

AGENDA

PLANNING COMMISSION
MONROE COUNTY
February 6, 2012
10:00 A.M.

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Denise Werling, Chairman
Randy Wall, Vice Chairman
Jeb Hale
Elizabeth Lustberg
William Wiatt

STAFF:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Ass't County Attorney
John Wolfe, Planning Commission Counsel
Mayte Santamaria, Assistant Director of Planning and Environmental Resources
Joe Haberman, Planning & Development Review Manager
Mitch Harvey, Comp Plan Manager
Steven Biel, Sr. Planner
Rey Ortiz, Planner
Kathy Grasser, Planner
Barbara Bauman, Planner
Tim Finn, Planner
Gail Creech, Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

-

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

-

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

-

APPROVAL OF MINUTES

MEETING

New Item:

1. 2nd Presentation of the EAR Report by Keith & Schnars
[PC.02.06.12 EAR Presentation.pdf](#)

The EAR is a document that serves as a "report card" of the existing Comprehensive Plan by evaluating the existing goals, objectives and policies (GOPs) to determine their effectiveness in balancing growth, preserving natural resources; achieving water quality improvements; meeting hurricane evacuation requirements, and complying with State regulations.

The Part Two presentation will consist of the following: Chapter 2, updated vacant land analysis and potential Future Land Use Map comparison to the existing uses and discussion on any potential conflicts; Chapter 3, discussion of additional recommendations and previously reviewed recommendations, and review of "Date Certain" goals, objectives and policies (Appendix 5 of the EAR document); Chapter 4, brief discussions of six of the nine remaining Major Issues: Community Visioning and Planning, Economic Sustainability, Natural Resource Protection (wetland topics only) and revisiting certain strategies (e.g., Animal Control Plan presented in Part One), Affordable Housing, Public Involvement/Information, and Intergovernmental/Interdepartmental Coordination; Chapter 5, Coastal High Hazard Area; and Chapter 6 Assessment of Chapter 163 Florida Statutes (Appendix 3 of the EAR document).

The Evaluation and Appraisal Report (EAR) document is available at www.keyscompplan.com

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to

ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

BOARD DISCUSSION

-
GROWTH MANAGEMENT COMMENTS

-
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

Evaluation and Appraisal Report Overview

Planning Commission

February 6, 2012



Dawn C. Sonneborn, AICP, *Director of Planning*



Certified Planner with 20 years of management and regulatory planning experience:

- Long-Range and Comprehensive Planning;
- Visioning and workshop facilitation;
- Downtown Redevelopment Plans;
- Development of Regional Impacts;
- Planned Unit Developments;
- Transit Oriented Design; and
- Due Diligence Studies

Outline for Today

Part 2 Presentation

Introduction

Chapter 1: Public Involvement Process

Chapter 2: Community-Wide Assessment

*Updated Vacant Land Analysis by Tier
Potential Land Use Conflicts Analysis*

Chapter 3: Assessment of Comprehensive

Plan Elements

Updated recommendations

“Date Certain” policy review

Reviewing update in Part 2

Others were reviewed in Part 1 (11-2-11)

Outline for Today (con't)

Part 2 Presentation

Chapter 4: Major Issues Identified

(Overall “Big Impacts” will be introduced first)

1. Land Use/Mobility
2. **Natural Resource Protection - wetlands (3)**
3. Climate Change/Hazard Mitigation
4. Public Facilities Funding
5. **County-wide Visioning & Planning (2)**
6. **Economic Sustainability (1)**
7. **Affordable Housing (4)**
8. **Public Involvement/ Information (5)**
9. **Intergovernmental Coordination (6)**

Reviewing these issues in Part 2/Reviewed in Part 1(11-2-11)/Review Order

Outline for Today (*con't*)

Part 2 Presentation

Chapter 5: Special Topics (5 topics)

1. School Concurrency
2. Water Supply Planning
3. **Coastal High Hazard Area**
4. Compatibility with Military Installations
5. Transportation Concurrency

Reviewing this topic in Part 2

Others were reviewed in Part 1 (11-2-11)

Outline for Today (*con't*)

Part 2 Presentation

Chapter 6: Assessment Of Changes To Florida Statutes [163.3191(2)(f)]

- Consistency with Florida Statutes;
- Changes in GM Act since 2004; and
- Identifies needed amendments.



Order of Presentation

- Potential “Big Picture” Policy Impacts
- **Chapter 4: Major Issues –**
 - ❑ Economic Sustainability
 - ❑ County-wide Visioning and Planning
 - ❑ Natural Resource Protection – Wetlands
 - ❑ Affordable Housing
 - ❑ Public Involvement/Information
 - ❑ Intergovernmental Coordination

Order of Presentation

- **Chapter 3 – Assessment of Comprehensive Plan Elements**

- **Chapter 2: Community–Wide Assessment**
 - Updated Vacant Land Analysis by Tier
 - Existing Land Use to Future Land Use Potential
Land Use Conflicts Analysis

- **Chapter 5: Special Topics**

- **Chapter 6: Assessment Of Changes To Florida Statutes [163.3191(2)(f)]**

Debbie Love, AICP, *Project Manager*



Certified Planner 20 years regulatory planning experience (10 years in ACSC):

- **Comprehensive Plan Amendments and Land Development Regulations;**
- **Evaluation and Appraisal Reports;**
- **City-wide and Neighborhood Master Plans;**
- **Visioning and design workshop facilitation;**
- **Environmental permitting;**
- **Floodplain management and hazard mitigation; and**
- **Grant writing and administration of CDBG, EDA and other federal and state funding opportunities.**

Chapter 4: Major Issues

- **Potential “Big Picture” Policy Impacts**
 - **Initially introduced during one-on-one meetings with BOCC members in June, 2011.**
 - **Compiled from public workshops and meetings with PC, BOCC, and staff; the EAR and Technical Document analyses.**
 - **Today’s presentation ties together seemingly disparate issues.**

Chapter 4: Major Issues

■ Potential “Big Picture” Policy Impacts (*cont’d*)

□ Recurring themes throughout the EAR

- Environmental protection; and
- Sustainable, “green” development with a focus on redevelopment.

Sustainable development

“...meets the needs of the present without compromising the ability of future generations to meet theirs.”

--- World Commission on Environment and Development

Chapter 4: Major Issues

■ Potential “Big Picture” Policy Impacts (*cont’d*)

Considerations presented here today are based upon the premise that the success of our common future requires a clear understanding that a sustainable economy is dependent upon a healthy environment.

“Sustainable Monroe: The Environment is the Economy”

Chapter 4: Major Issues

■ Potential “Big Picture” Policy Impacts (*cont'd*)

□ Economic Development Strategy Categories:

- Planning and Land Use
- Hotel and Tourism
- Redevelopment
- Marine and Waterfront
- Finance and Investment

Chapter 4: Major Issues

- **Potential “Big Picture” Policy Impacts *(cont’d)***
 - **Interconnection with Community Planning and Visioning Topic Discussion**
 - Cross-cutting implementation strategies linking environmental health with economic strength.
 - Additional alignment activities between community vision and effective implementation.

Chapter 4: Major Issues

■ Potential “Big Picture” Policy Impacts (*cont’d*)



Strategies to consider:

- ❑ Hotel/Motel development/redevelopment options;
- ❑ Discontinuing the existing NROGO Allocation Determination Formula;
- ❑ Developing an exclusive Commercial Land Use Category;
- ❑ Establishing ROGO scoring criteria for wetlands;

Chapter 4: Major Issues

■ Potential “Big Picture” Policy Impacts *(cont’d)*



Strategies to consider:

- ❑ Evaluating KEYWEP and UMAM procedures for consistency;
- ❑ Actions related to water dependent/water related uses and recreational and working waterfront protections:
 - ❑ Public/Private partnerships;
 - ❑ Environmentally-based technology/research; and
 - ❑ Eco-tourism;
- ❑ Economic health considerations.

Chapter 4: Major Issues



Economic Sustainability

(Page 4-22 through 4-48), including Appendix 4

Chapter 4: Major Issues

- **Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses.***
(Page 4-22)



- The Keys represent considerable natural and economic resources, including two national parks; world-renown tourism and destination resorts; long established commercial and recreational fishing industry; and coral reefs which support snorkeling and diving industry.

Chapter 4: Major Issues

- **Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses.* (Page 4-22)**



- The County faces a variety of economic constraints.
- Create implementation strategies that link a healthy environment with economic sustainability.

Chapter 4: Major Issues



Background and Introduction

- Strength or Weakness – what we WANT to be or what we DON'T want to be?
- Current Conditions – compare Island Communities, national trends, local information
- Touchstone Issues (Targeted Industries) – Tourism, Marine Industry
- Findings and Facts – both obvious and surprising
- Recommendations – Choices to be made

Chapter 4: Major Issues



Constraints

- National Trends in Employment Structure;
- State Restrictions – ACSC & Carrying Capacity;
- Local Conditions:
 - ROGO/NROGO
 - Environmental Regulation
 - Infrastructure Capacity Restraints
 - Evacuation Plans

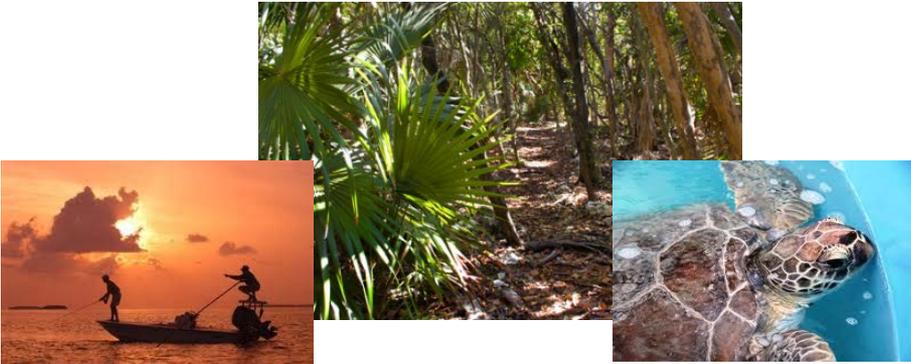
Chapter 4: Major Issues



Constraints

- Local Conditions (*cont'd*):
 - Location in relation to Mainland
 - Lack of Raw Materials
 - Water Pressure (fire insurance ratings)
 - Physical Layout (130 mile lineal archipelago)
 - Flood prone
 - Hurricanes
 - Development Costs
 - Very limited amount of vacant land

