

AGENDA

PLANNING COMMISSION
MONROE COUNTY
January 28, 2015
10:00 A.M.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

William Wiatt, Chairman
Elizabeth Lustberg
Ron Miller
Beth Ramsay-Vickrey
Denise Werling

STAFF:

Townsley Schwab, Sr. Director of Planning and Environmental Resources
Mayte Santamaria, Sr. Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mike Roberts, Sr. Administrator, Environmental Resources
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Tiffany Stankiewicz, Development Administrator
Emily Schemper, Comprehensive Planning Manager
Matt Coyle, Sr. Planner
Barbara Bauman, Planner
Karl Bursa, Sr. Planner
Gail Creech, Sr. 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

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- MEETING

Continued Item:

~~1. Grobarek Residence, 2 Cypress Terrace, Raccoon Key (aka Key Haven), mile marker 5: A public hearing concerning a request for a variance of 20 feet to the required 25-foot front yard non-shoreline setback which is adjacent to the Cypress Terrace right-of-way. Approval would result in a setback of 5 feet. The requested variance is required for the development of a proposed accessory tiki hut.~~

The subject property is legally described as Block 3, Lot 21, Key Haven 8th Addition subdivision (Plat Book 5, Page 61), Raccoon Key, Monroe County, Florida, having real estate number 00138970.000000.

(File 2014-078) [Continued from 11.19.14](#)

[Request to Continue to April 29, 2015](#)

[2014-078 Request to Continue to 04.29.15.PDF](#)

New Item:

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN; ADOPTING THE 10-YEAR WATER SUPPLY PLAN UPDATE TO BE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER EAST COAST WATER SUPPLY PLAN UPDATE OF 2013; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

(File 2014-100)

[2014-100 SR PC 01.28.15-Website.PDF](#)

[2014-100 SR PC 01.28.15 Exhibit Corrections.pdf](#)

3. Dolphin Water Rentals LLC, Dolphin Golf, 100694 US Highway 1 (Overseas Highway), Key Largo, Mile Marker 100.6: A public hearing concerning a request for a 2-COP (Beer and Wine; on premise and package) Alcoholic Beverage Special Use Permit. The subject property is legally described as Block 6, Lots 1, 2, 3, 12,13 and 14, Amended Plat of Key Largo Park (Plat Book 3, Page 62), and a portion of vacated right-of-way adjacent to Lots 12, 13 and 14, Key Largo, Monroe County, Florida, having real estate number 00524310.000000.

(File #2014-167)

[2014-167 SR PC 01.28.15.PDF](#)

[2014-167 FILE.PDF](#)

[2014-167 Recvd 01.06.15 Drawing.pdf](#)

[2014-167 Recvd 11.17.14 Survey.pdf](#)

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

**Item #1 Grobarek – Variance to PC
Request to Continue**

Creech-Gail

From: Jgrobarek@aol.com
Sent: Thursday, January 15, 2015 12:06 PM
To: Creech-Gail
Cc: Bursa-Karl
Subject: 2 Cypress Terrace Variance Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gail,

Please use this e-mail as my official request to postpone the hearing on my Variance Application until the April 29th 2015 meeting.

Thank you in advance for honoring this request.

As always, if you have any questions or if I am required to do any additional steps please feel free to contact me.

Thanks again,

Joe Grobarek
2 Cypress Terrace
Key West, FL 33040
305-294-2498



**Item #2 10 Yr. Water Supply Plan Update
Staff Report**

MEMORANDUM
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT
We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Mayté Santamaria, Senior Director, Planning and Environmental Resources

From: Emily Schemper, Comprehensive Planning Manager *ES*

Date: January 13, 2015

Subject: 10-Year Water Supply Facilities Work Plan Update

Meeting: January 28, 2015

I. REQUEST

The Growth Management Division is requesting to amend the Monroe County 2010 Comprehensive Plan to adopt a 10-year Water Supply Facilities Work Plan update, in accordance with Section 163.3177(6)(c) of the Florida Statutes which requires that the Infrastructure Element of the Comprehensive Plan incorporate a 10-Year Water Supply Plan that identifies alternative water supply projects, traditional water supply projects, conservation and reuse to meet identified water needs.

At its regularly scheduled meeting on September 23, 2014, the Monroe County Development Review Committee (DRC) reviewed the proposed amendment and the Chair recommended approval to the Planning Commission and Board of County Commissioners.

Exhibit A includes proposed amendments which have been included in the Monroe County 2030 Comprehensive Plan, which the BOCC approved for transmittal to the State at their January 14, 2015 special meeting.

II. PROPOSED AMENDMENT

Policy 701.1.8

Monroe County adopts the Monroe County 10-Year Water Supply Facilities Work Plan update, dated January, 2015, by reference, into the Comprehensive Plan. Monroe County shall update the 10-year Water Supply Work Plan every 5 years or within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan. (Ord. 022-2009)

III. BACKGROUND INFORMATION

Residents of Monroe County obtain their water directly from the Florida Keys Aqueduct Authority (FKAA), which is responsible for ensuring that enough capacity is available for existing and future customers. FKAA is the sole provider of potable water in the Florida Keys. Monroe County does not control the water supply or water facilities; however, the County coordinates closely with FKAA.

The purpose of the Monroe County Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on September 12, 2013.

The Work Plan references the initiatives already identified in FKAA's 20-year Water System Capital Improvement Master Plan. According to state guidelines, the Work Plan and associated comprehensive plan amendments must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Monroe County Work Plan will have the same planning time schedule consistent with the comprehensive plan and the Lower East Coast Water Supply Plan Update.

Note: related text amendments to the Monroe County Comprehensive Plan were approved for transmittal by the BOCC on January 14, 2015.

IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is generally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, it furthers:

The proposed amendment will support and enhance the level of service standards identified within the Potable Water Element and ensure the availability of water supply as identified within the Capital Improvements Element and the Intergovernmental Coordination Element.

B. The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes (F.S.). Specifically, the amendment furthers:

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not

the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)c3, F.S. – Within 18 months after the governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s. 373.709(8)(b). If a local government is located within two water management districts, the local government shall adopt its comprehensive plan amendment within 18 months after the later updated regional water supply plan. The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. 373.709(2)(a) within the local government’s jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan. Local governments, public and private utilities, regional water supply authorities, special districts, and water management districts are encouraged to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.

C. Consistency with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern:

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

- (a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
- (b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
- (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
- (d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

- (e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
- (f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
- (g) Protecting the historical heritage of the Florida Keys.
- (h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:
 1. The Florida Keys Aqueduct and water supply facilities;
 2. Sewage collection, treatment, and disposal facilities;
 3. Solid waste treatment, collection, and disposal facilities;
 4. Key West Naval Air Station and other military facilities;
 5. Transportation facilities;
 6. Federal parks, wildlife refuges, and marine sanctuaries;
 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
 8. City electric service and the Florida Keys Electric Co-op; and
 9. Other utilities, as appropriate.
- (i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
- (j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
- (k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
- (l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
- (m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a postdisaster reconstruction plan.
- (n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

V. PROCESS

Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning &

Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning Agency. The amendment is transmitted to State Land Planning Agency, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VI. STAFF RECOMMENDATION

Staff recommends approval.

VII. EXHIBITS

- A. Proposed amendments included in Monroe County 2030 Comprehensive Plan (BOCC approved for transmittal January 14, 2015).
- B. Draft Ordinance (with Exhibit A to Ordinance: Monroe County 10-Year Water Supply Facilities Work Plan Update)

Exhibit A to Staff Report

The following proposed amendments have been included in the Monroe County 2030 Comprehensive Plan, which the BOCC approved for transmittal to the State at their January 14, 2015 special meeting:

Potable Water Element

GOAL 701

Monroe County shall support FKAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents. [~~9J-5.011(2)(a)~~] [§163.3177(6)(c), F.S., §163.3177(6)(c)2., F.S.]

Objective 701.1

Monroe County shall ensure that at the time a ~~development permit~~ of occupancy or its functional equivalent is issued, adequate potable water supply, treatment, and distribution facilities are available to support the development at the adopted level of service standards ~~concurrent with the impacts of such development.~~ [~~9J 5.011(2)(b)2~~] [§163.3177(6)(c), F.S.]

Policy 701.1.1

Monroe County hereby adopts the following level of service standards to achieve Objective 701.1 and shall use these standards as the basis for determining facility capacity and the demand generated by a development. [~~9J 5.011(2)(e)2d~~] [§163.3180(1)(b), F.S., §163.3180(2), F.S., §163.3177(3)(a)3., F.S.]

Level of Service Standards

1. Quantity:

100 gal./capita/day*

*Note: Based on historical data through December 2011; provided by FKAA, December 2012.

Residential LOS _____ 66.50 gal./capita/day

Non-Residential LOS _____ 0.35 gal./sq. ft./day

Overall LOS _____ 132.(Ord. 021 2009)

Equivalent Residential Unit _____ 149.00 gallons per day (2.24 average persons per household x 66.5 gallons/capita/day)

2. Minimum Pressure:

20 PSI at customer service

3. Minimum Potable Water Quality:

Shall be as defined by ~~the U.S. Environmental Protection Agency. (Part 143 National Secondary Drinking Standards, 40 CFR 143, 44FR 42198)~~ Chapter 62-550 F.A.C.

Policy 701.1.2

~~Monroe County will encourage FCAA to pursue a goal of decreasing unaccounted for water to 13 percent or lower by replacing deficient transmission and distribution lines and implementing meter improvements by the year 2005.~~

~~Obtaining this goal will result in the following projected potable water consumption:
[9J-5.011(2)(e)3; 9J-5.013(2)(e)4]~~

~~Residential Consumption — 57.00 gal./capita/day
Non-Residential Consumption — 0.29 gallons/sq ft/day
Overall Consumption 86.00 gal./capita/day~~

Policy 701.1.32

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations maintain 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 certificate of occupancy or its functional equivalent will be issued for new development unless adequate potable water supply, treatment, and distribution facilities needed to support the development at the adopted level of service standards are available are available concurrent with the impacts of development. [9J-5.011(2)(e)1] [§163.3180(1)(b), F.S., §163.3180(2), F.S., §163.3177(3)(a)3, F.S., §163.3177(6)(c), F.S.]~~

Policy 701.1.43

~~The Concurrency Management System adopted in accordance with Policy 701.1.23 shall specify procedures for updating facility demand and capacity information, utilizing data provided by the FCAA as potable water facilities are installed or upgraded. [9J-5.011(2)(e)1][§163.3180(2), F.S.]~~

Policy 701.1.5

~~Monroe County shall amend the potable water quantity level of service upon attainment of the goal level of service as indicated in Policy 701.1.2.~~

Policy 701.1.64

~~Monroe County shall implement a concurrency management system that is consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan*. (Ord. 022-2009)~~

Policy 701.1.75

~~Monroe County shall prepare and maintain a 10-year Water Supply Work Plan that identifies alternative water supply projects, traditional water supply projects, conservation, and reuse necessary to meet the Monroe County Unincorporated Area water supply needs, consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and the Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan*. (Ord. 022-2009) [§163.3177(6)(c)3, F.S.]~~

Policy 701.1.86

Monroe County shall update the 10-year Water Supply Work Plan every 5 years or within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan. (Ord. 022-2009) [§163.3177(6)(c)3., F.S.]

Objective 701.2

In coordination with Monroe County, the FKAA shall:

- ~~maintain a five year schedule of capital improvement needs for potable water supply, treatment and distribution, as identified through and in accordance with Policy 701.2.2;~~
- ~~identify responsible parties and agencies; and~~
- ~~identify time frames for completion.~~

~~The schedule will be updated annually consistent with Capital Improvements Policy 1401.1.2, and in accordance with the FKAA's annual budget process. [9J-5.011(2)(b)1 and 2]~~

Policy 701.2.1

~~The Florida Keys Aqueduct Authority (FKAA) shall continue to address the future needs of potable water supply, treatment and distribution facilities and evaluate options to satisfy these needs. FKAA and Monroe County shall evaluate and rank proposed capital improvement projects, on the basis of delivery cost and other factors, considered for inclusion in the five year schedule of capital improvement needs in accordance with the criteria contained in Policy 701.2.2 as well as the Goals, Objectives, and Policies of the Comprehensive Plan. [9J 5.011(2)(e)1 and 2]~~

Policy 701.2.2

~~Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines: [9J 5.011(2)(e)1 and 2]~~

~~**Level One** — Whether the project is consistent with the FKAA's enabling legislation.~~

~~**Level Two** — Whether the project is needed to protect public health and safety, provide facilities and services, or to preserve or achieve full use of existing facilities.~~

~~**Level Three** — Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.~~

~~**Level Four** — Whether the project represents a logical extension of facilities and services within a designated service area.~~

Objective 701.32

Monroe County and the FKAA shall work cooperatively with the FKAA, South Florida Water Management District (SFWMD), Miami-Dade County, and the Cities of Layton, Key Colony Beach and Marathon, Key West and the Village of Islamorada to ensure the protection and availability of an adequate raw water supply at the Florida City Wellfield to meet the needs of Monroe County through the year 20430. [§163.3177(6)(h)1., F.S.]

Policy 701.32.1

~~In coordination with Monroe County, the shall work closely with FCAA shall, as necessary, renew~~ their renewal of the Florida City Wellfield consumptive use permit issued by SFWMD.

~~Alternative~~

Policy 701.2.2

~~Monroe County shall encourage the use of alternative water sources such as reverse osmosis, cisterns and water re-use, and shall be evaluate the feasibility of using such alternative sources d and the most feasible solution implemented~~ in the event that the necessary withdrawals from the Biscayne Aquifer are limited. [9J 5.011(2)(e)1; 9J 5.013(2)(e)4]

Policy 701.32.23

~~The Monroe County Growth Management Division shall provide technical assistance to~~ coordinate with the FCAA for the consumptive use permitting process. This ~~technical assistance~~ coordination shall include providing information regarding future land use growth patterns, population trends, growth management policies and demand projections to ensure consistency between the FCAA permitting process and the Monroe County Comprehensive Plan. [9J 5.011(2)(e)1; 9J 5.013(2)(e)4]

Policy 701.32.34

~~The Monroe County Growth Management Division shall annually supply FCAA and SFWMD with the Concurrence Management Public Facilities Capacity Report prepared in accordance with Capital Improvements Policy 1401.4.9. These annual reports shall include the latest information on land use, population trends, and growth management policies as well as facility capacity analyses using data supplied by service providers.~~ [9J 5.011(2)(e)1; 9J 5.013(2)(e)4]

Policy 701.32.45

Monroe County shall ~~continue to reserve the right to review~~ and ~~comment~~ comments on the SFWMD plans, such as water supply, cost, needs and sources, and water conservation plans, as they are developed.

Policy 701.32.56

Monroe County shall continue to coordinate with the Cities of Layton, Key Colony Beach ~~and, Marathon, Key West, the Village of Islamorada,~~ and FCAA as necessary to facilitate ~~systemwide~~ sm-wide compatibility on such potable water-related issues as potable water levels of service, consumption projections, water conservation programs, and emergency management.

Objective 701.43

Monroe County shall work cooperatively with ~~Miami-Dade~~ County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, ~~saltwater intrusion and overextraction.~~ [9J 5.011(2)(b)5; 9J 5.013(2)(b)2] [§163.3177(6)(c), F.S., §163.3177(6)(h)1., F.S.]

Policy 701.43.1

Protection of the Florida City Wellfield shall be accomplished through ~~continued implementation of the~~ ~~Miami-Dade~~ County Wellfield Protection Ordinance and the SFWMD Water Supply Policy Document. [9J 5.011(3)(e)1 and 4; 9J 5.013(2)(e)9]

Policy 701.43.2

~~By January 4, 1998, Monroe County shall seek~~maintain an interlocal agreement with FKAA and Miami-Dade County. This agreement shall provide Monroe County with an opportunity to comment on land use and regulatory issues related to the Florida City Wellfield, aquifer and aquifer recharge area. It shall set forth procedures for review of land use and regulatory activities identified as having potentially significant impacts on the aquifer recharge and water supply systems especially concerning hazardous waste generation. Criteria for determination of significant impacts shall be included in the interlocal agreement. ~~{9J-5.011(3)(e)1 and 4; 9J-5.013(2)(e)9}~~

Objective 701.5

~~FKAA shall supply adequate operating pressures in the transmission and distribution system to meet the adopted level of service standard specified in Policy 701.1.1(2) for the customer service connection. {9J-5.011(2)(b)1}~~

Policy 701.5.1

~~FKAA shall continue to maintain the transmission network and construct improvements to continue to provide a minimum operating pressure of 20 PSI at customer service. {9J-5.011(2)(c)2}~~

Objective 701.6

~~The FKAA shall continue to implement provisions to increase potable water storage through the Aquifer Storage Recovery System. {9J-5.011(2)(b)2}~~

Policy 701.6.1

~~By January 4, 1997, Monroe County shall, by resolution, support the development by FKAA of a total system storage capacity equal to 10 days of treated water flow at 50% of the annual average daily flow by the year 2005. {9J-5.011(2)(c)2d}~~

Policy 701.6.2

~~By January 4, 1997 Monroe County shall, by resolution, support the FKAA in their efforts to continue to develop an Aquifer Storage Recovery System, to aid in the provision of adequate storage capacity for emergency purposes. {9J-5.011(2)(c)1 and 2}~~

Objective 701.7

~~The FKAA shall continue to provide emergency service during electric power outages to the greatest extent feasible. {9J-5.011(2)(b)1}~~

Policy 701.7.1

~~In the event of a power outage, the emergency diesel pumps will deliver 15.6 MGD at 125 PSI during emergency conditions while the treatment plant will be operated by a 1,000 KVA diesel generator. {9J-5.011(2)(c)(2)d}~~

Objective 701.84

~~FKAA shall improve its capacity~~ Monroe County shall continue to coordinate with FKAA to ensure adequate capacity is available to provide for fire flows in the areas outlined in Policy 701.8.1 to ensure the protection of the public health, welfare and safety. ~~{9J-5.011(2)(b)1}~~§163.3177(3)(a)3., F.S.

Policy 701.84.1

~~By the year 2000, M~~ County shall coordinate with the FKAA, in accordance with its Capital Improvements Program, ~~shall~~ continue to ~~upgrade~~ the distribution system toward the goal of providing fire flow capabilities ~~in the following areas~~ Florida Keys as funds and land are available:. Fire flows shall meet the provisions of the Florida Fire Prevention Code.

~~Proposed Fire Flow Areas:~~

- ~~1. — Key West and Stock Island (current fire flow areas)~~
- ~~2. — Everywhere on US 1, except non-developable areas~~
- ~~3. — Ocean Reef~~
- ~~4. — Key Colony Beach~~
- ~~5. — Layton~~
- ~~6. — Marathon~~
- ~~7. — Duck Key~~
- ~~8. — Tavernier~~

~~Proposed Fire Flow Requirements by Land Use Zone:~~

- ~~1. — Suburban Residential — 750 GPM~~
- ~~2. — Mobile Home, Recreational Vehicle — 1,500 GPM~~
- ~~3. — Urban Commercial, Suburban Commercial, and Commercial — 2,000 GPM~~

All commercial facilities not along ~~US~~U.S. 1 shall provide "on site" fire abatement, as ~~currently required~~unless identified in the Agreement Between Monroe County and the Florida Keys Aqueduct Authority for Installation and Maintenance of Fire Hydrants in Unincorporated Monroe County. ~~In all other areas the FKAA aqueduct system shall not be considered even as a future primary fire abatement source. However, all line upgrades shall be designed and constructed so as to provide approximately 250 GPM to extreme locations. [9J-5.011(2)(e)1 and 2]~~

Policy 701.8.2

~~By January 4, 1997, the Monroe County Office of the Fire Marshall, in accordance with the FKAA, shall develop fire districts for subsequent implementation if feasible. [9J-5.011(2)(e)1]~~

Policy 701.4.2

Monroe County shall require that at the time a construction permit is issued, adequate fire flow is supplied to the site in accordance with the Florida Fire Prevention Code.

Policy 701.8.3

~~Since fire flow improvements in the areas identified by Policies 701.8.1 and 701.8.2 will result in significant fire insurance premium reductions for affected areas, charges for fire flow improvements in these areas shall be charged to these areas only, as opposed to general system absorption of such charges. [9J-5.011(2)(e)1]~~

Objective 701.95

Monroe County shall continue to assist the FKAA with water conservation efforts and assist in implementing the FKAA's *Water Conservation Plan* consistent with SFWMD's *Water Shortage Plan* and Comprehensive Water Conservation Program. The County shall implement Policies 701.95.1 to further conserve potable water use. [~~9J-5.011(2)(b)4; 9J-5.013(2)(b)2~~]

Policy 701.95.1

~~By January 4, 1997, the Monroe County Growth Management Division, with input from the FKAA and SFWMD, and other affected organizations shall adopt Land Development Regulations, which implement a xeriscape landscape ordinance, a permanent irrigation ordinance, and plumbing fixture efficiency standards consistent with the mandatory elements of the FKAA Water Conservation Plan and the SFWMD Model Landscape Code for South Florida. Prior to the adoption of the xeriscape landscape ordinance, permanent irrigation ordinance and plumbing efficiency standards, drafts of these ordinances and standards will be submitted to the SFWMD for review and comment, and when applicable the recommendations will be incorporated in the water conservation measures. [~~9J-5.011(2)(c)3; 9J-5.013(2)(e)4~~].~~ Within one (1) year of the adoption of the 2030 Comprehensive Plan, Monroe County shall implement a landscape ordinance consisting of water conservation measures which may include Florida Friendly provisions.

Policy 701.95.2

~~During the development of updated Land Development Regulations, the Monroe County Growth Management Division and shall coordinate with the FKAA shall~~ development regulations in accordance with Policy 701.9.1, the Monroe County Growth Management Division and shall coordinate with the FKAA shall evaluate building codes, utility regulations, landscaping ordinances, and public education programs for implementation of water conservation measures. [~~9J-5.011(2)§163.3177(6)(c)3; 9J-5.013(2)(e)4~~], F.S.]

Policy 701.95.3

~~In~~ the County shall coordinate with the FKAA in accordance with ~~its~~ the *Water Conservation Plan*; ~~the FKAA shall, with input from Monroe County, continue to implement a leak detection program and a conservation rate structure.~~

~~Monroe County and shall coordinate with the FKAA, with input from the SFWMD, and other affected organizations, shall formulate and initiate implementation of a joint public education program for water conservation. [~~9J-5.011(2)(e)3; 9J-5.013(2)(e)4~~]~~

Policy 701.95.4

~~Monroe County and the FKAA shall continue to comply with SFWMD water use restrictions including all Phase I and Phase I (modified) water use restrictions when water shortages are declared by the SFWMD. [~~9J-5.011(2)(e)3; 9J-5.013(2)(e)4~~]~~

Policy 701.95.5

Monroe County shall coordinate with the Florida Department of Health and Rehabilitative Services (HRS) to permit utilization of ~~grey~~reclaimed water storage systems and utilization for all exterior irrigation and flushing purposes. Upon receipt of authorization ~~from HRS~~, policies shall be developed to implement the use of ~~grey~~reclaimed water storage systems where economically feasible. ~~[9J 5.011(2)(e)3; 9J 5.013(2)(e)4]~~

Policy 701.95.6

Monroe County shall permit and encourage rainwater storage facilities for all household uses such as irrigation, car, patio, and boat washing, at a minimum for all non-potable uses and for safe household potable uses. ~~[9J 5.011(2)(e)3; 9J 5.013(2)(e)4]~~§163.3177(6)(c), F.S.

Policy 701.95.7

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which establish a Permit Allocation and Point System for new residential and non-residential development (See Future Land Use Objectives 101.2, 101.3, and 101.5 and supporting policies). In developing the Point System, Monroe County shall~~Within one (1) year of adoption of the 2030 Comprehensive Plan, Monroe County shall evaluate the permit allocation and point system to consider assigning a positive point rating to developments utilizing alternative water collection systems such as cisterns, grey water reuse systems and wastewater treatment plant effluent reuse which conserve potable water supply. ~~[9J 5.011(2)(e)3; 9J 5.013(2)(e)4]~~

Policy 701.95.8

As the water conservation measures set forth in Policies 701.95.1 through 701.95.7 are implemented, Monroe County shall re-evaluate the adopted potable water levels of service through the evaluation and appraisal report process ~~as set forth in Chapter 163.3191 F.S.~~

Objective 701.106

In coordination with the FCAA, Monroe County shall continue to maximize the use of existing facilities and discourage urban sprawl ~~through implementation of Potable Water Policies 701.10.1 through 701.10.5.~~ ~~[9J 5.011(2)(b)3]~~§163.3177(6)(c)2., F.S.

Policy 701.6.1

Monroe County shall annually evaluate proposed FCAA capital improvements for inclusion in the annual update of the County's CIE Schedule.

Policy 701.6.2

Existing facilities shall be maximized by encouraging capital developments in already developed areas and discouraging extension of facilities to undeveloped areas.

Policy 701.10.1

~~By January 4, 1998, Monroe County shall evaluate existing FCAA policies related to identification and adoption of capital improvements. Improvements consistent with achieving Objective 701.10 shall be incorporated into Monroe County's annual Concurrence Management Report prepared in accordance with Capital Improvements Policy 1401.4.9. [9J 5.011(2)(e)1]~~

Policy 701.10.2

All FKAA facility expansions shall be consistent with the Future Land Use Map, the Goals, Objectives, and Policies of the Comprehensive Plan, and adopted levels of service. [9J-5.011(2)(e)1]

Policy 701.10.3

Monroe County shall review and comment on the FKAA Capital Improvements Plan for Comprehensive Plan consistency prior to inclusion in the annual Concurrency Management Report prepared in accordance with Capital Improvements Policy 1401.4.9. [9J-5.011(2)(e)1]

Policy 701.10.4

The FKAA, through its fee schedule, shall continue to assess charges for new units for meter fees, tapping fees, service charges and water main extension costs in order to promote maximizing the use of existing facilities and discouraging urban sprawl. [9J-5.011(2)(e)1]

Policy 701.10.5

The FKAA shall continue its policy of not providing for water connection services in National Wildlife Refuge areas or hardwood hammock areas within its jurisdiction as specified in FKAA's enabling legislation and the FKAA Policy and Procedure Handbook, Chapter 48-7. [9J-5.011(2)(e)1]

Natural Groundwater and Aquifer Recharge Element

GOAL 1101

Monroe County shall protect the quality and quantity of water in the potable water aquifer and in the freshwater lens systems so as to ensure public health, conserve the public water supply, and preserve ecosystems dependent upon freshwater. [9J-5.011(2)a] [§163.3177(6)(c), F.S.]

Objective 1101.1

Monroe County shall work cooperatively with Miami-Dade County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, saltwater intrusion and over-extraction. (See Potable Water Objective 701.4 and related policies.) [9J-5.011(2)(b)5] [§163.3177(6)(d), F.S.]

Objective 1101.2

By January 4, 1998, Monroe County shall map the freshwater lens systems and associated recharge areas in the Florida Keys and shall adopt regulations which protect the lenses from loss of recharge potential and from threats of groundwater contamination. [9J-5.011(2)(b)5; 9J-5.013(2)(b)2]

Monroe County shall provide for the protection of groundwater within the unincorporated areas.

Policy 1101.2.1

By January 4, 1997, Monroe County shall adopt a Stormwater Management Ordinance. This ordinance shall establish level of service standards for the quality and quantity of stormwater discharges. The ordinance shall encourage use of site specific natural drainage features to the maximum extent possible before utilizing structural stormwater control. The protection of

~~freshwater lens recharge areas, and associated freshwater wetlands where identified, shall be of primary concern in design of a development project. [9J 5.011(2)(c)4; 9J 5.013(2)(b)1 and 9]~~

Policy 1101.2.21

Monroe County shall undertake activities which shall reduce pollutant entry into groundwater, summarized as follows:

1. Monroe County shall develop and implement permitting, inspection and enforcement procedures designed to reduce pollutant discharges into groundwater from:
 - a) on-site disposal systems (See Sanitary Sewer Goal 901 and related objectives and policies);
 - b) secondary sewage treatment plants and injection wells (See Sanitary Sewer Goal 901 and related objectives and policies); and
 - c) stormwater runoff (See Drainage Element Objective 1001.3-1 and related policies);
 - d) pesticides used for mosquito control – Monroe County shall ~~immediately take action~~ seate with the Florida Keys Mosquito Control District to promote mosquito control techniques which will reduce the entry of pollutants from aerial pesticide applications into groundwater ~~(See Conservation and Coastal Management Objective 202.11 and related policies);~~
 - e) fuel storage tanks – Monroe County ~~HRS Unit~~ shall coordinate with the Department of Health (DOH) to continue ~~to undertake~~ activities designed to reduce pollutant discharges into ground and surface waters from aboveground and underground fuel storage tanks (See Conservation and Coastal Management Objective 202.12 and related policies); and
 - f) hazardous wastes – Monroe County shall continue to undertake activities which support existing state and federal laws pertaining to the handling, transportation and disposal of hazardous wastes (See Solid Waste Objective 801.5 and related policies.) ~~[9J 5.011(2)(c)4; 9J 5.012(3)(b)2; 9J 5.013(2)(b)1,2,9 and 10]~~

Policy 1101.2.3

~~By January 4, 1997, Monroe County shall initiate an interlocal agreement with the USFWS and SFWMD to map and evaluate the freshwater lenses of the Florida Keys and their associated recharge areas. Previously conducted studies by the National Audubon Society Research Department, Southern Illinois University, and the SFWMD will be utilized to the greatest extent possible. An analysis of the condition of the lenses shall also be completed.~~

~~Mapped data shall be entered into the County's Geographic Information System. [9J 5.011(2)(c)4; 9J 5.013(2)(b)1 and 9]~~

Policy 1101.2.42

~~Pending completion of the freshwater lens study, Monroe County shall continue to restrict the percentage of impervious surfaces on development sites through application of the Open Space Requirements in the Land Development Regulations. These regulations shall be met or exceeded in order to minimize impervious areas and to protect freshwater lens recharge areas. [9J-5.011(2)(c)4; 9J 5.013(2)(b)1 and 9][§163.3177(6)(c), F.S.]~~

Policy 1101.2.53

~~Upon completion of the freshwater lens and recharge area mapping and evaluation, the County shall consider altering the minimum required open space ratios, and other development regulations, to protect the quantity and quality of groundwater in the freshwater lens systems. The County shall also assign a negative point rating in the Point System for developments proposed in freshwater lens recharge areas. [9J 5.011(2)(c)4; 9J 5.012(3)(b)2; 9J 5.013(2)(b)1,2,9 and 10] [§163.3177(6)(c), F.S.]~~

Objective 1101.3

~~By the year 2000, the use of well water in the Florida Keys for public consumption and commercial use shall be phased out in order to ensure the health and safety of the public and to ensure the preservation of the existing freshwater lens system. [9J 5.011(2)(b)5; 9J 5.013(2)(b)2]~~

Policy 1101.3.1

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which prohibit new wells for drawing water from the freshwater lens systems for private residential and private commercial purposes in the Florida Keys. Exceptions shall be allowed for wells for approved periodic water testing. [9J-5.011(2)(c)4; 9J 5.013(2)(b)1 and 9]~~

Policy 1101.3.2

~~By January 4, 1998, in conjunction with the development of the Sanitary Wastewater Master Plan, Monroe County shall identify existing wells used for drawing water for private residential and private commercial purposes. [9J-5.011(2)(c)4; 9J 5.013(2)(b)1 and 9]~~

Policy 1101.3.3

~~The use of existing wells shall be phased out in accordance with the availability of adequate, affordable, alternative potable water sources.~~

Conservation and Coastal Management Element

GOAL 211

Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to ensure the continued availability of high quality potable water. ~~{9J 5.011(~~
~~§163.3177(6)d.2)(a); 9J 5.013(~~, F.S.; §163.3177(6)d.2)(a)~~}, F.S.]~~

Objective 211.1

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bio- swales, and work cooperatively with FKAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and development controls are maintained which shall ~~protect~~protects the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.4 ~~3~~ and related policies). ~~{9J 5.013(2)(b)2}~~ ~~§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]~~

Objective 211.2

Policy 211.1.1

Monroe County shall continue to assist the FKAA with water conservation efforts ~~and to assist in,~~ including implementing the FKAA's Water Conservation Plan, consistent with SFWMD's Water Shortage Plan and Water Consumption Guidelines, and shall implement measures to further conserve potable water. (See Potable Water Objective 701.9~~—5~~ and related policies). ~~{9J 5.013(2)(b)2}~~ ~~§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]~~

Objective 211.3

Policy 211.1.2

~~By January 4, 1998, Monroe County shall identify~~ identified the freshwater lens system and associated recharge areas of the Florida Keys ~~and shall implement programs regulating~~ a noted within *Water Resources of Big Pine Key, Florida*, (Hanson, 1980). Within one (1) year after the adoption of the 2030 Comprehensive Plan, the County shall adopt land development regulations that regulate the storage and use of hazardous materials in recharge areas, prohibiting new water withdrawals, and phasing out existing water withdrawals to protect ~~against saltwater intrusion~~ f lenses. ~~(See Natural Groundwater Aquifer Recharge Objectives 1101.2 and 1101.3 and related policies).~~ ~~{9J 5.013(~~~~§163.3177(6)d.2)(b), F.S.; §163.3177(6)d.2]i., F.S.]~~

Future Land Use Element

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. ~~{9J 5.006(3)a}~~ ~~§163.3177(1), F.S.]~~

Objective 101.1

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan.. ~~Monroe County shall ensure that at the time a development~~

~~permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development. [(J 5.006(3)(b)1] Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [§163.3177 & 163.3180, F. S.]~~

Policy 101.1.1

Monroe County shall ~~adopt~~ maintain level of service (LOS) standards for the following public facility types required by Chapter ~~9J-5163~~, F.A.C.S.: sanitary sewer, solid waste, drainage, and potable water. Additionally the County shall maintain LOS for roads, and parks and recreation and paratransit. The LOS standards are established in the following sections of the Comprehensive Plan:

2. The LOS for potable water is established in Potable Water Policy 701.1.1;

Policy 101.1.3

Facilities for potable water, sanitary sewer, solid waste and drainage shall be in place and available to serve new development no later than the issuance of the certificate of occupancy or its functional equivalent. If facility improvements are needed to ensure that the adopted level-of-service standards are achieved and maintained, prior to commencement of construction, a developer is required to enter into a binding and legally enforceable commitment to the County to assure construction or improvement of the facility. [163.3180, F. S.]

