek. The boring operation took approximately six weeks in total and the 1,600 foot HDPE pipe ( High Density Polyethylene water pressure pipe for municipal and industrial water transmission systems) was successfully pulled through the boring on Thursday, October 24th during a 12-hour operation.

Islamorada's collection and transmission system will transmit Islamorada's wastewater flow to the Key Largo Wastewater Treatment Plant. Completion of the Tavernier Creek portion of the wastewater transmission system is a major step toward meeting the state mandated 2015 deadline to complete the wastewater system.

The boring equipment will now be moved from Tavernier Creek to begin the boring operation under Snake Creek. Whale Harbor and four areas on the fill between Upper and Lower Matecumbe will follow.

# Bits and Pieces

## Beach Clean up efforts:

September 21, 2013 was the Ocean Conservancy's International Coastal Cleanup day. For nearly three decades, this effort has mobilized millions of people in the world's largest volunteer effort for oceans and waterways. The project has grown annually with volunteers typically picking up over 10 million pounds of trash world wide. Again this year, Lower Matecumbe's loyal beach volunteer, Ann Haber, organized the Coast Cleanup effort on Sea Oats Beach. Ann has organized this clean-up effort along with others during the year for many years now.

Although Ann was disappointed that more residents didn't turn out for this important event, she was tremendously proud of those who did participate. Because it was high tide when the crew was at work, the job was more difficult on the narrow beach. But they were able to get to tons of trash on the weed line and back.

We are so happy that Ann has been so diligent in protecting the beaches we all love.

During the year, Ann has organized other beach clean-ups. Hopefully we can all provide more help in the future.

### Ann's Report:

I found the US1 side cleaner then I have in all past yrs.. only 1/4 maybe 1/2 of one bag.. (a bag of plastic forks, bottles to go container) I think the no parking along the beach berm has made a huge difference.

The beach trash was all washed in, did not find the usual pile of 6 packs and food left behind by someone arriving from the road side. That was nice as well.

Did not have enough volunteers to send anyone to Anne's Beach, that is sad!

It is international.. in Oyster Bay NY, the Governor and Billy Joel turned out for their clean up!!!!

While I was so disappointed with the number of volunteers, those who worked did a PHENOMINAL JOB!

**Adopt A Highway:** The Association has "adopted" our section of the Overseas Highway as part of the Department of Transportation's program. The Association is looking for volunteers to coordinate highway clean-up efforts to assure that "our highway" will always look beautiful (in spite of the sewer construction????)

## The Wheel Ditch:

At the November 14 Village Council meeting there will be a presentation by Florida Fish & Wildlife Conservation Commission, regarding the "Wheel Ditch" south of Robbie's marina. In May of 2013 there was a fatal accident in this popular channel through the mangroves that has been a short cut for boaters for decades. There is an effort underway to address safety concerns there and perhaps create a speed limit..

## Market at Islamorada:

A major conditional use hearing is scheduled for the November 14 Village Council meeting. The application is for a new 22,237-square-foot supermarket with a different site design than was previously approved. The proposed tenant of the supermarket would be Winn-Dixie. The Applicant is proposing cross access with the existing parking lot on the adjacent property to the northwest, known as the Iguana Club, in order to provide for tractor trailer turning maneuverability and egress.

## Flood Insurance Increases — a Real Game Changer!

Dramatic increases in flood insurance are hitting the coastal areas of the country. It is certainly an issue that could change life and the demographics in the Florida Keys!

According to Bloomberg Business Week: In 2009, FEMA began a routine redrawing of federal flood maps.. At the time, only those building a new home in one of the new flood zones would have been required to meet the updated standards. But then Congress passed the Flood Insurance Reform Act of 2012, intended to shore up the federal flood insurance program, which was \$18 billion in debt after Hurricane Katrina, \$24 billion after Hurricane Sandy. On Capitol Hill, there was growing opposition to spending taxpayer dollars to rebuild homes for people who choose to live in high-risk areas. The law gradually raises premiums closer to market rates, eliminating the Federal subsidies we've enjoyed for years. (see the summary of the 2012 bill in the box below to see how your property may be impacted).