Chapter 4: Major Issues



***Yet, these constraints are what assures
the County remains special and unique!***

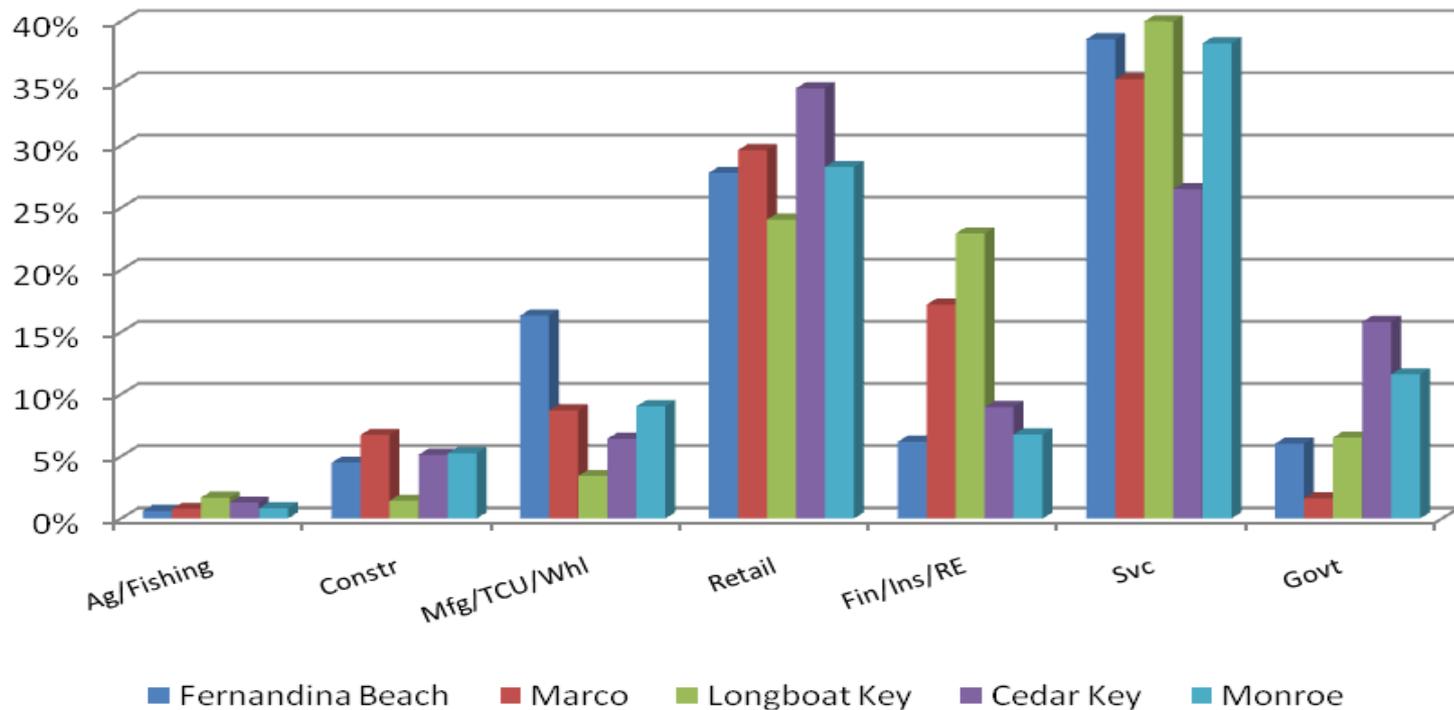


Chapter 4: Major Issues



Opportunities

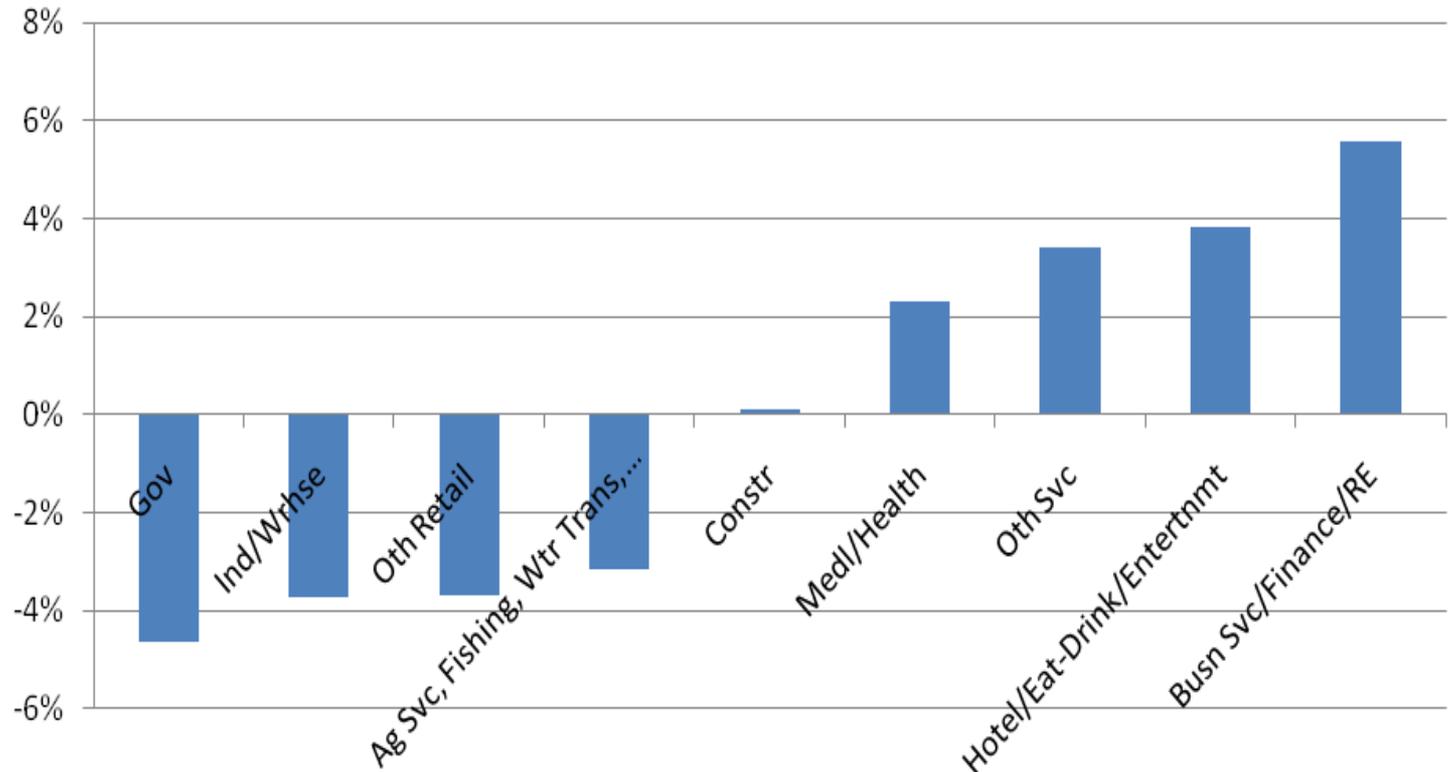
Similar to Other Island Communities



Chapter 4: Major Issues



Targeted Industries - % Change 1980-2010



Chapter 4: Major Issues



Opportunities

■ Tourism:

- ❑ Dominant industry
- ❑ Over 30% of the share of employment
- ❑ 10,506 jobs (2010)

■ Government (excluding military) :

- ❑ 2nd highest employer
- ❑ Almost 20% of employment share
- ❑ 5,808 jobs (2010)

Chapter 4: Major Issues



Opportunities

- **Business Services/Finance/Real Estate:**
 - ❑ 3rd Place
 - ❑ Almost 15% of the share of employment
 - ❑ 4,392 jobs (2010)
 - ❑ Since 1980, employment share has doubled & number of employees has tripled

Chapter 4: Major Issues



Opportunities

■ Medical/Health Services:

- Employment had tripled (since 1980)
- Small share, but among fastest growing

Chapter 4: Major Issues



Opportunities

■ Growing Employment Sectors

Business Services:

- ❑ Greatest share of increase (doubled)
- ❑ Includes legal, accounting, architectural, computer and mgmt. consulting, research, advertising and other professional services and business support.

Chapter 4: Major Issues



Opportunities

■ Growing Employment Sectors (*cont'd*)

Hotel/Eat-Drink/Entertainment (Tourism):

- ❑ 2nd fastest growing segment
- ❑ Includes eating/drinking establishments, hotel/motels, seasonal rentals, entertainment venues (museums, parks and beaches)
- ❑ Focal point of the County economy

Chapter 4: Major Issues



Opportunities

■ Growing Employment Sectors (*cont'd*)

Other Services

- ❑ 3rd fastest growing segment
- ❑ Consistent growth since 1980
- ❑ Includes auto service, personal care, laundry, civic and religious orgs and household and commercial equipment repair

Chapter 4: Major Issues



Opportunities

■ Growing Employment Sectors (cont'd)

Medical and Health Services

- ❑ Average age 43 years (older than FL average)
- ❑ By 2030 44% will be 55 and up
- ❑ Older population will require more medical services

Chapter 4: Major Issues



Opportunities

County's Existing Economic Development Vision

- The Livable CommuniKeys Plans may have numerous provisions which are counter-productive to effective economic development strategies and employment growth.
- Some realignment of LCPs may be needed.

Chapter 4: Major Issues



County's Existing Economic Development Vision

- *Livable CommuniKeys Plans*

- **Upper Keys and Key Largo:**

- Redevelopment only within existing footprint, no increase in square footage;
 - New higher intensity commercial in very limited areas;
 - New commercial development limited to 2,500 sq. ft. per site;

Chapter 4: Major Issues



County's Existing Economic Development Vision

- *Livable CommuniKeys Plans*
 - **No Name and Big Pine Keys:**
 - Limited land availability;
 - Concurrency constraints;
 - Square footage limitations;
 - No regional users or facilities.

Chapter 4: Major Issues



County's Existing Economic Development Vision

■ *Livable CommuniKeys Plans*

□ **Stock Island/Key Haven:**

- Maintain marine dependent services, facilities and marine support activities; and
- Strong opportunities for marine related science and technology research due to proximity to Navy's Marine Corrosion Test Facility and Key West airport.

Chapter 4: Major Issues



County's Existing Economic Development Vision

■ Working Waterfront.

- To maintain and preserve the culture, history and economy the County prepared a Working Waterfronts Preservation Master Plan.

Components include:

- Marine facility survey;
- Draft comp plan amendments; and,
- Marina Siting Plan.

Chapter 4: Major Issues



Sub Regional Economic Characteristics Analysis

■ Upper Keys

- Focus as a marine sanctuary
- Recreational diving and boating
- Eco-Tourism
- Marine Research

Chapter 4: Major Issues



Sub Regional Economic Characteristics Analysis

■ Middle Keys

- Primarily residential
- High value vacation and second homes
- Tax base growth

Chapter 4: Major Issues



Sub Regional Economic Characteristics Analysis

■ Lower Keys

- ❑ Bedroom community to Key West tourist workers
- ❑ More industrial, includes much of the County's marine industry
- ❑ NAS-Key West (Naval Research Lab)

Chapter 4: Major Issues



Touchstone Industries

■ Tourism

- ❑ 3.3 million visitors (2009) – 2.2 million visited KW;
- ❑ 39% were cruise ship visitors;
- ❑ Low wages (76% of avg. wage countywide), 1 in 3 tourism industry workers hold more than one job;
- ❑ 60% of total sales;
- ❑ 50% of all employment countywide;

Chapter 4: Major Issues



Touchstone Industries

- Tourism (cont'd)
 - ❑ 8,796 hotel rooms, countywide (Dec 2010);
 - ❑ Loss of 452 rooms (5%) since Dec 2003;
 - ❑ 4,800 seasonal resort units* (up 19%) since 2003;
 - ❑ Total inventory of visitor accommodations, 13,500 combined rooms and resort units;

* Designed for longer stays, including kitchen facilities and/or multiple sleeping quarters.

Chapter 4: Major Issues



Touchstone Industries

■ Tourism (cont'd)

- ❑ Mix and type of accommodations have changed from short term hotel rooms to longer stay resort units;
- ❑ 2,199 licensed (DBPR) hotel rooms/units in unincorporated areas;
- ❑ In 2010, 54% in structures older than 40 years, by 2030, 84% will be older than 40 years.

Chapter 4: Major Issues



Touchstone Industries

- Tourism (cont'd)

Important to Note:

The need for hotel property investment coupled with a prohibition on hotel expansion due to seasonal occupancy constraints and other development restrictions means new hotel tourists are likely to be accommodated in newly built seasonal residential housing units. Hotels which are in need of renovation will be unable to justify needed capital investments.