Capital Improvements Element

Objective 1401.4

Monroe County shall coordinate land use decisions and fiscal resources with a schedule of capital improvements in order to maintain the adopted level of service (LOS) standards for both ~~previously~~ issued development orders and future development. ~~[(9J-5.5016 [§163.3177(3)(ba)3 and 5], F.S.)]~~

Policy 1401.4.1

Monroe County shall adopt and maintain level of service (LOS) standards for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. The LOS standards are established in the following sections of the Comprehensive Plan:

2. The LOS for potable water is established in Potable Water Policy 701.1.1;

Policy 1401.4.4

Public facilities and services needed to support development shall be available ~~concurrent with the impacts of development~~ in accordance with the adopted levels of service referenced in Policy 1401.4.1. ~~and Chapter 9J-5.0055, F.A.C.~~ Development approval may be phased to allow the provision of public facilities and services necessary to maintain the adopted levels of service. ~~[(9J-5.016(3)(c)6]~~

Policy 1401.4.5

Monroe County hereby adopts a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impact of development.

The Concurrency Management System shall ensure that the County shall issue no development order or permit which results in a reduction in the level of service (LOS) below the adopted LOS standards referenced in Policy 1401.4.1 for those public facilities that are subject to the system. The guidelines established in Policies 1401.4.6, 1401.4.7, 1401.4.8, 1401.4.9, and 1401.4.10 shall ensure that concurrency is successfully implemented.

Policy 1401.4.6

The following guidelines identify the stages in the development review process when the test for concurrency must be met.

1. Preliminary Development Order Stage - A preliminary development order is a development order that precedes the issuance of a building permit, such as a subdivision plat, development plan, certificate of compliance, conditional use permit, or development of regional impact development order. A proposed development must receive a conditional concurrency determination prior to receiving a preliminary development order.
2. Final Development Order Stage - A final development order is a building permit or any other development permit authorizing the construction or expansion of a ~~structure-building~~, an increase in development intensity, or a change of use requiring a new certificate of occupancy. A proposed development must receive a final concurrency determination prior to receiving a final development order.

Policy 1401.4.8

The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type.

1. The concurrency requirements for ~~roads~~, potable water, solid waste, sanitary sewer, and drainage facilities and services shall be satisfied if one or more of the following conditions are met:

a) the necessary facilities and services are in place at the time a development permit is issued; or

b) the necessary facilities and services are in place at the time a certificate of occupancy, or its functional equivalent is issued.

~~b) the development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur or~~

~~e) the necessary facilities are under construction at the time a permit is issued; or~~

~~d) an enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~

2. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:

a) conditions 1(a), or 1(b), or 1(e) listed above or, in the case of acreage for parks and recreational facilities, which shall be dedicated to or acquired by the County prior to issuance of a building permit, or funds in the amount of the developer's fair share are committed no later than the approval to commence construction; or

~~b) a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services within one year of permit issuance; or~~

e)b) an enforceable development agreement guarantees that the necessary facilities and services will be in place within one year of with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited

to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

3. The concurrency requirements for roads shall be satisfied if one or more of the following conditions are met:

a) conditions 1(a) or 1(b) listed above; or

b) a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services; or

c) an enforceable development agreement guarantees that the necessary facilities and services will be in place with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

Policy 1401.4.10

Monroe County shall use the following guidelines for interpreting and applying level of service standards to development order applications. For the purposes of this policy, reserve capacity refers to the capacity of existing public facilities plus the capacity of public facilities which do not exist but which meet the applicable requirements of Policy 1401.4.7, less the existing demand for those facilities and the demand expected to be created for those facilities by approved but unbuilt development as determined by the databases in Policy 1401.4.9.

1. Potable Water- The County shall not render a final concurrency determination unless the quantity of water available under the FCAA Consumptive Use Permit meets or exceeds the estimated water demand of the proposed development together with the estimated water demand of all existing and committed development.

Energy and Climate Element

Policy 1502.1.5

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall initiate an inventory of existing and planned infrastructure up to the 2030 horizon, based upon the vulnerability mapping identified in Policy 1502.1.3, for capacity to accommodate projected sea-level rise over the life expectancy of that infrastructure. Monroe County shall identify the infrastructure within those areas, its useful life and any retrofits or capital projects necessary to address the impacts of sea level rise. These strategies may include defense, accommodation, or and retreat projects, or not building planned infrastructure in vulnerable locations, to address the impacts of sea level rise. Monroe County will consider developing design criteria, in conjunction with a broader asset management planning process.

Policy 1502.1.6

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall consider incorporating a planning, design and permitting standard for infrastructure and public facilities that may include a sea level rise assumption of 3"-7" by 2030 as developed by the Southeast Regional Climate Compact. The County shall review and update sea level rise projections when new and pertinent data is available.

Policy 1502.1.7

Monroe County shall ensure that new, renovated and replacement public facilities and infrastructure, such as streets and bridges, water and wastewater treatment plants, police stations and fire stations, and any other public facilities that the County has authority over, are designed in a manner which considers the useful life of public facilities and infrastructure. The County shall also consider the potential impacts from climate change, including rising sea levels and shoreline stabilization needs, on its infrastructure and public facilities.

Policy 1503.1.5

Consistent with the Lower East Coast Regional Water Supply Plan, Monroe County shall encourage FCAA to continue expanding water auditing programs to increase the scope of the audits and identify opportunities to reduce system leaks and promote water conservation retrofitting.

Policy 1503.1.6

Within one (1) year after the adoption of the 2030 Comprehensive Plan, Monroe County shall develop policies to increase water conservation, which may include the adoption of a recognized standard such as the South Florida Water Management District's "Water Star" or EPA's "Water Sense" programs.

Policy 1503.1.7

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall determine the appropriate climate change considerations (including but not limited to, emergency management, flood risk, storm surge, threats to potable water supply, the potential for changing habitat and landscapes, the need for shoreline stabilization and the potential impacts to infrastructure necessary to serve proposed uses) to evaluate when reviewing land use amendments.



ORDINANCE NO. _____-15

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AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN; ADOPTING THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER EAST COAST WATER SUPPLY PLAN UPDATE OF 2013; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, Section 163.3180(2)(a), F.S. requires local governments to consult with water suppliers to ensure that adequate water supplies will be in place and available to serve new development no later than when the local government issues a certificate of occupancy. Local Governments should update their comprehensive plans and land development regulations to address this concurrency requirement; and

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WHEREAS, the Monroe County Comprehensive Plan and Land Development Regulations already have adopted policies and regulations requiring concurrency; and

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WHEREAS, the South Florida Water Management District (SFWMD) updated its Lower East Coast Water Supply Plan on September 12, 2013, which identifies areas where water supply, demand, and shortages are projected to occur within the next 20 years; and

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WHEREAS, pursuant to Section 163.3177(6)(c), F.S., local governments that are subject to a regional water supply plan must update its adopted 10-year water supply facilities work plan within 18-months of the adoption of the regional water supply plan update; and

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WHEREAS, the service provider for potable water in Monroe County is the Florida Keys Aqueduct Authority (FKAA) and the FKAA has coordinated with Monroe County staff to insure that the current potable water supply and projected demands are incorporated within the Monroe County 10-year Water Supply Facilities Work Plan Update; and

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46

WHEREAS, the FKAA 20-year Water System Capital Improvement Master Plan serves as the Monroe County water supply plan; and

1 **WHEREAS**, FCAA demand and supply data project adequate water supply; and

2
3 **WHEREAS**, at a regularly scheduled meeting held on the 23rd day of September, 2014, the
4 Monroe County Development Review Committee considered the proposed amendment; and

5
6 **WHEREAS**, at a regularly scheduled meeting held on the 28th day of January, 2015, the
7 Monroe County Planning Commission held a public hearing for the purpose of considering the
8 proposed amendment and recommended _____ to the Board of County Commissioners;
9 and

10
11 **WHEREAS**, the Board of County Commissioners held a public hearing on _____
12 for the purposes of considering the transmittal to the Florida Department of Economic
13 Opportunity, for review and comment, a proposed amendment to the Monroe County Year 2010
14 Comprehensive Plan; and

15
16 **WHEREAS**, the Board of County Commissioners makes the following Conclusions of Law:
17 1) the ordinance is consistent with the Principles for Guiding Development in the Florida Keys
18 Area of Critical State Concern; 2) the ordinance is consistent with the provisions and intent of
19 the Monroe County Comprehensive Plan; and 3) the ordinance is consistent with the provisions
20 and intent of the Monroe County Code; and

21
22 **WHEREAS**, on _____, the State Land Planning Agency issued its Objections,
23 Recommendations, and Comments (ORC) report. The ORC report
24 states _____; and

25
26 **WHEREAS**, as a response to the ORC Report, Monroe County _____
27 _____.

28
29 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
30 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

31
32 **Section 1.** The Monroe County 2010 Comprehensive Plan is amended as follows
33 (deletions are ~~stricken through~~ and additions are underlined):

34
35 **Policy 701.1.8**

36 Monroe County adopts the Monroe County 10-Year Water Supply Facilities Work Plan update,
37 dated January, 2015, by reference, into the Comprehensive Plan. Monroe County shall update the
38 10-year Water Supply Work Plan every 5 years or within 18 months after the governing board of
39 the South Florida Water Management District approves an updated regional water supply plan.
40 (Ord. 022-2009)

41
42 **Section 2.** The Monroe County 10-Year Water Supply Facilities Work Plan update,
43 adopted by reference into the Comprehensive Plan, is attached to this ordinance as Exhibit A.
44

MONROE COUNTY, FLORIDA

**10-YEAR WATER SUPPLY FACILITIES
WORK PLAN UPDATE**

Prepared By:

Monroe County Growth Management Department

January 16, 2015

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7.0 REFERENCES

1.0 INTRODUCTION

The purpose of the Monroe County Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on September 12, 2013.

Residents of Monroe County obtain their water directly from the Florida Keys Aqueduct Authority (FKAA), which is responsible for ensuring that enough capacity is available for existing and future customers.

The Monroe County Water Supply Facilities Work Plan (Work Plan) will reference the initiatives already identified in FKAA's 20-year Water System Capital Improvement Master Plan. According to state guidelines, the Work Plan and associated comprehensive plan amendments must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Monroe County Work Plan will have the same planning time schedule consistent with the comprehensive plan and the *Lower East Coast Water Supply Plan Update*,

The County's Work Plan is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, Policies

1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, 2005, and 2011 sessions to address the state's water supply needs. These bills, particularly Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

1.2 Statutory Requirements

Monroe County has considered the following statutory provisions when updating the Water

Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review.
3. Ensure that adequate water supplies and facilities area available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180(2)(a), F.S., effective July 1, 2005].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated Lower East Coast Regional Water Supply Plan, or the alternative project(s) proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet current and future water use demands within the Lower East Coast Regional Water Supply Plan [s. 163.3177(6)(c), F.S.]; and
 - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]
5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the Lower East Coast Regional Water Supply Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]

The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (9), F.S.]

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the Lower East Coast Regional Water Supply Plan. [s.163.3177(6)(h)1., F.S.]
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and, as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (3) F.S.]

2.0 BACKGROUND INFORMATION

2.1 Overview

Monroe County was incorporated in 1824, making it one of the first counties established in the State of Florida. Monroe County includes an approximately 112-mile long string of islands served by Highway US 1, an area of approximately 1,200,344 acres bounded by the Atlantic Ocean to the east and south, the Gulf of Mexico and Florida Bay to the west, and Miami-Dade County to the north. Incorporated municipalities within Monroe County encompass 12,678 acres, which include Key West, Marathon, Key Colony Beach, Layton, and Islamorada. A non-contiguous uninhabited mainland portion of Monroe County totaling 944,275 acres is located within Everglades National Park with another 126,437 acres located within Big Cypress National Park. Fort Jefferson/Dry Tortugas National Parks total almost 64,379 acres. The remaining unincorporated area totals 51,747 acres or approximately 81 square miles.

Monroe County has limited or restricted growth potential. Future development potential and population growth is limited by linear geography, the amount of land already in public ownership, and the scarcity of vacant and developable land, together with growth restrictions dictated by the County's Residential Rate of Growth Ordinance (ROGO) and Non-Residential Rate of Growth Ordinance (NROGO). These growth ordinances were developed following designation of the Florida Keys Area of Critical State Concern and the completion of the Florida Keys Carrying Capacity Study. The unincorporated County's total ROGO annual allocation for new residential building permits is 197 dwelling units per year, and the County allocates 47,083 square feet of new floor area for nonresidential uses. This provides the FKAA with a firm basis for predicting future water supply allocation needs.

Existing land use data in the 2011 Technical Document of the Monroe County Comprehensive Plan reveals that 4,988 acres or 6.8% of the total gross acreage in the unincorporated County (outside the mainland portion) is dedicated to residential uses. The remaining gross acreages are allocated to nonresidential uses such as commercial (1.2%); industrial (0.6%); institutional (0.2%); recreational (1.8%); military (5.5%); conservation (75.9%); and vacant or undeveloped (3.2%). The County does not anticipate substantial

increases in land area in the near future, unless there is policy decision from the municipalities for dissolution. In the meantime, the residential and nonresidential growth rate is anticipated to be minimal for the next 10 to 20 years due to ROGO and NROGO.

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule-making to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, and mandates the development of alternative water supplies and an increase in the use of conservation and reuse techniques.

The regional issues identified for 2030 in the *Lower East Coast Water Supply Plan Update* (adopted September 12, 2013) include:

1. Increased withdrawals from both the Surficial Aquifer System (SAS) and surface water from Lake Okeechobee are limited;
2. Conservation continues to be relied upon to reduce per capita use and as a means to potentially delay or perhaps avoid adding capacity;
3. Use of reclaimed water continues to be an important alternative source in the region and helps to meet requirements of the 2008 Leah G. Schad Ocean Outfall Program; and
4. The FKAA wellfield in Florida City is indicated as a Utility at Risk from saltwater intrusion.

The sole source provider of potable water to Monroe County is FKAA, whose wellfield is located in Florida City. As stated above, the *Lower East Coast Water Supply Plan Update* indicates that the FKAA wellfield as a Utility at Risk relative to saltwater intrusion. This, along with the limited availability of SAS withdrawals, presents a risk to the water supply for all of Monroe County.

Other regional water issues have been identified by the Southeast Florida Regional Climate Change Compact, which includes Palm Beach, Broward, Miami-Dade and Monroe Counties. The Compact's *Integrating Climate Change & Water Supply Planning in Southeast Florida* (June 10, 2014) predicts that the sea level will rise between 9 and 24 inches by the year 2100 (the Compact's *A Unified Sea Level Rise Projection for Southeast Florida* [April, 2011] predicts that the sea level will rise between 3 and 7 inches by 2030). This may have implications regarding the ability of the local utility to provide fresh potable water from the Biscayne Aquifer to Monroe County as the salt water intrusion line shifts westward towards the FKAA wellfield. A recent review by Monroe County's climate change and sustainability consultants concluded that the FKAA wellfield in Florida City will not be impacted by saltwater intrusion under the worst-case scenario model. However, FKAA continues to pursue the data that supports this conclusion.

To address these issues, FKAA's strategic goals include encouragement of water conservation and reuse through their grant and rebate incentive programs for customers and continued development of their reclaimed water program. Additionally, as shown in Figure 30 of the *Lower East Coast Water Supply Plan Update*, FKAA is a permitted Floridan Aquifer User, which should offset any anticipated drought-driven salt water intrusion event. Further, FKAA also operates RO facilities in Marathon and Stock Island, with a combined supply capacity of 3 MGD, as an alternative water source for the county during emergencies and extreme peaks in demand.

3.0 DATA AND ANALYSIS

3.1 Population Information

The County's existing and future population figures are derived from the projections prepared by Fishkind and Associates for the Monroe County 2030 Comprehensive Plan Update (March 15, 2011). The methodology for the preparation of these projections was approved by the Florida Department of Economic Opportunity (formerly known as the Department of Community Affairs (DCA)). Table 9 of this report identifies unincorporated functional population (permanent and seasonal) projections from 2000 – 2030. In 2000, the unincorporated functional population was 69,277. This increased to 70,808 in 2010 and is projected to be 71,763 in 2015; 72,494 in 2020; 73,225 in 2025; and 73,956 in 2030. The projection reflects a total increase of 4,679 in population with a predicted decrease in permanent population and increase in seasonal population.

The relatively minor increase in population growth is reflective of the fact that County development is substantially constrained, with future development potential and population growth limited by the amount of land in public ownership and the scarcity of vacant developable land, together with growth restrictions dictated by the County's Residential Rate of Growth Ordinance (ROGO) and Non-Residential Rate of Growth Ordinance (NROGO). These growth ordinances were developed following designation of the Florida Keys Area of State Critical Concern and the completion of the Florida Keys Carrying Capacity Study. The County's total ROGO annual allocation for new residential building permits is 197 dwelling units per year. This provides a firm basis for predicting future water supply allocation needs.

3.2 Maps of Current and Future Areas Served

A map depicting current and future County boundaries served by the FKAA is included as Figure 1 on page 8 of this document.

3.3 Potable Water Level of Service (LOS) Standard

Pursuant to the 2010 Comprehensive Plan, Monroe County has an adopted Potable Water LOS of 132 gallons/capita/day. The FKAA has recommended an overall LOS for Monroe County of 100 gallons/capita/day, and this adjustment has been included in the Monroe County 2030 Comprehensive Plan update (to be adopted in 2015). The unincorporated Monroe County 2014 Functional population was 71,613, therefore 7.2 MGD or more of

water supply capacity is required to meet the adopted concurrency standard for residential potable water. In 2013, the overall Monroe County water consumption was 89 gal/capita/day (see Figure 3). Therefore the County is meeting the FKAA LOS of 100 gal/capita/day.

3.4 Population and Potable Water Demand Projections

The population estimates and projections and the potable water demand projections for unincorporated Monroe County are presented below in Table 1. The projections are through the year 2030. The population projections are consistent with the other elements of the comprehensive plan. The water demands are for finished water.

Year	2010	2015	2020	2025	2030
Functional Population Projection*	70,080	71,763	72,494	73,225	73,956
Water Supply Demand (MGD)	7.0	7.2	7.2	7.3	7.4

*Functional Population means total population: permanent plus seasonal residents.

(Source: Table 9 - Monroe County 2010-2030 Population Projections March 15, 2011, Keith and Schnars, P.A.; Fishkind and Associates)

The FKAA Projected Finished Water Demand compares projected population and potable water demand for the entire FKAA service area. In summary, FKAA’s average daily water demand for the entire service area is expected to increase from 16.22 MGD in 2010 to 17.28 MGD in 2015 and 21.48 MGD in 2030.

3.5 Water Supply Provided by Local Government

Monroe County does not supply potable water to Unincorporated Monroe County and its municipalities.

3.6 Water Supply Provided by Other Entities

The Florida Keys Aqueduct Authority (FKAA) is the sole provider of potable water in the Florida Keys, established by Special Legislation, Chapter 76-441, L.O.F. (as amended). FKAA’s primary water supply is the Biscayne Aquifer, a shallow groundwater source. The FKAA’s wellfield is located within an environmentally protected pine rockland forest west of Florida City. The location of the wellfield near Everglades National Park, along with restrictions enforced by state and local regulatory agencies, contributes to the unusually high water quality. These wells contain some of the highest quality groundwater in the state, meeting all regulatory standards prior to treatment. Additionally, the FKAA is continually monitoring, assessing, and working to eliminate potential hazards to our water source, including inappropriate aquifer utilization, unsuitable land uses, and the potential for saltwater intrusion.

The groundwater from the wellfield is treated at the FKAA's Water Treatment Facility in Florida City, which currently has a maximum water treatment design capacity of 29.8 million gallons per day (MGD). The primary water treatment process is a conventional lime softening/filtration water treatment plant and is capable of treating up to 23.8 MGD from the Biscayne Aquifer. The secondary water treatment process is the newly constructed Reverse Osmosis water treatment plant which is capable of producing 6 MGD from the brackish Floridan Aquifer. The product water from these treatment processes is then disinfected and fluoridated. The FKAA treated water is pumped 130 miles from Florida City to Key West supplying water to the entire Florida Keys.

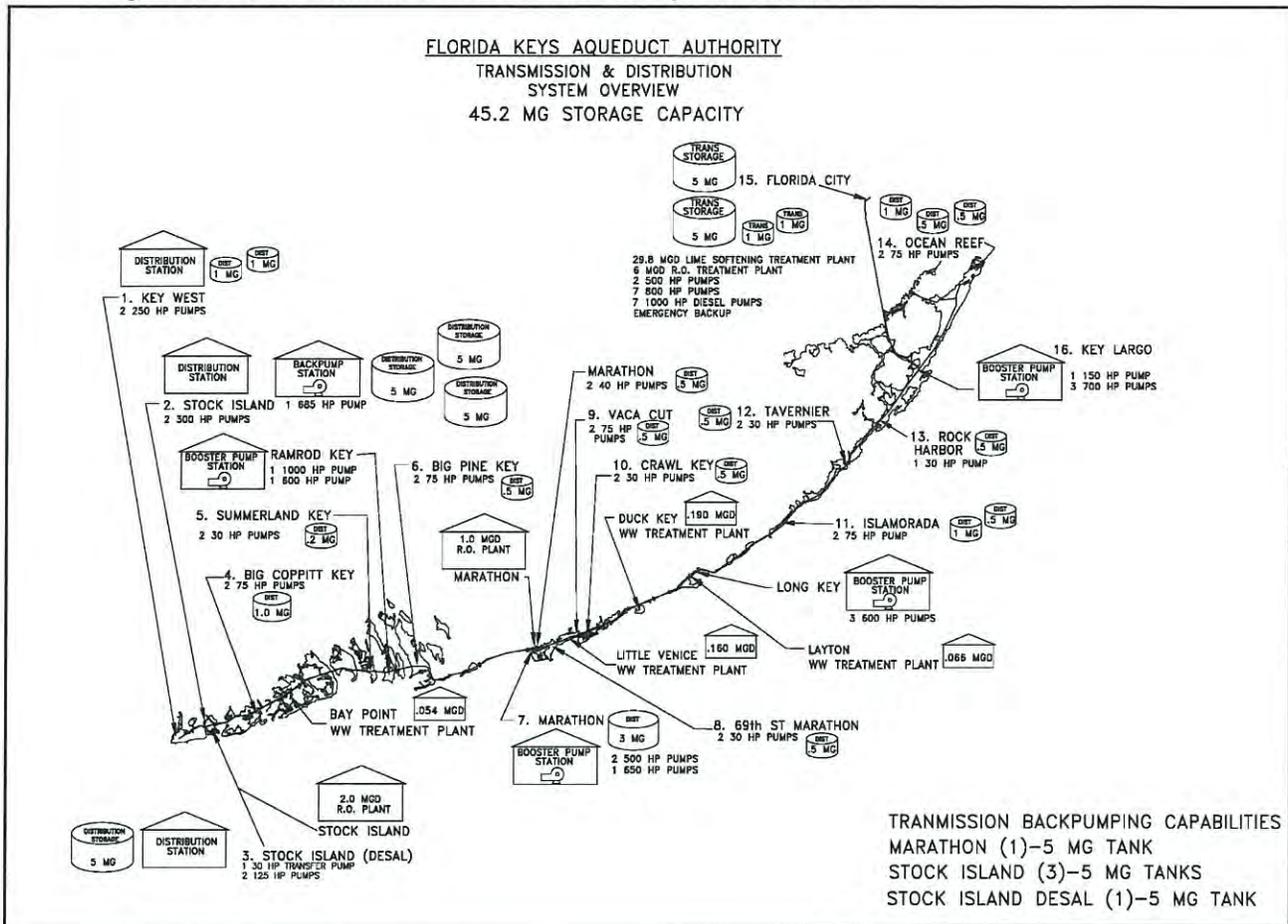
The FKAA maintains storage tank facilities which provide an overall storage capacity of 45.2 million gallons system wide. The sizes of tanks vary from 0.2 to 5.0 million gallons. These tanks are utilized during periods of peak water demand and serve as an emergency water supply. Since the existing transmission line serves the entire Florida Keys (including Key West), and storage capacity is an integral part of the system, the capacity of the entire system must be considered together, rather than in separate service districts.

Additionally, two saltwater reserve osmosis (RO) plants, located on Stock Island and Marathon, are available to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD, respectively.

At present, Key West and Ocean Reef are the only areas of the County served by a flow of potable water sufficient to fight fires. Outside of Key West, firefighters rely on a variety of water sources, including tankers, swimming pools, and salt water either from drafting sites on the open water or from specially constructed fire wells. Although sufficient flow to fight fires is not guaranteed, new hydrants are being installed as water lines are replaced to make water available for fire-fighting purposes, and pump station/tank facilities are being upgraded to provide additional fire flow and pressure. A map of the key FKAA transmission and distribution facilities is shown in Figure 1 on the following page.

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Figure 1. FKAA Transmission & Distribution System Overview



Demand for Potable Water

Figures 2 and 3 provide a historical overview of the water demands in the FKAA service area including Water Use Permit (WUP) allocation limits, yearly percent changes, and remaining water allocations. In March 2008, South Florida Water Management District (SFWMD) approved the FKAA’s modification of WUP 13-00005-5-W for a 20-year allocation from the Biscayne and Floridan Aquifers. This modified WUP provides an annual allocation of 8,751 Million Gallons (MG) or 23.98 MGD and a maximum monthly allocation of 809 MG with a limited annual withdrawal from the Biscayne Aquifer of 6,492 MG or 17.79 MGD and an average dry season (December 1st-April 30th) of 17.0 MGD.

In order to meet the requirements of this limitation, the FKAA constructed a new Floridan Aquifer Reverse Osmosis (RO) water treatment system. This RO water treatment system is designed to withdraw brackish water from the Floridan Aquifer, an alternative water source approximately 1,000 feet below the ground surface, and treat the water to drinking water standards. The RO water treatment plant provides added capability to limit Biscayne aquifer withdrawals and is designed to meet current and future water demands. The RO water treatment system provides an additional 6.0 MGD of potable water.

Along with the new reverse osmosis water treatment plant, compliance with withdrawal limits can also be accomplished by using other alternative water sources (blending of the Floridan Aquifer, reclaimed water and operation of the RO desalination plants), pressure reduction, public outreach, and assistance from municipal agencies in enforcing water conservation ordinances.

Figure 2. Annual Water Withdrawals 2001-2013

Year	Annual Withdrawal (MG)	% Change	WUP Limit (MG)	WUP +/- Annual Allocation (MG)
2001	5,627	-9.70%	5,778	151
2002	6,191	10.03%	7,274	1083
2003	6,288	1.57%	7,274	986
2004	6,383	2.74%	7,274	813
2005	6,477	0.16%	7,274	803
2006	6,283	-2.49%	7,274	964
2007	5,850	-7.35%	7,274	1428
2008	5,960	1.89%	8,751	2791
2009	5,966	0.09%	8,751	2785
2010	5,919	-0.79%	8,751	2832
2011	6,327	6.89%	8,751	2424
2012	6,042	-4.50%	8,751	2709
2013	6,105	1.04%	8,751	2646

Source: Florida Keys Aqueduct Authority, 2014

Figure 3. 2013 Potable Water Demand Summary

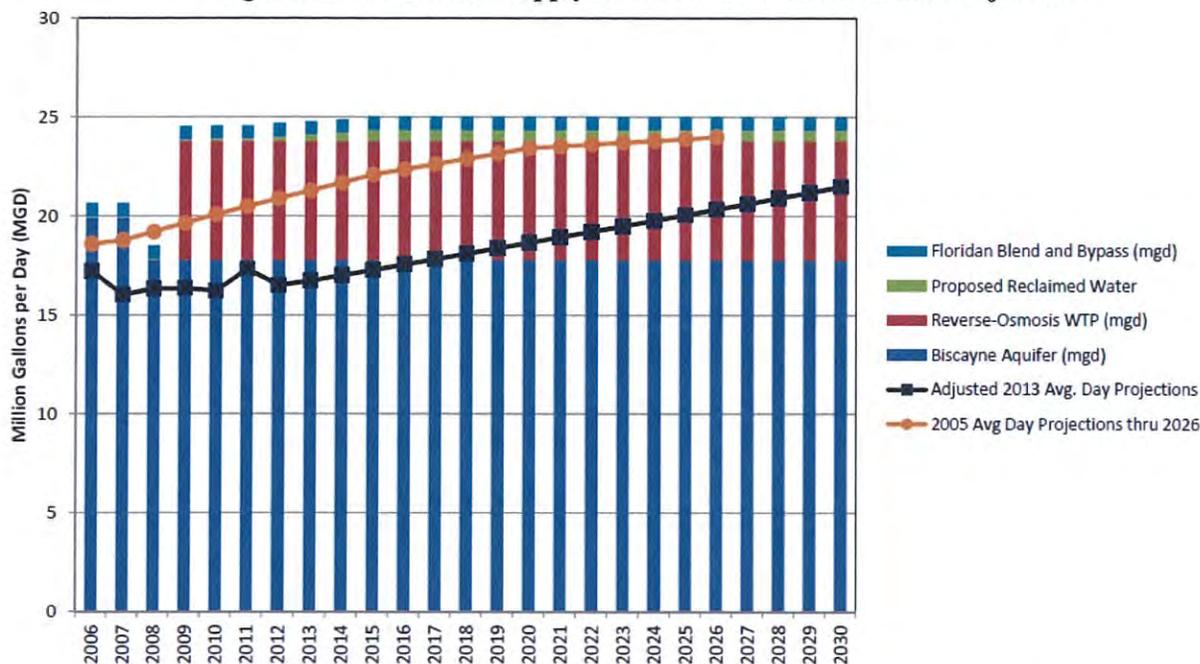
FLORIDA KEYS AQUEDUCT AUTHORITY				
Potable Water Demand Summary - New Water Demand, Actual Water Demand, and Expected Water Demand				
Municipality	Year - 2013		Year - 2013	Year 2014
	New Water Service - Gallons/Year	Metered Water - Gallons/Year	Actual Water Demand - Gallons/Year*	Expected Water Demand - Gallons/Year
Unincorporated Monroe County	19,065,600	1,834,439,600	2,322,663,459	2,341,729,059
City of Key West	5,876,400	1,774,880,200	2,247,252,722	2,253,129,122
City of Marathon	6,220,800	484,943,600	614,008,103	620,228,903
City of Key Colony	29,500	90,655,800	114,783,236	114,812,736
City of Layton	11,800	10,450,600	13,231,957	13,243,757
City of Islamorada	5,826,000	626,219,800	792,884,021	798,710,021
Entire Florida Keys	37,030,100	4,821,589,600	6,104,823,500	6,141,853,600
SFWMW WUP Annual Allocation			8,751,000,000	8,751,000,000

*metered + unmetered water demand (ie. flushing, leaks, etc.)

Figure 4 illustrates projected water supply availability vs projected water demand. Demand for potable water is influenced by many factors, including the number of permanent

residents, seasonal populations and day visitors, the demand for commercial water use, landscaping practices, conservation measures, and the weather.

Figure 4. FKAA Water Supply Available vs. Water Demand Projections



As shown in Figure 5, in 2013, the FKAA distributed an annual average of 16.73 MGD from the Biscayne Aquifer plus 0.60 MGD from Floridan RO Production. This table also provides the water treatment capacities of the emergency RO plants. Since the emergency RO plants utilize seawater, a WUP is not required for these facilities.

Figure 5. Projected Water Demand in 2014 (in MG)

	FKAA Permit Thresholds	2013 Water Demand	2014 Water Demand Projected
Annual Allocation			
Average Daily Demand	23.98	16.73	17.01
Maximum Monthly Demand	809.01	558.56	571.17
Annual Demand	8,751	6,105	6,208
Biscayne Aquifer Annual Allocation/Limitations			
Average Daily Demand	17.79	16.13	16.40
Average Dry Season Demand (<i>Dec through April</i>)	17.00	16.19	16,508
Annual Demand	6,492	5,889	5,986
Floridan RO Production			
Average Daily Demand	6.00	0.60	0.61
Emergency RO WTP Facilities			
Kermit L. Lewin Design Capacity	2.00 (MGD)	0.00 (MGY)	0.00
Marathon RO Design Capacity	1.00 (MGD)	0.00 (MGY)	0.00

All figures are in millions of gallons

Source: Florida Keys Aqueduct Authority, 2014

The 2013 figures and projections for 2014 indicate a slight increase in annual average daily demand from 16.73 to 17.01 MGD and an increase in maximum monthly demand from 558.56 MGD to 571.17 MG.

Figure 6 provides the amount of water used on a per capita basis. Based on Functional Population and average daily demand, the average water consumption for 2013 was approximately 107 gallons per capita (person), which reflects the entire FKAA service area, including unincorporated Monroe County, Key West, Marathon, Islamorada, Key Colony Beach, and Layton.

Figure 6. Per Capita Water Use (Entire FKAA Service Area)			
Year	Functional Population¹	Daily Demand (gallons)²	Average Per Capita Water Consumption (gallons)²
2000	153,080	17,016,393	111
2001	153,552	15,415,616	100
2002	154,023	16,962,082	110
2003	154,495	17,228,192	112
2004	154,924	17,652,596	114
2005	156,150	17,730,000	114
2006	155,738	17,287,671	111
2007	155,440	16,017,315	103
2008	154,728	16,285,383	105
2009	155,441	16,345,205	105
2010	155,288	16,210,959	104
2011	156,054	17,334,247	111
2012	156,391	16,508,197	106
2013	156,727	16,836,164	107

Source: 1. Monroe County Population Projections - Monroe County Planning Department, 2011
2. Florida Keys Aqueduct Authority, 2013

Improvements to Potable Water Facilities

FKAA has a 20-year Water System Capital Improvement Master Plan for water supply, water treatment, transmission mains and booster pump stations, distribution mains, facilities and structures, information technology, reclaimed water systems, and Navy water systems.

In 1989, FKAA embarked on the Distribution System Upgrade Program to replace approximately 190 miles of galvanized lines throughout the Keys. FKAA continues to replace and upgrade its distribution system throughout the Florida Keys and the schedule for these upgrades is reflected in their long-range capital improvement plan. The FKAA’s Water Distribution System Upgrade Plan calls for the upgrade or replacement of approximately 58,000 feet of water main during fiscal year 2014.