Members of Fair Insurance Rates in Monroe announced recently that they are cautiously optimistic to learn that leaders in Congress had reached a plan to delay flood insurance rate increases for at least four years. The "Homeowners Flood Insurance Affordability Act" must now make its way through both houses and be signed by the President if we are to see the 4 year delay that could cripple the real estate market up and down the coast.

### Summary of Contents Biggert-Waters Flood Insurance Reform Act of 2012

H.R. 4348 Conference Report Title III (Pages 521-576) Signed by the President July 6, 2012

The authority of the National Flood Insurance Program (NFIP) is extended for 5 years until September 30, 2017. The bill contains many reforms and changes, many of which are already generating questions as to intent, interpretation and implementation.

#### Flood Insurance

Removes subsidized rates (pre-FIRM rates) for the following classes of structures and allows rates to increase by 25% per year until actuarial rates are achieved: The effective date is July 1, 2012.

- Any residential property that is not the primary residence of an individual
- Any severe repetitive loss property
- Any property that has incurred flood related damages that cumulatively exceed the fair market value of the property
- Any business property
- Any property that after the date of the Bill has incurred substantial damage or has experienced "substantial improvement exceeding 30 percent of the fair market value of the property.
- Any new policy or lapsed policy, or any policy for a newly purchased property.
- Any policy for which the owner has refused a FEMA mitigation offer under HMGP, or for a repetitive loss property or severe repetitive loss property.

o Severe Repetitive Loss means four or more claims payments of over \$5,000 or two claims that exceed the value of the property.

Increases the limit for annual rate increases within any risk classification of structures from 10 percent to 20 percent. Effective date is July 1, 2012.

Defines Severe Repetitive Loss properties for single family residences as 4 or more claims, each for more than \$5,000 and cumulatively more than \$20,000. For multi-family residences, the Director may provide a definition by regulation.

Allows for premium payments either annually or in more frequent installments.

When flood maps change, a property that has higher rates as a result of a new map shall have the new rates phased in

## President's Corner

By Donna Gleason

Greetings! The 2013- 2014 Active Season of the Lower Matecumbe Key Association will be off to a running start in a few weeks. This is the 28th season, and we have some interesting and informative programs set up for you.

The first meeting will be on Monday evening, November 18 at 6 pm.

The length of meetings will vary depending on the night's program... But they average an hour and a half. They are held at The Boy Scout SeaBase at the entrance to Toll Gate Shores, bay side, across from Caloosa Cove. Our meetings are on the second floor of the administration building, first driveway to the right after turning off U.S. One. The building is accessible by a stairway or elevator.

This month's meeting will feature Mayor Ted Blackburn "and friends" who will be holding an open discussion about the options for the hot topic of the Near Shore Waters and the requested No Motor/No Wake Zone. For those who don't know, this past summer saw an excessive number of boats and the loud music and other annoyances that go along with it.

Please make plans to attend this meeting. If you are "old members" : Welcome Back! If you are not yet members, you will have a chance to join - dues are \$20 per family; \$12 for an individual. We are so proud to now have well over 200 members of our association. A number that comes with a loud voice on issues important to us.

## Membership Application/Renewal

First Name(s): \_\_\_\_\_

Last Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Local Address: \_\_\_\_\_

Phone (local): \_\_\_\_\_

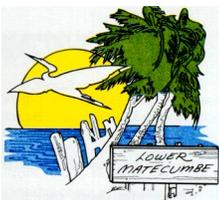
Other phone: \_\_\_\_\_

Email: \_\_\_\_\_

Provide your email please!

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Make check payable to  
**LMKA P. O. Box 911, Islamorada, FL 33036**  
Family \$20; Single \$12



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