Chapter 4: Major Issues



Touchstone Industries

- Tourism (cont'd)

Effects of transient unit moratorium:

- ❑ 65% occupancy is financial “break even” point;
- ❑ In unrestricted markets, above 65% occupancy, new rooms are added;
- ❑ In hotel industry, between 63-73% occupancy annually;

Chapter 4: Major Issues



Touchstone Industries

■ Tourism (cont'd)

Effects of transient unit moratorium (*cont'd*):

- ❑ Tourism industry is artificially constrained;
- ❑ Effective occupancies are near 100% during peak season;
- ❑ Demand exceeds supply;
- ❑ Seasonal housing use has increased;
- ❑ Off peak is occupancy unsustainably low;

Chapter 4: Major Issues



Touchstone Industries

- *Tourism (cont'd)*

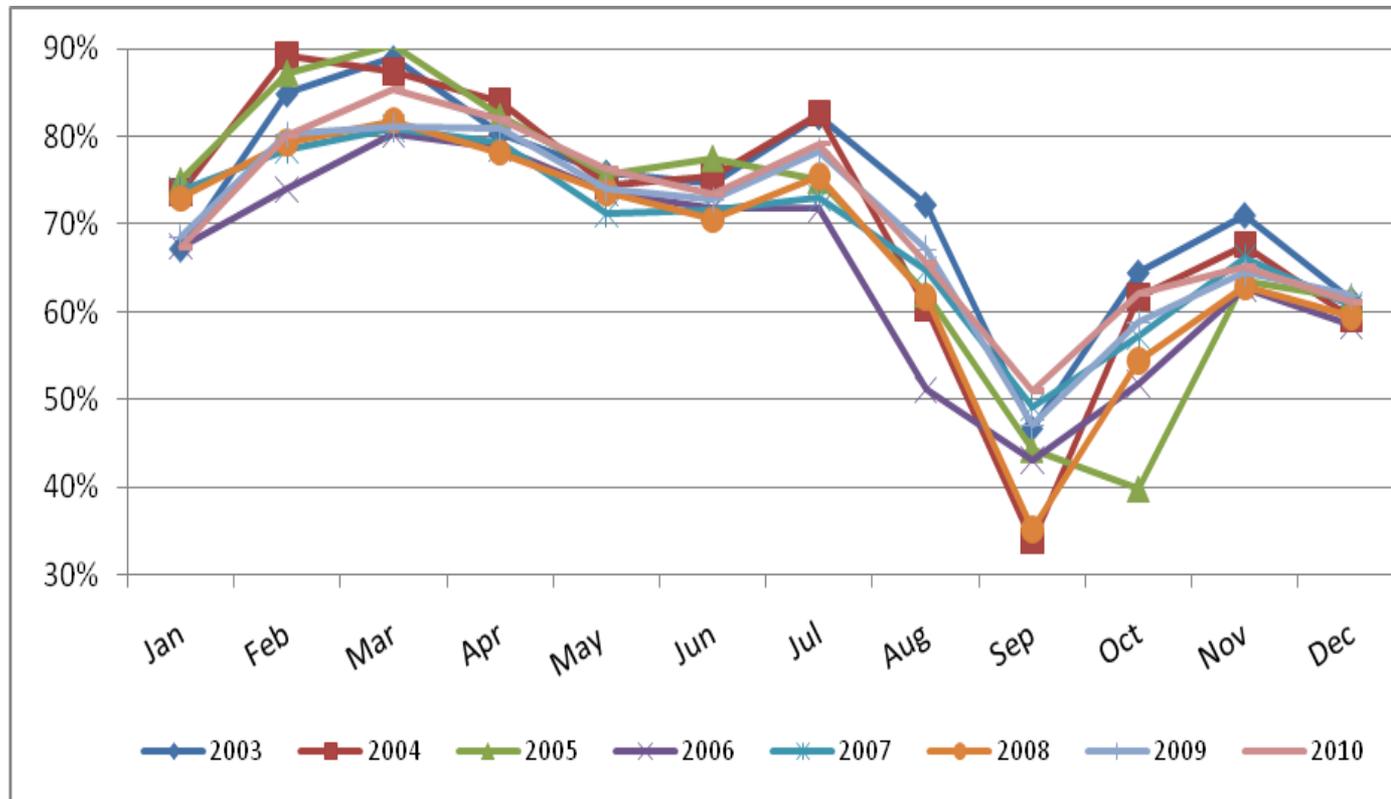
Effects of transient unit moratorium (*cont'd*):

- ❑ Off peak season only where occupancy can be raised among existing facilities;
- ❑ Tourism is event driven and highly seasonal; and
- ❑ There is a need to expand the season to off peak times to utilize existing capacity and expand revenue potential.

Chapter 4: Major Issues



Hotel Occupancy



Chapter 4: Major Issues

Touchstone Industries



- Tourism (cont'd)

Effects of transient unit moratorium
(con't):

- Market has reacted by adding new residential units designed for seasonal occupancy:
 - More rooms
 - Increase in non-homesteaded status

Chapter 4: Major Issues

Touchstone Industries



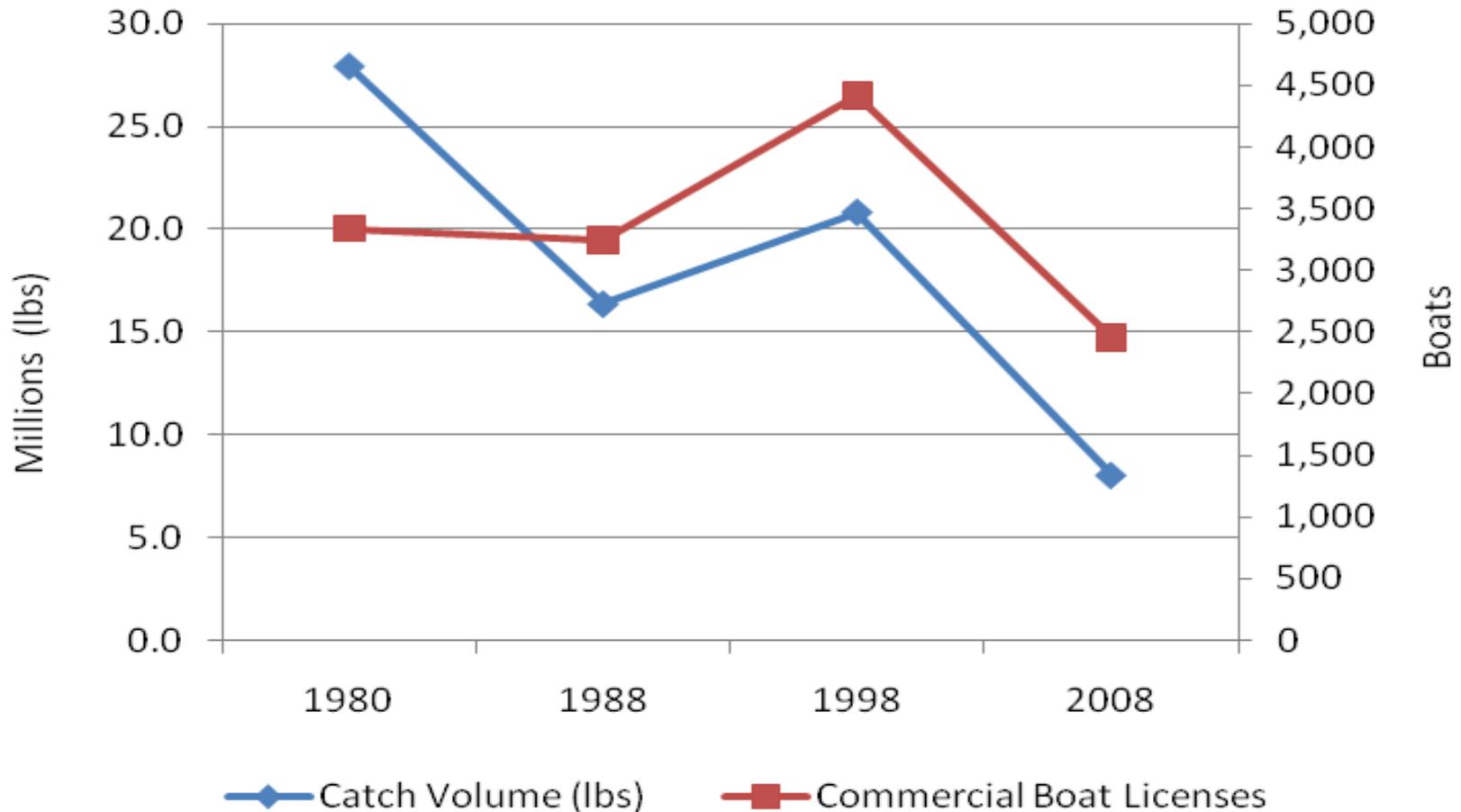
■ Marine Resources

Fishing and marine related industry:

- ❑ 2% of employment – small and declining
- ❑ Recreational boating licenses have more than doubled since 1980
- ❑ Commercial fishing (since 1980)
 - Licenses, 25% decline
 - Volume of catch, 70% decline

Chapter 4: Major Issues

Touchstone Industries



Chapter 4: Major Issues

Touchstone Industries



■ Marine Resources

Fishing Industry:

- ❑ Not a growth industry, but important part of history and character of the County.
- ❑ Fishing (“fresh catch”) provides support to local restaurants and can become a cultural focal point:
 - Support for surrounding uses, and
 - Building the restaurant industry.

Chapter 4: Major Issues

Touchstone Industries



■ Marine Resources

Strategies to support culture and character more so than jobs and wages unless marine related activity can be diversified.

Marine Related Industry:

- ❑ Opportunity for growth in marine related industries outside of fishing:
 - Marine research;
 - Coral Reef Preservation; and
 - Marine Related Eco-Tourism.
- ❑ Target for expansion and relocation to the Keys.

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies: *(Page 4-46)*



Planning and Land Use

- Designate Economic Business Development locations of FLUM;
- Consider adding an Economic Development Element to the Plan; and

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies: *(Page 4-46)*



Planning and Land Use (cont'd)

- Consider better alignment/consistency between LCPs and Economic Development Element.

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*



Strategies (cont'd):

Hotel and Tourism

- Encourage and incentivize green building in redevelopment and green lodging certification for hotel/motel facilities;

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies (cont'd): **Hotel and Tourism**



- Support the TDC's Office of Eco-Tourism:
 - Facilitate communication and organization;
 - Interface with environmental groups; and
 - Marketing efforts should focus on eco-tourism, reef preservation and promotion of national wildlife parks and reserves.

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies:

Hotel and Tourism (cont'd)



- Consider Hotel/Motel Unit Development Options:
 - Remove from residential ROGO system;
 - Completely, or
 - Make as an administrative function.

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*



Strategies:

Hotel and Tourism (cont'd)

- Consider Hotel/Motel Unit Development Options (*cont'd*):
 - If no competition for allocations within Tier III parcels, remaining allocations in a sub-area to be pooled and used for hotel development;

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies:



Hotel and Tourism (cont'd)

- Consider Hotel/Motel Unit Development Options (cont'd):
 - Set aside a flat % of allocations for transient units;
 - Set aside a % of allocations based upon occupancy; and
 - Allow existing hotels to add suites with more rooms per “unit”.