The master plan was revised in 2013 to include the critical projects, as summarized in Figure 7. Figure 7 also provides the schedule and costs projected for the capital improvements to the potable/alternative water systems planned by the FKAA. The total cost of the scheduled

improvements is approximately \$34 million over the next 5 years. These projects are to be funded by the water rate structure, long-term bank loans, and grants.

Figure 7 - FCAA Projected 5 Year Capital Improvement Plan						
	2014	2015	2016	2017	2018	Total
Water Supply	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000
Water Treatment	\$0	\$0	\$2,600,000	\$2,600,000	\$0	\$5,200,000
Transmission Mains & Booster Pump Stations	\$200,000	\$500,000	\$500,000	\$500,000	\$1,250,000	\$2,950,000
Distribution Mains	\$4,300,000	\$3,700,000	\$2,250,000	\$7,700,000	\$3,600,000	\$21,550,000
Facilities & Structures	\$0	\$0	\$100,000	\$500,000	\$0	\$600,000
Information Technology	\$0	\$0	\$0	\$0	\$0	\$0
Reclaimed Water Systems	\$0	\$0	\$0	\$0	\$0	\$0
Navy Water Systems	\$500,000	\$400,000	\$510,000	\$585,000	\$100,000	\$2,095,000
Totals	\$5,000,000	\$4,600,000	\$6,960,000	\$12,885,000	\$4,950,000	\$34,395,000
Source: Florida Keys Aqueduct Authority, 2013						

In summary, based on current conditions and projects, an adequate supply of water to meet current and future demands is provided by the following: The Biscayne permitted water supply of 17.79 MGD, the 6.0 MGD RO water treatment plant, the new reclaimed water systems, and the ability to operate the 3.0 MGD RO desalination plants during emergency situations. The FCAA continues to monitor and track conditions and events that could negatively impact the existing water supply. Any such impacts will be evaluated to determine future changes necessary to continue servicing Monroe County with adequate water supply.

3.7 Conservation

One method of reducing water use and increasing the availability potable water is the implementation of Best Management Practices for water use. Mandatory outdoor water restrictions, water rate pricing and xeriscape landscaping that utilizes native flora can all assist in reducing potable water demand and the impacts of future growth.

3.7.1 County-Wide Issues

Water conservation is one method available to promote the reduction of use and increase of availability of potable water. FCAA implements a high base water rate for water use, which effectively deters wasteful water use. Implementation of mandatory year-round watering restrictions also aid in conserving water.

3.7.2 Local Government Specific Actions, Programs, Regulations, or Opportunities

Monroe County will coordinate future water conservation efforts with the FCAA and the SFWMD to ensure that proper techniques are applied. In addition, the County will continue to support and existing goals, objectives and policies in the comprehensive plan that promote

water conservation in a cost-effective and environmentally sound manner. The County will also continue to actively support the SFWMD and FKAA in the implementation of new regulations or programs that are structured to conserve water during the dry season.

Monroe County has also adopted an Interlocal Agreement between FKAA, and Monroe County, that will insure the availability of potable water prior to the issuance of a building permit. This agreement is to be referenced in the Goals, Objectives and Policies of the Monroe County 2030 Comprehensive Plan Update as Policy 1301.1.16, which states:

Monroe County shall maintain an interlocal agreement with the FKAA which establishes a mechanism whereby the FKAA, the County and the Municipalities identify the water supply needed in the community to serve existing and new development, monitor the utilization of the water supply, and implement such alternative water supply projects, traditional water supply projects conservation projects and reuse necessary to meet Monroe County's water supply needs.

3.8 Reuse

Water reuse is a method for supplementing water availability. Desalination at the source through reverse osmosis is presently incorporated within the design of new water treatment facilities that tap into the Floridan Aquifer. Some local communities, such as Key Colony Beach, use recycled water to irrigate its municipal golf course. However, the cost of developing a centralized collection, treatment, and distribution system for recycled water in a county such as Monroe that is less than 5 miles wide and 112 miles long, creates significant feasibility challenges.

Monroe County, together with FKAA and the Key Largo Sanitary Sewer District, has implemented a public infrastructure program to construct and operate central sewer collection and treatment systems. Sewage treatment facilities will have the capability to make available gray water for non-potable water applications, such as irrigation for County parks and landscaped rights-of-way. However, the lack of possible users has inhibited the necessary investment to create and maintain a viable reuse water distribution system.

3.8.1 Regional and County-wide Issues

State law supports reuse efforts. For the past years, Florida's utilities, local governments, and water management districts have led the nation in implementing water reuse programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250(1) F.S. provides that "water reuse programs designed and operated in compliance with Florida's rules governing reuse are deemed protective of public health and environmental quality." In addition, Section 403.064(1), F.S., provides that, "reuse is a critical component of meeting the State's existing and future water supply needs while sustaining natural systems."

3.8.2 Local Government Specific Actions, Programs, Regulations, or Opportunities

The County will support the SFWMD and FKAA water reuse projects and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

The County has established regulations limiting the clearing of native habitat and requiring landscaping consisting of native plants, which are more drought tolerant and demand less irrigation than most non-native species. Incentives for the installation of cistern rain collection systems are also encouraged, such as the granting of positive points in the Rate of Growth Ordinance permit allocation system.

3.9 Climate Change and Sea Level Rise

Southeast Florida is widely considered one of the most vulnerable regions to the impacts of climate change and sea level rise. This is especially true of the Florida Keys, a 110 mile string of offshore islands connected by US 1 to Miami-Dade County. Landward movement of the salt water intrusion line resulting from the impact of sea level rise may affect future decisions regarding the implementation of capital improvements, requiring adaptation mitigation strategies to preserve the potable water supply. As mentioned earlier, a recent review by Monroe County's climate change and sustainability consultants concluded that the FKAA wellfield in Florida City will not be impacted by saltwater intrusion under the worst-case scenario model. However, FKAA continues to pursue the data that supports this conclusion.

3.10 Local Government Specific Actions, Programs, Regulations, or Opportunities

FKAA presently operates two reverse osmosis (RO) plants within Monroe County, in Marathon and Stock Island, which have a combined production capacity of 3 MGD. A Floridan wellfield and RO water treatment facility were constructed by FKAA in Florida City and have been operational since the fall of 2009. This RO water treatment plant treats the brackish water of the Floridan Aquifer and has a production capacity of 6 MGD. Storage facilities maintained by the FKAA have a total storage capacity of 45.2 MG; of this amount, there is 12 MG of storage available in above ground storage reservoirs at Florida City. The remaining capacity is obtained from tanks located throughout the transmission and distribution system that provide an additional 33.2 MG of storage capacity. It is therefore anticipated that FKAA will be well positioned to accommodate Monroe County's future water demands as sea level rise impacts South Florida's regional water supply.

4.0 CAPITAL IMPROVEMENTS

4.1 Work Plan Projects

The FKAA 20-Year Water System Capital Improvement Master Plan identifies all proposed work projects within Monroe County (See Exhibit A: Section 7.2 of the master plan).

4.2 Capital Improvements Element/Schedule

Monroe County presently has a proposed LOS of 100 gallons/capita/day (2030 Comprehensive Plan Update). The County will continue to work with FKAA to insure that the adopted LOS is maintained. Adoption by reference of Section 7.2 of the FKAA 20-Year

Water System Capital Improvement Master Plan (see Exhibit A) will link water availability and programmed improvements with the County's Concurrency Management System through the establishment of a permit review and approval process that requires evidence of water supply availability prior to the issuance of a building permit and certificate of occupancy.

Exhibit 7-2 of the FKAA 20-Year Water System Capital Improvement Master Plan will serve as Monroe County's 10-year Water Supply Plan and CIE for potable water (see Exhibit A).

5.0 GOALS, OBJECTIVES AND POLICIES

The adopted and presently effective Monroe County Year 2010 Comprehensive Plan includes several Goals, Objectives and Policies (GOPs) that implement water supply concurrency and conservation. These GOPs are located within the Potable Water Element, Intergovernmental Coordination Element, Conservation and Coastal Management Element, Future Land Use Element and Capital Improvements Element. The Comprehensive Plan is currently undergoing a 2030 Update process (on January 14, 2015, the BOCC approved transmittal of the update to the State for review). A new Energy and Climate Change Element is also being added as part of the 2030 Comprehensive Plan Update. The following GOPs are existing adopted policy statements, showing amendments proposed as part of the 2030 Comprehensive Plan Update process. Proposed deleted language is stricken and new language is underlined.

5.1 Potable Water Element

GOAL 701

Monroe County shall support FKAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents. ~~{9J-5.011(2)(a)}~~ §163.3177(6)(c), F.S., §163.3177(6)(c)2., F.S.]

Objective 701.1

Monroe County shall ensure that at the time a ~~development-permit~~ occupancy or its functional equivalent is issued, adequate potable water supply, treatment, and distribution facilities are available to support the development at the adopted level of service standards ~~concurrent with the impacts of such development.~~ ~~{9J-5.011(2)(b)2}~~ §163.3177(6)(c), F.S.,]

Policy 701.1.1

Monroe County hereby adopts the following level of service standards to achieve Objective 701.1 and shall use these standards as the basis for determining facility capacity and the demand generated by a development. ~~{9J-5.011(2)(e)2d}~~ §163.3180(1)(b)., F.S., §163.3180(2)., F.S., §163.3177(3)(a)3., F.S.]

Level of Service Standards

1. Quantity:

100 gal./capita/day*

*Note: Based on historical data through December 2011; provided by FKAA, December 2012.

Residential LOS	66.50 gal./capita/day
Non-Residential LOS	0.35 gal./sq. ft./day
Overall LOS	132.(Ord. 021 2009)
Equivalent Residential Unit	149.00 gallons per day (2.24 average persons per household x 66.5 gallons/capita/day)

2. Minimum Pressure:

20 PSI at customer service

3. Minimum Potable Water Quality:

~~Shall be as defined by the U.S. Environmental Protection Agency. (Part 143 National Secondary Drinking Standards, 40 CFR 143, 44FR 42198) Chapter 62-550 F.A.C.~~

Policy 701.1.2

~~Monroe County will encourage FKAA to pursue a goal of decreasing unaccounted for water to 13 percent or lower by replacing deficient transmission and distribution lines and implementing meter improvements by the year 2005.~~

~~Obtaining this goal will result in the following projected potable water consumption: [9J 5.011(2)(c)3; 9J 5.013(2)(c)4]~~

~~Residential Consumption — 57.00 gal./capita/day
Non-Residential Consumption — 0.29 gallons/sq ft/day
Overall Consumption 86.00 gal./capita/day~~

Policy 701.1.32

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations maintain 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 certificate of occupancy or its functional equivalent will be issued for new development unless adequate potable water supply, treatment, and distribution facilities needed to support the development at the adopted level of service standards are available are available concurrent with the impacts of development. [9J 5.011(2)(c)1] [§163.3180(1)(b)., F.S., §163.3180(2)., F.S., §163.3177(3)(a)3., F.S., §163.3177(6)(c)., F.S.]~~

Policy 701.1.43

The Concurrency Management System adopted in accordance with Policy

701.1.23 shall specify procedures for updating facility demand and capacity information, utilizing data provided by the FKAA as potable water facilities are installed or upgraded. [~~9J-5.011(2)(e)1~~][§163.3180(2), F.S.]

Policy 701.1.5

~~Monroe County shall amend the potable water quantity level of service upon attainment of the goal level of service as indicated in Policy 701.1.2.~~

Policy 701.1.64

Monroe County shall implement a concurrency management system that is consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan*. (Ord. 022-2009)

Policy 701.1.75

Monroe County shall prepare and maintain a 10-year Water Supply Work Plan that identifies alternative water supply projects, traditional water supply projects, conservation, and reuse necessary to meet the Monroe County Unincorporated Area water supply needs, consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and the Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan*. (Ord. 022-2009) [§163.3177(6)(c)3., F.S.]

Policy 701.1.86

Monroe County shall update the 10-year Water Supply Work Plan every 5 years or within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan. (Ord. 022-2009) [§163.3177(6)(c)3., F.S.]

Objective 701.2

~~In coordination with Monroe County, the FKAA shall:~~

~~maintain a five year schedule of capital improvement needs for potable water supply, treatment and distribution, as identified through and in accordance with Policy 701.2.2;~~

~~identify responsible parties and agencies; and~~

~~identify time frames for completion.~~

~~The schedule will be updated annually consistent with Capital Improvements Policy 1401.1.2, and in accordance with the FKAA's annual budget process. [9J-5.011(2)(b)1 and 2]~~

Policy 701.2.1

~~The Florida Keys Aqueduct Authority (FKAA) shall continue to address the future needs of potable water supply, treatment and distribution facilities and evaluate options to satisfy these needs. FKAA and Monroe County shall evaluate and rank~~

~~proposed capital improvement projects, on the basis of delivery cost and other factors, considered for inclusion in the five year schedule of capital improvement needs in accordance with the criteria contained in Policy 701.2.2 as well as the Goals, Objectives, and Policies of the Comprehensive Plan. [9J 5.011(2)(e)1 and 2]~~

Policy 701.2.2

~~Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines: [9J 5.011(2)(e)1 and 2]~~

~~**Level One** – Whether the project is consistent with the FKAA's enabling legislation.~~

~~**Level Two** – Whether the project is needed to protect public health and safety, provide facilities and services, or to preserve or achieve full use of existing facilities.~~

~~**Level Three** – Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.~~

~~**Level Four** – Whether the project represents a logical extension of facilities and services within a designated service area.~~

Objective 701.32

~~Monroe County and the FKAA shall work cooperatively with the FKAA, South Florida Water Management District (SFWMD), Miami-Dade County, and the Cities of Layton, Key Colony Beach and Marathon, Key West and the Village of Islamorada to ensure the protection and availability of an adequate raw water supply at the Florida City Wellfield to meet the needs of Monroe County through the year 20430. [§163.3177(6)(h)1., F.S.]~~

Policy 701.32.1

~~In coordination with Monroe County, the shall work closely with FKAA shall, as necessary, renewi their renewal of the Florida City Wellfield consumptive use permit issued by SFWMD. Alternative~~

Policy 701.2.2

~~Monroe County shall encourage the use of alternative water sources such as reverse osmosis, cisterns and water re-use, and shall be evaluate the feasibility of using such alternative sources d and the most feasible solution implemented in the event that the necessary withdrawals from the Biscayne Aquifer are limited. [9J 5.011(2)(e)1; 9J 5.013(2)(e)4]~~

Policy 701.32.23

~~The Monroe County Growth Management Division shall provide technical assistance to coordinate with the FKAA for the consumptive use permitting process. This technical assistance coordination shall include providing information regarding future~~

land use growth patterns, population trends, growth management policies and demand projections to ensure consistency between the FKAA permitting process and the Monroe County Comprehensive Plan.—[9J 5.011(2)(e)1; 9J 5.013(2)(e)4]

Policy 701.32.34

~~The Monroe County Growth Management Division shall annually supply FKAA and SFWMD with the Concurrency Management Public Facilities Capacity Report prepared in accordance with Capital Improvements Policy 1401.4.9. These annual reports shall include the latest information on land use, population trends, and growth management policies as well as facility capacity analyses using data supplied by service providers. [9J 5.011(2)(e)1; 9J 5.013(2)(e)4]~~

Policy 701.32.45

Monroe County shall ~~continue to reserve the right to review~~ and ~~comment~~ comments on the SFWMD plans, such as water supply, cost, needs and sources, and water conservation plans, as they are developed.

Policy 701.32.56

Monroe County shall continue to coordinate with the Cities of Layton, Key Colony Beach ~~and~~, Marathon, Key West, the Village of Islamorada, and FKAA as necessary to facilitate ~~systemwide~~ sm-wide compatibility on such potable water-related issues as potable water levels of service, consumption projections, water conservation programs, and emergency management.

Objective 701.43

Monroe County shall work cooperatively with Miami-Dade County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, saltwater intrusion and overextraction.—[9J 5.011(2)(b)5; 9J 5.013(2)(b)2] [§163.3177(6)(c)., F.S., §163.3177(6)(h)1., F.S.]

Policy 701.43.1

Protection of the Florida City Wellfield shall be accomplished through ~~continued implementation of the~~ Miami-Dade County Wellfield Protection Ordinance and the SFWMD Water Supply Policy Document. [9J 5.011(3)(e)1 and 4; 9J 5.013(2)(e)9]

Policy 701.43.2

~~By January 4, 1998,~~ Monroe County shall ~~seek~~ maintain an interlocal agreement with FKAA and Miami-Dade County. This agreement shall provide Monroe County with an opportunity to comment on land use and regulatory issues related to the Florida City Wellfield, aquifer and aquifer recharge area. It shall set forth procedures for review of land use and regulatory activities identified as having potentially significant impacts on the aquifer recharge and water supply systems especially concerning hazardous waste generation. Criteria for determination of significant impacts shall be included in the interlocal agreement. [9J 5.011(3)(e)1 and 4; 9J 5.013(2)(e)9]

Objective 701.5

~~FKAA shall supply adequate operating pressures in the transmission and distribution system to meet the adopted level of service standard specified in Policy 701.1.1(2) for the customer service connection. [9J 5.011(2)(b)1]~~

Policy 701.5.1

~~FKAA shall continue to maintain the transmission network and construct improvements to continue to provide a minimum operating pressure of 20 PSI at customer service. [9J 5.011(2)(e)2]~~

Objective 701.6

~~The FKAA shall continue to implement provisions to increase potable water storage through the Aquifer Storage Recovery System. [9J 5.011(2)(b)2]~~

Policy 701.6.1

~~By January 4, 1997, Monroe County shall, by resolution, support the development by FKAA of a total system storage capacity equal to 10 days of treated water flow at 50% of the annual average daily flow by the year 2005. [9J 5.011(2)(e)2d]~~

Policy 701.6.2

~~By January 4, 1997 Monroe County shall, by resolution, support the FKAA in their efforts to continue to develop an Aquifer Storage Recovery System, to aid in the provision of adequate storage capacity for emergency purposes. [9J 5.011(2)(e)1 and 2]~~

Objective 701.7

~~The FKAA shall continue to provide emergency service during electric power outages to the greatest extent feasible. [9J 5.011(2)(b)1]~~

Policy 701.7.1

~~In the event of a power outage, the emergency diesel pumps will deliver 15.6 MGD at 125 PSI during emergency conditions while the treatment plant will be operated by a 1,000 KVA diesel generator. [9J 5.011(2)(e)(2)d]~~

Objective 701.84

~~FKAA shall improve its capacity~~ Monroe County shall continue to coordinate with FKAA to ensure adequate capacity is available to provide for fire flows in the areas outlined in Policy 701.8.1 to ensure the protection of the public health, welfare and safety. [9J 5.011(2)(b)1][§163.3177(3)(a)3., F.S.]

Policy 701.84.1

~~By the year 2000, M~~ County shall coordinate with the FKAA, in accordance with its Capital Improvements Program, shall continue to upgrade the distribution system toward the goal of providing fire flow capabilities in the following areas Florida Keys as funds and land are available: Fire flows shall meet the provisions of the Florida Fire Prevention Code.

Proposed Fire Flow Areas:

1. ~~Key West and Stock Island (current fire flow areas)~~
2. ~~Everywhere on US 1, except non-developable areas~~
3. ~~Ocean Reef~~
4. ~~Key Colony Beach~~
5. ~~Layton~~
6. ~~Marathon~~
7. ~~Duck Key~~
8. ~~Tavernier~~

Proposed Fire Flow Requirements by Land Use Zone:

1. ~~Suburban Residential—750 GPM~~
2. ~~Mobile Home, Recreational Vehicle—1,500 GPM~~
3. ~~Urban Commercial, Suburban Commercial, and Commercial—2,000 GPM~~

All commercial facilities not along U.S. 1 shall provide "on site" fire abatement, ~~as currently required unless identified in the *Agreement Between Monroe County and the Florida Keys Aqueduct Authority for Installation and Maintenance of Fire Hydrants in Unincorporated Monroe County*. In all other areas the FKAA aqueduct system shall not be considered even as a future primary fire abatement source. However, all line upgrades shall be designed and constructed so as to provide approximately 250 GPM to extreme locations. [9J-5.011(2)(e)1 and 2]~~

Policy 701.8.2

~~By January 4, 1997, the Monroe County Office of the Fire Marshall, in accordance with the FKAA, shall develop fire districts for subsequent implementation if feasible. [9J 5.011(2)(e)1]~~

Policy 701.4.2

Monroe County shall require that at the time a construction permit is issued, adequate fire flow is supplied to the site in accordance with the Florida Fire Prevention Code.

Policy 701.8.3

~~Since fire flow improvements in the areas identified by Policies 701.8.1 and 701.8.2 will result in significant fire insurance premium reductions for affected areas, charges for fire flow improvements in these areas shall be charged to these areas only, as opposed to general system absorption of such charges. [9J-5.011(2)(e)1]~~

Objective 701.95

Monroe County shall continue to assist the FKAA with water conservation efforts and assist in implementing the FKAA's *Water Conservation Plan* consistent with SFWMD's

Water Shortage Plan and Comprehensive Water Conservation Program. The County shall implement Policies 701.95.1 to further conserve potable water use. ~~{9J-5.011(2)(b)4; 9J-5.013(2)(b)2}~~

Policy 701.95.1

~~By January 4, 1997, the Monroe County Growth Management Division, with input from the FKAA and SFWMD, and other affected organizations shall adopt Land Development Regulations, which implement a xeriscape landscape ordinance, a permanent irrigation ordinance, and plumbing fixture efficiency standards consistent with the mandatory elements of the FKAA Water Conservation Plan and the SFWMD Model Landscape Code for South Florida. Prior to the adoption of the xeriscape landscape ordinance, permanent irrigation ordinance and plumbing efficiency standards, drafts of these ordinances and standards will be submitted to the SFWMD for review and comment, and when applicable the recommendations will be incorporated in the water conservation measures. {9J-5.011(2)(e)3; 9J-5.013(2)(e)4}~~ Within one (1) year of the adoption of the 2030 Comprehensive Plan, Monroe County shall implement a landscape ordinance consisting of water conservation measures which may include Florida Friendly provisions.

Policy 701.95.2

~~During the development of updated Land Development Regulations, development regulations in accordance with Policy 701.9.1, the Monroe County Growth Management Division and shall coordinate with the FKAA shall evaluate building codes, utility regulations, landscaping ordinances, and public education programs for implementation of water conservation measures. {9J-5.011(2){§ 163.3177(6)(c)3; 9J-5.013(2)(e)4}, F.S.]~~

Policy 701.95.3

~~In~~ the County shall coordinate with the FKAA in accordance with its Water Conservation Plan, ~~the FKAA shall, with input from Monroe County, continue to~~ implement a leak detection program and a conservation rate structure.

~~Monroe County and shall coordinate with the FKAA, with input from the SFWMD, and other affected organizations, shall formulate and initiate implementation of a joint public education program for water conservation. {9J-5.011(2)(e)3; 9J-5.013(2)(e)4}~~

Policy 701.95.4

~~Monroe County and the FKAA shall continue to comply with SFWMD water use restrictions including all Phase I and Phase I (modified) water use restrictions when water shortages are declared by the SFWMD. {9J-5.011(2)(e)3; 9J-5.013(2)(e)4}~~

Policy 701.95.5

Monroe County shall coordinate with the Florida Department of Health and Rehabilitative Services (HRS) to permit utilization of greyreclaimed water storage

systems and utilization for all exterior irrigation and flushing purposes. Upon receipt of authorization ~~from HRS~~, policies shall be developed to implement the use of ~~grey~~med water storage systems where economically feasible. ~~[9J-5.011(2)(e)3; 9J-5.013(2)(e)4]~~

Policy 701.95.6

Monroe County shall permit and encourage rainwater storage facilities ~~for all household uses such as irrigation, car, patio, and boat washing, at a minimum~~ for all non-potable uses and for safe household potable uses. ~~[9J-5.011(2)(e)3; 9J-5.013(2)(e)4]~~ §163.3177(6)(c), F.S.

Policy 701.95.7

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which establish a Permit Allocation and Point System for new residential and non-residential development (See Future Land Use Objectives 101.2, 101.3, and 101.5 and supporting policies). In developing the Point System, Monroe County shall~~ Within one (1) year of adoption of the 2030 Comprehensive Plan, Monroe County shall evaluate the permit allocation and point system to consider assigning a positive point rating to developments utilizing alternative water collection systems such as cisterns, grey water reuse systems and wastewater treatment plant effluent reuse which conserve potable water supply. ~~[9J-5.011(2)(e)3; 9J-5.013(2)(e)4]~~

Policy 701.95.8

As the water conservation measures set forth in Policies 701.95.1 through 701.95.7 are implemented, Monroe County shall re-evaluate the adopted potable water levels of service through the evaluation and appraisal report process ~~as set forth in Chapter 163.3191 F.S.~~

Objective 701.10.6

In coordination with the FKAA, Monroe County shall continue to maximize the use of existing facilities and discourage urban sprawl ~~through implementation of Potable Water Policies 701.10.1 through 701.10.5.~~ ~~[9J-5.011(2)(b)3]~~ §163.3177(6)(c)2., F.S.

Policy 701.6.1

Monroe County shall annually evaluate proposed FKAA capital improvements for inclusion in the annual update of the County's CIE Schedule.

Policy 701.6.2

Existing facilities shall be maximized by encouraging capital developments in already developed areas and discouraging extension of facilities to undeveloped areas.

Policy 701.10.1

~~By January 4, 1998, Monroe County shall evaluate existing FKAA policies related to identification and adoption of capital improvements. Improvements consistent with achieving Objective 701.10 shall be incorporated into Monroe County's annual Concurrence Management Report prepared in accordance with Capital Improvements Policy 1401.4.9. [9J-5.011(2)(e)1]~~

Policy 701.10.2

All FKAA facility expansions shall be consistent with the Future Land Use Map, the Goals, Objectives, and Policies of the Comprehensive Plan, and adopted levels of service. [9J 5.011(2)(e)1]

Policy 701.10.3

Monroe County shall review and comment on the FKAA Capital Improvements Plan for Comprehensive Plan consistency prior to inclusion in the annual Concurrency Management Report prepared in accordance with Capital Improvements Policy 1401.4.9. [9J 5.011(2)(e)1]

Policy 701.10.4

The FKAA, through its fee schedule, shall continue to assess charges for new units for meter fees, tapping fees, service charges and water main extension costs in order to promote maximizing the use of existing facilities and discouraging urban sprawl. [9J 5.011(2)(e)1]

Policy 701.10.5

The FKAA shall continue its policy of not providing for water connection services in National Wildlife Refuge areas or hardwood hammock areas within its jurisdiction as specified in FKAA’s enabling legislation and the FKAA Policy and Procedure Handbook, Chapter 48-7. [9J 5.011(2)(e)1]

5.2 Natural Groundwater and Aquifer Recharge Element

GOAL 1101

Monroe County shall protect the quality and quantity of water in the potable water aquifer and in the freshwater lens systems so as to ensure public health, conserve the public water supply, and preserve ecosystems dependent upon freshwater. [9J 5.011(2)a] [§163.3177(6)(c), F.S.],

Objective 1101.1

Monroe County shall work cooperatively with Miami-Dade County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, saltwater intrusion and over-extraction. (See Potable Water Objective 701.4 and related policies.) [9J 5.011(2)(b)5] [§163.3177(6)(d), F.S.]

Objective 1101.2

By January 4, 1998, Monroe County shall map the freshwater lens systems and associated recharge areas in the Florida Keys and shall adopt regulations which protect the lenses from loss of recharge potential and from threats of groundwater contamination. [9J 5.011(2)(b)5; 9J 5.013(2)(b)2]

Monroe County shall provide for the protection of groundwater within the unincorporated areas.

Policy 1101.2.1

~~By January 4, 1997, Monroe County shall adopt a Stormwater Management Ordinance. This ordinance shall establish level of service standards for the quality and quantity of stormwater discharges. The ordinance shall encourage use of site specific natural drainage features to the maximum extent possible before utilizing structural stormwater control. The protection of freshwater lens recharge areas, and associated freshwater wetlands where identified, shall be of primary concern in design of a development project. [9J 5.011(2)(c)4; 9J 5.013(2)(b)1 and 9]~~

Policy 1101.2.21

Monroe County shall undertake activities which shall reduce pollutant entry into groundwater, summarized as follows:

1. Monroe County shall develop and implement permitting, inspection and enforcement procedures designed to reduce pollutant discharges into groundwater from:
 - a) on-site disposal systems (See Sanitary Sewer Goal 901 and related objectives and policies);
 - b) secondary sewage treatment plants and injection wells (See Sanitary Sewer Goal 901 and related objectives and policies); and
 - c) stormwater runoff (See Drainage Element Objective 1001.3-1 and related policies);
 - d) pesticides used for mosquito control – Monroe County shall ~~immediately take action~~ seate with the Florida Keys Mosquito Control District to promote mosquito control techniques which will reduce the entry of pollutants from aerial pesticide applications into groundwater ~~(See Conservation and Coastal Management Objective 202.11 and related policies);~~
 - e) fuel storage tanks – Monroe County ~~HRS Unit~~ shall coordinate with the Department of Health (DOH) to continue to undertake activities designed to reduce pollutant discharges into ground and surface waters from aboveground and underground fuel storage tanks (See Conservation and Coastal Management Objective 202.12 and related policies); and
 - f) hazardous wastes – Monroe County shall continue to undertake activities which support existing state and

federal laws pertaining to the handling, transportation and disposal of hazardous wastes (See Solid Waste Objective 801.5 and related policies.) [9J-5.011(2)(c)4; 9J-5.012(3)(b)2; 9J-5.013(2)(b)1,2,9 and 10]

Policy 1101.2.3

~~By January 4, 1997, Monroe County shall initiate an interlocal agreement with the USFWS and SFWMD to map and evaluate the freshwater lenses of the Florida Keys and their associated recharge areas. Previously conducted studies by the National Audubon Society Research Department, Southern Illinois University, and the SFWMD will be utilized to the greatest extent possible. An analysis of the condition of the lenses shall also be completed.~~

~~Mapped data shall be entered into the County's Geographic Information System. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9]~~

Policy 1101.2.42

~~Pending completion of the freshwater lens study, Monroe County shall continue to restrict the percentage of impervious surfaces on development sites through application of the Open Space Requirements in the Land Development Regulations. These regulations shall be met or exceeded in order to minimize impervious areas and to protect freshwater lens recharge areas. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9][§163.3177(6)(c), F.S.]~~

Policy 1101.2.53

~~Upon completion of the freshwater lens and recharge area mapping and evaluation, the County shall consider altering the minimum required open space ratios, and other development regulations, to protect the quantity and quality of groundwater in the freshwater lens systems. The County shall also assign a negative point rating in the Point System for developments proposed in freshwater lens recharge areas. [9J-5.011(2)(c)4; 9J-5.012(3)(b)2; 9J-5.013(2)(b)1,2,9 and 10][§163.3177(6)(c), F.S.]~~

Objective 1101.3

~~By the year 2000, the use of well water in the Florida Keys for public consumption and commercial use shall be phased out in order to ensure the health and safety of the public and to ensure the preservation of the existing freshwater lens system. [9J-5.011(2)(b)5; 9J-5.013(2)(b)2]~~

Policy 1101.3.1

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which prohibit new wells for drawing water from the freshwater lens systems for private residential and private commercial purposes in the Florida Keys. Exceptions shall be allowed for wells for approved periodic water testing. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9]~~

Policy 1101.3.2

~~By January 4, 1998, in conjunction with the development of the Sanitary Wastewater Master Plan, Monroe County shall identify existing wells used for drawing water for private residential and private commercial purposes. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9]~~

Policy 1101.3.3

~~The use of existing wells shall be phased out in accordance with the availability of adequate, affordable, alternative potable water sources.~~

5.4 Conservation and Coastal Management Element

GOAL 211

Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to ensure the continued availability of high quality potable water. ~~[9J-5.011([§163.3177(6)d.2)(a); 9J-5.013(, F.S.; §163.3177(6)d.2)(a)]~~, F.S.]

Objective 211.1

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bio-swales, and work cooperatively with FKAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and development controls are maintained which ~~shall protect~~ protects the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.4—3 and related policies). ~~[9J-5.013(2)(b)2]~~ [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 211.2

Policy 211.1.1

Monroe County shall continue to assist the FKAA with water conservation efforts ~~and to assist in,~~ including implementing the FKAA's Water Conservation Plan, consistent with SFWMD's Water Shortage Plan and Water Consumption Guidelines, and shall implement measures to further conserve potable water. (See Potable Water Objective 701.9—5 and related policies). ~~[9J-5.013(2)(b)2]~~ [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 211.3

Policy 211.1.2

~~By January 4, 1998, Monroe County shall identify~~ identified the freshwater lens system and associated recharge areas of the Florida Keys ~~and shall implement programs regulating~~ a noted within *Water Resources of Big Pine Key, Florida*, (Hanson, 1980). Within one (1) year after the adoption of the 2030 Comprehensive Plan, the County shall adopt land development regulations that regulate the storage and use of hazardous materials in recharge areas, prohibiting new water withdrawals, and phasing out existing water withdrawals to protect ~~against saltwater intrusion~~ lenses. ~~(See Natural Groundwater Aquifer Recharge Objectives 1101.2 and 1101.3 and related policies).~~ ~~[9J-5.013([§163.3177(6)d.2)(b), F.S.; §163.3177(6)d.2)j.i., F.S.]~~

5.4 Future Land Use Element

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. ~~[9J5.006(3)a]~~ [§163.3177(1), F.S.]

Objective 101.1

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan.. Monroe County shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development. ~~[(J 5.006(3)(b)1)]~~ Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [§163.3177 & 163.3180, F. S.]

Policy 101.1.1

Monroe County shall ~~adopt~~ maintain level of service (LOS) standards for the following public facility types required by Chapter ~~9J-5163~~, F.A.C.S.: sanitary sewer, solid waste, drainage, and potable water. Additionally the County shall maintain LOS for roads, and parks and recreation and paratransit. The LOS standards are established in the following sections of the Comprehensive Plan:

2. The LOS for potable water is established in Potable Water Policy 701.1.1;

Policy 101.1.3

Facilities for potable water, sanitary sewer, solid waste and drainage shall be in place and available to serve new development no later than the issuance of the certificate of occupancy or its functional equivalent. If facility improvements are needed to ensure that the adopted level-of-service standards are achieved and maintained, prior to commencement of construction, a developer is required to enter into a binding and legally enforceable commitment to the County to assure construction or improvement of the facility. [163.3180, F. S.]