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies:

Redevelopment



- Consider developing a “redevelopment capacity bank”;
- Consider relaxing of some zoning regulations, where appropriate, to reduce the cost of upgrade compliance;

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*



Strategies:

Redevelopment *(cont'd)*

- Disengage NROGO from ROGO constraints – not all commercial is driven by residential growth

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies:



Marine and Waterfront

- Consider creating a local marine quality/marine research and technology task force;
- Enhance the waterfront with more viable uses, while maintaining and providing support for fishing and marine industries;

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

Strategies:



Marine and Waterfront (cont'd)

- Redevelopment in concert with waterfront enhancement through the redevelopment capacity bank; and
- Create a definition for marinas in Comp Plan;

Chapter 4: Major Issues



Issue Statement: *Promote economic sustainability, in a manner consistent with environmental stewardship, with a special focus upon existing businesses. (Page 4-22)*

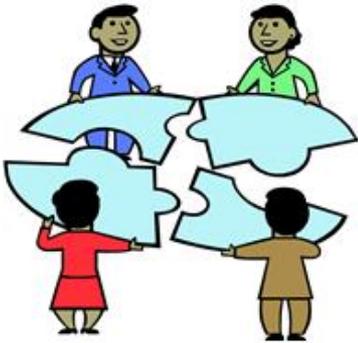
Strategies:



Finance and Investment

- Consider exploring financing mechanisms such as a Community Development District or Community Redevelopment Area;
- Consider a 3 – 5 year ad valorem tax break; and
- Invest in infrastructure.

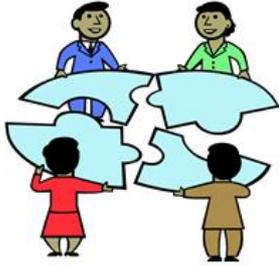
Chapter 4: Major Issues



County-wide Visioning and Planning

(Pages 4-2 Through 4-3)

Chapter 4: Major Issues



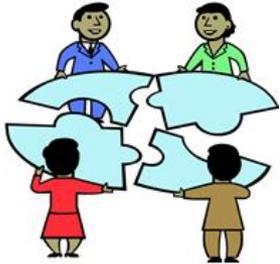
Issue Statement #1: (Page 4-2)

Capitalize upon and protect the uniqueness (sense of place) of the various communities with the planning areas; implement the recommendations with the existing visioning plans.

■ Livable CommuniKeys Plans (LCPs)

- Direct type, magnitude and locational aspects of desired development.
- Existing LCPs may need realignment:
 - Consistency with economic goals.
 - Continued applicability with current conditions and vision.

Chapter 4: Major Issues

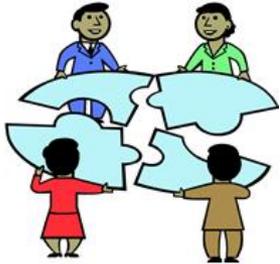


Issue Statement #1: (Page 4-2, cont'd)

Capitalize upon and protect the uniqueness (sense of place) of the various communities with the planning areas; implement the recommendations with the existing visioning plans.

- Nonconforming Uses and Structures
 - Some are part of the “character” of the community
 - May need additional flexibility to prevent loss and/or encourage appropriate and desired development
- Consider adding a new policy to Obj. 101.20, requiring that future development and the provision of public facilities be consistent with the recommendations and strategies of the LCPs.

Chapter 4: Major Issues



Issue Statement #1: (Page 4-2)

Capitalize upon and protect the uniqueness (sense of place) of the various communities with the planning areas; implement the recommendations with the existing visioning plans.

Strategies: (Page 4-3)



- Consider adding policies to Objective 101.4 and to the LDC to implement:
 - Create overlay districts as reflected in the LCPs with specific development regulations to address new development & redevelopment
 - Decide how to address nonconforming structures/uses.

Chapter 4: Major Issues

Issue Statement #2: (Page 4-4)

Promote Attractive, Well-Planned Development Adjacent to Services, and Existing Commercial “Hubs”, with an Emphasis on Redevelopment.

■ Issue Category 2(a): Floor Area Ratios (Page 4-4)

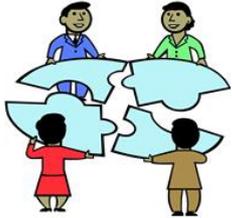
Issue – Data collected for Technical Document indicates FAR standards are higher than the overall development character of the Keys

- Need for flexibility to incentivize desired type and location of development.

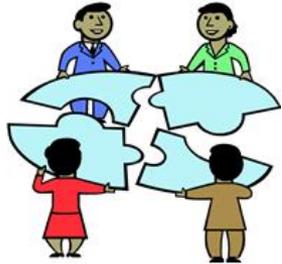
For example: Big Pine LCP allows a max. of .40 FAR to encourage, “... a coherent and dense streetscape.”

Strategies: (Page 4-14)

- Revise table within Policy 101.4.21 to add minimum open space ratios.



Chapter 4: Major Issues



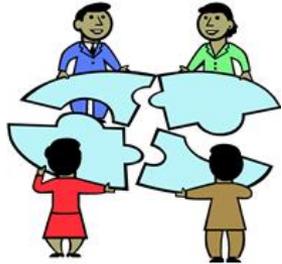
■ Issue Category 2(b): *Redevelopment Incentives* – (Page 4-15)

- Discussed within the Economic Sustainability Major Issue.
- LCPs focus upon redevelopment; however, existing recommendations may conflict with economic sustainability and may not encourage the desired development type and locational aspects.

Strategies: (Page 4-17 to 4-18)

- Consider discontinuing current NROGO Allocation determination system (239 sq. ft per d/u).
- Consider a policy for a flat annual limit of commercial floor area to be allocated through NROGO by permit

Chapter 4: Major Issues



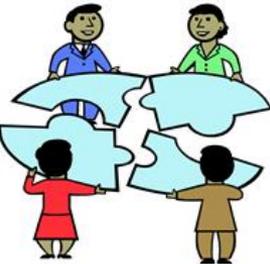
■ Issue Category 2(b): *Redevelopment Incentives* – (Page 4-15)

- ❑ Discussed within the Economic Sustainability Major Issue.
- ❑ LCPs focus upon redevelopment; however, existing recommendations may conflict with economic sustainability and may not encourage the desired development type and locational aspects.

■ **Strategies:** (Page 4-17 to 4-18)

- Consider floor area bonus: Offset rehab costs and “green building” practices; and
- Relaxation of policies regarding non-conforming structures:
 - ❑ Upgrade requirements.
 - ❑ Shoreline and property line setbacks (Tier III).

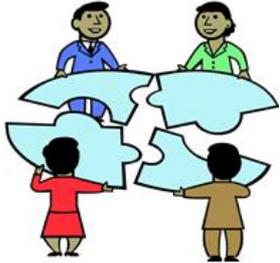
Chapter 4: Major Issues

- 
- **Issue Category 2(c): *Discouragement of Density Increases* – (Page 4-19)**
 - Adequate land (vacant and developed) to accommodate future population.
 - Approximately 62 acres of vacant Tier I land with Mixed Use designation:
 - Could act as Sender Sites for floor area bonus
 - Policy 101.13.4 requires tracking the movement of TDRs through mapping.

Strategies:

- 
- Consider creating a policy to allow transfer of ROGO allocations or exemptions from Tier I, II and III-A to Tier III.
 - No increase in density unless transferred from Tier I to Tier III.
 - Encourage the use of vacant land with Mixed Use designation to serve as TDR sender sites for floor area bonus.
 - Review the requirements of Policy 101.13.4 to determine appropriate method for tracking TDRs, e.g., GIS mapping, building permits.

Chapter 4: Major Issues



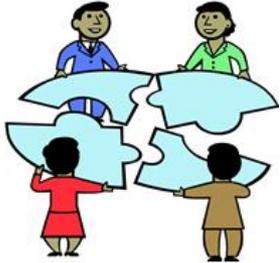
- **Issue Category 2(d): *Impact of Outside Jurisdictional Constraints* – (Page 4-20)**
 - Enforcement of federal and state requirements, e.g. FEMA Injunction
 - Staff time
 - Potential exposure to litigation

Strategies:



- Evaluate impacts of County exposure to outside jurisdictional actions/constraints relative to “property rights” law; identify opportunities to reduce such exposure where possible and appropriate.

Chapter 4: Major Issues



- **Issue Category 2(e): *Development of a Commercial Land Use District (Page 4-21)***
 - Potential for encroachment and impacts from litter and pets from residential uses to Tier I land adjacent to Mixed Use parcels which allow residential uses.

Strategies : (Page 4-21)



- Consider creating a policy to create a Commercial Future Land Use Designation that does not allow residential uses.

Time for a Stretch!



Debbie Love, AICP, *Project Manager*



Certified Planner 20 years regulatory planning experience (10 years in ACSC):

- **Comprehensive Plan Amendments and Land Development Regulations;**
- **Evaluation and Appraisal Reports;**
- **City-wide and Neighborhood Master Plans;**
- **Visioning and design workshop facilitation;**
- **Environmental permitting;**
- **Floodplain management and hazard mitigation; and**
- **Grant writing and administration of CDBG, EDA and other federal and state funding opportunities.**

Chapter 4: Major Issues



Natural Resource Protection *(Pages 4-114 through 4-252)*

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species. (Page 4-114)*

Issue Category 1(b): *Habitat and Species Protection (Page 4-122)*



Strategies (4-149): *(Introduced in Part 1 with instructions to discuss further in Part 2)*

- The County Biologist should cooperate with the State and federal resource agencies having jurisdiction in their efforts to implement an animal control plan for feral animals.
- CBRS (Next slide)

PAGE 4-151: STRATEGY :

Future development in the County should be directed to the maximum extent possible away from Coastal Barrier Resources System (CBRS) units. This should be accomplished through land use policies of the Plan and its implementing LDRs. Other actions which the County should take to not encourage further development in CBRS units include (1) no new bridges, causeways, paved roads or commercial marinas should be permitted for construction within CBRS units; (2) shoreline hardening structures not permitted along shorelines of CBRS units; (3) public expenditures on CBRS units limited to property acquisition, restoration, passive recreation facilities and maintenance and repair of bridges existing prior to 2010; (4) consider for acquisition privately-owned undeveloped land located within the CBRS units; and (5) coordinate with the FKAA and private providers of electricity and telephone service to assess measures that could be taken to discourage extension of facilities and services to CBRS units. Since the federal government intent and effect of the CBRS has been to discourage development the County's designated coastal barriers units by prohibiting federal flood insurance and other federal programs funds that subsidize development, the County should consider whether it is necessary to maintain-existing comprehensive plan policies that provide for local-level discouragement of development in the CBRS, and whether the County should instead refrain from actions that encourage development in the CBRS and focus on the development impacts on endangered species and habitat should unsubsidized development still occur.



Chapter 4: Major Issues



Issue Statement #1:

Preserve and protect natural resources, including water, habitat and species (cont'd)

Issue Category 1(c): Wetlands (Page 4-153)

- Regulated by federal and State authority
 - U.S. Army Corps of Engineers
 - SFWMD
 - FDEP

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

- Regulated by the County in Comp Plan (e.g. 100% Open Space Requirement for certain wetlands) and LDC as “environmentally sensitive lands”; however, this term is not defined.
- State requires the use of UMAM to evaluate impacts and mitigation measures.

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

- LDCs require the use of KEYWEP only for lands classified as “Disturbed with salt marsh and buttonwood association”.
- Only developable wetland habitat
- Also protected by setbacks and buffers.

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

- ADID Program
 - Mapped and assessed 65,000 acres of marine and freshwater wetlands
 - Limited use of the maps

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

Strategies: *(Page 4-167 to 4-168):*



- Provide definition of wetlands consistent with State.
- Define wetland boundaries consistent with State jurisdictional determinations.
- Specify setbacks from wetlands that are based on the jurisdictional wetland boundary line and the functional value of the wetland.

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

Strategies: (Page 4-167 to 4-168):



- Review and evaluate the KEYWEP for consistency with State law.
- Consider establishing a process to allow for the updating of KEYWEP scores.
- Consider using UMAM to determine mitigation requirements for impacts to wetlands.

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

Strategies: *(Page 4-167 to 4-168):*

- Due to mapping limitations related to ADID, consider revising the Comp Plan to require the use of “best available data” in determining habitat and plan communities.
- Consider re-mapping efforts if funding is available.
- Provide definition for environmentally sensitive land.



Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

Strategies: *(Page 4-167 to 4-168):*



- Consider revising definition of saltmarsh wetlands & buttonwood wetlands.
- Does the County wish to allow limited impacts to other disturbed wetland types?
- Amend Section 118-4 of the LDC to add salt ponds to the list of habitat types where development is prohibited.

Chapter 4: Major Issues



Issue Statement #1: *Preserve and protect natural resources, including water, habitat and species.*

Issue Category 1(c): Wetlands (cont'd)

Strategies: *(Page 4-167 to 4-168):*



- Continue land acquisition efforts related to freshwater wetlands.
- Consider developing ROGO scoring criteria for wetlands.

Dawn C. Sonneborn, AICP, *Director of Planning*



Certified Planner with 20 years of management and regulatory planning experience:

- Long-Range and Comprehensive Planning;
- Visioning and workshop facilitation;
- Downtown Redevelopment Plans;
- Development of Regional Impacts;
- Planned Unit Developments;
- Transit Oriented Design; and
- Due Diligence Studies

Chapter 4: Major Issues



Affordable Housing

(Pages 4-288 through 4-327)

Chapter 4: Major Issues



Issue Statement:

Promote the development of affordable, attainable and senior living housing that is well-planned, attractive and energy efficient.
(Page 4-288)

- 2009 average home sales price (Shimberg): \$572,607.
- HUD median income (2010): \$68,400.
- Average home sales price (Shimberg, 2009): \$572,607.
- County median income (HUD, 2010): \$68,400.

Chapter 4: Major Issues



Issue Statement:

Promote the development of affordable, attainable and senior living housing that is well-planned, attractive and energy efficient.

- Maximum affordable rental rate (median income) for a 3 bedroom unit: \$1,766 (2010).
- In 2010, HUD Fair Market Rent was \$1,986 for a three-bedroom unit.

Chapter 4: Major Issues



Issue Statement:

Promote the development of affordable, attainable and senior living housing that is well-planned, attractive and energy efficient.

Strategies: (Page 4-327):

- Consider mapping the locations of all existing deed restricted affordable housing units, including mobile home and RV parks (while allow long-term rentals).
- Target mapped areas for retention and expansion programs.
- Continue implementation of the Affordable Housing Ordinance.



Chapter 4: Major Issues



Issue Statement:

Promote the development of affordable, attainable and senior living housing that is well-planned, attractive and energy efficient.

Strategies (cont'd):



- Consider incentives:
 - Increase affordable ROGO allocation %.
 - Additional affordable unit allocations for energy efficient/green building standards.
 - Consider transferring the qualifying of the affordable housing applicants to the MC Housing Authority.

Chapter 4: Major Issues



Public Involvement/Information

(Page 4-328 through 4-331)

Chapter 4: Major Issues

Issue Statement:

Promote robust public involvement and information sharing regarding land use issues throughout the planning and development process. (Page 4-328)

- Extensive formalized public involvement process:
 - Florida Statutes: s. 125.66(4)(b)2, s. 163.3181
 - Comprehensive Plan:
 - Section 5.0 Monitoring and Evaluation Procedures (5.5 “Citizen Participation in the Planning Process”); and
 - GOPs pertaining to public input and involvement.



Chapter 4: Major Issues



Issue Statement:

Promote robust public involvement and information sharing regarding land use issues throughout the planning and development process.

- Extensive formalized public involvement process (*cont'd*):
 - LDCs (Chapter 110: Development review process, including meeting and noticing requirements);

Chapter 4: Major Issues



Issue Statement:

Promote robust public involvement and information sharing regarding land use issues throughout the planning and development process.

- Extensive formalized public involvement process (*cont'd*):
 - Other outreach methods:
 - County website
 - Interested parties data base
 - Comprehensive Plan Update Process

Chapter 4: Major Issues



Issue Statement:

Promote robust public involvement and information sharing regarding land use issues throughout the planning and development process.

- Extensive formalized public involvement process (*cont'd*):
 - Other outreach methods:
 - TV 76
 - Libraries and other government buildings
 - Speakers Bureau

Chapter 4: Major Issues



Issue Statement:

Promote robust public involvement and information sharing regarding land use issues throughout the planning and development process.

- Extensive formalized public involvement process (*cont'd*):
 - Other outreach methods:
 - Media interviews
 - Editorials

Chapter 4: Major Issues



Issue Statement:

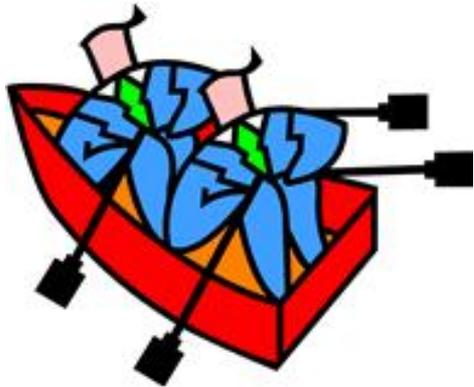
Promote robust public involvement and information sharing regarding land use issues throughout the planning and development process.



Strategies (Page 4-331):

- Consider requiring that an applicant hold a community meeting prior to the public hearings to obtain direct public input into the project.

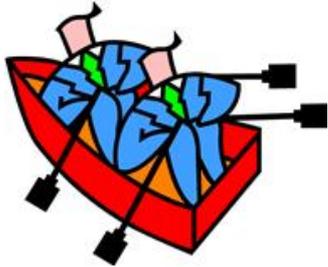
Chapter 4: Major Issues



Intergovernmental Coordination

(Pages 4-332 through 4-358)

Chapter 4: Major Issues



Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

Issue Category (a): Intergovernmental Coordination

(Page 4-332)

- Variety of existing coordination mechanisms:
 - Interlocal/Intergovernmental agreements;
 - Development Review Committee;
 - GOPs requiring specific coordination activities; and
 - Direct Staff interaction, e.g., Public Works with FKAA.

Chapter 4: Major Issues

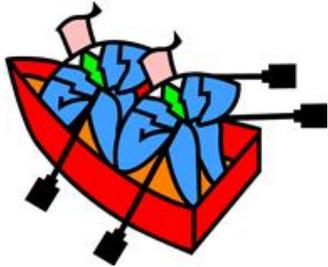


Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

- Recommendations from Scoping Meeting (Page 4-347):
 - SFWMD: Coordinate during update of Lower East Coast Water Supply Plan.
 - ACOE:
 - Coordinate to develop a review system to monitor permit compliance.
 - Coordinate to improve the photic zones over dredged basins.

Chapter 4: Major Issues

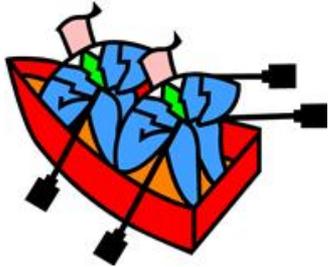


Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

- Recommendations from Scoping Meeting:
 - ACOE (cont'd):
 - Coordinate with the FKNMS and Park Service to promote in-kind mitigation for resource loss.
 - Coordinate with appropriate external agencies to develop a response plan for manmade and natural disasters which allow pre-authorizations to restore beaches and clean natural areas.

Chapter 4: Major Issues



Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

■ Recommendations from Scoping Meeting:

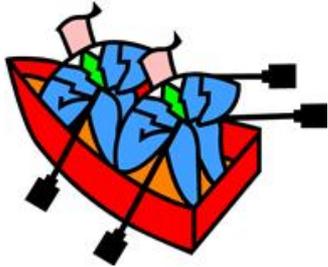
□ Park Service:

- Participate and coordinate with National Parks General Management Plans.

□ Miami Dade County:

- Coordinate on transit service.
- Coordinate with Hurricane Evacuation and Modeling efforts .

Chapter 4: Major Issues



Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

- Recommendations from Scoping Meeting:
 - FKAA:
 - Review for necessity the Interlocal Agreement related to fire hydrants and wastewater facility development and operation in the Lower Keys.
 - Engage with agencies and other jurisdictions to address wellfield protection issues.
 - Participate in monthly Utility Coordination meetings; GIS data sharing.

Chapter 4: Major Issues

Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

■ Recommendations from Scoping Meeting:

□ NAS-Key West:

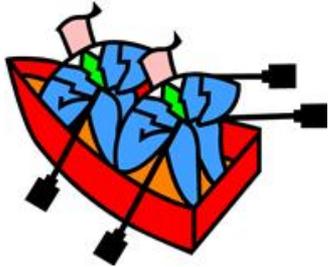
- Greater coordination during permit review process for development adjacent or proximate to military installations.

□ General Recommendations:

- Coordinate with FP&L on the expansion of the Turkey Point nuclear facility.



Chapter 4: Major Issues



Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

Strategies (Page 4-350):



- Encourage more frequent participation by FDOT on DRC and elsewhere to better coordinate FDOT activities with County's plans and projects.
- Consider creating a user-friendly consolidated list of all interlocal and intergovernmental agreements that is user friendly. (See inventory in ICE of Tech Doc. Update)

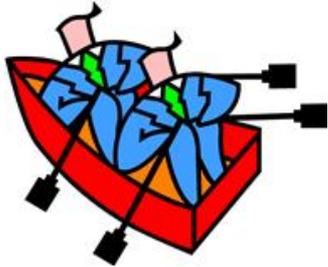
Chapter 4: Major Issues

Issue Statement:

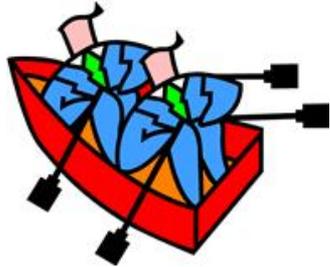
Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

Strategies (cont'd):

- Update “date certain” GOPs regarding interlocal agreements and coordination activities.
- The County, TDC and Chamber of Commerce should jointly promote the County’s parks as family - friendly attractions.



Chapter 4: Major Issues



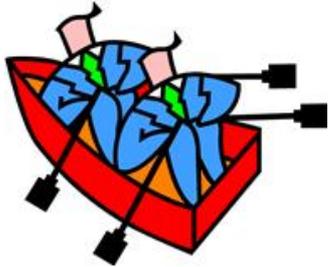
Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

Issue Category (b): Interdepartmental Data Sharing and Development Review (Page 4-351)

- Development Review Committee.
 - County Staff: GM, Engineering/Public Works, Fire Marshall, others as necessary.
 - Local, Regional, State or federal agencies.
 - Meets monthly to review development applications and LDC and Comp Plan amendments.
- Coordination appears to be adequate; no strategy recommendations at this time.

Chapter 4: Major Issues



Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

Issue Category (c): FKAA Supply of Adequate Water Pressure for Fire Service (Page 4-353)

- Obj. 701.8 addresses fire flow protection

Strategies (Page 4-355):

- Continue to implement the GOPs related to adequate water pressure for the distribution system and “onsite” fire abatement requirements.



Chapter 4: Major Issues



Issue Statement:

Provide effective and efficient intergovernmental, interdepartmental and interagency coordination.

Issue Category (d): Florida Keys Carrying Capacity Study and Model (Page 4-356)

- Required by Rule 28.20-100 F.A.C.
- Implementation through amendments to the LDC, FLUM series and the maximum permitted densities.
- County has implemented the requirements of the Work Program related to the FKCCS, no strategy recommendations at this time.