5.5 Capital Improvements Element

Objective 1401.4

Monroe County shall coordinate land use decisions and fiscal resources with a schedule of capital improvements in order to maintain the adopted level of service (LOS) standards for both ~~previously~~ issued development orders and future development. ~~[9J-5.5016 [§163.3177(3)(ba)3 and 5], F.S.]~~

Policy 1401.4.1

Monroe County shall adopt and maintain level of service (LOS) standards for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. The LOS standards are established in the following sections of the Comprehensive Plan:

2. The LOS for potable water is established in Potable Water Policy 701.1.1;

Policy 1401.4.4

Public facilities and services needed to support development shall be available ~~concurrent with the impacts of development~~ in accordance with the adopted levels of service referenced in Policy 1401.4.1. ~~and Chapter 9J-5.0055, F.A.C.~~ Development approval may be phased to allow the provision of public facilities and services necessary to maintain the adopted levels of service. ~~[9J-5.016(3)(e)6]~~

Policy 1401.4.5

Monroe County hereby adopts a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impact of development. The Concurrency Management System shall ensure that the County shall issue no development order or permit which results in a reduction in the level of service (LOS) below the adopted LOS standards referenced in Policy 1401.4.1 for those public facilities that are subject to the system. The guidelines established in Policies 1401.4.6, 1401.4.7, 1401.4.8, 1401.4.9, and 1401.4.10 shall ensure that concurrency is successfully implemented.

Policy 1401.4.6

The following guidelines identify the stages in the development review process when the test for concurrency must be met.

1. Preliminary Development Order Stage - A preliminary development order is a development order that precedes the issuance of a building permit, such as a subdivision plat, development plan, certificate of compliance, conditional use permit, or development of regional impact development order. A proposed development must receive a conditional concurrency determination prior to receiving a preliminary development order.
2. Final Development Order Stage - A final development order is a building permit or any other development permit authorizing the construction or expansion of a structure ~~building~~, an increase in development intensity, or a change of use requiring a new certificate of occupancy. A proposed development must receive a final concurrency determination prior to receiving a final development order.

Policy 1401.4.8

The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type.

1. The concurrency requirements for ~~roads,~~ potable water, solid waste, sanitary sewer, and drainage facilities and services shall be satisfied if one or more of the following conditions are met:

a) the necessary facilities and services are in place at the time a development permit is issued; or

b) the necessary facilities and services are in place at the time a certificate of occupancy, or its functional equivalent is issued.

~~b) the development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur or~~

~~e) the necessary facilities are under construction at the time a permit is issued; or~~

~~d) an enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~

2. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:

a) conditions 1(a), or 1(b), or 1(e) listed above or, in the case of acreage for parks and recreational facilities, which shall be dedicated to or acquired by the County prior to issuance of a building permit, or funds in the amount of the developer's fair share are committed no later than the approval to commence construction; or

~~b) a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services within one year of permit issuance; or~~

e)b) an enforceable development agreement guarantees that the necessary facilities and services will be in place within one year of with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited

to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

3. The concurrency requirements for roads shall be satisfied if one or more of the following conditions are met:

a) conditions 1(a) or 1(b) listed above; or

b) a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services; or

c) an enforceable development agreement guarantees that the necessary facilities and services will be in place with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

Policy 1401.4.10

Monroe County shall use the following guidelines for interpreting and applying level of service standards to development order applications. For the purposes of this policy, reserve capacity refers to the capacity of existing public facilities plus the capacity of public facilities which do not exist but which meet the applicable requirements of Policy 1401.4.7, less the existing demand for those facilities and the demand expected to be created for those facilities by approved but unbuilt development as determined by the databases in Policy 1401.4.9.

1. Potable Water- The County shall not render a final concurrency determination unless the quantity of water available under the FCAA Consumptive Use Permit meets or exceeds the estimated water demand of the proposed development together with the estimated water demand of all existing and committed development.

5.6 Energy and Climate Element

Policy 1502.1.5

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall initiate an inventory of existing and planned infrastructure up to the 2030 horizon, based upon the vulnerability mapping identified in Policy 1502.1.3, for capacity to accommodate projected sea-level rise over the life expectancy of that infrastructure. Monroe County shall identify the infrastructure within those areas, its useful life and any retrofits or capital projects necessary to address the impacts of sea level rise. These strategies may include defense, accommodation, or and retreat projects, or not building planned infrastructure in vulnerable locations, to address the impacts of sea level rise. Monroe County will consider developing design criteria, in conjunction with a broader asset management planning process.

Policy 1502.1.6

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall consider incorporating a planning, design and permitting standard for infrastructure and public facilities that may include a sea level rise assumption of 3”-7” by 2030 as developed by the Southeast Regional Climate Compact. The County shall review and update sea level rise projections when new and pertinent data is available.

Policy 1502.1.7

Monroe County shall ensure that new, renovated and replacement public facilities and infrastructure, such as streets and bridges, water and wastewater treatment plants, police stations and fire stations, and any other public facilities that the County has authority over, are designed in a manner which considers the useful life of public facilities and infrastructure. The County shall also consider the potential impacts from climate change, including rising sea levels and shoreline stabilization needs, on its infrastructure and public facilities.

Policy 1503.1.5

Consistent with the Lower East Coast Regional Water Supply Plan, Monroe County shall encourage FKAA to continue expanding water auditing programs to increase the scope of the audits and identify opportunities to reduce system leaks and promote water conservation retrofitting.

Policy 1503.1.6

Within one (1) year after the adoption of the 2030 Comprehensive Plan, Monroe County shall develop policies to increase water conservation, which may include the adoption of a recognized standard such as the South Florida Water Management District’s “Water Star” or EPA’s “Water Sense” programs.

Policy 1503.1.7

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall determine the appropriate climate change considerations (including but not limited to, emergency management, flood risk, storm surge, threats to potable water supply, the potential for changing habitat and landscapes, the need for shoreline stabilization and the potential impacts to infrastructure necessary to serve proposed uses) to evaluate when reviewing land use amendments.

6.0 REGIONAL ISSUES IDENTIFIED IN REGIONAL WATER SUPPLY PLANS

6.1 Lower East Coast Water Supply Plan Update, September 12, 2013

The sole source provider of potable water to Monroe County is FKAA, whose wellfield is located in Florida City. The Lower East Coast Water Supply Plan Update indicates that the FKAA wellfield as a Utility At Risk from saltwater intrusion, but also states that the FKAA is a permitted Floridan Aquifer User, which should offset any anticipated drought-driven salt water intrusion event. FKAA also operates RO facilities in Marathon and Stock Island.

6.2 Integrating Climate Change & Water Supply Planning In Southeast Florida, Southeast Florida Regional Climate Change Compact, June 10, 2014

The Southeast Florida Regional Climate Change Compact, which includes Palm Beach, Broward, Miami-Dade and Monroe Counties, predicts that the sea level will rise between 9 and 24 inches by 2100 (the Compact's *A Unified Sea Level Rise Projection for Southeast Florida* [April, 2011] predicts that the sea level will rise between 3 and 7 inches by 2030). This may have implications regarding the ability of the local utility to provide fresh potable water from the Biscayne Aquifer to Monroe County as the salt water intrusion line shifts westward towards the FKAA wellfield. A recent review by Monroe County's climate change and sustainability consultants conclude that the FKAA wellfield in Florida City will not be impacted by saltwater intrusion under the worst-case scenario. However, FKAA continues to pursue the data that supports this conclusion.

7.0 REFERENCES

- Florida Keys Aqueduct Authority, 20-Year Water System Capital Improvement Master Plan, December 2006
- Florida Keys Aqueduct Authority, Annual Water Demand Update Through 2030
- Florida Keys Aqueduct Authority, Annual Water Demand Update by Municipal Boundary
- Florida Keys Aqueduct Authority Projected 5-Year Capital Improvement Plan
- Keith and Schnars, P.A. and Fishkind and Associates, Monroe County 2010-2030 Population Projections, March 15, 2011
- Monroe County Growth Management, Monroe County 2010 Comprehensive Plan
- Monroe County Growth Management, Monroe County 2030 Comprehensive Plan Update
- South Florida Water Management District, Lower East Coast Water Supply Plan Update, September 12, 2013
- Southeast Florida Regional Climate Change Compact, A Unified Sea Level Rise Projection for Southeast Florida, April, 2011
- Southeast Florida Regional Climate Change Compact, Integrating Climate Change & Water Supply Planning In Southeast Florida, June 10, 2014

8.0 EXHIBITS

Exhibit A: Section 7.2 of the Florida Keys Aqueduct Authority 20-Year Water System Capital Improvement Master Plan, December 2006.

7.2 Water Infrastructure System

7.2.1 Major System Upgrades

The CIP identifies many short- and long-term improvements to the water transmission, distribution, water storage, raw water supply, and the water treatment plants. Upgrades to the Water Infrastructure System will increase water treatment and storage capacities, and improve flows and pressures to meet anticipated water demands. Significant upgrades and proposed new facilities to the water treatment plants are planned to improve the reliability and quality of FKAA's drinking water. A specific goal is to provide high quality water that will meet future regulatory standards and will be able to meet projected water demands.

Major improvements to the water system include a new Floridan aquifer wellfield that will serve a new LPRO treatment facility at the J Robert Dean WTP in Florida City, multiple rehabilitation or upgrade projects at both the Kermit H. Lewin Desalination WTP and the Marathon Desalination WTP facility to increase reliability and capacity to meet emergency and peak day flows, and various transmission/distribution line replacements, distribution pump station upgrades, and improved water storage tanks to improve delivery capacity of the system.

Exhibit 7-2 shows all planned project improvements from 2006 through 2025 and associated order of magnitude cost estimates. The total estimated cost (in 2006 dollars) of these improvements is \$208,606,402 during the next 20 years.

EXHIBIT 7-1
20-Year Water Infrastructure Capital Improvement - Order of Magnitude Cost Summary

Item	Amount	Including an Annual 3% Inflation
Water Supply Wells	\$11,575,000	\$12,695,000
Water Treatment Plants	\$41,886,368	\$45,224,000
Transmission Mains and Booster Pump Stations	\$58,899,034	\$72,725,000
Distribution Mains	\$47,500,000	\$64,676,000
Distribution Pump Stations and Ground Storage	\$33,546,000	\$43,949,000
Facilities and Structure ¹	\$15,200,000	\$16,223,000
20 Year Water Infrastructure Capital Improvement Program - GRAND TOTAL	\$208,606,402	\$255,492,000

Note:

¹Facilities and Structures are not included in the detailed discussions in previous sections of this Master Plan document. Only order of magnitude costs included in Section 7 (per FKAA).

7.2.2 Basis of Project Cost Estimates

For master planning purposes, planning level cost estimates are order-of-magnitude estimates. As defined by the American Association of Cost Engineers, order-of-magnitude cost estimates are believed to be accurate within a range of 30 percent below, to 50 percent above, actual costs.

Exhibit 7-2		1	2	3	4	5	Immediate	6	7	8	9	10	Mid-term	11	12	13	14	15	16	17	18	19	Long-term		
20-Year Capital Improvement Plan		2007	2008	2009	2010	2011	TOTAL	2012	2013	2014	2015	2016	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	Subtotal	Total	
Water Supply							\$ -						\$ -										\$ -		
J. Robert Dean WTP Phase 1 RO Facility	For a 4.5 MGD WTP-three 2- mgd wells and ASR mod. to supply	\$ 1,700,000	\$ 3,600,000	\$ 2,860,000			\$ 8,160,000						\$ -										\$ -	\$ 8,160,000	
J. Robert Dean WTP Phase 2 RO Facility	For an additional 1.5 MGD WTP-One 2 mgd well						\$ -	\$ 2,415,000					\$ 2,415,000										\$ -	\$ 2,415,000	
Ocean Reef WTP 4.5 MGD RO Facility	**Ocean Reef supply wells are included in the water treatment section.						\$ -						\$ -										\$ -	\$ -	
Aquifer Storage and Recovery (ASR)	1073	\$ 1,000,000					\$ 1,000,000						\$ -										\$ -	\$ 1,000,000	
Total Project Costs		\$ -	\$ 2,700,000	\$ 3,600,000	\$ 2,860,000	\$ -	\$ -	\$ 9,160,000	\$ -	\$ 2,415,000	\$ -	\$ -	\$ -	\$ 2,415,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,575,000
Water Treatment							\$ -						\$ -										\$ -		
J. Robert Dean WTP Phase 1 RO	4.5 MGD RO	\$ 400,000	\$ 8,961,700	\$ 8,961,699			\$ 18,323,399						\$ -										\$ -	\$ 18,323,399	
J. Robert Dean WTP Phase 1 RO	1 DIW for Concentrate Disposal		\$ 3,450,000	\$ 3,450,000			\$ 6,900,000																\$ -	\$ 6,900,000	
J. Robert Dean WTP Phase 2 RO	An additional 1.5 MGD RO						\$ -	\$ 1,836,400					\$ 1,836,400										\$ -	\$ 1,836,400	
Kermit H. Lewin RO Desalination WTP Membrane Replacement	Stock island Construction 1082	\$ 1,908,783	\$ 1,908,783				\$ 3,817,566						\$ -										\$ -	\$ 3,817,566	
Marathon Ro Desalination WTP Membrane replacement and Plant Upgrades	Marathon Construction Cost		\$ 1,329,502	\$ 1,329,501			\$ 2,659,003						\$ -										\$ -	\$ 2,659,003	
Ocean Reef 4.5 MGD RO Desalination WTP Membrane Plant Construction Cost Option	1.5 MGD (FKAA's cost share component) **Note-cost provided by FKAA	\$ 350,000	\$ 4,200,000	\$ 3,800,000			\$ 8,350,000						\$ -										\$ -	\$ 8,350,000	
Total Project Costs		\$ -	\$ 2,658,783	\$ 19,849,985	\$ 17,541,200	\$ -	\$ -	\$ 40,049,968	\$ -	\$ 1,836,400	\$ -	\$ -	\$ -	\$ 1,836,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,886,368
Transmission Mains and Booster Pump Stations							\$ -						\$ -										\$ -		
Replace 36-inch transmission Main	Other 18-mile stretch segments		\$ 200,000				\$ 200,000						\$ -										\$ -	\$ 200,000	
Replace 36-inch transmission Main	MM 93-98 Replacement	\$ 4,554,000	\$ 9,108,000				\$ 13,662,000						\$ -										\$ -	\$ 13,662,000	
12-inch Ocean reef Transmission Mains Contract 1				\$ 3,188,000			\$ 3,188,000						\$ -										\$ -	\$ 3,188,000	
Replace 18-inch Main, Key Largo 93			\$ 750,000	\$ 750,000			\$ 1,500,000						\$ -										\$ -	\$ 1,500,000	

Exhibit 7-2		20-Year Capital Improvement Plan																				Long-term				
Project Name	Project	2007	2008	2009	2010	2011	Immediate TOTAL	2012	2013	2014	2015	2016	Mid-term Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	Subtotal	Total		
Marathon 18-inch Transmission Main Replacements							\$ -	\$ 300,000					\$ 300,000										\$ -	\$ 300,000		
18-inch Transmission Main replacement N. Roosevelt				\$ 1,572,000	\$ 1,572,000		\$ 3,144,000						\$ -										\$ -	\$ 3,144,000		
Phase II Cathodic Protection		\$ 2,118,334					\$ 2,118,334						\$ -										\$ -	\$ 2,118,334		
J. Robert Dean WTP	Upsize diesel driven pumps 1 and 2				\$ 302,000		\$ 302,000						\$ -										\$ -	\$ 302,000		
J. Robert Dean WTP	Install new 5 MG storage tank						\$ -	\$ 4,855,000					\$ 4,855,000										\$ -	\$ 4,855,000		
Key Largo Booster PS	Install 3rd electric transmission pump						\$ -				\$ 251,850		\$ 251,850										\$ -	\$ 251,850		
Plantation Key Booster PS							\$ -	\$ 4,209,000	\$ 4,209,000				\$ 8,418,000										\$ -	\$ 8,418,000		
Marathon Pump Station Inp.	Engine & Pumps - 1075	\$ 907,000					\$ 907,000						\$ -										\$ -	\$ 907,000		
Marathon Booster PS	Add a second 3 MG storage tank				\$ 1,430,500	\$ 1,430,500	\$ 2,861,000						\$ -										\$ -	\$ 2,861,000		
Marathon Booster PS	Install 3rd electric pump						\$ -				\$ 251,850		\$ 251,850										\$ -	\$ 251,850		
Lower Keys Booster Pump Station #1							\$ -				\$ 4,209,000	\$ 4,209,000	\$ 8,418,000										\$ -	\$ 8,418,000		
Lower Keys Booster Pump Station #2							\$ -						\$ -								\$ 4,209,000	\$ 4,209,000	\$ 8,418,000	\$ 8,418,000		
Ramrod Booster PS							\$ -				\$ 104,000		\$ 104,000										\$ -	\$ 104,000		
Total Project Costs		\$ -	\$ 7,579,334	\$ 10,058,000	\$ 5,510,000	\$ 3,304,500	\$ 1,430,500	\$ 27,882,334	\$ 9,364,000	\$ 4,209,000	\$ -	\$ 4,816,700	\$ 4,209,000	\$ 22,598,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,209,000	\$ 4,209,000	\$ 8,418,000	\$ 58,899,034
Distribution Mains							\$ -						\$ -										\$ -			
Replace Old Galvanized Mains		\$ 341,000					\$ 341,000						\$ -										\$ -	\$ 341,000		
Upsize Small-Diameter Mains to 4-inch & other upgrades		\$ 1,607,000	\$ 1,558,500	\$ 1,558,500	\$ 2,500,000	\$ 2,500,000	\$ 9,724,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 22,500,000	\$ 44,724,000		
Cudjoe Key Additional Distribution Main Header		\$ 552,000					\$ 552,000						\$ -										\$ -	\$ 552,000		
Islamorada Distribution PS	Install distribution main header		\$ 941,500	\$ 941,500			\$ 1,883,000						\$ -										\$ -	\$ 1,883,000		
Total Distribution Mains Project C		\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 12,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 22,500,000	\$ 47,500,000		
Distribution Pump Station and Storage							Immediate						Mid-term											Long-term		
Ocean Reef	Additional 1.0 MG Storage						\$ -		\$ 860,000	\$ 860,000			\$ 1,720,000										\$ -	\$ 1,720,000		
Lake Surprise	New Pump Station and 0.75 MG Storage tank						\$ -				\$ 1,126,500	\$ 1,126,500	\$ 2,253,000										\$ -	\$ 2,253,000		
Rock Harbor	Replace and Upsize existing Pump Station						\$ -	\$ 538,000	\$ 538,000				\$ 1,076,000										\$ -	\$ 1,076,000		
Rock Harbor	Install 0.5 MG Storage Tank						\$ -	\$ 405,000	\$ 405,000				\$ 810,000										\$ -	\$ 810,000		
Rock Harbor	Install a third 0.5 MG Tank						\$ -						\$ -			\$ 810,000							\$ 810,000	\$ 810,000		
Tavernier	New Larger Pump Station and New Larger Storage tank (1.0 MG)				\$ 1,318,500	\$ 1,318,500	\$ 2,637,000						\$ -										\$ -	\$ 2,637,000		
Tavernier	6-inch tap and 8" fill line				\$ 76,000	\$ 76,000	\$ 152,000						\$ -										\$ -	\$ 152,000		

Exhibit 7-2		20-Year Capital Improvement Plan																				Long-term			
Project Name		1	2	3	4	5	Immediate	6	7	8	9	10	Mid-term	11	12	13	14	15	16	17	18	19	Subtotal	Total	
Project		2007	2008	2009	2010	2011	TOTAL	2012	2013	2014	2015	2016	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	Subtotal	Total	
Tavernier	Install 8-inch distribution main header along both sides of US-1 where required				\$ 646,000	\$ 646,000	\$ 1,292,000						\$ -										\$ -	\$ 1,292,000	
Plantation Key	New Pump Station and 1.0 MG Storage tank						\$ -						\$ -	\$ 1,325,500	\$ 1,325,500								\$ 2,651,000	\$ 2,651,000	
Lower Matecumbe key	New Pump Station and 0.5 MG Storage tank						\$ -						\$ -		\$ 974,500	\$ 974,500							\$ 1,949,000	\$ 1,949,000	
Duck Key/Grassy Key	New Pump Station and 0.75 MG Storage tank						\$ -						\$ -			\$ 1,133,500	\$ 1,133,500						\$ 2,267,000	\$ 2,267,000	
Crawl Key	Install New and Upgraded Pump Station				\$ 1,090,000		\$ 1,090,000						\$ -										\$ -	\$ 1,090,000	
Crawl Key	Install New 6-inch tap and 8-inch (assumed) Fill Line				\$ 109,000		\$ 109,000						\$ -										\$ -	\$ 109,000	
Crawl Key	Replace and Upsize Storage Tank (to 1 MG)						\$ -					\$ 1,464,000	\$ 1,464,000										\$ -	\$ 1,464,000	
Vaca Cut	Install New 0.5 MG Storage Tank					\$ 810,000	\$ 810,000						\$ -										\$ -	\$ 810,000	
Vaca Cut	Demolish Existing 0.5 MG Storage Tank and Install New 0.5 MG Storage Tank						\$ -					\$ 869,000	\$ 869,000										\$ -	\$ 869,000	
69th Street							\$ -						\$ -										\$ -	\$ -	
33rd Street	Replace Existing Pump Station						\$ -	\$ 1,138,000					\$ 1,138,000										\$ -	\$ 1,138,000	
33th Street	Replace Existing 0.5 MG Storage Tank with New 0.5 MG storage tank						\$ -						\$ -					\$ 897,000					\$ 897,000	\$ 897,000	
Ramrod	New Pump Station and 0.50 MG Storage Tank						\$ -						\$ -	\$ 1,900,000									\$ 1,900,000	\$ 1,900,000	
Cudjoe Key	New Pump station and 1.0MG Storage Tank	\$ 1,750,000					\$ 1,750,000						\$ -										\$ -	\$ 1,750,000	
Summerland Key	Replace Pump Station and Storage tank, New 0.5 MG tank						\$ -						\$ -	\$ 1,932,000									\$ 1,932,000	\$ 1,932,000	
Lower Sugarloaf	New Pump Station and Storage Tank, New 0.5 MG tank						\$ -						\$ -				\$ 1,900,000						\$ 1,900,000	\$ 1,900,000	
Stock Island Distribution	Replace Existing Pump Station						\$ -	\$ 2,070,000					\$ 2,070,000										\$ -	\$ 2,070,000	
Total Distribution Pump Station		\$ -	\$ 1,750,000	\$ -	\$ -	\$ 3,239,500	\$ 2,850,500	\$ 7,840,000	\$ 4,151,000	\$ 1,803,000	\$ 860,000	\$ 1,126,500	\$ 3,459,500	\$ 11,400,000	\$ 5,157,500	\$ 2,300,000	\$ 2,108,000	\$ 1,943,500	\$ 2,797,000	\$ -	\$ -	\$ -	\$ -	\$ 14,306,000	\$ 33,546,000
Facilities and Structure																							\$ -		
Desal Sewall Repairs	3073	\$ 750,000	\$ 3,250,000				\$ 4,000,000						\$ -										\$ -	\$ 4,000,000	
Rehab Admin Bldg/Garage	3081	\$ 400,000	\$ 3,400,000	\$ 3,400,000			\$ 7,200,000						\$ -										\$ -	\$ 7,200,000	
Marathon Central Warehouse	3077						\$ -						\$ -										\$ -	\$ -	
Customer Service/Meter Bldg	3091	\$ 425,000	\$ 425,000				\$ 850,000						\$ -										\$ -	\$ 850,000	
DESAL/Stock Island/Lower Keys Garage Wastewater	3083	\$ 200,000					\$ 200,000						\$ -										\$ -	\$ 200,000	
Marathon Customer Service Center	3077	\$ 300,000	\$ 1,000,000	\$ 1,650,000			\$ 2,950,000						\$ -										\$ -	\$ 2,950,000	
Total Project Costs		\$ -	\$ 2,075,000	\$ 8,075,000	\$ 5,050,000	\$ -	\$ -	\$ 15,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,200,000
		\$ -	\$ 19,263,117	\$ 44,082,985	\$ 33,461,200	\$ 9,044,000	\$ 6,781,000	\$ 112,632,302	\$ 16,015,000	\$ 12,763,400	\$ 3,360,000	\$ 8,443,200	\$ 10,168,500	\$ 50,750,100	\$ 7,657,500	\$ 4,800,000	\$ 4,608,000	\$ 4,443,500	\$ 5,297,000	\$ 2,500,000	\$ 2,500,000	\$ 6,709,000	\$ 6,709,000	\$ 45,224,000	\$ 208,606,402

Exhibit 7-2		20-Year Capital Improvement Plan (Costs in Inflated Dollars)																				Long-term				
Project Name	Project	2006	2007	2008	2009	2010	2011	Immediate	2012	2013	2014	2015	2016	Mid-term	2017	2018	2019	2020	2021	2022	2023	2024	2025	Subtotal	Total	
Water Supply																									\$ -	\$ -
J. Robert Dean WTP Phase 1 RO Facility	For a 4.5 MGD WTP-Three 2 mgd wells and one standby	\$ -	\$ 1,751,000	\$ 3,819,000	\$ 3,125,000	\$ -	\$ -	\$ 8,695,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,695,000
J. Robert Dean WTP Phase 2 RO Facility	For an additional 1.5 MGD WTP-One 2 mgd well	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,970,000	\$ -	\$ -	\$ -	\$ 2,970,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,970,000
Ocean Reef WTP 4.5 MGD RO Facility	**Ocean Reef supply wells are included in the water treatment section.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aquifer Storage and Recovery (ASR)	1073	\$ -	\$ 1,030,000	\$ -	\$ -	\$ -	\$ -	\$ 1,030,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030,000
Total Project Costs		\$ -	\$ 2,781,000	\$ 3,819,000	\$ 3,125,000	\$ -	\$ -	\$ 9,725,000	\$ -	\$ 2,970,000	\$ -	\$ -	\$ -	\$ 2,970,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,695,000
Water Treatment																									\$ -	\$ -
J. Robert Dean WTP Phase 1 RO	4.5 MGD RO	\$ -	\$ 412,000	\$ 9,507,000	\$ 9,793,000	\$ -	\$ -	\$ 19,712,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,712,000
J. Robert Dean WTP Phase 1 RO	1 DIW for Concentrate Disposal			\$ 3,660,000	\$ 3,770,000			\$ 7,430,000																		\$ 7,430,000
J. Robert Dean WTP Phase 2 RO	An additional 1.5 MGD RO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,259,000	\$ -	\$ -	\$ -	\$ 2,259,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,259,000
Kermit H. Lewin RO Desalination WTP Membrane Replacement	Stock island Construction 1082	\$ -	\$ 1,966,000	\$ 2,025,000	\$ -	\$ -	\$ -	\$ 3,991,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,991,000
Marathon Ro Desalination WTP Membrane replacement and Plant Upgrades	Marathon Construction Cost	\$ -	\$ -	\$ 1,410,000	\$ 1,453,000	\$ -	\$ -	\$ 2,863,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,863,000
Ocean Reef 4.5 MGD RO Desalination WTP Membrane Plant Construction Cost Option	1.5 MGD (FKAA's cost share component) **Note-cost provided by FKAA	\$ -	\$ 361,000	\$ 4,456,000	\$ 4,152,000	\$ -	\$ -	\$ 8,969,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,969,000
Total Project Costs		\$ -	\$ 2,739,000	\$ 21,058,000	\$ 19,168,000	\$ -	\$ -	\$ 42,965,000	\$ -	\$ 2,259,000	\$ -	\$ -	\$ -	\$ 2,259,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,224,000
Transmission Mains and Booster Pump Stations																									\$ -	\$ -
Replace 36-inch transmission Main	Other 18-mile stretch segments	\$ -	\$ -	\$ 212,000	\$ -	\$ -	\$ -	\$ 212,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,000
Replace 36-inch transmission Main	MM 93-98 Replacement	\$ -	\$ 4,691,000	\$ 9,663,000	\$ -	\$ -	\$ -	\$ 14,354,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,354,000
12-inch Ocean reef Transmission Mains Contract 1		\$ -	\$ -	\$ -	\$ 3,484,000	\$ -	\$ -	\$ 3,484,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,484,000
Replace 18-inch Main, Key Largo 92-		\$ -	\$ -	\$ 796,000	\$ 820,000	\$ -	\$ -	\$ 1,616,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,616,000
Marathon 18-inch Transmission Main Replacements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,000	\$ -	\$ -	\$ -	\$ -	\$ 358,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,000

Exhibit 7-2		20-Year Capital Improvement Plan (Costs in Inflated Dollars)																							Long-term	
Project Name	Project	2006	2007	2008	2009	2010	2011	Immediate	2012	2013	2014	2015	2016	Mid-term	2017	2018	2019	2020	2021	2022	2023	2024	2025	Subtotal	Total	
18-inch Transmission Main replacement N. Roosevelt		\$ -	\$ -	\$ -	\$ 1,718,000	\$ 1,769,000	\$ -	\$ 3,487,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,487,000
Phase II Cathodic Protection		\$ -	\$ 2,182,000	\$ -	\$ -	\$ -	\$ -	\$ 2,182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,182,000
J. Robert Dean WTP	Upsize diesel driven pumps 1 and 2	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ -	\$ 340,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,000
J. Robert Dean WTP	Install new 5 MG storage tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,797,000	\$ -	\$ -	\$ -	\$ -	\$ 5,797,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,797,000
Key Largo Booster PS	Install 3rd electric transmission pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,000	\$ -	\$ 329,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,000
Plantation Key Booster PS		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,026,000	\$ 5,177,000	\$ -	\$ -	\$ -	\$ 10,203,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,203,000
Marathon Pump Station	Engine & Pumps - 1075	\$ -	\$ 934,000	\$ -	\$ -	\$ -	\$ -	\$ 934,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 934,000
Marathon Booster PS	Add a second 3 MG storage tank	\$ -	\$ -	\$ -	\$ -	\$ 1,610,000	\$ 1,658,000	\$ 3,268,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,268,000
Marathon Booster PS	Install 3rd electric pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,000	\$ -	\$ 329,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,000
Lower Keys Booster pump Station # 1		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,492,000	\$ 5,657,000	\$ 11,149,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,149,000
Lower Keys Booster pump Station # 2		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,166,000
Ramrod Booster PS		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,000	\$ -	\$ 136,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,000
Total Project Costs		\$ -	\$ 7,807,000	\$ 10,671,000	\$ 6,022,000	\$ 3,719,000	\$ 1,658,000	\$ 29,877,000	\$ 11,181,000	\$ 5,177,000	\$ -	\$ 6,286,000	\$ 5,657,000	\$ 28,301,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,166,000
Total Distribution Mains Project C		\$ -	\$ 2,575,000	\$ 2,652,000	\$ 2,732,000	\$ 2,814,000	\$ 2,898,000	\$ 13,671,000	\$ 2,985,000	\$ 3,075,000	\$ 3,167,000	\$ 3,262,000	\$ 3,360,000	\$ 15,849,000	\$ 3,461,000	\$ 3,564,000	\$ 3,671,000	\$ 3,781,000	\$ 3,895,000	\$ 4,012,000	\$ 4,132,000	\$ 4,256,000	\$ 4,384,000	\$ 4,384,000	\$ 35,156,000	\$ 64,676,000
Total Distribution Mains Project C		\$ -	\$ 2,575,000	\$ 2,652,000	\$ 2,732,000	\$ 2,814,000	\$ 2,898,000	\$ 13,671,000	\$ 2,985,000	\$ 3,075,000	\$ 3,167,000	\$ 3,262,000	\$ 3,360,000	\$ 15,849,000	\$ 3,461,000	\$ 3,564,000	\$ 3,671,000	\$ 3,781,000	\$ 3,895,000	\$ 4,012,000	\$ 4,132,000	\$ 4,256,000	\$ 4,384,000	\$ 4,384,000	\$ 35,156,000	\$ 64,676,000
Distribution Pump Station and Storage								Immediate						Mid-term											Long-term	
Ocean Reef	Additional 1.0 MG Storage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,058,000	\$ 1,089,000	\$ -	\$ -	\$ 2,147,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,147,000
Lake Surprise	New Pump Station and 0.75 MG Storage tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,470,000	\$ 1,514,000	\$ 2,984,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,984,000
Rock Harbor	Replace and Upsize existing Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642,000	\$ 662,000	\$ -	\$ -	\$ -	\$ 1,304,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,304,000
Rock Harbor	Install 0.5 MG Storage Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484,000	\$ 498,000	\$ -	\$ -	\$ -	\$ 982,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 982,000
Rock Harbor	Install a third 0.5 MG Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000
Tavernier	New Larger Pump Station and New Larger Storage tank (1.0 MG)	\$ -	\$ -	\$ -	\$ -	\$ 1,484,000	\$ 1,529,000	\$ 3,013,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,013,000
Tavernier	6-inch tap and 8" fill line	\$ -	\$ -	\$ -	\$ -	\$ 86,000	\$ 88,000	\$ 174,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,000
Tavernier	Install 8-inch distribution main header along both sides of US-1 where required	\$ -	\$ -	\$ -	\$ -	\$ 727,000	\$ 749,000	\$ 1,476,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,476,000
Plantation Key	New Pump Station and 1.0 MG Storage tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,835,000	\$ 1,890,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,725,000

Exhibit 7-2		20-Year Capital Improvement Plan (Costs in Inflated Dollars)																				Long-term				
Project Name	Project	2006	2007	2008	2009	2010	2011	Immediate Subtotal	2012	2013	2014	2015	2016	Mid-term Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	Subtotal	Total	
Lower Matecumbe Key	New Pump Station and 0.5 MG Storage tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,389,000	\$ 1,431,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,820,000	\$ 2,820,000
Duck Key/Grassy Key	New Pump Station and 0.75 MG Storage tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,665,000	\$ 1,715,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,380,000	\$ 3,380,000
Crawl Key	Install New and Upgraded Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 1,227,000	\$ -	\$ 1,227,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,227,000
Crawl Key	Install New 6-inch tap and 8-inch (assumed) Fill Line	\$ -	\$ -	\$ -	\$ -	\$ 123,000	\$ -	\$ 123,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,000
Crawl Key	Replace and Upsize Storage Tank (to 1 MG)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,967,000	\$ 1,967,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,967,000
Vaca Cut	Install New 0.5 MG Storage Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 939,000	\$ 939,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 939,000
Vaca Cut	Demolish Existing 0.5 MG Storage Tank and Install New 0.5 MG Storage Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,168,000	\$ 1,168,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,168,000
69th Street		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33rd Street	Replace Existing Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,359,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,359,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33th Street	Replace Existing 0.5 MG Storage Tank with New 0.5 MG storage tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,359,000
Ramrod	New Pump Station and 0.50 MG Storage Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,397,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,397,000	\$ 1,397,000
Cudjoe Key	New Pump station and 1.0MG Storage Tank	\$ -	\$ 1,803,000	\$ -	\$ -	\$ -	\$ -	\$ 1,803,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803,000
Summerland Key	Replace Pump Station and Storage tank, New 0.5 MG tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,674,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,674,000
Lower Sugarloaf	New Pump Station and Storage Tank, New 0.5 MG tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,960,000
Stock Island Distribution	Replace Existing Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,472,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,472,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,472,000
Total Distribution Pump Station		\$ -	\$ 1,803,000	\$ -	\$ -	\$ 3,647,000	\$ 3,305,000	\$ 8,755,000	\$ 4,957,000	\$ 2,218,000	\$ 1,089,000	\$ 1,470,000	\$ 4,649,000	\$ 14,383,000	\$ 7,139,000	\$ 3,279,000	\$ 3,096,000	\$ 2,940,000	\$ 4,357,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,811,000	\$ 43,949,000
Facilities and Structure																										
Desal Sewall Repairs	3073	\$ -	\$ 773,000	\$ 3,448,000	\$ -	\$ -	\$ -	\$ 4,221,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,221,000
New Admin Bldg/Garage	3081	\$ -	\$ 412,000	\$ 3,607,000	\$ 3,715,000	\$ -	\$ -	\$ 7,734,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734,000
Marathon Central Warehouse	3077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DESAL Customer Service/Records Bldg	3091	\$ -	\$ 438,000	\$ 451,000	\$ -	\$ -	\$ -	\$ 889,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 889,000
DESAL/Stock Island/Lower Keys Garage Wastewater	3083	\$ -	\$ 206,000	\$ -	\$ -	\$ -	\$ -	\$ 206,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,000
Marathon Customer Service Center	3077	\$ -	\$ 309,000	\$ 1,061,000	\$ 1,803,000	\$ -	\$ -	\$ 3,173,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,173,000
Total Project Costs		\$ -	\$ 2,138,000	\$ 8,567,000	\$ 5,518,000	\$ -	\$ -	\$ 16,223,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,223,000
All Project Costs includes Facilities		\$ -	\$ 19,843,000	\$ 46,767,000	\$ 36,565,000	\$ 10,180,000	\$ 7,861,000	\$ 121,216,000	\$ 19,123,000	\$ 15,699,000	\$ 4,256,000	\$ 11,018,000	\$ 13,666,000	\$ 63,762,000	\$ 10,600,000	\$ 6,843,000	\$ 6,767,000	\$ 6,721,000	\$ 8,252,000	\$ 4,012,000	\$ 4,132,000	\$ 11,422,000	\$ 11,765,000	\$ 70,514,000	\$ 255,492,000	
Note: Projected Costs assume annual inflation of			3.00%																							

Exhibit 7-2 (continued)

Water Supply

Project	Construction Cost ^a	Total Construction Cost ^a	Consulting, Administrative, Legal Fees ^b	Contingency ^c	Total Project Cost	Suggested Timing
J. Robert Dean WTP Phase I and Phase II RO Facility, Floridan Wells Construction Cost						
Floridan Water Supply Well - Phase I 4.5MGD WTP - Three 2mgd wells and one standby	\$ 5,913,044	\$ 5,913,044	\$ 1,182,609	\$ 1,064,348	\$ 8,160,000	2007-2009
Floridan Water Supply Well - Phase II adding 1.5MGD for a total of 6MGD WTP - One additional 2mgd well ASR (Cost per FKAA for FY 2007 only)	\$ 1,750,000	\$ 1,750,000	\$ 350,000	\$ 315,000	\$ 2,415,000	2013
	\$ 1,000,000	\$ 1,000,000			\$ 1,000,000	2007
Project Total					\$ 11,575,000	

Notes:

^aThese are order-of-magnitude cost opinions (in April 2006 dollars) made without detailed engineering design. It is normally expected that estimates of this type are accurate within -30% to +50%.

^bConsulting, administrative, legal fees equal 20 percent of construction cost.

^cContingency (15 percent of subtotal costs for all items).

Exhibit 7-2 (cont.)
Water Treatment Plant

Project	Construction Cost ¹	Total Construction Cost ²	Total Project Cost	Suggested Timing	Remarks
J. Robert Dean WTP Phase I and Phase II RO Facility Construction Cost Option (Phase 1 based on 60% design cost estimate and Phase 2 based on 60% estimate line item cost)					
PHASE I - 4.5MGD RO Piping and Electrical to supply wells and concentrate injection well	\$ 1,829,721	\$ 1,829,721	\$ 1,829,721	2007-2009	
PHASE I - 4.5MGD RO membrane system	\$ 5,439,072	\$ 5,439,072	\$ 5,439,072	2007-2009	
PHASE I - 4.5MGD RO Degasifier/Scrubber system	\$ 1,248,204	\$ 1,248,204	\$ 1,248,204	2007-2009	
PHASE I - 4.5MGD RO Product transfer pump station	\$ 3,123,766	\$ 3,123,766	\$ 3,123,766	2007-2009	
PHASE I - 4.5MGD RO Chemical storage and feed system	\$ 760,706	\$ 760,706	\$ 760,706	2007-2009	
PHASE I - 4.5MGD RO Site work	\$ 795,946	\$ 795,946	\$ 795,946	2007-2009	
PHASE I - 4.5MGD RO Yard piping	\$ 1,026,337	\$ 1,026,337	\$ 1,026,337	2007-2009	
PHASE I - 4.5MGD RO Electrical and I&C	\$ 1,863,390	\$ 1,863,390	\$ 1,863,390	2007-2009	
PHASE I - 4.5MGD RO Building	\$ 2,236,257	\$ 2,236,257	\$ 2,236,257	2007-2009	
PHASE I - One Concentrate Disposal DIW ¹	\$ 6,900,000	\$ 6,900,000	\$ 6,900,000	2007-2009	
PHASE II - 1.5MGD ADDITION (TOTAL 6.0MGD RO) RO membrane system	\$ 1,290,000	\$ 1,290,000	\$ 1,290,000	2013	
PHASE II - 1.5MGD ADDITION (TOTAL 6.0MGD RO) Well piping, pump, electrical	\$ 546,400	\$ 546,400	\$ 546,400	2013	
PHASE II - 1.5MGD ADDITION (TOTAL 6.0MGD RO) Site work	\$ -	\$ -	\$ -	2013	
PHASE II - 1.5MGD ADDITION (TOTAL 6.0MGD RO) Yard piping	\$ -	\$ -	\$ -	2013	
PHASE II - 1.5MGD ADDITION (TOTAL 6.0MGD RO) Yard electrical	\$ -	\$ -	\$ -	2013	
PHASE II - 1.5MGD ADDITION (TOTAL 6.0MGD RO) Plant computer system and program	\$ -	\$ -	\$ -	2013	
Project Total	\$ 27,059,799	\$ 27,059,799	\$ 27,059,799		
Kermit H. Lewin RO Desalination WTP Membrane Replacement and Plant Upgrades, Stock Island, Construction Cost Option (Based on 60% Design Cost Estimate)					
CO2 pretreatment storage and feed system	\$ 826,851	\$ 826,851	\$ 826,851	2007-2009	
Elevated walkway and platform	\$ 143,403	\$ 143,403	\$ 143,403	2007-2009	
14" Auger cast piles	\$ 88,532	\$ 88,532	\$ 88,532	2007-2009	
Cleanwell rehabilitation	\$ 37,898	\$ 37,898	\$ 37,898	2007-2009	
Relocate injection well piping	\$ 16,788	\$ 16,788	\$ 16,788	2007-2009	
RO train piping upgrade	\$ 1,379,755	\$ 1,379,755	\$ 1,379,755	2007-2009	
Electrical and I&C	\$ 66,839	\$ 66,839	\$ 66,839	2007-2009	
Toyobo RO membrane/pressure vessels	\$ 1,257,500	\$ 1,257,500	\$ 1,257,500	2007-2009	
Project Total	\$ 3,817,566	\$ 3,817,566	\$ 3,817,566		
Marathon RO Desalination WTP Membrane Replacement and Plant Upgrades, Marathon, Construction Cost Option (Based on Stock Island 60% line item estimate)					
CO2 pretreatment storage and feed system	\$ 413,400	\$ 413,400	\$ 413,400	2007-2009	
14" Auger cast piles	\$ 88,000	\$ 88,000	\$ 88,000	2007-2009	
RO train piping upgrade	\$ 689,900	\$ 689,900	\$ 689,900	2007-2009	
Elevated walkway and platform	\$ 143,403	\$ 143,403	\$ 143,403	2007-2009	
Electrical and I&C	\$ 66,800	\$ 66,800	\$ 66,800	2007-2009	
Toyobo RO membrane/pressure vessels	\$ 1,257,500	\$ 1,257,500	\$ 1,257,500	2007-2009	
Project Total	\$ 2,659,003	\$ 2,659,003	\$ 2,659,003		
OCEAN REEF 1.5MGD NEW RO WTP²	\$ 8,350,000	\$ 8,350,000	\$ 8,350,000	2007-2009	
Grand Total			\$ 41,886,368		

Notes:

¹ Standby DIW not required since FKAAs has flexibility to perform the 5 year MIT during the wet season and can shut down the RO WTP during that time

² Cost provided by FKAAs

Exhibit 7-2 (cont.)
Construction and Total Project Cost Estimates for Proposed Transmission Main Improvement Projects
Pipeline

Project	Size (inches)	Size (inches)	Construction Cost ^a	Construction Cost ^a	Total Construction Cost ^a	Consulting, Administrative, Legal Fees ^b	Contingency ^c	Total Project Cost	Suggested Timing	Remarks
Replace 36-inch Transmission Main Jewish Creek										
C-111, Protect 36-inch										
Other 18-mile stretch segments, Protect 36-inch			\$ 144,928	\$ 144,928	\$ 144,928			\$0		Contingency, only needed if construction costs exceed funds in JPA
MM 93-98 ^d	36	21,120	\$ 13,662,000	\$ 13,662,000	\$ 13,662,000	\$28,986	\$26,087	\$200,000	FY2008/2009	With elimination of C-111 Canal Bridge FDOT owes money to FKAA For protection of transmission main during highway construction
Replace Other Transmission Mains										
12-inch Ocean Reef Transmission Main	12	22,000	\$2,310,145	\$2,310,145	\$2,310,145	\$462,029	\$415,826	\$3,188,000	At FKAA discretion	Worst segments done first
Replace 18-inch Main, Key Largo MM 92-93 ^e	18	1,400	\$ 1,086,957	\$ 1,086,957	\$ 1,086,957	\$217,391	\$195,652	\$1,500,000		
Marathon 18-inch Main Replacements	18	1,000	\$ 217,391	\$ 217,391	\$ 217,391	\$43,478	\$39,130	\$300,000		
18-inch Main Replacement, N Roosevelt	18	15,500	\$ 2,278,261	\$ 2,278,261	\$ 2,278,261	\$455,652	\$410,087	\$3,144,000		
Phase II Cathodic Protection										
			\$ 1,613,696	\$ 1,613,696	\$ 1,613,696	\$228,334	\$276,304	\$2,118,334	FY2006/2007	Based on bid price and contingency allowance (includes engineering SDC)
J. Robert Dean WTP										
Upsize diesel driven pumps 1 and 2			218840.5	218840.5	218840.5	\$43,768	\$39,391	\$302,000	FY2010	
Install new 5MG storage tank			3518116	3518116	3518116	\$703,623	\$633,261	\$4,855,000	At FKAA discretion	
Paint interior of 1MG steel tank (maintenance)						\$0	\$0	\$0	FY2007	
Paint exterior of 1MG concrete tank (maintenance)						\$0	\$0	\$0	At FKAA discretion	
Paint exterior of 5MG concrete tank (maintenance)						\$0	\$0	\$0	At FKAA discretion	
Key Largo Booster PS										
Install 3rd electric transmission pump (maintenance)			182500	\$182,500	\$182,500	\$36,500	\$32,850	\$251,850	At FKAA discretion	
Plantation Key Booster PS										
			6100000	\$6,100,000	\$6,100,000	\$1,220,000	\$1,098,000	\$8,418,000	FY2010 and 2011	On line by 2011
										If 30" at MM 93-97 replacement is delayed, property acquisition and design should begin immediately
Marathon Booster PS										
Engine & Pumps 1075			657246.5	657246.5	657246.5	\$131,449	\$118,304	\$907,000	FY2006 and 2007	Ready to go out to bid
Repairs to 3MG tank exterior (maintenance)			0	0	0	\$0	\$0	\$0	FY2007	
Add a second 3MG storage tank			2073188.5	2073188.5	2073188.5	\$414,638	\$373,174	\$2,861,000	At FKAA discretion	
Install 3rd electric pump (maintenance)			182500	182500	182500	\$36,500	\$32,850	\$251,850	At FKAA discretion	
Lower Keys Booster Pump Station #1										
			6100000	\$6,100,000	\$6,100,000	\$1,220,000	\$1,098,000	\$8,418,000	At FKAA discretion	Implementation at the end of master plan planning period. Depends on results of transmission system hydraulic evaluation and what increasing water demands dictate
Lower Keys Booster Pump Station #2										
			6100000	\$6,100,000	\$6,100,000	\$1,220,000	\$1,098,000	\$8,418,000	At FKAA discretion	Implementation at the end of master plan planning period. Depends on results of transmission system hydraulic evaluation and what increasing water demands dictate

Exhibit 7-2 (cont.)

Construction and Total Project Cost Estimates for Proposed Transmission Main Improvement Projects

Pipeline

Project	Size (inches)	Size (inches)	Construction Cost ^a	Construction Cost ^a	Total Construction Cost ^a	Consulting, Administrative, Legal Fees ^b	Contingency ^c	Total Project Cost	Suggested Timing	Remarks
Ramrod Booster PS			75362	75362	75362	\$15,072	\$13,565	\$104,000	At FCAA discretion	Implementation at the end of master plan planning period. Depends on results of transmission system hydraulic evaluation and what increasing water demands dictate
Transmission SCADA Upgrade			0	0	0	\$0	\$0		At FCAA discretion	Being implemented
								Project Total	\$68,899,034	

Notes:

^aThese are order-of-magnitude cost opinions (in April 2006 dollars) made without detailed engineering design. It is normally expected that estimates of this type are accurate within -30% to +50%.

^bConsulting, administrative, legal fees equal 20 percent of construction cost.

^cContingency (15 percent of subtotal costs for all items).

^dConstruction Cost from Exhibit D-2, with 20 percent contingency removed from that estimate.

^eUnit Price Construction Cost from Exhibit D-1, with 20 percent contingency removed from that estimate.

Exhibit 7-2 (cont.)
Construction and Total Project Cost Estimates for Proposed Distribution Pipeline Improvements

Project	Pipeline ¹		Length (foot)	Construction Cost ²	Total Construction Cost ²	Consulting, Administrative, Legal Fees ³	Contingency ⁴	Total Project Cost	Suggested Timing	Remarks
	Size (inches)	Line								
Replace Old Galvanized Mains	4		400	\$23,102	\$247,102	\$49,420	\$44,478	\$341,000	FY 2006/2007	Part of \$2.5 million annual allocation for distribution upgrades
	6		3,200	\$224,000				\$341,000		
Upsize Small-Diameter Mains to 4-inch	4		369,900	\$32,408,696	\$32,408,696	\$6,481,739	\$5,833,565	\$44,724,000	At FCAA discretion	At \$2.5 million per year, will take 11 years to replace all pipe
								\$44,724,000		
Cudjoe Key Additional Distribution Main Header	8		6000	\$400,000	\$400,000	\$80,000	\$72,000	\$552,000	At FCAA discretion	Part of \$2.5 million annual allocation for distribution upgrades
								\$552,000		
Tavernier Pump Station New Dedicated 6-inch Tap and 8-inch Fill Line	6									Part of Tavernier pump station improvements
	8		900			\$0	\$0	\$0	FY 2007/2008	
Install 8-inch distribution main header along both sides of US 1, where required	8		12,000			\$0	\$0	\$0	At FCAA discretion	Part of Tavernier Pump Station improvements
								\$0		
Islamorada Distribution PS	8		17,500	\$1,364,493	\$1,364,493	\$272,899	\$245,609	\$1,883,000	At FCAA discretion	Part of \$2.5 million annual allocation for distribution upgrades
								\$1,883,000		
Crawl Key Install New 6-inch tap and 8-inch (assumed) Fill Line	8		500			\$0	\$0	\$0	At FCAA discretion	Installed when pump station installed
								\$0		
						Subtotal	\$0	\$0	\$0	
						Project Total	\$47,500,001			

Notes:

¹Pipeline costs are estimated in Appendix E as follows: 4-inch=\$58/LF, 6-inch=\$70/LF, 8-inch=\$78/LF, 10-inch=\$95/LF, 12-inch=\$105/LF

²These are order-of-magnitude cost opinions (in April 2006 dollars) made without detailed engineering design. It is normally expected that estimates of this type are accurate within -30% to +50%

³Consulting, administrative, legal fees equal 20 percent of construction cost.

⁴Contingency (15 percent of subtotal costs for all items).

Exhibit 7-2 (cont.)

Construction and Total Project Cost Estimates of Proposed Distribution Pump Station System Improvements and for Proposed New Distribution Pump Station Systems

Distribution Pump Station System	Pump Station Construction Cost ¹	Ground Storage Tank Construction Cost ¹	Total Construction Cost ¹	Consulting,		Contingency ³	Total Project Cost	Suggested Timing and Remarks
				Administrative,	Legal Fees ²			
Ocean Reef								
Additional 1.0 MG Storage Permanent Standby Power (included in RO WTP)	-	\$1,246,377	\$1,246,377	\$249,275		\$224,348	\$1,720,000	If space is available with RO WTP included in RO WTP
						Subtotal	\$1,720,000	
Lake Surprise								
New Pump Station and 0.75 MG Storage Tank	\$1,632,609	\$0	\$1,632,609	\$326,522		\$293,870	\$2,253,000	Implemented at FKAAs discretion
						Subtotal	\$2,253,000	
Rock Harbor								
Replace and Upsize Existing Pump Station	\$779,710	-	\$779,710	\$155,942		\$140,348	\$1,076,000	Assumes maintenance functions will be relocated and site will be dedicated to distribution pump station system
Install 0.5 MG Storage Tank	\$586,957		\$586,957	\$117,391		\$105,652	\$810,000	Within next 5 years
Repaint Tank Exterior (maintenance)			\$0	\$0		\$0	\$0	As corrosion of exterior dictates; probably within 5-10 years
Install a Third 0.5 MG Tank	\$586,957		\$586,957	\$117,391		\$105,652	\$810,000	Monitor need for a third 0.5 MG tank; likely will be at end of planning period
						Subtotal	\$2,696,000	
Tavernier								
New Larger Pump Station and New Larger Storage Tank (1.0 MG) 6-inch lap and 8" fill line		1910869.5	\$1,910,870	\$382,174		\$343,957	\$2,637,000	
		110144.6	\$110,145	\$22,029		\$19,826	\$152,000	
Install 8-inch distribution main header along both sides of US-1 where required		\$936,232	\$936,232	\$187,246		\$168,522	\$1,292,000	Requires demolition of existing pump station and storage tank before construction begins. As soon as possible; definitely within the next 5 years.
						Subtotal	\$4,081,000	
Plantation Key								
New Pump Station and 1.0 MG Storage Tank	\$1,921,015		\$1,921,015	\$384,203		\$345,783	\$2,651,000	Implemented at FKAAs discretion
						Subtotal	\$2,651,000	
Lower Matecumbe Key								
New Pump Station and 0.5 MG Storage Tank	\$1,412,319		\$1,412,319	\$282,464		\$254,217	\$1,949,000	Implemented at FKAAs discretion
						Subtotal	\$1,949,000	
Duck Key/Grassy Key								
New Pump Station and 0.75 MG Storage Tank		\$1,642,754	\$1,642,754	\$328,551		\$295,696	\$2,267,000	Implemented at FKAAs discretion
						Subtotal	\$2,267,000	

Exhibit 7-2 (cont.)

Construction and Total Project Cost Estimates of Proposed Distribution Pump Station System Improvements and for Proposed New Distribution Pump Station Systems

Distribution Pump Station System	Pump Station Construction Cost ¹	Ground Storage Tank Construction Cost ¹	Total Construction Cost ¹	Total Consulting, Administrative, Legal Fees ²		Contingency ³	Total Project Cost	Suggested Timing and Remarks
				Consulting,	Administrative, Legal Fees ²			
Crawl Key								
Install New and Upgraded Pump Station		789,855	\$789,855	\$157,971	\$142,174	\$1,090,000	Assumes adjacent property could not be purchased. As soon as possible, within next 5 years.	
Repaint Existing Exterior Storage Tank (Maintenance)		\$78,986	\$78,986	\$15,797	\$14,217	\$109,000	Probably within the next 5-7 years	
Replace and Upsize Storage Tank (to 1 MG)		\$1,060,870	\$1,060,870	\$212,174	\$190,957	\$1,464,000	Assumes tank replacement will occur when existing tank needs replaced. (Estimate between 10-15 years.)	
			Subtotal		Subtotal	\$2,663,000		
Vaca Cut								
Install New 0.5 MG Storage Tank		\$586,957	\$586,957	\$117,391	\$105,652	\$810,000	Begin immediately	
Demolish Existing 0.5 MG Storage Tank and Install New 0.5 MG Storage Tank		\$629,710	\$629,710	\$125,942	\$113,348	\$869,000	Assumes existing tank will be used until about end of useful life, probably within the next 7-10 years	
			Subtotal		Subtotal	\$1,679,000		
69th Street								
		\$824,638	\$824,638	\$164,928	\$148,435	\$1,138,000	No capital costs; assumes facility will be abandoned when existing tank needs painting	
33rd Street								
		\$650,000	\$650,000	\$130,000	\$117,000	\$897,000		
Replace Existing Pump Station			\$0	\$0	\$0	\$0	Replace when pump station cannot meet demands (assumed to be within the next 4-7 years). Proposed new 3 MG storage tank proposed under transmission will accommodate additional distribution storage requirements.	
Paint Existing 0.5 MG Storage Tank Exterior (maintenance)			\$0	\$0	\$0	\$0	When corrosion dictates, probably within 7-12 years	
Replace Existing 0.5 MG Storage Tank with New 0.5 MG Storage Tank			\$0	\$0	\$0	\$0	When tank has reached its useful life (estimated to be within next 15-20 years). Requires demolition of existing storage tank.	
			Subtotal		Subtotal	\$3,714,000		
Ramrod								
New Pump Station and 0.5 MG Storage Tank	\$	1,376,812	\$1,376,812	\$275,362	\$247,826	\$1,900,000	Longer term improvement. Implemented at FKAA's discretion	
			Subtotal		Subtotal	\$1,900,000		

Exhibit 7-2 (cont.)

Construction and Total Project Cost Estimates of Proposed Distribution Pump Station System Improvements and for Proposed New Distribution Pump Station Systems

Distribution Pump Station System	Pump Station Construction Cost ¹	Ground Storage Tank Construction Cost ¹	Total Construction Cost ¹	Consulting, Administrative, Legal Fees ²		Contingency ³	Total Project Cost	Suggested Timing and Remarks
				Administrative	Legal Fees ²			
Summerland Key								
Replace Pump Station and Storage Tank, New 0.5 MG Tank	\$1,400,000	\$1,400,000	\$1,400,000	\$280,000		\$252,000	\$1,932,000	Assumes FKAA adjacent property has wetlands; must build on existing site. Demolition of pump station and storage tank required. Implemented at FKAA's discretion
						Subtotal	\$1,932,000	
Cudjoe Key (4)								
New Pump Station and 1.0 MG Storage Tank (under design)	\$1,268,116	\$1,268,116	\$1,268,116	\$253,623		\$228,261	\$1,750,000	Longer term improvement. Implemented at FKAA's discretion
						Subtotal	\$1,750,000	
Lower Sugarloaf								
New Pump Station and 0.5 MG Storage Tank	\$1,376,812	\$1,376,812	\$1,376,812	\$275,362		\$247,826	\$1,900,000	Longer term improvement. Implemented at FKAA's discretion
						Subtotal	\$1,900,000	
Stock Island Distribution								
Replace Existing Pump Station	\$1,500,000	\$1,500,000	\$1,500,000	\$300,000		\$270,000	\$2,070,000	Replace when deteriorating conditions of existing structure dictate, and Records Storage Building is abandoned
						Subtotal	\$2,070,000	
						Project Total	\$33,546,000	

Notes:

¹Land acquisition costs are not included in these are order-of-magnitude cost opinions (in April 2006 dollars), which were made without detailed engineering design. It is normally expected that estimates of this type
²Consulting, administrative, legal fees equal 20 percent of construction cost.

³Contingency (15 percent of subtotal costs for all items).

4. From Bond Report.

Project cost estimates reflect April 2006 costs (Engineering News Record Construction Cost Index of 7,695).

Actual costs for any given project would depend on multiple factors, including, but not limited to, actual material and market costs, competitive market conditions, final project scope, implementation schedule, and other variable factors. As FKAA is aware from recent construction projects, prices are also highly subject to variation as a result of shortages resulting from recent natural disasters. As a result, the final project costs will vary from the estimates presented herein.

Because of such factors as limited labor force, high cost of housing, and high cost of goods and services, Keys construction costs are greater than costs for comparable work on the mainland of South Florida. Generally, a 20 percent "Keys Factor" is added to Keys construction cost estimates to account for the Keys market conditions.

Wherever possible, actual construction prices recently received by FKAA for different types of work (that is, distribution system pipelines, distribution pump stations, storage tank painting) have been used to develop cost estimates for this Master Plan, adjusted to April 2006 costs, where noted. These costs already account for Keys market conditions and generally provide the most accurate cost estimates at this planning stage when only a conceptual design is available.

Where actual construction prices for similar types of recent work are not available, standard estimating procedures are used to estimate construction costs.

Other costs, such as consulting and engineering inspection, administration, legal, and financing, are part of any project and must be included with construction costs, so that all capital improvement costs are accounted for. For this Master Plan, these other project costs are estimated as follows:

- An amount of 20 percent of the construction cost was used for consulting and engineering inspection, administration, legal, and financing.
- A contingency of 15 percent of the subtotal of construction cost and the 20 percent cost above was also included as part of the other project costs.

Total project costs are the total of the construction cost and the other project costs. All capital improvement costs addressed in this Master Plan are total project costs, unless otherwise indicated.

Estimated project costs for all proposed water system capital improvements are summarized in Exhibit 7-2. The basis for estimating detailed construction costs and total project costs for specific projects is provided in the respective sections of this Master Plan.

Exhibit A to Staff Report -- CORRECTED 1/26/2015

The following proposed amendments have been included in the Monroe County 2030 Comprehensive Plan, which the BOCC approved for transmittal to the State at their January 14, 2015 special meeting:

Potable Water Element

GOAL 701

Monroe County shall support FCAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents. [9J-5.011(2)(a)] [§163.3177(6)(c), F.S., §163.3177(6)(c)2., F.S.]

Objective 701.1

Monroe County shall ensure that at the time a ~~development permit~~ certificate of occupancy or its functional equivalent is issued, adequate potable water supply, treatment, and distribution facilities are available to support the development at the adopted level of service standards ~~concurrent with the impacts of such development.~~ [9J-5.011(2)(b)2] [§163.3177(6)(c), F.S.]

Policy 701.1.1

Monroe County hereby adopts the following level of service standards to achieve Objective 701.1 and shall use these standards as the basis for determining facility capacity and the demand generated by a development. [9J-5.011(2)(c)2d] [§163.3180(1)(b), F.S., §163.3180(2), F.S., §163.3177(3)(a)3., F.S.]

Level of Service Standards

1. Quantity:
100 gal./capita/day*
*Note: Based on historical data through December 2011; provided by FCAA, December 2012.

Residential LOS	66.50 gal./capita/day
Non-Residential LOS	0.35 gal./sq. ft./day
Overall LOS	132. (Ord. 021-2009)
Equivalent Residential Unit (2.24 average persons per household x 66.5 gallons/capita/day)	149.00 gallons per day
2. Minimum Pressure:
20 PSI at customer service
3. Minimum Potable Water Quality:

Shall be as defined by the U.S. Environmental Protection Agency. (Part 143 National Secondary Drinking Standards, 40 CFR 143, 44FR 42198)Chapter 62-550 F.A.C.

Policy 701.1.2

~~Monroe County will encourage FKAA to pursue a goal of decreasing unaccounted for water to 13 percent or lower by replacing deficient transmission and distribution lines and implementing meter improvements by the year 2005. Obtaining this goal will result in the following projected potable water consumption: [9J-5.011(2)(c)3; 9J-5.013(2)(c)4]~~

~~Residential Consumption — 57.00 gal./capita/day~~

~~Non-Residential Consumption — 0.29 gallons/sq ft/day~~

~~Overall Consumption 86.00 gal./capita/day~~

Policy 701.1.32

By January 4, 1997, Monroe County shall ~~adopt Land Development Regulations~~maintain 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 certificate of occupancy or its functional equivalent~~ will be issued for new development unless adequate potable water supply, treatment, and distribution facilities needed to support the development at the adopted level of service standards ~~are available~~ are available concurrent with the impacts of development. [~~9J-5.011(2)(c)1~~] [§163.3180(1)(b)., F.S., §163.3180(2)., F.S., §163.3177(3)(a)3., F.S., §163.3177(6)(c)., F.S.]

Policy 701.1.43

~~The Concurrency Management System adopted in accordance with Policy 701.1.23 shall specify procedures for updating facility demand and capacity information, utilizing data provided by the FKAA as potable water facilities are installed or upgraded. [9J-5.011(2)(c)1][§163.3180(2).~~, F.S.]

Policy 701.1.5

~~Monroe County shall amend the potable water quantity level of service upon attainment of the goal level of service as indicated in Policy 701.1.2.~~

Policy 701.1.64

Monroe County shall implement a concurrency management system that is consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan.* (Ord. 022-2009)

Policy 701.1.75

Monroe County shall prepare and maintain a 10-year Water Supply Work Plan that identifies alternative water supply projects, traditional water supply

projects, conservation, and reuse necessary to meet the Monroe County Unincorporated Area water supply needs, consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and the Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan*. (Ord. 022-2009) [§163.3177(6)(c)3., F.S.]

Policy 701.1.86

Monroe County shall update the 10-year Water Supply Work Plan every 5 years or within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan. (Ord. 022-2009) [§163.3177(6)(c)3., F.S.]

Objective 701.2

~~In coordination with Monroe County, the FKAA shall:~~

~~maintain a five year schedule of capital improvement needs for potable water supply, treatment and distribution, as identified through and in accordance with Policy 701.2.2;~~

~~identify responsible parties and agencies; and~~

~~identify time frames for completion.~~

~~The schedule will be updated annually consistent with Capital Improvements Policy 1401.1.2, and in accordance with the FKAA's annual budget process. [9J-5.011(2)(b)1 and 2]~~

Policy 701.2.1

~~The Florida Keys Aqueduct Authority (FKAA) shall continue to address the future needs of potable water supply, treatment and distribution facilities and evaluate options to satisfy these needs. FKAA and Monroe County shall evaluate and rank proposed capital improvement projects, on the basis of delivery cost and other factors, considered for inclusion in the five year schedule of capital improvement needs in accordance with the criteria contained in Policy 701.2.2 as well as the Goals, Objectives, and Policies of the Comprehensive Plan. [9J-5.011(2)(e)1 and 2]~~

Policy 701.2.2

~~Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines: [9J-5.011(2)(c)1 and 2]~~

~~**Level One** -- Whether the project is consistent with the FKAA's enabling legislation.~~

~~**Level Two** – Whether the project is needed to protect public health and safety, provide facilities and services, or to preserve or achieve full use of existing facilities.~~

~~**Level Three** – Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.~~

~~**Level Four** – Whether the project represents a logical extension of facilities and services within a designated service area.~~

Objective 701.32

Monroe County ~~and the FCAA~~ shall work cooperatively with the FCAA, South Florida Water Management District (SFWMD), Miami-Dade County, and the Cities of Layton, Key Colony Beach ~~and~~, Marathon, Key West ~~and the Village of Islamorada~~ to ensure the protection and availability of an adequate raw water supply at the Florida City Wellfield to meet the needs of Monroe County through the year 20430. [§163.3177(6)(h)1., F.S.]

Policy 701.32.1

~~In coordination with Monroe County, the~~ shall work closely with FCAA shall, as necessary, renew in their renewal of the Florida City Wellfield consumptive use permit issued by SFWMD. ~~Alternative~~

Policy 701.2.2

Monroe County shall encourage the use of alternative water sources such as reverse osmosis, cisterns and water re-use, and ~~shall be evaluate the feasibility of using such alternative sources~~ and the most feasible solution implemented in the event that the necessary withdrawals from the Biscayne Aquifer are limited. [~~9J-5.011(2)(c)1; 9J-5.013(2)(c)4~~]

Policy 701.32.23

The Monroe County ~~Growth Management Division~~ shall provide technical assistance to shall coordinate with the FCAA for the consumptive use permitting process. This ~~technical assistance~~ coordination shall include providing information regarding future land use growth patterns, population trends, growth management policies and demand projections to ensure consistency between the FCAA permitting process and the Monroe County Comprehensive Plan. [~~9J-5.011(2)(c)1; 9J-5.013(2)(c)4~~]

Policy 701.32.34

The Monroe County ~~Growth Management Division~~ shall annually supply FCAA and SFWMD with the ~~Concurrency Management~~ Public Facilities Capacity Report prepared in accordance with Capital Improvements Policy 1401.4.9. These annual reports shall include the latest information on land use, population trends, and growth management policies as well as facility

capacity analyses using data supplied by service providers. [~~9J-5.011(2)(e)1; 9J-5.013(2)(e)4~~]

Policy 701.32.45

Monroe County shall ~~continue to reserve the right to review~~coordinate and ~~comment~~provide comments on the SFWMD plans, such as water supply, cost, needs and sources, and water conservation plans, as they are developed.