Debbie Love, AICP, *Project Manager*



Certified Planner 20 years regulatory planning experience (10 years in ACSC):

- **Comprehensive Plan Amendments and Land Development Regulations;**
- **Evaluation and Appraisal Reports;**
- **City-wide and Neighborhood Master Plans;**
- **Visioning and design workshop facilitation;**
- **Environmental permitting;**
- **Floodplain management and hazard mitigation; and**
- **Grant writing and administration of CDBG, EDA and other federal and state funding opportunities.**

Chapter 2: Community-wide Assessment

- **Updated Vacant Land Analysis by Tier** (*Page 2-7*)
 - Approximately 9,424 acres of vacant land;
 - Majority located within Tier I (85.5%) with little development potential ; and
 - Only 11.9% is located in Tier II, III, and III-A.

Chapter 2: Community-wide Assessment Vacant Land Within Unincorporated Monroe

	I	II	III	III-A	0	Vacant acres in Tier	Net Parcels and Acres
Lower Keys							
Vacant Parcels	3,288	411	1,724	31	17	N/A	5,471
Acres	6,338.7	78.1	573.7	11.5	52.2	7,002.0	7,054.2
Percent Vacant Acres	89.9%	1.1%	8.1%	0.2%	0.7%	N/A	N/A
Middle Keys							
Vacant Parcels	20	0	284	0	N/A	N/A	304
Acres	147.6	0.0	63.6	0.0	N/A	211.2	211.2
Percent Vacant Acres	69.9%	0.0%	30.1%	0.0%	N/A	N/A	N/A
Upper Keys							
Vacant Parcels	835	0	1,658	265	225	N/A	2,983
Acres	1,501.1	0.0	316.3	79.9	261.3	1,897.3	2,158.6
Percent Vacant Acres	69.5%	0.0%	14.7%	3.7%	12.1%	N/A	N/A
Total Parcels	4,143	411	3,666	296	242	N/A	8,758
Total Acres	7,987.4	78.1	953.6	91.4	313.5	9,110.5	9,424.0
Percentage of Tier	84.8%	0.8%	10.1%	1.0%	3.3%	N/A	100%

Chapter 2: Community-wide Assessment Years of Growth

***44 years to absorb vacant
parcels at the current rate of
growth***

Chapter 2: Community-wide Assessment

■ Existing Land Use to Future Land Use

Potential Conflict Analysis (Page 2-9)

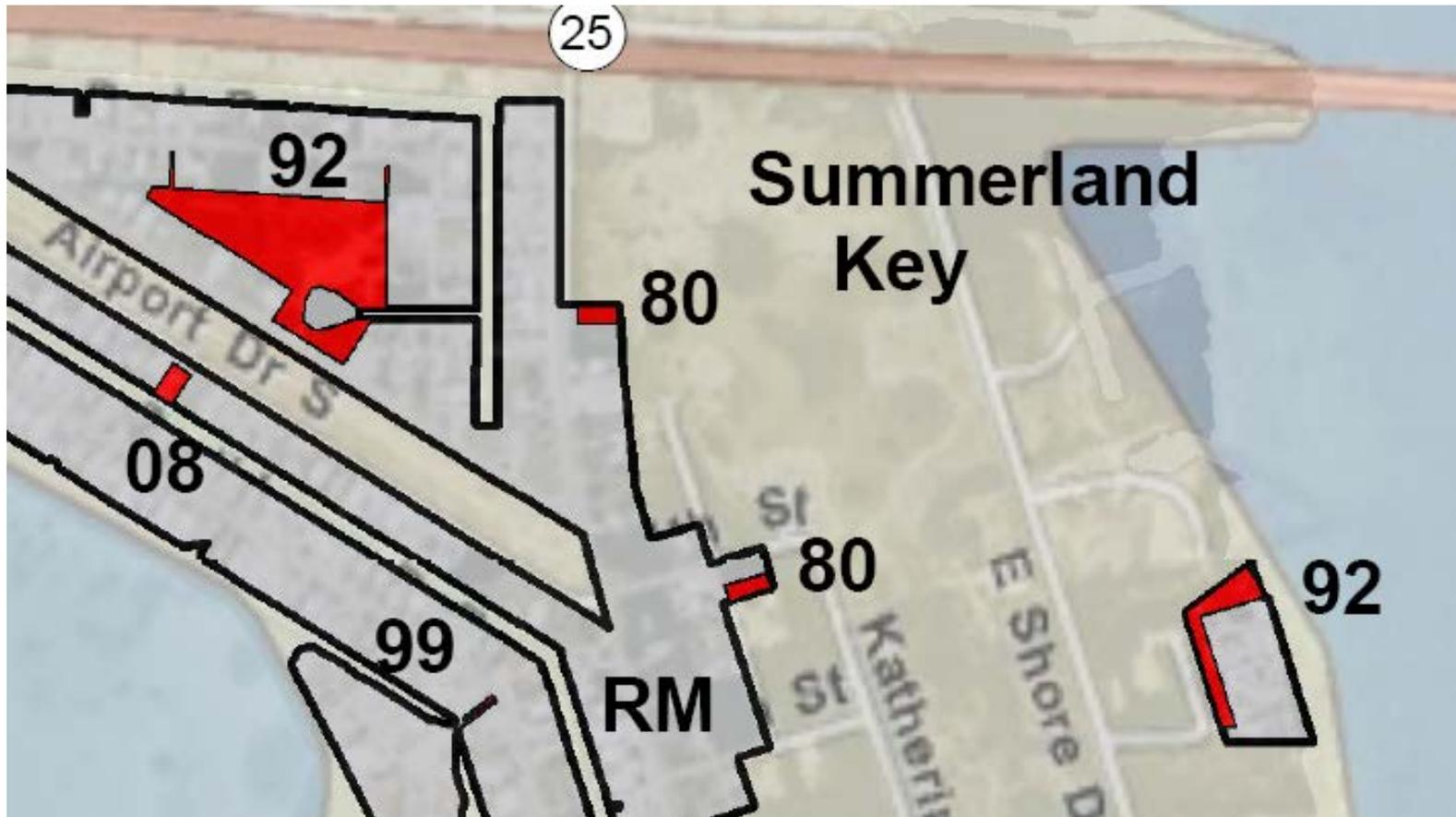
- GIS, parcel-level review.
- Future Land Use Map category allowable uses vs. Property Appraiser PC assignments.
- Created conversion table, assigning PC to each FLUM based upon the allowable uses in the FLUM category.

Chapter 2: Community-wide Assessment

- **Existing Land Use to Future Land Use Potential Conflict Analysis (*cont'd*)**
 - Mapped potential conflicts by FLU and Planning Area.
 - Review of FLUM purpose & permitted uses vs. existing land uses
 - The resulting analysis provides the County with an inventory of POTENTIAL land use conflicts.
 - **Additional review and determination by the County will be needed to determine actual status.**

Chapter 2: Community-wide Assessment

- Existing Land Use to Future Land Use Potential Conflict Analysis (*cont'd*)



Chapter 2: Community-wide Assessment

■ Existing Land Use to Future Land Use

Potential Conflict Analysis (*cont'd*)

□ Lower Keys

- Largest number of parcels with potential conflicts county-wide. Total of 3,868 parcels (4,745 acres).
- Residential Medium: Largest number of potential conflicts, 2,766 parcels (513 acres).
- Military: 371 parcels (2,644 acres).
- Residential Conservation: 321 parcels (1,181 acres).

Chapter 2: Community-wide Assessment

■ Existing Land Use to Future Land Use

Potential Conflict Analysis (*cont'd*)

□ Middle Keys

- Fewest conflicts in this Planning Area.
- MU-Commercial Fishing District: Largest number of potential conflicts, 7 parcels (1.79 acres).
- Total number of potential conflicts: 66 parcels (15.87 acres).

Chapter 2: Community-wide Assessment

■ Existing Land Use to Future Land Use Potential Conflict Analysis (*cont'd*)

□ Upper Keys

- Second highest number of potential conflicts county-wide, 3,692 parcels (7,905 acres).
- Residential Medium: Largest number of parcels with potential conflicts, 1,376 parcels (292 acres).
- Residential Low: 669 parcels (2,659 acres).
- Residential Conservation: 592 parcels (2,935 acres).
- Recreation: 409 parcels (295 acres)

Chapter 2: Community-wide Assessment

■ Existing Land Use to Future Land Use Potential Conflict Analysis (*cont'd*)

- Future Land Use Map amendments may be needed to address potential conflicts
 - BOCC directed staff to work on updating maps at the October 19, 2011 BOCC meeting
 - Task Planned for 2013

Chapter 3: Assessment of Comprehensive Plan Elements

- **Previously reviewed as the “Element by Element Assessment”**

PC: 5/25/11 BOCC: 6/20/11

- **What are we doing today?**

- Discuss and receive direction on **new & updated recommendations** since the 5/25 and 6/20 meetings.
- Receive official direction on previously reviewed recommendations from 5/25/11.
- Complete “Date Certain” policy review.

Chapter 3: Assessment of Comprehensive Plan Elements

New/Updated Recommendations

■ Future Land Use Element: *(Pages 3-2 through 3-12)*

Issue: While addressed in the LDC, the Comp Plan does not establish open space ratios; additionally, there is a need to clarify permitted uses for Conservation lands and allow certain districts to accommodate light industrial uses.

- Review Obj. 101.4 and associated policies to determine if... **4) open space ratios should be adopted into the Comprehensive Plan** *(Page 3-4)*.
- Consider the creation of a Preservation FLUM category for publicly owned lands *(Page 3-4)*.

Chapter 3: Assessment of Comprehensive Plan Elements

New/Updated Recommendations (*cont'd*)

■ Future Land Use Element (*cont'd*)

- Consider creating a light industrial zoning district under the Industrial and Mixed/Use/Commercial FLUM designations (*Page 3-4*).
- Evaluate transient residential moratorium;
- Update Policy 101.2.13 to reflect implementation and completion of tasks in Work Program & Rule revision (28-20.400 F.A.C);
- Establish scoring criteria for wetlands under the Tier System;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-2 through 3-12)

■ **Future Land Use** *(cont'd)*

- Review and amend the Tier clearing limits in Policy 101.4.22;
- While the LCPs are adopted into the Comp Plan and used for regulatory purposes, there are no policies identified for implementation;
- Consider eliminating maximum net density;
- Consider developing a Commercial FLUM category;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-2 through 3-12)

■ Future Land Use *(cont'd)*

- Adopt discouragement policy for increases in density/intensity;
- Review NROGO and current equivalency ratio of 239 sf/unit;
- Consider revisions to NROGO and limits to maximum FAR;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-2 through 3-12)*

■ **Future Land Use** *(cont'd)*

- Review land use designation for Mixed Use parcels located in Tier 1 lands;
- Evaluate Objective 101.4 and associated policies: Review density and intensity standards;
- Review Policies 101.3.1 and 101.5.5 vis-à-vis existing business growth and expansion;
- Revise policy 101.5.8: Establishing criteria for ROGO exemptions and LDC guidelines;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations (Pages 3-2 through 3-12)

■ **Future Land Use** (*cont'd*)

- Develop a policy to allow the transfer of ROGO allocations or exemptions from Tier I, II and III-A to Tier III;
- Review Policy 101.13.5 to determine best way to track TDRs; and
- Upon completion of the 2011 NAS-Key West EIS, review any updated AICUZ map and adopt changes as appropriate.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-12 through 3-17)*

■ **Conservation and Coastal Management**

- Review/revise the stormwater regulations as necessary;
- Revise and update the Marina Siting Plan for adoption into the Comp Plan ;
- Designate appropriate marina siting areas and consider policy revisions for new marinas and the expansion of marinas and strategies for environmental protection, e.g. pump outs;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-12 through 3-17)*