Policy 701.32.56

Monroe County shall continue to coordinate with the Cities of Layton, Key Colony Beach ~~and, Marathon, Key West, the Village of Islamorada,~~ and FCAA as necessary to facilitate ~~systemwide~~system-wide compatibility on such potable water-related issues as potable water levels of service, consumption projections, water conservation programs, and emergency management.

Objective 701.43

Monroe County shall work cooperatively with Miami-Dade County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, saltwater intrusion and overextraction. [~~9J-5.011(2)(b)5; 9J-5.013(2)(b)2~~] [§163.3177(6)(c), F.S., §163.3177(6)(h)1., F.S.]

Policy 701.43.1

Protection of the Florida City Wellfield shall be accomplished through ~~continued implementation of the~~ Miami-Dade County Wellfield Protection Ordinance and the SFWMD Water Supply Policy Document. [~~9J-5.011(3)(e)1 and 4; 9J-5.013(2)(e)9~~]

Policy 701.43.2

By January 4, 1998, Monroe County shall ~~seek~~maintain an interlocal agreement with FCAA and Miami-Dade County. This agreement shall provide Monroe County with an opportunity to comment on land use and regulatory issues related to the Florida City Wellfield, aquifer and aquifer recharge area. It shall set forth procedures for review of land use and regulatory activities identified as having potentially significant impacts on the aquifer recharge and water supply systems especially concerning hazardous waste generation. Criteria for determination of significant impacts shall be included in the interlocal agreement. [~~9J-5.011(3)(e)1 and 4; 9J-5.013(2)(e)9~~]

Objective 701.5

FCAA shall ~~supply adequate operating pressures in the transmission and distribution system to meet the adopted level of service standard specified in Policy 701.1.1(2) for the customer service connection.~~ [~~9J-5.011(2)(b)1~~]

Policy 701.5.1

~~FKAA shall continue to maintain the transmission network and construct improvements to continue to provide a minimum operating pressure of 20 PSI at customer service. [9J-5.011(2)(c)2]~~

Objective 701.6

~~The FKAA shall continue to implement provisions to increase potable water storage through the Aquifer Storage Recovery System. [9J-5.011(2)(b)2]~~

Policy 701.6.1

~~By January 4, 1997, Monroe County shall, by resolution, support the development by FKAA of a total system storage capacity equal to 10 days of treated water flow at 50% of the annual average daily flow by the year 2005. [9J-5.011(2)(c)2d]~~

Policy 701.6.2

~~By January 4, 1997 Monroe County shall, by resolution, support the FKAA in their efforts to continue to develop an Aquifer Storage Recovery System, to aid in the provision of adequate storage capacity for emergency purposes. [9J-5.011(2)(c)1 and 2]~~

Objective 701.7

~~The FKAA shall continue to provide emergency service during electric power outages to the greatest extent feasible. [9J-5.011(2)(b)1]~~

Policy 701.7.1

~~In the event of a power outage, the emergency diesel pumps will deliver 15.6 MGD at 125 PSI during emergency conditions while the treatment plant will be operated by a 1,000 KVA diesel generator. [9J-5.011(2)(c)(2)d]~~

Objective 701.84

~~FKAA shall improve its capacity. Monroe County shall continue to coordinate with FKAA to ensure adequate capacity is available to provide for fire flows in the areas outlined in Policy 701.8.1 to ensure the for protection of the public health, welfare and safety. [9J-5.011(2)(b)1][§163.3177(3)(a)3., F.S.]~~

Policy 701.84.1

~~By the year 2000, Monroe County shall coordinate with the FKAA, in accordance with its Capital Improvements Program, shall to continue to upgrade upgrading the distribution system toward the goal of providing fire flow capabilities in the following areasthroughout Florida Keys as funds and land are available;. Fire flows shall meet the provisions of the Florida Fire Prevention Code.~~

- ~~1. Proposed Fire Flow Areas:~~
- ~~2. Key West and Stock Island (current fire flow areas)~~
- ~~3. Everywhere on US 1, except non-developable areas~~
- ~~4. Ocean Reef~~

5. ~~Key Colony Beach~~
6. ~~Layton~~
7. ~~Marathon~~
8. ~~Duck Key~~
9. ~~Tavernier~~
10. ~~Proposed Fire Flow Requirements by Land Use Zone:~~
11. ~~Suburban Residential — 750 GPM~~
12. ~~Mobile Home, Recreational Vehicle — 1,500 GPM~~
13. ~~Urban Commercial, Suburban Commercial, and Commercial — 2,000 GPM~~

All commercial facilities not along ~~USU.S. 1~~ shall provide "on site" fire abatement, as ~~currently required~~ unless identified in the *Agreement Between Monroe County and the Florida Keys Aqueduct Authority for Installation and Maintenance of Fire Hydrants in Unincorporated Monroe County*. ~~In all other areas the FKAA aqueduct system shall not be considered even as a future primary fire abatement source. However, all line upgrades shall be designed and constructed so as to provide approximately 250 GPM to extreme locations.~~ [9J-5.011(2)(e)1 and 2]

Policy 701.8.2

~~By January 4, 1997, the Monroe County Office of the Fire Marshall, in accordance with the FKAA, shall develop fire districts for subsequent implementation if feasible.~~ [9J-5.011(2)(e)1]

Policy 701.4.2

Monroe County shall require that at the time a construction permit is issued, adequate fire flow is supplied to the site in accordance with the Florida Fire Prevention Code.

Policy 701.8.3

~~Since fire flow improvements in the areas identified by Policies 701.8.1 and 701.8.2 will result in significant fire insurance premium reductions for affected areas, charges for fire flow improvements in these areas shall be charged to these areas only, as opposed to general system absorption of such charges.~~ [9J-5.011(2)(e)1]

Objective 701.95

Monroe County shall continue to assist the FKAA with water conservation efforts and assist in implementing the FKAA's *Water Conservation Plan* consistent with SFWMD's *Water Shortage Plan* and Comprehensive Water Conservation Program. The County shall implement Policies 701.95.1 to further conserve potable water use. [9J-5.011(2)(b)4; 9J-5.013(2)(b)2]

Policy 701.95.1

~~By January 4, 1997, the Monroe County Growth Management Division, with input from the FKAA and SFWMD, and other affected organizations shall~~

~~adopt Land Development Regulations, which implement a xeriscape landscape ordinance, a permanent irrigation ordinance, and plumbing fixture efficiency standards consistent with the mandatory elements of the FKAA Water Conservation Plan and the SFWMD Model Landscape Code for South Florida. Prior to the adoption of the xeriscape landscape ordinance, permanent irrigation ordinance and plumbing efficiency standards, drafts of these ordinances and standards will be submitted to the SFWMD for review and comment, and when applicable the recommendations will be incorporated in the water conservation measures. [9J-5.011(2)(c)3; 9J-5.013(2)(c)4] Within one (1) year of the adoption of the 2030 Comprehensive Plan, Monroe County shall implement a landscape ordinance consisting of water conservation measures which may include Florida Friendly provisions.~~

Policy 701.95.2

~~During the development of updated Land Development Regulations and development regulations in accordance with Policy 701.9.1, the Monroe County Growth Management Division and shall coordinate with the FKAA shall to evaluate building codes, utility regulations, landscaping ordinances, and public education programs for implementation of water conservation measures. [9J-5.011(2)[§163.3177(6)(c)3; 9J-5.013(2)(c)4], F.S.]~~

Policy 701.95.3

~~In Monroe County shall coordinate with the FKAA in accordance with its their Water Conservation Plan, the FKAA shall, with input from Monroe County, continue to implement a leak detection program and a conservation rate structure. Monroe County and shall coordinate with the FKAA, with input from the SFWMD, and other affected organizations, shall to formulate and initiate implementation of a joint public education program for water conservation. [9J-5.011(2)(c)3; 9J-5.013(2)(c)4]~~

Policy 701.95.4

~~Monroe County and the FKAA shall continue to comply with SFWMD water use restrictions including all Phase I and Phase I (modified) water use restrictions when water shortages are declared by the SFWMD.—[9J-5.011(2)(c)3; 9J-5.013(2)(c)4]~~

Policy 701.95.5

~~Monroe County shall coordinate with the Florida Department of Health and Rehabilitative Services (HRS(DOH)) to permit utilization of grey reclaimed water storage systems and utilization for all exterior irrigation and flushing purposes. Upon receipt of authorization from HRS, policies shall be developed to implement the use of grey reclaimed water storage systems where economically feasible.—[9J-5.011(2)(c)3; 9J-5.013(2)(c)4]~~

Policy 701.95.6

~~Monroe County shall permit and encourage rainwater storage facilities for all household uses such as irrigation, car, patio, and boat washing, at a~~

~~minimum capture for all non-potable uses and for safe household potable uses. [9J-5.011(2)(c)3; 9J-5.013(2)(c)4][§163.3177(6)(c), F.S.]~~

Policy 701.95.7

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which establish a Permit Allocation and Point System for new residential and non-residential development (See Future Land Use Objectives 101.2, 101.3, and 101.5 and supporting policies). In developing the Point System, Monroe County shall Within one (1) year of adoption of the 2030 Comprehensive Plan, Monroe County shall evaluate the permit allocation and point system to consider assigning a positive point rating to developments utilizing alternative water collection systems such as cisterns, grey water reuse systems and wastewater treatment plant effluent reuse which conserve potable water supply. [9J-5.011(2)(c)3; 9J-5.013(2)(c)4]~~

Policy 701.95.8

~~As the water conservation measures set forth in Policies 701.95.1 through 701.95.7 are implemented, Monroe County shall re-evaluate the adopted potable water levels of service through the evaluation and appraisal report process as set forth in Chapter 163.3191 F.S.~~

Objective 701.106

~~In coordination with the FCAA, Monroe County shall continue to maximize the use of existing facilities and discourage urban sprawl through implementation of Potable Water Policies 701.10.1 through 701.10.5. [9J-5.011(2)(b)3][§163.3177(6)(c)2., F.S.]~~

Policy 701.6.1

~~Monroe County shall annually evaluate proposed FCAA capital improvements for inclusion in the annual update of the County's CIE Schedule.~~

Policy 701.6.2

~~Existing facilities shall be maximized by encouraging capital developments in already developed areas and discouraging extension of facilities to undeveloped areas.~~

Policy 701.10.1

~~By January 4, 1998, Monroe County shall evaluate existing FCAA policies related to identification and adoption of capital improvements. Improvements consistent with achieving Objective 701.10 shall be incorporated into Monroe County's annual Concurrence Management Report prepared in accordance with Capital Improvements Policy 1401.4.9. [9J-5.011(2)(c)1]~~

Policy 701.10.2

~~All FKAA facility expansions shall be consistent with the Future Land Use Map, the Goals, Objectives, and Policies of the Comprehensive Plan, and adopted levels of service. [9J-5.011(2)(c)1]~~

Policy 701.10.3

~~Monroe County shall review and comment on the FKAA Capital Improvements Plan for Comprehensive Plan consistency prior to inclusion in the annual Concurrency Management Report prepared in accordance with Capital Improvements Policy 1401.4.9. [9J-5.011(2)(c)1]~~

Policy 701.10.4

~~The FKAA, through its fee schedule, shall continue to assess charges for new units for meter fees, tapping fees, service charges and water main extension costs in order to promote maximizing the use of existing facilities and discouraging urban sprawl. [9J-5.011(2)(c)1]~~

Policy 701.10.5

~~The FKAA shall continue its policy of not providing for water connection services in National Wildlife Refuge areas or hardwood hammock areas within its jurisdiction as specified in FKAA's enabling legislation and the FKAA Policy and Procedure Handbook, Chapter 48-7. [9J-5.011(2)(c)1]~~

Natural Groundwater and Aquifer Recharge Element

GOAL 1101

Monroe County shall protect the quality and quantity of water in the potable water aquifer and in the freshwater lens systems so as to ensure public health, conserve the public water supply, and preserve ecosystems dependent upon freshwater. ~~[9J-5.011(2)a]~~ [§163.3177(6)(c), F.S.],

Objective 1101.1

Monroe County shall work cooperatively with Miami-Dade County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, saltwater intrusion and over-extraction. (See Potable Water Objective 701.4 and related policies.) ~~[9J-5.011(2)(b)5]~~ [§163.3177(6)(d), F.S.]

Objective 1101.2

~~By January 4, 1998, Monroe County shall map the freshwater lens systems and associated recharge areas in the Florida Keys and shall adopt regulations which protect the lenses from loss of recharge potential and from threats of groundwater contamination. [9J-5.011(2)(b)5; 9J-5.013(2)(b)2]~~

Monroe County shall provide for the protection of groundwater within the unincorporated areas.

Policy 1101.2.1

~~By January 4, 1997, Monroe County shall adopt a Stormwater Management Ordinance. This ordinance shall establish level of service standards for the quality and quantity of stormwater discharges. The ordinance shall encourage use of site specific natural drainage features to the maximum extent possible before utilizing structural stormwater control. The protection of freshwater lens recharge areas, and associated freshwater wetlands where identified, shall be of primary concern in design of a development project. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9]~~

Policy 1101.2.21

Monroe County shall undertake activities which shall reduce pollutant entry into groundwater, summarized as follows:

1. Monroe County shall develop and implement permitting, inspection and enforcement procedures designed to reduce pollutant discharges into groundwater from:
 - a) on-site disposal systems (See Sanitary Sewer Goal 901 and related objectives and policies);
 - b) secondary sewage treatment plants and injection wells (See Sanitary Sewer Goal 901 and related objectives and policies);
and
 - c) stormwater runoff (See Drainage Element Objective 1001.3-1 and related policies);
 - d) pesticides used for mosquito control – Monroe County shall immediately take actions coordinate with the Florida Keys Mosquito Control District to promote mosquito control techniques which will reduce the entry of pollutants from aerial pesticide applications into groundwater ~~(See Conservation and Coastal Management Objective 202.11 and related policies);~~
 - e) fuel storage tanks – Monroe County ~~HRS Unit~~ shall coordinate with the Department of Health (DOH) to continue to undertake ~~undertake~~ activities designed to reduce pollutant discharges into ground and surface waters from aboveground and underground fuel storage tanks (See Conservation and Coastal Management Objective 202.12 and related policies);
and
 - f) hazardous wastes – Monroe County shall continue to undertake activities which support existing state and federal laws pertaining to the handling, transportation and disposal of hazardous wastes (See Solid Waste Objective 801.5 and related

policies.) [9J-5.011(2)(c)4; ~~9J-5.012(3)(b)2;~~ ~~9J-5.013(2)(b)1,2,9 and 10~~]

Policy 1101.2.3

~~By January 4, 1997, Monroe County shall initiate an interlocal agreement with the USFWS and SFWMD to map and evaluate the freshwater lenses of the Florida Keys and their associated recharge areas. Previously conducted studies by the National Audubon Society Research Department, Southern Illinois University, and the SFWMD will be utilized to the greatest extent possible. An analysis of the condition of the lenses shall also be completed.~~

~~Mapped data shall be entered into the County's Geographic Information System. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9]~~

Policy 1101.2.42

~~Pending completion of the freshwater lens study, Monroe County shall continue to restrict the percentage of impervious surfaces on development sites through application of the Open Space Requirements in the Land Development Regulations Code. These regulations shall be met or exceeded in order to minimize impervious areas and to protect freshwater lens recharge areas. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9][§163.3177(6)(c), F.S.]~~

Policy 1101.2.53

~~Upon completion of the freshwater lens and recharge area mapping and evaluation, the Monroe County shall consider altering the minimum required open space ratios, and other development regulations, to protect the quantity and quality of groundwater in the freshwater lens systems. The County shall also assign a negative point rating in the Point System for developments proposed in freshwater lens recharge areas. [9J-5.011(2)(c)4; 9J-5.012(3)(b)2; 9J-5.013(2)(b)1,2,9 and 10][§163.3177(6)(c), F.S.]~~

Objective 1101.3

~~By the year 2000, the use of well water in the Florida Keys for public consumption and commercial use shall be phased out in order to ensure the health and safety of the public and to ensure the preservation of the existing freshwater lens system. [9J-5.011(2)(b)5; 9J-5.013(2)(b)2]~~

Policy 1101.3.1

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which prohibit new wells for drawing water from the freshwater lens systems for private residential and private commercial purposes in the Florida Keys. Exceptions shall be allowed for wells for approved periodic water testing. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9]~~

Policy 1101.3.2

~~By January 4, 1998, in conjunction with the development of the Sanitary Wastewater Master Plan, Monroe County shall identify existing wells used for drawing water for private residential and private commercial purposes. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9]~~

Policy 1101.3.3

~~The use of existing wells shall be phased out in accordance with the availability of adequate, affordable, alternative potable water sources.~~

Conservation and Coastal Management Element

GOAL 211

Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to ensure the continued availability of high quality potable water. ~~[9J-5.011(~~ [§163.3177(6)d.2)(a); 9J-5.013(b., F.S.; §163.3177(6)d.2)(a)]c., F.S.]

Objective 211.1

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bio-swales, and work cooperatively with FCAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and development controls are maintained which shall protectprotects the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.4-3 and related policies). ~~[9J-5.013(2)(b)2]~~ [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 211.2

Policy 211.1.1

Monroe County shall continue to assist the FCAA with water conservation efforts ~~and to assist in,~~ including implementing the FCAA's Water Conservation Plan, consistent with SFWMD's Water Shortage Plan and Water Consumption Guidelines, and shall implement measures to further conserve potable water. (See Potable Water Objective 701.9-5 and related policies). ~~[9J-5.013(2)(b)2]~~ [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 211.3

Policy 211.1.2

~~By January 4, 1998, Monroe County shall identify~~ has identified the freshwater lens system and associated recharge areas of the Florida Keys ~~and shall implement programs regulating~~ as noted within *Water Resources of Big Pine Key, Florida*, (Hanson, 1980). Within one (1) year after the adoption of the 2030 Comprehensive Plan, the County shall adopt land development regulations that regulate the storage and use of hazardous materials in recharge areas, prohibiting new water withdrawals, and phasing out existing water withdrawals to protect against saltwater intrusion.freshwater lenses.

(See Natural Groundwater Aquifer Recharge Objectives 1101.2 and 1101.3 and related policies). [9J-5.013([§163.3177(6)d.2)(b), F.S.; §163.3177(6)d.2].i., F.S.]

Future Land Use Element

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. [9J-5.006(3)a] [§163.3177(1), F.S.]

Objective 101.1

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan. Monroe County shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development. [9J-5.006(3)(b)1] Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [§163.3177 & 163.3180, F. S.]

Policy 101.1.1

Monroe County shall ~~adopt~~maintain level of service (LOS) standards for the following public facility types required by Chapter ~~9J-5163~~, F.A.C: roads, S.: sanitary sewer, solid waste, drainage, and potable water; ~~Additionally the County shall maintain LOS for roads, and parks and recreation, and paratransit.~~ The LOS standards are established in the following sections of the Comprehensive Plan:

- * * *
- 2. The LOS for potable water is established in Potable Water Policy 701.1.1;
- * * *

Policy 101.1.3

Facilities for potable water, sanitary sewer, solid waste and drainage shall be in place and available to serve new development no later than the issuance of the certificate of occupancy or its functional equivalent. If facility improvements are needed to ensure that the adopted level-of-service standards are achieved and maintained, prior to commencement of construction, a developer is required to enter into a binding and legally enforceable commitment to the County to assure construction or improvement of the facility. [163.3180, F. S.]

Capital Improvements Element

Objective 1401.4

Monroe County shall coordinate land use decisions and fiscal resources with a schedule of capital improvements in order to maintain the adopted level of service (LOS) standards for both—~~previously~~ issued development orders and future development. [~~9J-5.016~~ §163.3177(3)(b)3 and 5], F.S.]

Policy 1401.4.1

Monroe County shall adopt and maintain level of service (LOS) standards for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. The LOS standards are established in the following sections of the Comprehensive Plan:

- * * *
2. The LOS for potable water is established in Potable Water Policy 701.1.1;
- * * *

Policy 1401.4.4

Public facilities and services needed to support development shall be available ~~concurrent with the impacts of development~~, in accordance with the adopted levels of service referenced in Policy 1401.4.1 ~~and Chapter 9J-5.0055, F.A.C.~~. Development approval may be phased to allow the provision of public facilities and services necessary to maintain the adopted levels of service. [~~9J-5.016(3)(e)6~~]

Policy 1401.4.5

Monroe County hereby adopts a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impact of development. The Concurrency Management System shall ensure that the County shall issue no development order or permit which results in a reduction in the level of service (LOS) below the adopted LOS standards referenced in Policy 1401.4.1 for those public facilities that are subject to the system. The guidelines established in Policies 1401.4.6, 1401.4.7, 1401.4.8, 1401.4.9, and 1401.4.10 shall ensure that concurrency is successfully implemented.

Policy 1401.4.6

The following guidelines identify the stages in the development review process when the test for concurrency must be met.

1. Preliminary Development Order Stage - A preliminary development order is a development order that precedes the issuance of a building permit, such as a subdivision plat, development plan, certificate of compliance, conditional use permit, or development of regional impact development order. A proposed development must receive a

conditional concurrency determination prior to receiving a preliminary development order.

2. Final Development Order Stage - A final development order is a building permit or any other development permit authorizing the construction or expansion of a ~~structure~~building, an increase in development intensity, or a change of use requiring a new certificate of occupancy. A proposed development must receive a final concurrency determination prior to receiving a final development order.

Policy 1401.4.8

The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type.

1. The concurrency requirements for ~~roads~~, potable water, solid waste, sanitary sewer, and drainage facilities and services shall be satisfied if one or more of the following conditions are met:
 - a) the necessary facilities and services are in place at the time a development permit is issued; or
 - ~~b) the necessary facilities and services are in place at the time a certificate of occupancy, or its functional equivalent is issued.~~
 - ~~b) the development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur or~~
 - ~~c) the necessary facilities are under construction at the time a permit is issued; or~~
 - ~~d) an enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~
2. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:
 - a) conditions 1(a), or 1(b), or 1(e) listed above or, in the case of acreage for parks and recreational facilities, which shall be dedicated to or acquired by the County prior to issuance of a building permit, or funds in the amount of the developer's fair

share are committed no later than the approval to commence construction; or

~~b) a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services within one year of permit issuance; or~~

~~e)b) an enforceable development agreement guarantees that the necessary facilities and services will be in place ~~within one year of~~ with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~

3. The concurrency requirements for roads shall be satisfied if one or more of the following conditions are met:

a) conditions 1(a) or 1(b) listed above; or

b) a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services; or

c) an enforceable development agreement guarantees that the necessary facilities and services will be in place with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

Policy 1401.4.10

Monroe County shall use the following guidelines for interpreting and applying level of service standards to development order applications. For the purposes of this policy, reserve capacity refers to the capacity of existing public facilities plus the capacity of public facilities which do not exist but which meet the applicable requirements of Policy 1401.4.7, less the existing demand for those facilities and the demand expected to be created for those facilities by approved but unbuilt development as determined by the databases in Policy 1401.4.9.

1. Potable Water- The County shall not render a final concurrency determination unless the quantity of water available under the FKAA Consumptive Use Permit meets or exceeds the estimated water demand of the proposed development together with the estimated water demand of all existing and committed development.

Energy and Climate Element

Policy 1502.1.5

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall initiate an inventory of existing and planned infrastructure up to the 2030 horizon, based upon the vulnerability mapping identified in Policy 1502.1.4, for capacity to accommodate projected sea-level rise over the life expectancy of that infrastructure. Monroe County shall identify the infrastructure within those areas, its useful life and any retrofits or capital projects necessary to address the impacts of sea level rise. These strategies may include defense, accommodation, or and retreat projects, or not building planned infrastructure in vulnerable locations, to address the impacts of sea level rise. Monroe County will consider developing design criteria, in conjunction with a broader asset management planning process.

Policy 1502.1.6

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall consider incorporating a planning, design and permitting standard for infrastructure and public facilities that may include a sea level rise assumption of 3”-7” by 2030 as developed by the Southeast Regional Climate Compact. The County shall review and update sea level rise projections when new and pertinent data is available.

Policy 1502.1.7

Monroe County shall ensure that new, renovated and replacement public facilities and infrastructure, such as streets and bridges, water and wastewater treatment plants, police stations and fire stations, and any other public facilities that the County has authority over, are designed in a manner which considers the useful life of public facilities and infrastructure. The County shall also consider the potential impacts from climate change, including rising sea levels and shoreline stabilization needs, on its infrastructure and public facilities.

Policy 1503.1.5

Consistent with the Lower East Coast Regional Water Supply Plan, Monroe County shall encourage FKAA to continue expanding water auditing programs to increase the scope of the audits and identify opportunities to reduce system leaks and promote water conservation retrofitting.

Policy 1503.1.6

Within one (1) year after the adoption of the 2030 Comprehensive Plan, Monroe County shall develop policies to increase water conservation, which may include the adoption of a recognized standard such as the South Florida Water Management District's "Water Star" or EPA's "Water Sense" programs.

Policy 1503.1.7

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall determine the appropriate climate change considerations (including but not limited to, emergency management, flood risk, storm surge, threats to potable water supply, the potential for changing habitat and landscapes, the need for shoreline stabilization and the potential impacts to infrastructure necessary to serve proposed uses) to evaluate when reviewing land use amendments.



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources and
Mayte Santamaria, Senior Director of Planning & Environmental Resources

From: Barbara Bauman, Planner

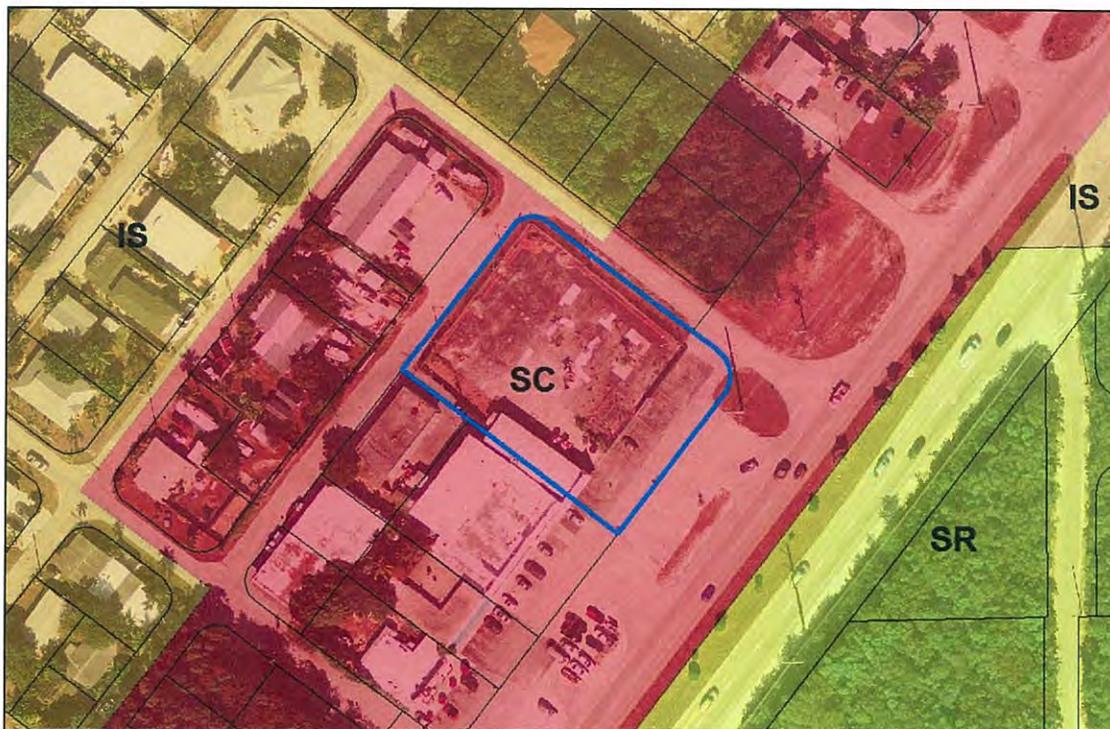
Date: January 12, 2015

Subject: *Request for a 2-COP (Beer and Wine, on premises and package) Alcoholic Beverage Special Use Permit, Dolphin Water Rentals LLC, Dolphin Golfin, 100694 Overseas Highway, Key Largo, Real Estate #00524310.000000 (File #2014-167)*

Meeting: January 28, 2015

1 I REQUEST:

2
3 The Applicant is requesting approval of a 2-COP (beer and wine, on premises and package)
4 alcoholic beverage special use permit.
5



Subject Property with Land Use Districts (Aerial dated 2012)

1
2
3 Location:

4 Address: 100694 Overseas Highway, Key Largo, approximate mile marker 100.6 (Florida
5 Bay side of US 1)

6
7 Legal Description: Block 6 Lots 1, 2, 3, 12, 13 and 14 Amended Plat of Key Largo Park
8 (Plat Book 3, Page 62), and a portion of vacated right-of-way adjacent to Lots 12, 13 and
9 14, Key Largo, Monroe County, Florida

10
11 Real Estate (RE) Number: 00524310.000000
12

13 Applicant:
14

15 Property Owner: Monte Green

16 Property Lessee: Dolphin Water Rentals LLC, doing business as Dolphin Golfin

17 Agent: Peter Amendola
18

19 **II BACKGROUND:**
20

21 A. Size of Site: Approximately 27,060 SF (0.62 acres)

22 B. Land Use District: Suburban Commercial (SC)

23 C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)

24 D. Tier Designation: Tier III

25 E. Flood Zone: X

26 F. Existing Use: Commercial Recreation, outdoor; Miniature golf and arcade

27 G. Existing Vegetation / Habitat: Scarified

28 H. Community Character of Immediate Vicinity: Mixed Use; Commercial Retail,
29 Warehousing and Residential
30

31
32 **III RELEVANT PRIOR COUNTY ACTIONS:**
33

34 According to the Monroe County Property Appraiser's records, the existing building was
35 built in 1970 and consists of 2,049 SF of floor area. Staff did not locate building permits for
36 the original structure; however, in 1964 there is Building Permit #7046 on file for a remodel
37 and a partial roof replacement for a (20' by 60') area of a 1,600 SF structure. The permit
38 states that the building was utilized for commercial retail uses and all subsequent permits
39 indicate that the building was being utilized for commercial retail uses.
40

41 According to Monroe County building records located from 1964 through 2013 the site has
42 been utilized for retail and outdoor sales. The site's uses ranged from a lumber yard, car
43 sales, boat sales and coffee and ice cream shop.
44

45 On August 23, 2010, an administrative variance was approved #AV 10-14 for a variance of
46 ten (10) feet from the required twenty-five (25) foot front yard setback along Rock Harbor
47 Drive in order to construct a 1,800 SF unenclosed shade structure. As a result, the front yard
48 setback from Rock Harbor Drive would be fifteen (15) feet. At the time of the drafting of
49 this report, a building permit application has not been submitted for the shade structure.

1
2 On August 12, 2014, Building Permit #143-3039 was issued for interior renovations to the
3 commercial building and exterior renovations to install a modular miniature golf course. The
4 work was completed and inspected and the building permit has been closed. The miniature
5 golf and arcade are now open and in operation.
6
7
8

9 IV REVIEW OF APPLICATION:
10

11 Pursuant to MCC §3-6(e), the Planning Commission shall give due consideration to the
12 following factors as they may apply to the particular application prior to rendering its
13 decision to grant or deny the requested permit:
14

- 15 (1) *The effect of such use upon surrounding properties and the immediate neighborhood as*
16 *represented by property owners within 500 feet of the premises:*
17

18 The subject property is within a SC district. Commercial recreation (outdoor) uses,
19 which include miniature golf and commercial retail, are permitted. The existing
20 nonresidential commercial building and parcel were previously used for retail and
21 outdoor sales. The surrounding properties are developed with a variety of uses,
22 comprised of commercial retail, office, warehousing, institutional, and residential.
23

24 Staff found the following alcohol beverage licenses on file for nearby properties (note:
25 there may be others not found in the planning department's files):
26

Surrounding Properties	Business Type	Type of Alcoholic Beverage
Tower Pizza	Restaurant	2-COP Beer and wine, on premises and package
Largo Lodge	Hotel	2-COP Beer and wine, on premises and package

27
28 Staff does not anticipate that an approved 2-COP alcoholic beverage license will impact
29 neighboring properties.
30

31 Please note that no members of the community, either in support or opposition to the
32 application, contacted the Planning & Environmental Resources Department as of the
33 date of this report.
34

- 35 (2) *The suitability of the premises in regard to its location, site characteristics and intended*
36 *purpose. Lighting on the permitted premises shall be shuttered and shielded from*
37 *surrounding properties, and construction of such permitted properties will be*
38 *soundproofed. In the event music and entertainment is permitted, the premises shall be*
39 *air conditioned:*
40

1 The applicant would like to sell beer and wine to its customers of the arcade and the
2 miniature golf course. The alcohol beverages will be served by the glass or package sale
3 at the counter located in the arcade.
4

5 Staff has found that the physical location, characteristics and intended purpose to provide
6 alcohol beverage service is suitable for the 2-COP alcoholic beverage special use permit
7 to sell beer and wine on premises and package.
8

9 No changes to the existing structure or lighting are proposed or required. If additional
10 lighting is proposed in the future, it will require a building permit and to be shuttered and
11 shielded from surrounding properties.
12

13 Any music and entertainment will be located inside the air conditioned building.
14

15 *(3) Access, traffic generation, road capacities, and parking requirements:*
16

17 The site has sufficient and appropriate access points from southbound US 1 (Overseas
18 Highway) and Rock Harbor Drive. Staff does not anticipate that an approved 2-COP
19 alcoholic beverage license will significantly increase traffic to or from the site.
20

21 According to the site plan submitted by the applicant, the site's parking spaces meet the
22 required parking for commercial recreation.
23

24 Based on studies generated for similar applications, staff does not anticipate that an
25 approved 2-COP alcoholic beverage special use permit will significantly or notably
26 increase traffic or parking to the site. The site is already approved for commercial retail
27 and commercial recreation (outdoor) uses. The reserve capacities along this segment of
28 US 1 are adequate.
29

30 *(4) Demands upon utilities, community facilities and public services:*
31

32 The issuance of a 2-COP alcohol beverage use permit will not increase demands on
33 utilities, community facilities or public services.
34

35 *(5) Compliance with the county's restrictions or requirements and any valid regulations:*
36

37 As of the date of this report, based on the information in the Growth Management
38 Division's files and the application, the development is in compliance with, or lawfully
39 nonconforming to, the County's restrictions, requirements, and regulations.
40

41 **V RECOMMENDATION:**
42

43 Staff recommends APPROVAL to the Planning Commission for a 2-COP Alcohol Beverage
44 Special Use Permit with the following conditions (however, valid objections from
45 surrounding property owners at the public hearing may lead the Planning and Environmental
46 Resources Department to reevaluate the recommendation and or suggested conditions):

- 1
2
3
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9
10
11
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16
17
- A. Alcoholic Beverage Special Use Permits issued by virtue of the Monroe County Code shall be deemed to be a privilege running with the land. The sale of the real property which has been granted an Alcoholic Beverage Special Use Permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
 - B. In the event that the holder's license by the Department of Business and Professional Regulation of the State of Florida expires and lapses, this Alcoholic Beverage Special Use Permit approval shall be null and void as of the date of that expiration. Additional approval by the Planning Commission shall be required to renew the Alcoholic Beverage Special Use Permit.
 - C. Alcohol service sales and consumption shall occur only within areas allowed for such use and approved by the Monroe County Planning & Environmental Resources Department.