- **Conservation and Coastal Management** *(cont'd)*
 - Review and Compare both the KEYWEP and UMAM procedures to determine compliance with Chapter 373 F.S.;
 - County currently requires 100% protection; agencies allow with mitigation; follow agency permitting?
 - Develop scoring criteria for wetlands under the Tier System;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations (Pages 3-12 through 3-17)

■ Conservation and Coastal Management (*cont'd*)

- Revise Policy 205.1.1 to remove Tier designations for military lands and right of ways;
- Complete an inventory of abandoned mining sites; and establish standards for their reclamation;
- Consider policy revisions to encourage working waterfront preservation;
- Review and consider the Comp Plan amendment recommendations within the Working Waterfronts Master Plan;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations (Pages 3-12 through 3-17)

- **Conservation and Coastal Management** (*cont'd*)
 - Evaluate and revise existing policies for protecting and preserving water dependent uses;
 - Evaluate the shoreline setbacks for existing principle and accessory structures for consistency with community character; and
 - Based upon the updated Technical Document inventory of public access points to the water and establish policies to protect access.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-18 through 3-19)

■ Traffic Circulation

- Review and revise Policy 301.2.4 as appropriate regarding the frontage roads and alternative routes to US-1.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-19 through 3-21)

■ Mass Transit

- Continue to develop strategies to reduce trips on US-1; and
- Coordination activities with municipalities to better facilitate mass transit.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-21 through 3-22)

■ Ports, Aviation and Related Facilities

- Review policies for strategies to preserve and protect water dependent uses;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-23 through 3-24)*

■ Housing

- Evaluate affordable housing income classifications and consider if revisions are necessary to be consistent with State and Federal standards; and
- Continue to coordinate with the municipalities and the DCA regarding the provision of affordable housing.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-24 through 3-26)*

■ Potable Water

- Evaluate the Agreement with FKAA relating to fire hydrants; and
- Continue to evaluate capacity issues related to fire flows of hydrants.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-26 through 3-28)

■ Solid Waste

- Revise or delete outdated policies.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-29 through 3-31)*

■ Sanitary Sewer

- Update the Comprehensive Plan to reflect the changes to Rule 28-20.400 F.A.C.; and
- Revise the LOS standards in Policy 901.1.1 to ensure adequate facility capacity for future development.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-32 through 3-33)*

■ Drainage

- Complete a facility-specific land use inventory to ascertain overall system need;
- Complete the inventory and evaluation of existing drainage structures and facilities and identify flood issues; and
- Consider revisions to stormwater management regulations.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-34 through 3-35)*

■ **Natural Groundwater Aquifer Recharge**

- Consider revising stormwater ordinance to require retaining natural drainage features and reduce impervious surfaces, to the best extent practical.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Pages 3-35 through 3-37)*

■ Recreation and Open Space

- Decide if Rec.& Open Space concurrency is necessary;
- Review ADA standards to ensure compliance with accessible design and ensure policies are consistent; and
- Evaluate draft 2005 Parks and Recreation Master Plan, update as necessary and adopt;

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations (Pages 3-35 through 3-37)

■ Recreation and Open Space *(cont'd)*

- If County decides to maintain concurrency requirements for Parks & Rec, evaluate LOS standards recommended in 2005 Parks and Rec. Master Plan vs. 2010 Technical Document update LOS standard recommendations; provide direction on what LOS to utilize; and
- Consider deleting Objective 1201.9 requiring creation and staffing of a Parks and Recreation Department due to lack of funding and previous BOCC direction.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations *(Page 3-37)*

- **Intergovernmental Coordination**
 - Evaluate and determine if the inter-local agreements are required and necessary.

Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-38 through 3-39)

■ Capital Improvements

- Revise the Parks and Recreation LOS standards (Policy 1201.1); and
- Adopt sanitary sewer LOS standards to ensure that adequate facility capacity will be provided for future development (901.1.1).

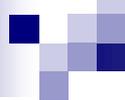
Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations

(Pages 3-39 through 3-40)

■ Cultural Resources

- Review ADA standards and ensure that the County's policies are consistent; and
- Evaluate and determine if the Element is necessary.



Chapter 3: Assessment of Comprehensive Plan Elements

Previously Reviewed (5/25/11) Recommendations
(Pages 3-2 through 3-40)

- Any changes, comments or questions?

Chapter 3: Assessment of Comprehensive Plan Elements

Review matrix of “Date Certain” GOPs (Appendix 3):

- Majority have been implemented thru LDC.
- Appropriate time for “clean up”.
- **Question for PC:** Delete, revise, or keep as currently written?

DRAFT 8-19-11 Date Certain Policies

Element	Policy#	Language	Status	Recommendation
	Policy 101.1.2	By January 4, 1997, Monroe County shall adopt Land Development Regulations which provide a Concurrency Management System (See Capital Improvements Policy 1401.4.5). The Concurrency Management System shall ensure that no permits will be issued for new development unless adequate public facilities needed to support the development at the adopted LOS standards are available concurrent with the impacts of development.	Completed; See MCLDC Sec. 114-2	Revise to "maintain"
	Objective 101.2	Monroe County shall reduce hurricane evacuation clearance times to 24 hours by the year 2010.	Ongoing. County recently updated Miller Model; County/DCA coordination ongoing re: model assumptions	Revise to reflect language in 2010 Work Program: Rule 28-20
	Policy 101.2.5	Monroe County recognizes the discrepancy of units between the County's proposed allocation to the Cities and the Cities' vested development assumptions. By January 4, 1997, the County shall initiate an interlocal agreement with the Cities to resolve the discrepancy within three (3) years.	Completed	Delete
				Consider lifting moratorium



Chapter 5: Special Topics

Coastal High Hazard Area

Chapter 5: Special Topics

■ Coastal High Hazard Area (CHHA) –

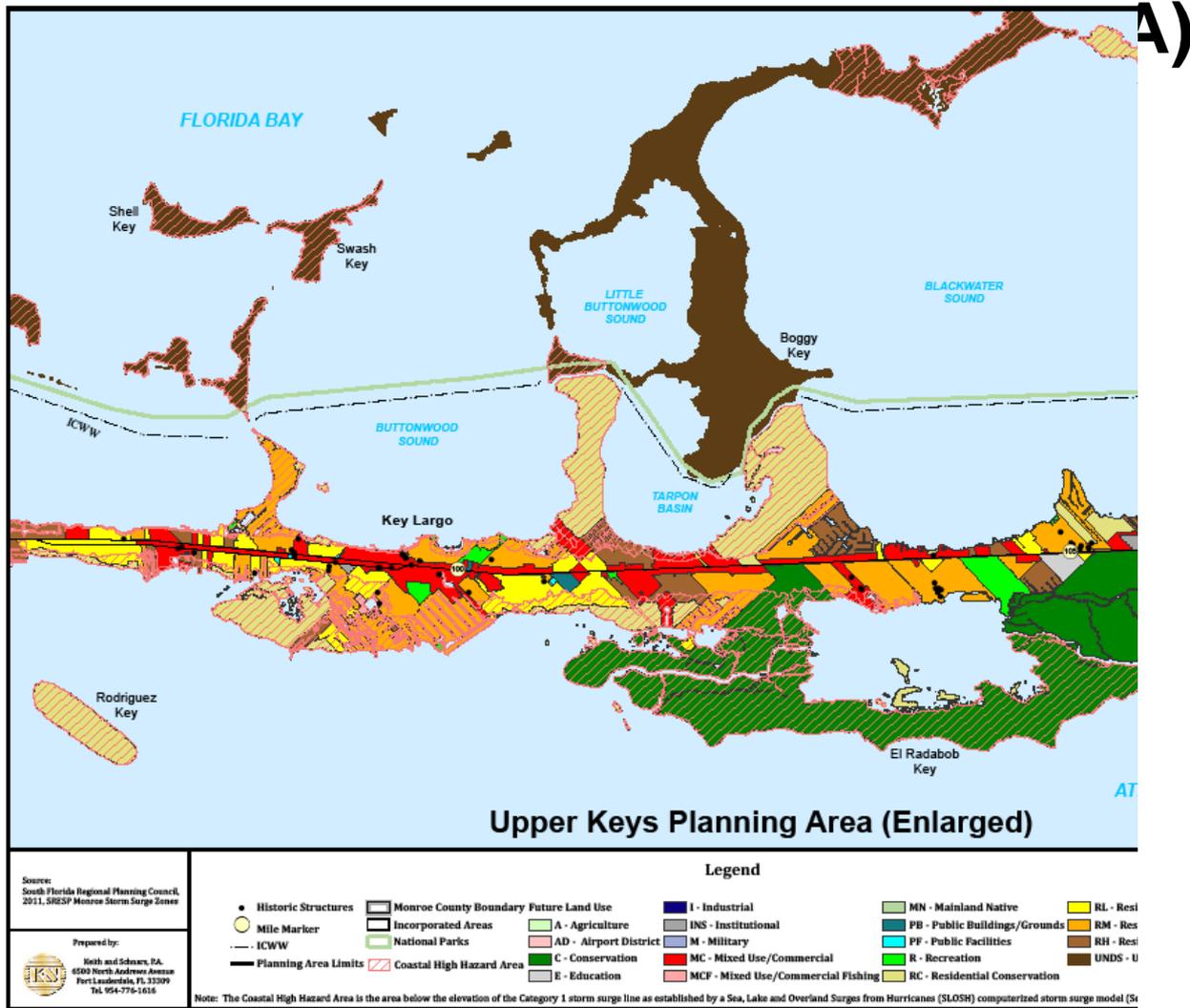
(Page 5-5 through 5-6)

- In 2006, s. 163.3178(2)(h) redefined the CHHA as, “... *the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model*”; and
- s. 163.3178(9)(c) requires that, “*No later than July 1, 2008, local governments shall amend their future land use map and coastal management element to include the new definition of coastal high-hazard area and to depict the coastal high-hazard area on the future land use map.*”

Chapter 5: Special Topics

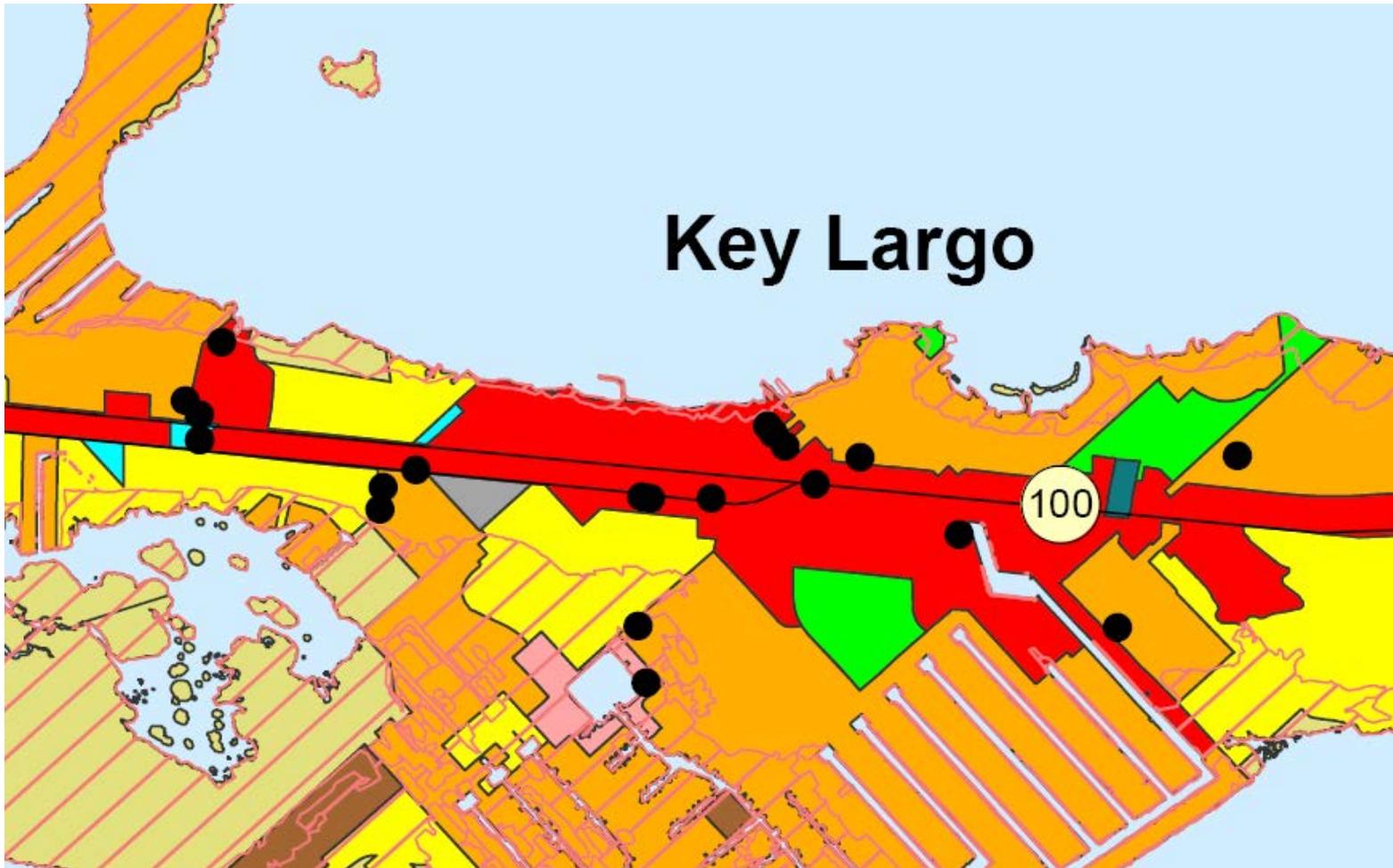
- **Coastal High Hazard Area (CHHA) – (Cont'd)**
(Page 5-5 through 5-6)
 - SFRPC completed the SLOSH modeling for Monroe County delineating the storm tide limits.
 - K&S mapped the storm tide limits (in relation to the Future Land Use designation) using the GIS data created by the SFRPC.

Chapter 5: Special Topics



Chapter 5: Special Topics

- Coastal High Hazard Area (CHHA)



Chapter 5: Special Topics

- **Coastal High Hazard Area (CHHA) – (Cont'd)**
(Page 5-4 through 5-7)

Based upon the revised definition for the CHHA:

- Majority of land in the County appears to fall within the CHHA;
- Areas outside of CHHA largely confined to a linear zone along much of US-1.

Strategies:

- Ensure adopted definition is consistent with Statute and adopt CHHA boundary on FLUM

Chapter 6: Chapter 163 Assessment

(Page 6-1)

- **Section 163.3191(1) F.S. requires that the EAR contain an evaluation assessment of relevant changes to Chapter 163, F.S. since adoption of the last EAR-based Plan amendments on May 1, 2007;**
- **Inconsistencies are identified; and**
- **Amendments are proposed.**

Chapter 6: Chapter 163 Assessment *(Page 6-1)*

Proposed Amendments:

- Add new policies to the FLUE, Mass Transit, and ICE related to military compatibility Strategies;
- Add new Glossary Section to 2010 Comp Plan incorporating numerous definitions;
- Add policies related to preservation of working waterfronts;
- Revise Rec and Open Space Policy 1201.3.6 to include “Waterways”;

Chapter 6: Chapter 163 Assessment

(Page 6-1)

Proposed Amendments *(cont'd)*:

- Amend the CCME to include criteria to encourage preservation of recreational and commercial working waterfronts;
- Revise Coastal High Hazard Area (CHHA) definition within Policy 217.1.1;
- Review, and potentially update, Draft Map Series 3-7 “Coastal High Hazard Boundaries” as produced in EAR for adoption;

Chapter 6: Chapter 163 Assessment

(Page 6-1)

Proposed Amendments *(cont'd)*:

- Potential new legislative requirements (2012 session) may require amendments to Objective 901.1 and its associated policies regarding onsite sewage disposal;
- Add definition of “electric distribution substations”; amend various policies and the LDC to include exact terminology;
- The conservation element must include factors that affect energy conservation;

Chapter 6: Chapter 163 Assessment

(Page 6-1)

Proposed Amendments (*cont'd*):

- Amend ICE Policy 1301.3.1 & CCME Policy 216.1.2 to include a mandatory (rather than voluntary) dispute resolution process;
- Revise all references of “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act.”;
- Update Policy 5.1.2, Objective 5.5 and Policy 5.5.1. to reflect that Plan Amendments must be submitted and processed under State Coordinated Review Process;

Chapter 6: Chapter 163 Assessment

(Page 6-1)

Proposed Amendments *(cont'd)*:

- Amend CIE Policy 1401.1.2 to reflect if components in the schedule are funded or not and, if desired, no longer transmit updated CIE to state land planning agency;
- Revise FLUE Goals 101, 102, 103, & 104 to reflect requirements for analyzing future land use map amendments and urban sprawl criteria;

Chapter 6: Chapter 163 Assessment (Page 6-1)

Proposed Amendments *(cont'd)*:

- Add a policy requiring that housing data be based upon most recent decennial census or more recent information;
- Revise GOAL 214 to include new provision relative to preserving historic and archaeological resources;
- Delete 9-J Rules citations throughout;
- Revise ICE Goals if desired related to procedural coordination requirements;

Chapter 6: Chapter 163 Assessment

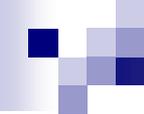
(Page 6-1)

Proposed Amendments *(cont'd)*:

- Decide if County wishes to maintain LOS for parks and recreation, and transportation;
- If County wishes to maintain traffic concurrency, must amend Traffic Circulation Element to address new requirements;
- Review County transmittal and adoption processes for consistency with “State Coordinated Review Process”.
- Revise FLUE to reflect change in EAR process; and
- Review County Development Agreement processes for consistency with State Law.

Phase 2 - Next Steps

- **March 19, 2012: BOCC Presentation by K&S of Part 2 of the EAR;**
- **Incorporate PC and BOCC comments and finalize the EAR;**
- **April, 2012: K&S submits final EAR for BOCC Adoption;**
- **May, 2012: BOCC Adoption**



How can you get involved?...

- Dawn Sonneborn, AICP, Director of Planning
- **Email:** dsonneborn@keithandschnars.com
- **Project Website:** www.keyscompplan.com
- **Toll Free Telephone:** (800) 488-1255

Comments or Questions?

Thank You!



Monroe County Comprehensive Plan Update



Monroe County Comprehensive Plan 2010 – 2030

Welcome to the Monroe County Comprehensive Plan Update Website. The purpose of this website is to provide Monroe County residents and stakeholders a comprehensive source of information about the many components of the Plan update.

The updated Comprehensive Plan will provide the roadway for how the County will address growth issues for the next twenty years. The 2010 – 2030 Comprehensive Plan Update is an undertaking that will rely heavily upon public participation throughout the nearly four-year process. This website is just one way of obtaining input from you, the ultimate recipient of the Plan. Your input will help determine how the County will grow.

Please take an opportunity to review the site and provide us with your feedback! You will notice that we have made it easy for each visitor to stay in touch with us by providing an area where you may make comments on the Plan Update, as well as sign up for future updates as they occur. Please visit again and should you have any questions, our project team will be happy to contact you.

Facts, Information, & Resources

- [Learn more about the project team](#)
- [Comprehensive Plan Documents](#)
- [Planning Framework](#)

Meetings & Updates



Upcoming Event

County Population Projections

Monroe County (Unincorporated) 2010-2030 Population Projections have been approved by the Department of Community Affairs. View [Population Report Overview](#). View the full [Population Report](#).



Upcoming Event

Plan Update

Thank you for your interest in the Monroe County Comprehensive Plan Update. We have completed Phase 1 of the four-phased project - - the Technical Document. The Technical Document provides data and analysis of the population, physical environment, and infrastructure improvements and future needs in the Florida Keys. The Technical Document is posted on this website, along with the Comment Response Forms located at the end of each element. You may view the Technical Document by clicking [here](#).



Upcoming Event

Feb. 6, 2012 PC and March 19, 2012 BOCC Special Meetings

Thank you for your interest in the Monroe County Comprehensive Plan Update.

Phase 1 of the four-phased project, which is the update of the Technical Document has been completed. The Technical Document provides data and analysis of the population, physical environment, and infrastructure improvements and future needs in the Florida Keys. The Technical Document is posted on this website, along with *Comment Response Forms* located at the end of each element. You may view the Technical Document by clicking [here](#).

Phase 2, preparation of an Evaluation and Appraisal Report (EAR) is currently underway. A Draft EAR has been completed. The goal of the EAR is to evaluate the existing goals, objectives and policies (GOPs) to determine their effectiveness in balancing growth, preserving natural resources; achieving water quality improvements; meeting hurricane evacuation requirements, and complying with State regulations. There were nine "Major Issues" established for the EAR and discussions in the Draft EAR include implementation strategies which may require amendments to the current GOPs, amendments to comply with changes to State Statute, or other County action as they relate to the locally defined Major Issues. The draft EAR contains the following information: Introduction, Chapter 1-Public Involvement Process, Chapter 2-Community-Wide Assessment, Chapter 3-Assessment of Comprehensive Plan Elements, Chapter 4-Major Issues Analysis, Chapter 5-Special Topics, and Chapter 6-Assessment of Changes to Florida Statutes. Due to the large amount of information the EAR is being presented in two parts. Part 1 was reviewed by the Planning Commission (PC) on November 2, 2011 and by the Board of County Commissioners (BOCC) on November 16, 2011. The remaining portions (Part 2) of the draft EAR are to be presented to the PC and BOCC during the special meetings noted below:

Special PC Meeting - Part 2 February 6, 2012, 10 a.m. to 5 p.m. in Marathon

Special BOCC Meeting - Part 2 March 19, 2012 at 9 a.m. to 5 p.m. in Marathon

The following will be discussed at both the above PC and BOCC meetings:

Chapter 2: Community-Wide Assessment. This chapter was presented in Part 1. However, an update of the vacant land analysis has been performed since the Part 1 presentation. This updated analysis will be presented, along with an updated analysis comparing the Future Land Use Map uses to the existing uses, and identifying potential land use conflicts between the two; **Chapter 3: Assessment of Comprehensive Plan Elements.** This chapter, also referred to as the "Element-by-Element Review", was presented on May 25, 2011 to the PC and on June 20, 2011 to the BOCC. Additional assessments and recommendations have been made since then. These will be presented and discussed, along with Appendix 5 of the EAR, which is the "Date Certain" GOPs matrix. This matrix provides a review of all GOPs in the County's existing 2010 Comprehensive Plan that refer to certain dates that need to either be removed or updated; **Chapter 4: Major Issues Analysis.** The remaining Major Issues to be discussed in Part 2 will include: County-wide Visioning and Planning, Economic Sustainability, Natural Resource Protection (only the *Wetlands* sections and a continuation of some strategies discussed in Part 1: Animal Control Plan and CBRS), Affordable Housing, Public Involvement/Information, and Intergovernmental/Interdepartmental Coordination; **Chapter 5: Special Topics.** Coastal High Hazard Area; and **Chapter 6: Assessment of Changes to Florida Statutes.** This is Appendix 3 of the draft EAR, referred to as the "Chapter 163 F.S. Assessment Matrix".

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".