1 **Attachment: Monroe County Code Section 3-6. Alcoholic Beverages**

2
3 (a) *Purpose and Intent:* This section is designed and intended to provide for reasonable regulation and control over
4 the sale of alcoholic beverages within the unincorporated areas of Monroe County by establishing an alcoholic
5 beverage use permit procedure and providing criteria to be utilized to assure that all future proliferation of alcoholic
6 beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and
7 surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted
8 where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the
9 county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board
10 of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same
11 heretofore existed, shall retain all rights and privileges heretofore granted under said section.
12

13 (b) *Permits:* After the effective date of this ordinance, all persons, firms, partnerships or corporations desiring to
14 sell alcoholic beverages upon any premises located within the unincorporated areas of Monroe County and who
15 desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners
16 under the former section 19-218, shall obtain an alcoholic beverage use permit utilizing the procedure outlined in
17 subsection (d) below.
18

19 (c) *Classifications:* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter
20 adopted by the State of Florida, alcoholic beverage use permits hereafter issued pursuant to this ordinance shall be
21 classified as follows:

- 22 (1) 1APS: Beer, package only;
- 23 (2) 1COP: Beer, on-premises and package;
- 24 (3) 2APS: Beer and wine, package only;
- 25 (4) 2COP: Beer and wine, on-premises and package;
- 26 (5) 6COP: Beer, wine and liquor, on-premises and package;
- 27 (6) 6COP SRX: Restaurant, no package sales;
- 28 (7) 6COP SR: Restaurant, package sale;
- 29 (8) 6COP S: Motel, package sales;
- 30 (9) 6COP SBX: Bowling, no package sales;
- 31 (10) 6COP SPX: Boat, no package sales;
- 32 (11) 3BPS: Beer, wine and liquor, package sales only;
- 33 (12) 3M: Additional license for 6COP, over three (3) bars;
- 34 (13) 12RT: Racetrack, liquor, no package sales.
35

36 (d) *Procedure:* The following procedure shall be followed on any application for an alcoholic beverage use permit
37 hereafter made:

38 (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in
39 writing on forms provided by the director. Such applications must be signed by the owner of the real
40 property for which the permit is requested. Lessees of the premises may apply for such permits provided
41 that proper authorization from the owner of the premises is given and the application for permit is cosigned
42 by such owner.

43 (2) Upon receipt of a properly completed and executed application for alcoholic beverage use permit
44 stating the exact classification requested along with the necessary fee, the director of planning shall
45 schedule a public hearing before the planning commission and shall advise the applicant of the date and
46 place of said public hearing.

47 (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning
48 to all owners of real property within a radius of five hundred (500) feet of the affected premises. In the case
49 of a shopping center, the five hundred (500) feet shall be measured from the perimeter of the entire
50 shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be
51 provided in a newspaper of general circulation in the manner prescribed in section 110-5.

52 a. For the purposes of this ordinance, a shopping center shall mean a contiguous group of
53 individual units, in any combination, devoted to commercial retail low-intensity uses, commercial
54 retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those
55 phrases are defined in section 101-1, with immediate off-street parking facilities, and originally

1 planned and developed as a single project. The shopping center's single project status shall not be
2 affected by the nature of the ownership of any of the individual office or commercial retail units,
3 within the shopping center.

4 (4) At the hearing before the planning commission, all persons wishing to speak for or against the
5 application shall be heard. Recommendations or other input from the director of planning may also be
6 heard prior to any decision by the planning commission.
7

8 (e) *Criteria:* The planning commission shall give due consideration to the following factors as they may apply to
9 the particular application prior to rendering its decision to grant or deny the requested permit:

10 (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by
11 property owners within five hundred (500) feet of the premises. For the purposes of this section, "premises"
12 shall mean the entire project site of a shopping center.

13 (2) The suitability of the premises in regard to its location, site characteristics and intended purpose.
14 Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and
15 construction of such permitted properties will be soundproofed. In the event music and entertainment is
16 permitted, the premises shall be air conditioned.

17 (3) Access, traffic generation, road capacities, and parking requirements.

18 (4) Demands upon utilities, community facilities and public services.

19 (5) Compliance with the county's restrictions or requirements and any valid regulations.
20

21 (f) *Approval by Planning Commission:* The planning commission may grant approval based on reasonable
22 conditions considering the criteria outlined herein.
23

24 (g) *Where Permitted:* Alcoholic beverage use permits may be granted in the following land use districts: urban
25 commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use;
26 industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at
27 restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing
28 contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is
29 otherwise required by the county development regulations in part II of this Code.
30

31 (h) *Transferability:* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a
32 privilege running with the land. The sale of the real property which has been granted an alcoholic beverage use
33 permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to
34 or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
35

36 (i) *Appeals:* All persons aggrieved by the actions of the planning commission in granting or denying requested
37 alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI,
38 division 2 by filing the notice required by that article within 30 days after the date of the written decision of the
39 planning commission.
40

41 (j) *Successive Applications:* Whenever any application for alcoholic beverage approval is denied for failure to
42 meet the substantive requirements of this ordinance, an application for alcoholic beverage approval for all or a
43 portion of the same property shall not be considered for a period of two (2) years unless a super-majority of the
44 planning commission decides that the original decision was based on a material mistake of fact or that there exists
45 changed conditions and new facts, not existing at the time of the original decision, which would justify entertaining
46 a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined
47 in subsection (d)(3)a. of this section, this subsection shall only apply to the commercial retail unit within the
48 shopping center for which approval was sought and not the entire shopping center site itself.

File #: **2014-167**

Owner's Name: Green, Monte

Applicant: Dolphin Water Rentals LLC

Agent: Peter Amendola

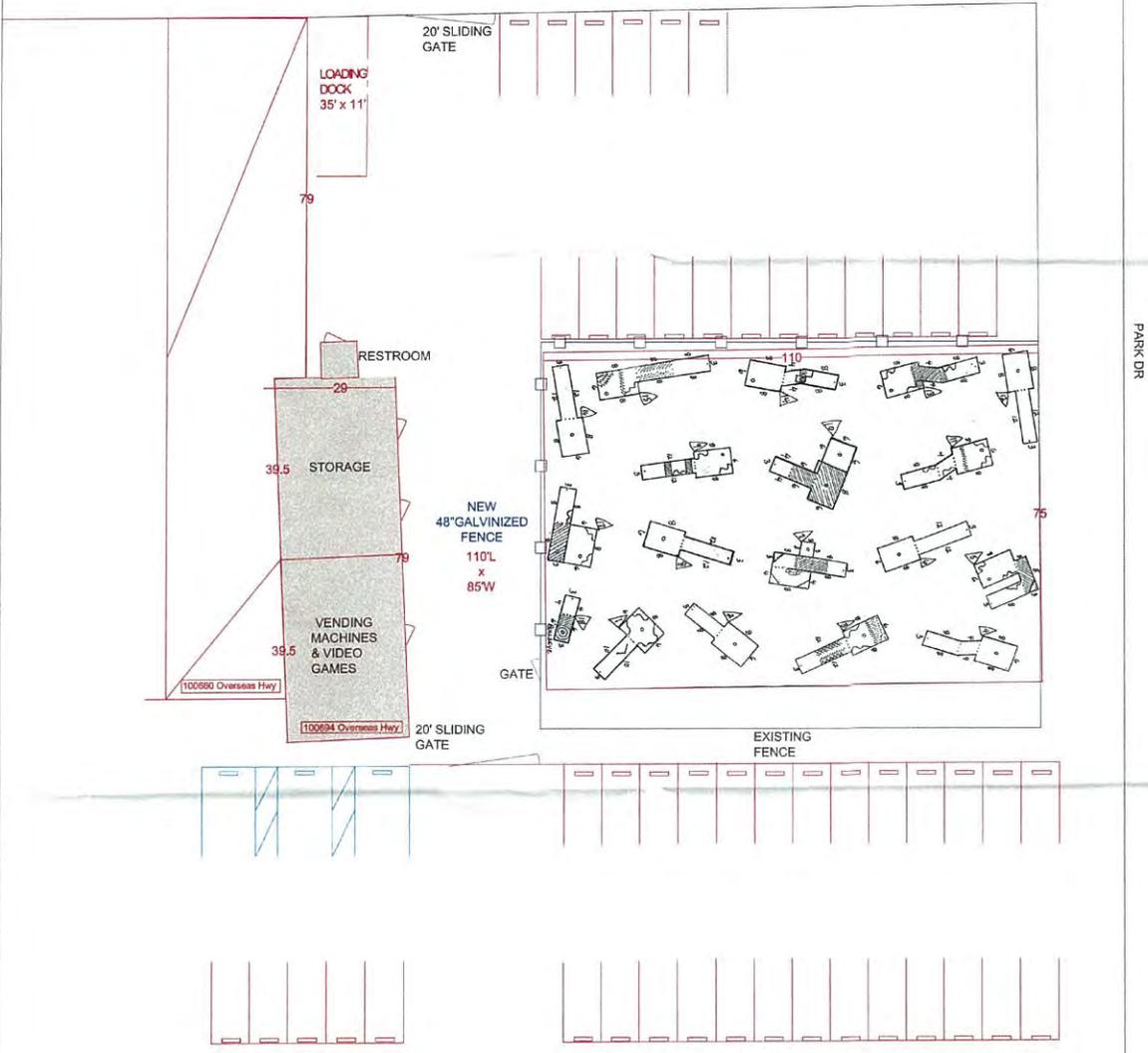
Type of Application: Alcoholic Beverage

Key: Key Largo

RE: 00524310.000000

Additional Information added to File 2014-167

ROCK HARBOR DR



SCALE
Scale: 1" = 12'-0"

- Note1: No Electrical or Plumbing Required
- Note2: Design complies with Florida Building Code 2010 Accessibility sec 1007
- Note3: Parking spots: 8.5'x18', handicapped: 12'x20', access:5', loading dock:35'x11'

US1 / OVERSEAS HWY

REVISION
JAN - 6 2015
2014-127
SPENCER CO PLANNING DEPT

NO.	REVISED	DATE	BY	CHKD	APPD	DATE
1	LAYOUT AND DETAIL	8/19/2014	PJA	PJA	PTL/AMENDOLA	8/19/2014

100694 OVERSEAS HWY

DIWG. NO.

County of Monroe
Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Sylvia Murphy, Dist. 5
Mayor Pro Tem Danny L. Kolhage, Dist. 1
Heather Carruthers, Dist. 3
David Rice, Dist. 4
George Neugent, Dist. 2

Date: 11.17.14
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

Dolphin Water Rentals LLe to the Monroe County Planning Department.
Project / Name

Thank you.

Shail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

• Pan

• Legend

• Zoom In

MCPA GIS Public Portal
Major Road

• Zoom Out

Monroe Outline



• Address

Subdivisions



• Find

Section Lines



• Identify

SECTION TEXT

• Select

Parcels



• Buffer

Shoreline

• Measure

Lot Lines

• Print

Hooks Leads



Click on our [Getting Started](#) tutorial!

2014 Condo

Expand All

2013 Condo

• MCPA GIS Public Portal

• Monroe Overlay

2012 Condo

• Subdivisions

• Section Lines

2011 Condo

• Parcels

• Shoreline

• Lot Lines

2010 Condo

• Hooks Leads

• Easements

2009 Condo

• Text Displays

• Qualified Condo Sales

• Qualified Sales

2008 Condo

• Transportation

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

Road Centerline

Road Block Name

Right of Way

Zoom-in Zoom-in to a defined extent...
 Zoom-out Zoom-out to a defined extent...
 Full Extent Zoom to the full extent tool was clicked!
 Latitude: 29.0649 Longitude: -80.43635

Basemap Select a basemap Locate Clear

Buffer Results 115 features found Zoom Remove highlight
 Export results to: " | Delimited Go

Search: OBJECTID SDE.DBO.W_PARCELS.ID SDE.DBO.W_PARCELS.RECHAR SDE.DBO.W_PARCELS.GEO_FEAT

Verified GC

✓ ABIT INVESTMENTS LLC
✓ PO BOX 628
✓ TAVERNIER, FL 33070-0628

✓ AGELIS GEORGIOS AND DONNA G
✓ 52 ORANGE DR
✓ KEY LARGO, FL 33037

✓ ALBAUGH WILLIAM H
✓ 1510 DAVIS DR
✓ TALLAHASSEE, FL 32317-9504

✓ ALLMAN DEAN AND MARY
✓ 20 PALM BEACH DR
✓ KEY LARGO, FL 33037-2519

✓ ARNAU REX
✓ 22 SILVER SPRINGS DR
✓ KEY LARGO, FL 33037

✓ BARTH AUGUSTA H
✓ 64 SILVER SPRINGS DR
✓ KEY LARGO, FL 33037

✓ BATES PAUL
✓ 84801 OVERSEAS HWY
✓ ISLAMORADA, FL 33036

~~BATES PAUL E
84801 OVERSEAS HIGHWAY
ISLAMORADA, FL 33036~~

✓ BD OF TRS OF THE IIF OF THE ST OF FL
✓ 3900 COMMONWEALTH BLVD MAIL STA 115
✓ TALLAHASSEE, FL 32399-3000

~~BD OF TRS OF THE INTERNAL IMP TR FUND OF
THE
3900 COMMONWEALTH BLVD - MAIL STA 115
TALLAHASSEE, FL 32399-3000~~

✓ BOWES VIRGINIA B
✓ 26 BUNTING DR
✓ KEY LARGO, FL 33037-3003

✓ BRIDGES JAMES R
✓ 13 PARK DR
✓ KEY LARGO, FL 33037

✓ BRIDWELL TONY LEE
✓ 7 HIBISCUS DRIVE
✓ KEY LARGO, FL 33037

✓ BRUNNHÖELZL HARRY W JR
✓ 1850 TRAVIS RD
✓ LAKE CLARKE SHORES, FL 33406

✓ CALDERON LEONARDO J
✓ 56 ORANGE DR
✓ KEY LARGO, FL 33037-2541

✓ CALDERON LORRAINE
✓ P O BOX 262
✓ KEY LARGO, FL 33037

✓ CALTAGIRONE DENNIS J AND ELIZABETH
✓ M
✓ 2261 N 57TH AVE
✓ HOLLYWOOD, FL 33021-3818

✓ CARVAJAL GUIDO
✓ 1085 DOVE AVE
✓ MIAMI SPRINGS, FL 33166

✓ CLARK ANITA H
✓ PO BOX 372209
✓ KEY LARGO, FL 33037-7209

✓ CONEYBEARE LLOYD AND GABRIELE
✓ 5 COCONUT DR
✓ KEY LARGO, FL 33037

✓ CRISTOBAL KATRINA
✓ 10605 SW 87TH AVE
✓ MIAMI, FL 33176-3702

✓ CRITTERS OF THE KEYS INC
✓ 100636 OVERSEAS HWY
✓ KEY LARGO, FL 33037

✓ DIAZ DAYSI A
✓ 107 ROCK HARBOR DR
✓ KEY LARGO, FL 33037-2532

~~DOT/ST.OF FL
TALLAHASSEE, FL 32399~~

✓ DRENNING RONALD V II AND SUSAN L
✓ 1616 NE 52ND ST
✓ OAKLAND PARK, FL 33334-5809

✓ FALVEY WILLIAM W
✓ 838 2ND LANE
✓ KEY LARGO, FL 33037

✓ FIFTY-FIFTY JV LLC
✓ 1700 PARK LN S STE 3
✓ JUPITER, FL 33458-8089

✓ FL CONF OF ASSOC OF SEVENTH DAY
✓ ADVENTISTS
✓ 351 S STATE ROAD 434
✓ ALTAMONTE SPRINGS, FL 32714-3824

✓ FOR UR TR CONT 1-10-95 FL KEYS
✓ MARINE TR
✓ 26 S BLACKWATER LN
✓ KEY LARGO, FL 33037

✓ GADDIS GERALD K
✓ 9 MIAMI DRIVE
✓ KEY LARGO, FL 33037

✓ GALLOWAY RANDY JR 5311 SHORELINE DR KETCHIKAN, AK 99901-9032	✓ GOMARA LUIS 100750 OVERSEAS HWY KEY LARGO, FL 33037-2584	✓ GOMEZ JESUS M 6095 SW 25TH ST MIAMI, FL 33155-3170
✓ GOSSWEILER JEFFERY A 68 FLORIDA DR KEY LARGO, FL 33037-2543	✓ GOULD TOM J 15 HIBISCUS DR KEY LARGO, FL 33037	✓ GREEN MONTE 88110 OVERSEAS HWY ISLAMORADA, FL 33036
✓ GREEN MONTE 88110 OVERSEAS HIGHWAY ISLAMORADA, FL 33036	✓ HANN DAVID D AND TERRY 413 MAHOGANY CIR KEY LARGO, FL 33037-4222	✓ HENDERSON JACQUELINE F 15 PARK DR KEY LARGO, FL 33037-2520
✓ HENNESSY JOHN LAWRENCE 21943 116TH ST BRISTOL, WI 53104-9535	✓ HILL MURRY K 3340 N POWERLINE RD POMPAÑO BEACH, FL 33069-1072	✓ HOPMAN MICHAEL L AND LEISA B 50 N BOUNTY LN KEY LARGO, FL 33037-2304
✓ HUTKOWSKI SHARON M 71 PARK DR KEY LARGO, FL 33037-2521	✓ INVESTORS REAL ESTATE NETWORK INC 9590 NW 17 ST PLANTATION, FL 33322	✓ KASIMIS VASILKI 100600 OVERSEAS HWY KEY LARGO, FL 33037-2561
✓ KEY LARGO CHURCH OF CHRIST INC 100695 OVERSEAS HWY KEY LARGO, FL 33037	✓ KEY LARGO WASTEWATER TREATMENT DISTRICT P O BOX 491 KEY LARGO, FL 33037	✓ KL SUNSHINE LLC 17258 SW 13TH ST PEMBROKE PINES, FL 33029-4813
✓ LARRIVEE KENNETH J AND ILAINE B 14 HIBISCUS DR KEY LARGO, FL 33037	✓ LEWIS CAROL A 9634 OLDE 8 RD NORTHFIELD, OH 44067-1927	✓ LOUNSBURY MEGAN 21980 SW 154TH AVE MIAMI, FL 33170-2102
✓ LUER NICOLE A 3210 W FIELDER ST TAMPA, FL 33611-2912	✓ MASON LORA L 409 9TH AVE S ALBANY, IL 61230-9744	✓ MATTHEWS HARRY J AND VICKI PO BOX 297 TAVERNIER, FL 33070-0297
✓ MCCOY DEBORAH L 102 ROCK HARBOR DR KEY LARGO, FL 33037-2528	✓ MESA MARCO AND MARIVEL 49 SILVER SPRINGS DR KEY LARGO, FL 33037-2589	✓ MONROE COUNTY - ROAD 500 WHITEHEAD ST <i>EMAIL</i> KEY WEST, FL 33040-6581
✓ MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY 1200 TRUMAN AVE STE 207 KEY WEST, FL 33040-7270	✓ MONROE COUNTY FENCE COMPANY P O BOX 297 TAVERNIER, FL 33070	✓ MORALES MARILYN 8 MADERIA DR KEY LARGO, FL 33037

✓ NELCHRIS PROPERTIES LLC
3450 W 84TH ST STE 201
HIALEAH, FL 33018-4924

✓ NELSON CAROL T
22 SEXTON COVE RD
KEY LARGO, FL 33037-3029

✓ OLIVER ALISON JAYNE
486 NE 2ND AVE
FORT LAUDERDALE, FL 33301-3269

✓ PEREZ ROSARIO
3291 SW 137 AVE
MIAMI, FL 33175

✓ PHILLIPS MICHELE R
4600 NOKOMIS AVENUE
MINNEAPOLIS, MN 55406

✓ PHILLIPS MICHELE R
11 PARK DR
KEY LARGO, FL 33037-2520

✓ PIERCE BRENDA K DR
50 SILVER SPRINGS DR
KEY LARGO, FL 33037

~~POLAKOW JOSEPH & GAIL
9925 SW 132ND COURT
MIAMI, FL 33186~~

✓ POLAKOW JOSEPH AND GAYLE
9925 SW 132 CT
MIAMI, FL 33186

✓ PRATHER RICKEY MASON
10 MIAMI DR
KEY LARGO, FL 33037

✓ RICHMOND RANDEL L
PO BOX 5
TAVERNIER, FL 33070-0005

✓ ROBOTKA SHAWN
1405 KEITH ST
EAU CLAIRE, WI 54701-4431

✓ RODRIGUEZ LAZARO ANTONIO
4655 E 10TH CT
HIALEAH, FL 33013-2107

✓ SANABRIA JORGE AND GISELLE
63 WATERWAYS DR
KEY LARGO, FL 33037-2537

✓ SCHMINKY HONOUR
52 BUTTONWOOD DR
KEY LARGO, FL 33037

✓ SINGLETON JOHN AND SUSAN C
19 LAKESHORE DRIVE
KEY LARGO, FL 33037

✓ SMITH APRIL E
13 ORANGE DR
KEY LARGO, FL 33037-2571

✓ STRACENER TERRIE
61 SNAPPER AVENUE
KEY LARGO, FL 33037

✓ SULLIVAN NEALA M
PO BOX 373289
KEY LARGO, FL 33037-8289

✓ THOMPSON DEVELOPMENT GROUP LLC
BOX 628
TAVERNIER, FL 33070

~~TNTF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000~~

✓ TIPTON DIANE L L/E
423 THUMPER THOROUGHFARE
KEY LARGO, FL 33037-3906

✓ TRUST NO.13 HD 8/21/2014
PO BOX 186
LAKE WALES, FL 33859-0186

✓ VALE JAVIER & IDANIA & RUIZ LAZARO H T/C
5801 WEST 3RD AVENUE
HIALEAH, FL 33012

✓ WILLIAMS SCOTT MICHAEL AND PHYLLIS
ANN
40 PALM BEACH DR
KEY LARGO, FL 33037

✓ WILSON JENNIFER L
106 CHAUTAUGUA RD
ARNOLD, MD 21012

✓ WOMACH THOMAS E II
11 COCONUT DR
KEY LARGO, FL 33037

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS			
Detail by Entity Name			
<u>Florida Limited Liability Company</u>			
DOLPHIN WATER RENTALS LLC			
<u>Filing Information</u>			
Document Number	L14000060249		
FEI/EIN Number	NONE		
Date Filed	04/14/2014		
State	FL		
Status	ACTIVE		
Effective Date	04/11/2014		
Last Event	LC AMENDMENT		
Event Date Filed	05/14/2014		
Event Effective Date	NONE		
<u>Principal Address</u>			
47B SHORELAND DR KEY LARGO, FL 33037			
Changed: 05/14/2014			
<u>Mailing Address</u>			
47B SHORELAND DRIVE KEY LARGO, FL 33037			
<u>Registered Agent Name & Address</u>			
AMENDOLA, PETER 47B SHORELAND DRIVE KEY LARGO, FL 33037			
Address Changed: 05/14/2014			
<u>Authorized Person(s) Detail</u>			
Name & Address			
Title MGR			
MRG 17 BASS AVE KEY LARGO, FL 33037			
Title MGR			
ALFANO, GEORGE 47 SHORELAND DR KEY LARGO, FL 33037			
Title MGR			
AMENDOLA, PETER 47B SHORELAND DRIVE KEY LARGO, FL 33037			

Annual Reports

No Annual Reports Filed

Document Images

[05/14/2014 -- LC Amendment](#)

View image in PDF format

[04/14/2014 -- Florida Limited Liability](#)

View image in PDF format

End of Additional File 2014-167

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

Rec'd
11/13/14
BB

RECEIVED
NOV 17 2014
MONROE CO. PLANNING DEPT

Monte



Alcoholic Beverage Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Alcoholic Beverage Use Permit Application Fee: \$1,264.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Submittal: 11 / 1 / 14
Month Day Year

Property Owner:

Monte Green
Name

88110 Overseas Hwy, Islamorada
Mailing Address (Street, City, State, Zip Code) 33036

305-394-0123
Daytime Phone

montegreen@bellsouth.net
Email Address

Agent (if applicable):

Peter Amendola
Name

17 Bass Ave, Key Largo FL
Mailing Address (Street, City, State, Zip Code) 33037

754-245-3261
Daytime Phone

peteamendola@gmail.com
Email Address

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application.)

Dolphin Water Rentals LLC
Name

17 Bass Ave, Key Largo FL 33037
Mailing Address (Street, City, State, Zip Code)

754-245-3261
Daytime Phone

peteamendola@gmail.com
Email Address

APPLICATION

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

Block <u>BK 6 LT 14</u>	Lot	Subdivision <u>Key Largo Park AMD</u>	Key <u>Key Largo</u>
Real Estate (RE) Number <u>00574310-000000</u>		Alternate Key Number	
Street Address (Street, City, State, Zip Code) <u>100694 Overseas Hwy, Key Largo, FL 33037</u>		Approximate Mile Marker <u>mm 100</u>	

Land Use District Designation(s): _____

Present Land Use of the Property: 100H - commercial HWY frontage=164 depth=100

Total Land Area: _____

1M0H - Commercial Hwy Land Area = 24,466

Requested Type of Alcoholic Beverage: (Please check one)

frontage=164 depth=60
Land Area = 10,660's

- 1APS BEER, package only
- 1COP BEER, on premise and package
- 2APS BEER and WINE, package only
- 2COP BEER and WINE, on premise and package
- 3APS PACKAGE ONLY, included beer, wine and liquor
- 5COP BEER, WINE and LIQUOR, on premise and package
- 5SRX RESTAURANT, no package sales
- 5SR RESTAURANT, package sales
- 5S HOTEL, package sales
- 5SPX EXCURSION BOAT, no package sales
- 11C PRIVATE CLUB; CABANA CLUB
- 12RT RACETRACK, LIQUOR, no package sales

All of the following must be submitted in order to have a complete application submittal:

- Complete alcoholic beverage application (unaltered and unbound); - Application
- Correct fee (check or money order to Monroe County Planning & Environmental Resources); \$ (*)
- Proof of ownership (i.e. Warranty Deed); - Monte
- Current Property Record Card(s) from the Monroe County Property Appraiser; -
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor - sixteen (16) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the - Monte

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:

- Date, north point and graphic scale;
- Boundary lines of site, including all property lines and mean high-water lines;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 500 foot radius, each uni owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department,** stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state ✓

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) Monte ✓
- Traffic Study, prepared by a licensed traffic engineer**

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Monte W. Green Date: 11-12-14

Sworn before me this 12 day of november 2014.



ASHLIE BRANNEN
MY COMMISSION # FF 151844
EXPIRES: August 18, 2018
Bonded Thru Budget Notary Services

Ashlie Brannen
Notary Public

My Commission Expires 8/18/18

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

6650559420990

11/12/14

(Date)

I hereby authorize Peter Amendola be listed as authorized agent
(Name of Agent)

for Monte Green for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 14, Block 6,

Subdivision: Key Largo Park AMD, Key (island): Key Largo

and Real Estate number: 0052430,000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Monte W Green
Property Owner(s) Signature

Monte Green
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 12 day of Nov., 2014.

_____ is _____ personally known _____ produced identification

(G6505594200910 Type of Identification), did / did not take an oath.

Ashlie Brannen
Notary



ASHLIE BRANNEN
MY COMMISSION # FF 151844
EXPIRES: August 18, 2018
Bonded Thru Budget Notary Services



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1643564 Parcel ID: 00524310-000000 /

Ownership Details

Mailing Address:
GREEN MONTE
88110 OVERSEAS HWY
ISLAMORADA, FL 33036

Property Details

PC Code: 34 - BOWLING ALLEYS (PC/LIST)
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: 100694 OVERSEAS HWY KEY LARGO
Subdivision: KEY LARGO PARK AMD
Legal Description: BK 6 LT 1, 2 3, 12, 13 AND 14 AMD PLAT OF PB3-62 KEY LARGO PARK & PT HWY OR210-512/13 OR575-879 OR633-274 OR633-277 OR753-893 OR1044-48 OR1068-1095 OR1248-1939C/T OR1256-981C OR1322-373 OR1350-393 OR1350-394 OR1350-395 OR1940-574/77 OR2031-488 OR2583-1356/59

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	164	100	24,466.00 SF
1M0H - COMMERCIAL HIGHWAY	164	65	10,660.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 2049
 Year Built: 1970

Building 1 Details

Building Type
 Effective Age 14
 Year Built 1970
 Functional Obs 0

Condition A
 Perimeter 310
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 15
 Grnd Floor Area 2,049

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

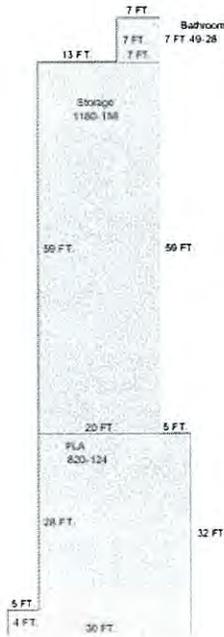
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 6

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2010					820
2	FLA		1	1995					1,180
3	FLA		1	1995					49

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14261	REST/CAFET-A-	100	N	Y
	14262	MARINA/AUTO/BUS TERM	100	N	N
	14263	OFFICE BLD-1 STORY	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
4935	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	3,960 SF	90	44	1983	1984	1	25
2	CL2:CH LINK FENCE	3,054 SF	509	6	1981	1982	1	30
3	AP2:ASPHALT PAVING	20,295 SF	123	165	1983	1984	1	25

Appraiser Notes

NOTE: 6' OF THE WIDTH OF BLDG IS ENCROACHED ON ADJACENT STORE/OFFICE RE'S 52420-524220 & 524320-524330 FOR ASSMT PURPOSES 5-18-94 CW

PERMIT F. I. - #11305109 - MINI GOLF COURSE - NOT STARTED AS OF 7/11/2012. MEJ

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11305109	10/28/2011		1		INSTALL 18 HOLE MINI GOLF COURSE
14303039	08/12/2014		1		INT/EXT REMODEL/REPAIR (INCL. MINI GOLF COURSE)
14304009	09/18/2014		1		CHAIN LINK FENCE/GATES
953936	06/01/1995	11/01/1995	1		BATH ADD'N
03305488	12/19/2003	11/10/2004	1		REINSTALL FENCE
11301542	04/29/2011	10/17/2011	1		INTERIOR REMODEL
04305310	12/15/2004	10/05/2006	1		INTERIOR REMODEL/EXT PLASTER

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	258,909	17,661	396,305	672,875	536,243	0	672,875
2013	258,909	17,661	225,043	501,613	487,494	0	501,613
2012	265,001	17,661	160,515	443,177	443,177	0	443,177
2011	202,539	17,661	242,515	462,715	462,715	0	462,715
2010	202,539	17,661	271,984	492,184	492,184	0	492,184

2009	202,539	17,661	302,580	522,780	522,780	0	522,780
2008	202,539	17,661	384,375	604,575	604,575	0	604,575
2007	164,127	16,181	351,780	532,088	532,088	0	532,088
2006	166,743	16,181	351,780	534,704	534,704	0	534,704
2005	176,271	16,181	351,780	544,232	544,232	0	544,232
2004	176,266	16,181	179,580	372,027	372,027	0	372,027
2003	161,167	16,181	324,720	502,068	502,068	0	502,068
2002	161,167	16,181	137,965	315,313	315,313	0	315,313
2001	161,167	24,018	124,640	309,825	309,825	0	309,825
2000	161,167	16,362	105,042	282,571	282,571	0	282,571
1999	161,167	16,449	105,042	282,658	282,658	0	282,658
1998	116,398	18,085	105,042	239,525	239,525	0	239,525
1997	116,398	19,693	105,042	241,133	241,133	0	241,133
1996	105,817	21,301	105,042	232,160	232,160	0	232,160
1995	46,589	13,531	105,042	165,162	165,162	0	165,162
1994	46,589	14,734	91,083	152,406	152,406	0	152,406
1993	0	0	19,500	19,500	19,500	0	19,500
1992	0	0	19,500	19,500	19,500	0	19,500
1991	0	0	19,500	19,500	19,500	0	19,500
1990	0	0	19,500	19,500	19,500	0	19,500
1989	0	0	19,500	19,500	19,500	0	19,500
1988	0	0	19,500	19,500	19,500	0	19,500
1987	0	0	18,200	18,200	18,200	0	18,200
1986	0	0	15,600	15,600	15,600	0	15,600
1985	0	0	15,600	15,600	15,600	0	15,600
1984	0	0	15,600	15,600	15,600	0	15,600
1983	0	0	12,924	12,924	12,924	0	12,924
1982	0	0	12,924	12,924	12,924	0	12,924

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

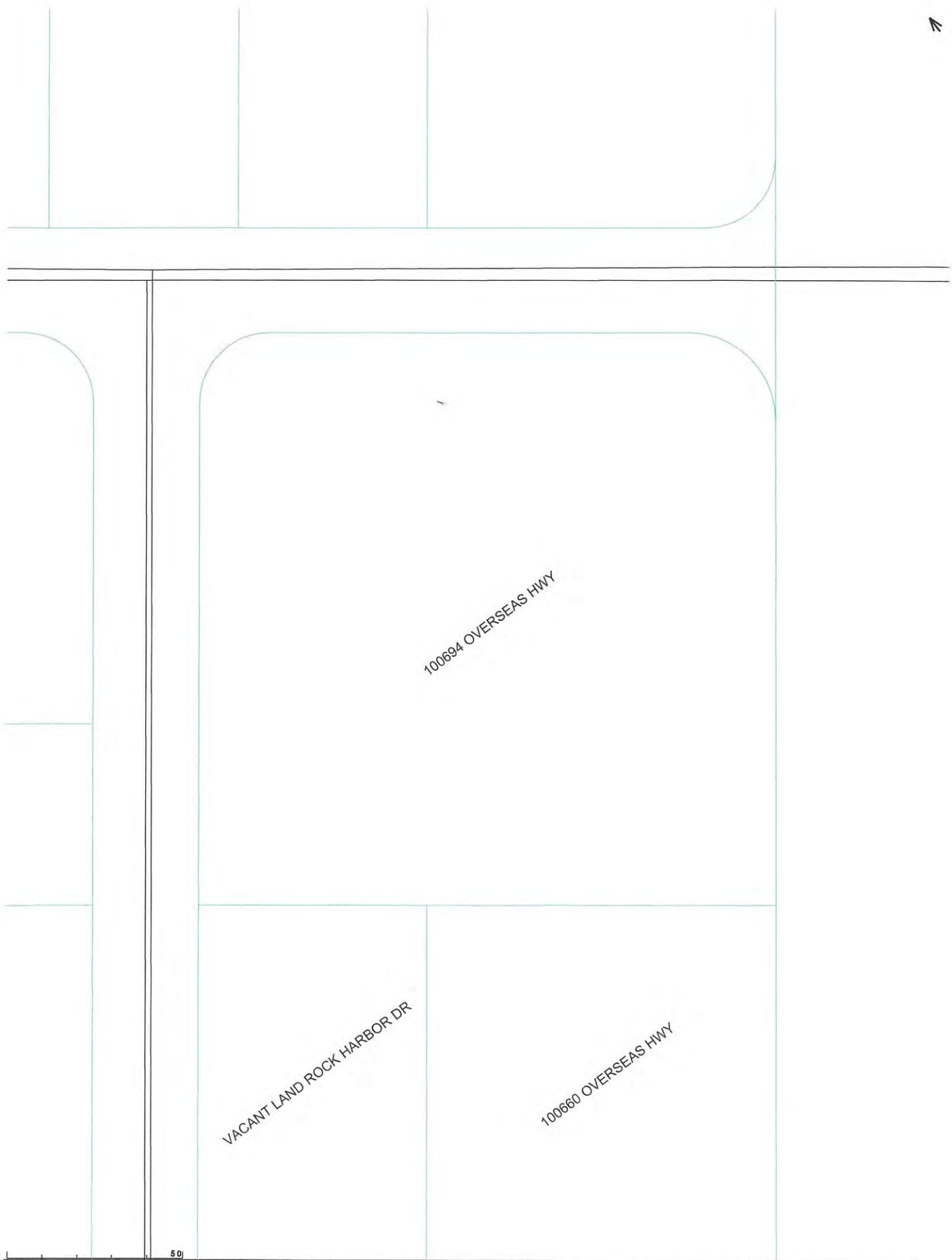
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/16/2012	2583 / 1356	26,700	QC	11
9/26/2003	1940 / 0574	260,000	WD	Q
4/1/1995	1350 / 0393	215,000	WD	Q
3/1/1993	1248 / 1939	1	CT	M

This page has been visited 24,720 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

Location MAP





✓ CALDERON LORRAINE
P O BOX 262
KEY LARGOFL33037

✓ ALLMAN DEAN AND MARY
20 PALM BEACH DR
KEY LARGOFL33037-2519

✓ BRIDWELL TONY LEE
7 HIBISCUS DRIVE
KEY LARGOFL33037

✓ WILLIAMS SCOTT MICHAEL AND
PHYLLIS ANN
40 PALM BEACH DR
KEY LARGOFL33037

✓ GOULD TOM J
15 HIBISCUS DR
KEY LARGOFL33037

✓ PIERCE BRENDA K DR
50 SILVER SPRINGS DR
KEY LARGOFL33037

✓ CLARK ANITA H
PO BOX 372209
KEY LARGOFL33037-7209

✓ CARVAJAL GUIDO
1085 DOVE AVE
MIAMI SPRINGSFL33166

✓ WILSON JENNIFER L
106 CHAUTAUGUA RD
ARNOLDMD21012

✓ CRISTOBAL KATRINA
10605 SW 87TH AVE
MIAMIFL33176-3702

✓ KEY LARGO CHURCH OF CHRIST INC
100695 OVERSEAS HWY
KEY LARGOFL33037

✓ HOPMAN MICHAEL L AND LEISA B
50 N BOUNTY LN
KEY LARGOFL33037-2304

✓ BD OF TRS OF THE IIF OF THE ST OF FL
%DEP DIV OF ST LANDS
3900 COMMONWEALTH BLVD MAIL
STA 115
TALLAHASSEEFL32399-3000

✓ BOWES VIRGINIA B
26 BUNTING DR
KEY LARGOFL33037-3003

✓ TIPTON DIANE L L/E
423 THUMPER THOROUGHFARE
KEY LARGOFL33037-3906

✓ INVESTORS REAL ESTATE NETWORK
INC
9590 NW 17 ST
PLANTATIONFL33322

✓ FOR UR TR CONT 1-10-95 FL KEYS
MARINE TR
C/O ELLIS JOHN P SR TRUSTEE
26 S BLACKWATER LN
KEY LARGOFL33037

✓ MONROE COUNTY - ROAD
500 WHITEHEAD ST
KEY WESTFL33040-6581

✓ KEY LARGO WASTEWATER TREATMENT
DISTRICT
P O BOX 491
KEY LARGOFL33037

✓ ROBOTKA SHAWN
1405 KEITH ST
EAU CLAIREWI54701-4431

✓ GADDIS GERALD K
9 MIAMI DRIVE
KEY LARGOFL33037

✓ TRUST NO.13 HD 8/21/2014
C/O LAND TRUST SERVICE
CORPORATION TRUSTEE
PO BOX 186
LAKE WALESFL33859-0186

✓ LOUNSBURY MEGAN
C/O LOUNSBURY PAULA
21980 SW 154TH AVE
MIAMIFL33170-2102

✓ SCHMINKY HONOUR
52 BUTTONWOOD DR
KEY LARGOFL33037

✓ SINGLETON JOHN AND SUSAN C
19 LAKESHORE DRIVE
KEY LARGOFL33037

✓ FIFTY-FIFTY JV LLC
1700 PARK LN S STE 3
JUPITERFL33458-8089

✓ BRIDGES JAMES R
13 PARK DR
KEY LARGOFL33037

✓ FALVEY WILLIAM W
838 2ND LANE
KEY LARGOFL33037

✓ CALTAGIRONE DENNIS J AND
ELIZABETH M
2261 N 57TH AVE
HOLLYWOODFL33021-3818

✓ GOSSWEILER JEFFERY A
68 FLORIDA DR
KEY LARGOFL33037-2543

✓ ARNAU REX
22 SILVER SPRINGS DR
KEY LARGOFL33037

✓ DIAZ DAYSI A
107 ROCK HARBOR DR
KEY LARGOFL33037-2532

✓ CALDERON LEONARDO J
56 ORANGE DR
KEY LARGOFL33037-2541

✓ PRATHER RICKEY MASON
10 MIAMI DR
KEY LARGOFL33037

✓ RODRIGUEZ LAZARO ANTONIO
4655 E 10TH CT
HIALEAHFL33013-2107

✓ GOMARA LUIS
100750 OVERSEAS HWY
KEY LARGOFL33037-2584

~~HOPMAN MICHAEL L AND LEISA B
50 N BOUNTY LN
KEY LARGOFL33037-2304~~

✓ ALBAUGH WILLIAM H
1510 DAVIS DR
TALLAHASSEEFL32317-9504

✓ ABIT INVESTMENTS LLC
PO BOX 628
TAVERNIERFL33070-0628

BAYSIDE BEACH RESORT LLC
PO BOX 628
TAVERNIERFL33070-0628

✓ VALE JAVIER & IDANIA & RUIZ LAZARO
H T/C
5801 WEST 3RD AVENUE
HIALEAHFL33012

✓ HUTKOWSKI SHARON M
112B 31ST ST
HOLMES BEACHFL34217-2162

VILLA REJOICE LLC
6095 SW 25TH ST
MIAMI FL33155-3170

✓ PEREZ ROSARIO
3291 SW 137 AVE
MIAMI FL33175

✓ HENDERSON JACQUELINE F
15 PARK DR
KEY LARGOFL33037-2520

✓ AGELIS GEORGIOS AND DONNA G
52 ORANGE DR
KEY LARGOFL33037

✓ HILL MURRY K
3340 N POWERLINE RD
POMPANO BEACHFL33069-1072

~~FIFTY-FIFTY JV LLC
1700 PARK LN S STE 3
JUPITERFL33458-8089~~

✓ NELSON CAROL T
22 SEXTON COVE RD
KEY LARGOFL33037-3029

✓ OLIVER ALISON JAYNE
486 NE 2ND AVE
FORT LAUDERDALEFL33301-3269

✓ CONEYBEARE LLOYD AND GABRIELE
5 COCONUT DR
KEY LARGOFL33037

✓ POLAKOW JOSEPH AND GAYLE
9925 SW 132 CT
MIAMI FL33186

✓ PHILLIPS MICHELE R
11 PARK DR
KEY LARGOFL33037-2520

✓ THOMPSON DEVELOPMENT GROUP
LLC
BOX 628
TAVERNIERFL33070

✓ HENNESSY JOHN LAWRENCE
21943 116TH ST
BRISTOLWI53104-9535

✓ WOMACH THOMAS E II
11 COCONUT DR
KEY LARGOFL33037

✓ KL SUNSHINE LLC
17258 SW 13TH ST
PEMBROKE PINESFL33029-4813

~~DOT/ST.OF FL
(STATE ROAD DEPARTMENT)
TALLAHASSEEFL32399~~

✓ KASIMIS VASILKI
100600 OVERSEAS HWY
KEY LARGOFL33037-2561

✓ GREEN MONTE
88110 OVERSEAS HIGHWAY
ISLAMORADAFL33036

✓ CRITTERS OF THE KEYS INC
100636 OVERSEAS HWY
KEY LARGOFL33037

✓ SMITH APRIL E
13 ORANGE DR
KEY LARGOFL33037-2571

✓ FL CONF OF ASSOC OF SEVENTH DAY
ADVENTISTS
351 S STATE ROAD 434
ALTAMONTE SPRINGSFL32714-3824

✓ MONROE COUNTY FENCE COMPANY
P O BOX 297
TAVERNIERFL33070

✓ GOMEZ JESUS M
6095 SW 25TH ST
MIAMI FL33155-3170

✓ MATTHEWS HARRY J AND VICKI
PO BOX 297
TAVERNIERFL33070-0297

✓ PHILLIPS MICHELE R
4600 NOKOMIS AVENUE
MINNEAPOLISMN55406

✓ MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WESTFL33040-7270

✓ LARRIVEE KENNETH J AND ILAINE B
14 HIBISCUS DR
KEY LARGOFL33037

✓ SANABRIA JORGE AND GISELLE
63 WATERWAYS DR
KEY LARGOFL33037-2537

✓ MCCOY DEBORAH L
102 ROCK HARBOR DR
KEY LARGOFL33037-2528

✓ MASON LORA L
409 9TH AVE S
ALBANYIL61230-9744

✓ MESA MARCO AND MARIVEL
49 SILVER SPRINGS DR
KEY LARGOFL33037-2589

✓ LEWIS CAROL A
9634 OLDE 8 RD
NORTHFIELD OH44067-1927

✓ HANN DAVID D AND TERRY
413 MAHOGANY CIR
KEY LARGOFL33037-4222

✓ BARTH AUGUSTA H
64 SILVER SPRINGS DR
KEY LARGOFL33037

✓ NELCHRIS PROPERTIES LLC
3450 W 84TH ST STE 201
HIALEAH FL33018-4924

✓ SULLIVAN NEALA M
PO BOX 373289
KEY LARGOFL33037-8289

✓ RICHMOND RANDEL L
PO BOX 5
TAVERNIERFL33070-0005

✓ MORALES MARILYN
8 MADERIA DR
KEY LARGOFL33037

✓ LUER NICOLE A
3210 W FIELDER ST
TAMPAFL33611-2912

✓ DRENNING RONALD V II AND SUSAN L
1616 NE 52ND ST
OAKLAND PARKFL33334-5809

✓ STRACENER TERRIE
61 SNAPPER AVENUE
KEY LARGOFL33037

✓ MARTINEZ JAVIER AND DAYAMI
107 ROCK HARBOR DR
KEY LARGOFL33037-2532

✓ BATES PAUL E
84801 OVERSEAS HIGHWAY
ISLAMORADAFL33036

✓ BRUNNHÖELZL HARRY W JR
1850 TRAVIS RD
LAKE CLARKE SHORESFL33406

✓ HARDISON CATHY
PO BOX 372823
KEY LARGOFL33037-7823

✓ GALLOWAY RANDY JR
5311 SHORELINE DR
KETCHIKANAK99901-9032

Monroe County Property Appraiser - Radius Report

AK: 1643521	Parcel ID: 00524270-000000	Physical Location	100600 OVERSEAS	KEY LARGO
Legal Description: BK 6 LT 8 AMD PLAT OF PB3-62 KEY LARGO PARK AND PT HWY OR470-201 OR679-715 OR780-1060D/C OR816				
Owners Name: KASIMIS VASILKI				
Address: 100600 OVERSEAS HWY		KEY LARGO	FL	33037-2561
AK: 1643556	Parcel ID: 00524300-000000	Physical Location	100660 OVERSEAS	KEY LARGO
Legal Description: BK 6 LT 10 AND 11 AMD PLAT OF PB3-62 KEY LARGO PARK K & PT HWY OR468-465-/66 OR660-365 OR1068-106				
Owners Name: GREEN MONTE				
Address: 88110 OVERSEAS HIGHWAY		ISLAMORADA	FL	33036
AK: 1643530	Parcel ID: 00524280-000000	Physical Location	100636 OVERSEAS	KEY LARGO
Legal Description: BK 6 LT 9 AMD PLAT OF KEY LARGO PARK KEY LARGO & P T HWY OR552-586 OR552-584 OR552-580 OR641-31				
Owners Name: CRITTERS OF THE KEYS INC				
Address: 100636 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1643564	Parcel ID: 00524310-000000	Physical Location	100694 OVERSEAS	KEY LARGO
Legal Description: BK 6 LT 1, 2 3, 12, 13 AND 14 AMD PLAT OF PB3-62 KEY LARGO PARK & PT HWY OR210-512/13 OR575-				
Owners Name: GREEN MONTE				
Address: 88110 OVERSEAS HWY		ISLAMORADA	FL	33036
AK: 1646300	Parcel ID: 00527070-000000	Physical Location	65 ORANGE DR	KEY LARGO
Legal Description: BK 17 LTS 1 AND 14 AMD PLAT OF KEY LARGO PARK PB3 -62 KEY LARGO OR80-276 OR810-695D/C OR810-69				
Owners Name: SMITH APRIL E				
Address: 13 ORANGE DR		KEY LARGO	FL	33037-2571
AK: 1645052	Parcel ID: 00525820-000000	Physical Location	70 SILVER SPRINGS	KEY LARGO
Legal Description: BK 11 LTS 3 & 12 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR541-683/684 OR760-1649 OR840-34				
Owners Name: MONROE COUNTY FENCE COMPANY				
Address: P O BOX 297		TAVERNIER	FL	33070
AK: 1643173	Parcel ID: 00523920-000000	Physical Location	100730 OVERSEAS	KEY LARGO
Legal Description: BK 4 LT 7 LESS THE NW'LY 15' & LT 8 AMD PLAT OF PB 3-62 KEY LARGO PARK KEY LARGO & PT ST RD 1				
Owners Name: FL CONF OF ASSOC OF SEVENTH DAY ADVENTISTS				
Address: 351 S STATE ROAD 434		ALTAMONTE SPRINGS FL		32714-3824
AK: 1644978	Parcel ID: 00525740-000000	Physical Location	68 SILVER SPRINGS	KEY LARGO
Legal Description: AMD PLAT KEY LARGO PARK PB3-62 KEY LARGO LTS 4, 5 & LTS 9 - 11 BLK 11 OR485-993 OR542-976 OR578-				
Owners Name: MATTHEWS HARRY J AND VICKI				
Address: PO BOX 297		TAVERNIER	FL	33070-0297
AK: 1643301	Parcel ID: 00524050-000000	Physical Location	11 PARK DR	KEY LARGO
Legal Description: BK 5 LOT 5 AND LOT 16 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR109-206 OR372-138 OR658-				
Owners Name: PHILLIPS MICHELE R				
Address: 4600 NOKOMIS AVENUE		MINNEAPOLIS	MN	55406
AK: 1643831	Parcel ID: 00524590-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 26 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-403/404 OR742-114Q OR845-2288Q/C OI				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1643190	Parcel ID: 00523940-000000	Physical Location	14 HIBISCUS	KEY LARGO
Legal Description: AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO LOTS 1 0 & 11 BLK 4 OR427-855 OR585-146D/C OR846-8320				
Owners Name: LARRIVEE KENNETH J AND ILAINE B				
Address: 14 HIBISCUS DR		KEY LARGO	FL	33037

AK: 1643335	Parcel ID: 00524080-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 5 LT 8 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR8-427/28 OR1327-2493/94 OR2022-2404D/C				
Owners Name: SANABRIA JORGE AND GISELLE				
Address: 63 WATERWAYS DR		KEY LARGO	FL	33037-2537
AK: 1644927	Parcel ID: 00525690-000000	Physical Location	102 ROCK HARBOR	KEY LARGO
Legal Description: BK 10 LT 27 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR621-88 OR674-839 OR776-1386 OR859-14				
Owners Name: MCCOY DEBORAH L				
Address: 102 ROCK HARBOR DR		KEY LARGO	FL	33037-2528
AK: 1646059	Parcel ID: 00526820-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 16 LT 1 AMD PLAT KEY LARGO PARK PB3-62 KEY LARGO OR104-99/100 OR1738-2132TC OR1783-2334/35/P1				
Owners Name: MASON LORA L				
Address: 409 9TH AVE S		ALBANY	IL	61230-9744
AK: 1645486	Parcel ID: 00526250-000000	Physical Location	59 SILVER SPRINGS	KEY LARGO
Legal Description: BK 13 LT 1 & 28 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR492-924-926 OR628-500/502 OR109				
Owners Name: MESA MARCO AND MARIVEL				
Address: 49 SILVER SPRINGS DR		KEY LARGO	FL	33037-2589
AK: 1646067	Parcel ID: 00526830-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 16 LT 2 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR104-99/100 OR1738-2132TC OR1783-2334				
Owners Name: MASON LORA L				
Address: 409 9TH AVE S		ALBANY	IL	61230-9744
AK: 1643441	Parcel ID: 00524190-000000	Physical Location	18 MIAMI	KEY LARGO
Legal Description: BK 5 LT 19 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOT 19 BLOCK 5 OR560-847 OR809-2043 OR				
Owners Name: HANN DAVID D AND TERRY				
Address: 413 MAHOGANY CIR		KEY LARGO	FL	33037-4222
AK: 1643840	Parcel ID: 00524600-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 27 AMD PLAT OF KEY LARGO PARK KEY LARGO OR 431-645 OR502-464 Q OR1145-1195(JB) OR1931-228				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1643602	Parcel ID: 00524350-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 2 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR52-38-39 OR412-271-278Q OR910-1369 OR1				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1645231	Parcel ID: 00526000-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 13 LT 2 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR498-524 OR784-496 OR802-1772 OR1349-1				
Owners Name: GOMEZ JESUS M				
Address: 6095 SW 25TH ST		MIAMI	FL	33155-3170
AK: 1643858	Parcel ID: 00524610-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 28 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR592-700 OR1145-1195 OR1932-378(CTT)				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1646288	Parcel ID: 00527050-000000	Physical Location	51 COCONUT DR	KEY LARGO
Legal Description: BK 16 LT 25 AND 26 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR6-143/44 OR871-2078D/C OR87				
Owners Name: LEWIS CAROL A				
Address: 9634 OLDE 8 RD		NORTHFIELD	OH	44067-1927
AK: 1645001	Parcel ID: 00525770-000000	Physical Location	64 SILVER SPRINGS	KEY LARGO
Legal Description: AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOTS 6-8 BK 11 OR502-20 OR1244-1084 OR1388-1253/54				
Owners Name: BARTH AUGUSTA H				
Address: 64 SILVER SPRINGS DR		KEY LARGO	FL	33037

AK: 1644676	Parcel ID: 00525430-000000	Physical Location 17 SILVER SPRINGS	KEY LARGO
Legal Description: AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOT 1 & LOT 28 BK 10 OR522-143 OR839-1616			
Owners Name: RICHMOND RANDEL L			
Address: PO BOX 5		TAVERNIER	FL 33070-0005
AK: 1642851	Parcel ID: 00523600-000000	Physical Location 3 PALM BEACH DR	KEY LARGO
Legal Description: BK 2 LT 6 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR599-552 OR905-700 OR1022-2309 OR1577-5			
Owners Name: NELCHRIS PROPERTIES LLC			
Address: 3450 W 84TH ST STE 201		HIALEAH	FL 33018-4924
AK: 1643106	Parcel ID: 00523850-000000	Physical Location 6 MIAMI DR	KEY LARGO
Legal Description: BK 4 LT 1 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR280-346 OR1407-99RS OR1439-2019 OR1439			
Owners Name: SULLIVAN NEALA M			
Address: PO BOX 373289		KEY LARGO	FL 33037-8289
AK: 1643149	Parcel ID: 00523890-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 4 LT 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR75-337 OR646-414/424 OR667-120 OR666-66			
Owners Name: BATES PAUL E			
Address: 84801 OVERSEAS HIGHWAY		ISLAMORADA	FL 33036
AK: 1642843	Parcel ID: 00523590-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 2 LT 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR381-151 OR1249-144 OR1240-1459/62WILL			
Owners Name: MORALES MARILYN			
Address: 8 MADERIA DR		KEY LARGO	FL 33037
AK: 1645192	Parcel ID: 00525960-000000	Physical Location 69 SILVER SPRINGS	KEY LARGO
Legal Description: BK 12 LTS 3 & 12 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR180-364 OR420-593 OR855-551 OR			
Owners Name: LUER NICOLE A			
Address: 3210 W FIELDER ST		TAMPA	FL 33611-2912
AK: 1643262	Parcel ID: 00524010-000000	Physical Location 19 PARK DR	KEY LARGO
Legal Description: BK 5 LT 1 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR562-172 OR809-2038 OR1172-194(JB) OR1172			
Owners Name: DRENNING RONALD V II AND SUSAN L			
Address: 1616 NE 52ND ST		OAKLAND PARK	FL 33334-5809
AK: 1643220	Parcel ID: 00523970-000000	Physical Location 6 HIBISCUS	KEY LARGO
Legal Description: BK 4 LT 13 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR139-34-35 OR777-1669 OR876-695 OR895-			
Owners Name: STRACENER TERRIE			
Address: 61 SNAPPER AVENUE		KEY LARGO	FL 33037
AK: 1645443	Parcel ID: 00526210-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 13 LT 24 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR127-474 OR821-1860/1861 OR1125-32 OR			
Owners Name: MARTINEZ JAVIER AND DAYAMI			
Address: 107 ROCK HARBOR DR		KEY LARGO	FL 33037-2532
AK: 1644919	Parcel ID: 00525680-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 10 LT 26 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR621-88 OR674-839 OR776-1386 OR859-14			
Owners Name: MCCOY DEBORAH L			
Address: 102 ROCK HARBOR DR		KEY LARGO	FL 33037-2528
AK: 1643114	Parcel ID: 00523860-000000	Physical Location 8 MIAMI DR	KEY LARGO
Legal Description: BK 4 LT 2 AND 15 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR560-402 OR777-1044 OR1665-378L			
Owners Name: BRUNNHUELZL HARRY W JR			
Address: 1850 TRAVIS RD		LAKE CLARKE	FL 33406
AK: 1642835	Parcel ID: 00523580-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 2 LT 4 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LA RGO OR609-194 OR1176-1969(JB) OR1717-2003(JM)			
Owners Name: HARDISON CATHY			
Address: PO BOX 372823		KEY LARGO	FL 33037-7823

AK: 1643157	Parcel ID: 00523900-000000	Physical Location	12 MIAMI DR	KEY LARGO
Legal Description: BK 4 LOT 6 AND NWLY 15 LOT 7 AMD PLAT OF PB3-62 KEY LARGO PARK OR145-108 OR753-558 OR810-127				
Owners Name: BATES PAUL				
Address: 84801 OVERSEAS HWY		ISLAMORADA	FL	33036
AK: 1644684	Parcel ID: 00525440-000000	Physical Location	60 SILVER SPRINGS	KEY LARGO
Legal Description: BK 10 LT 2 AND 3 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR539-859 OR639-94 OR640-692 OR6				
Owners Name: GALLOWAY RANDY JR				
Address: 5311 SHORELINE DR		KETCHIKAN	AK	99901-9032
AK: 1643637	Parcel ID: 00524380-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR68-29 OR742-114Q OR845-2288Q/C OR926-1				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1645478	Parcel ID: 00526240-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 13 LT 27 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR498-524 OR784-496 OR802-1772 OR1349				
Owners Name: GOMEZ JESUS M				
Address: 6095 SW 25TH ST		MIAMI	FL	33155-3170
AK: 1645087	Parcel ID: 00525850-000000	Physical Location	73 SILVER SPRINGS	KEY LARGO
Legal Description: BK 12 LTS 1-2 AND 13-14 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR409-1086 OR1421-116D/C				
Owners Name: CALTAGIRONE DENNIS J AND ELIZABETH M				
Address: 2261 N 57TH AVE		HOLLYWOOD	FL	33021-3818
AK: 1643483	Parcel ID: 00524230-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 6 LTS 4 & 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR468-465-466 OR660-365 OR1068-10				
Owners Name: GREEN MONTE				
Address: 88110 OVERSEAS HWY		ISLAMORADA	FL	33036
AK: 1643343	Parcel ID: 00524090-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 5 LTS 9 & 12 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-427-428 OR1327-2493/94 OR2026				
Owners Name: NELSON CAROL T				
Address: 22 SEXTON COVE RD		KEY LARGO	FL	33037-3029
AK: 1643211	Parcel ID: 00523960-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 4 LT 12 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR75-337 OR646-412/424 OR667-120 OR667-				
Owners Name: BATES PAUL E				
Address: 84801 OVERSEAS HIGHWAY		ISLAMORADA	FL	33036
AK: 1643360	Parcel ID: 00524110-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 5 LT 11 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-427/28 OR1327-2493/94 OR2149-189 OR:				
Owners Name: ABIT INVESTMENTS LLC				
Address: PO BOX 628		TAVERNIER	FL	33070-0628
AK: 1643092	Parcel ID: 00523840-000000	Physical Location	10 PALM BEACH DR	KEY LARGO
Legal Description: BK 3 LT 15 AND 16 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR425-778/779 OR818-1359 OR982-5				
Owners Name: OLIVER ALISON JAYNE				
Address: 486 NE 2ND AVE		FORT LAUDERDALE	FL	33301-3269
AK: 1646563	Parcel ID: 00527320-000000	Physical Location	59 ORANGE DR	KEY LARGO
Legal Description: BK 18 LT 12 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR93-337 OR355-261 OR680-142D/C OR147				
Owners Name: GOSSWEILER JEFFERY A				
Address: 68 FLORIDA DR		KEY LARGO	FL	33037-2543
AK: 1643599	Parcel ID: 00524340-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 1 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR58-180/181 OR902-353 OR1145-1195 OR193				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270

AK: 1643025	Parcel ID: 00523770-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 3 LT 9 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR6-330/31 OR788-1225 OR795-682 OR879-82				
Owners Name: BAYSIDE BEACH RESORT LLC				
Address: PO BOX 628		TAVERNIER	FL	33070-0628
AK: 1645460	Parcel ID: 00526230-000000	Physical Location	22 SILVER SPRINGS	KEY LARGO
Legal Description: AMD PLAT OF KEY LARGO PARK PB3-62 LOT 3, 25 & 26 BLK 13 OR131-35 OR320-414/415 UN/REC D/C ON I				
Owners Name: ARNAU REX				
Address: 22 SILVER SPRINGS DR		KEY LARGO	FL	33037
AK: 1643394	Parcel ID: 00524140-000000	Physical Location	3 MIAMI DR	KEY LARGO
Legal Description: BK 5 LTS 7 & 14 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR408-808 OR755-1459 OR1500-1416T				
Owners Name: VALE JAVIER & IDANIA & RUIZ LAZARO H T/C				
Address: 5801 WEST 3RD AVENUE		HIALEAH	FL	33012
AK: 1646326	Parcel ID: 00527090-000000	Physical Location	5 COCONUT DR	KEY LARGO
Legal Description: LT 3 & LT 12 BK 17 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR582-505 RE: 527180 COMBINED				
Owners Name: CONEYBEARE LLOYD AND GABRIELE				
Address: 5 COCONUT DR		KEY LARGO	FL	33037
AK: 1644897	Parcel ID: 00525660-000000	Physical Location	107 ROCK HARBOR	KEY LARGO
Legal Description: BK 10 LTS 5 & 24 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR612-836 OR647-186 OR679-530 OR				
Owners Name: DIAZ DAYSI A				
Address: 107 ROCK HARBOR DR		KEY LARGO	FL	33037-2532
AK: 1646571	Parcel ID: 00527330-000000	Physical Location	71 PARK DR	KEY LARGO
Legal Description: BK 18 LT 13 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR6-44/45 OR1557-2447DC OR1557-2448 O				
Owners Name: HUTKOWSKI SHARON M				
Address: 112B 31ST ST		HOLMES BEACH	FL	34217-2162
AK: 1643815	Parcel ID: 00524570-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 24 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-403/404 OR742-114Q OR845-2288Q/C OI				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1643823	Parcel ID: 00524580-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 25 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-403/404 OR742-114Q OR845-2288Q/C OI				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1646491	Parcel ID: 00527260-000000	Physical Location	48 BUTTONWOOD	KEY LARGO
Legal Description: LT 6 & 7 BLK 18 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR298-87 OR512-780 OR842-1563Q/C				
Owners Name: POLAKOW JOSEPH AND GAYLE				
Address: 9925 SW 132 CT		MIAMI	FL	33186
AK: 1643611	Parcel ID: 00524360-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 3 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR68-29 OR742-114Q OR845-2288Q/C OR926-1				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 9086131	Parcel ID: 00527150-000100	Physical Location	56 ORANGE DR	KEY LARGO
Legal Description: BLK 17 LOT 5 AMD PLAT OF KEY LARGO PARK PB3-62 O R485-1045 OR557-147 OR980-473Q/C OR1246-2263/6				
Owners Name: CALDERON LEONARDO J				
Address: 56 ORANGE DR		KEY LARGO	FL	33037-2541
AK: 1646270	Parcel ID: 00527040-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 16 LT 24 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR487-804/805 OR835-2284 OR841-2130-C				
Owners Name: VILLA REJOICE LLC				
Address: 6095 SW 25TH ST		MIAMI	FL	33155-3170

AK: 1643319	Parcel ID: 00524060-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 5 LT 6 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR581-219 OR1107-1991TD OR2237-2393/94 O				
Owners Name: PHILLIPS MICHELE R				
Address: 11 PARK DR		KEY LARGO	FL	33037-2520
AK: 1643122	Parcel ID: 00523870-000000	Physical Location	10 MIAMI	KEY LARGO
Legal Description: AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO LOT 3 & 14 BLK 4 OR455-74 OR455-75 OR567-257D/C OR				
Owners Name: PRATHER RICKEY MASON				
Address: 10 MIAMI DR		KEY LARGO	FL	33037
AK: 1646580	Parcel ID: 00527340-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 19 LT 1, 2, 25 & 26 AMD PLAT OF PB3-62 KEY LARG O PARK KEY LARGO OR470-606 OR1307-489 OR16				
Owners Name: PEREZ ROSARIO				
Address: 3291 SW 137 AVE		MIAMI	FL	33175
AK: 1643017	Parcel ID: 00523760-000000	Physical Location	100760 OVERSEAS	KEY LARGO
Legal Description: BK 3 LT 8 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR6-328/29 OR810-102D/C OR805-1388D/C PR				
Owners Name: BAYSIDE BEACH RESORT LLC				
Address: PO BOX 628		TAVERNIER	FL	33070-0628
AK: 1642878	Parcel ID: 00523620-000000	Physical Location	100800 OVERSEAS	KEY LARGO
Legal Description: AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LTS 7 , 8 BLK 2 & ADJ PT STATE RD #5 (US 1) OR599:				
Owners Name: THOMPSON DEVELOPMENT GROUP LLC				
Address: BOX 628		TAVERNIER	FL	33070
AK: 1643351	Parcel ID: 00524100-000000	Physical Location	100700 OVERSEAS	KEY LARGO
Legal Description: BK 5 LT 10 AMD PLAT OF PB3-62 KEY LARGO PARK KEY L ARGO OR8-427-428 OR1327-2493/94 OR2149-189 OI				
Owners Name: ABIT INVESTMENTS LLC				
Address: PO BOX 628		TAVERNIER	FL	33070-0628
AK: 1643131	Parcel ID: 00523880-000000	Physical Location	14 MIAMI	KEY LARGO
Legal Description: BK 4 LT 4 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR76-305 OR813-1009 OR1135-1035(CW) OR1:				
Owners Name: BATES PAUL E				
Address: 84801 OVERSEAS HIGHWAY		ISLAMORADA	FL	33036
AK: 8847971	Parcel ID: 00525890-000100	Physical Location	10 COCONUT DR	KEY LARGO
Legal Description: BK 12 LOTS 5 AND 10 AMD PLAT OF KEY LARGO PARK PB3 -62 KEY LARGO OR542-976 OR807-1840 OR1686-2				
Owners Name: RODRIGUEZ LAZARO ANTONIO				
Address: 4655 E 10TH CT		HIALEAH	FL	33013-2107
AK: 1643289	Parcel ID: 00524030-000000	Physical Location	15 PARK	KEY LARGO
Legal Description: AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO LOTS 2 -3 BK 5 OR64-88/89 OR429-575Q OR509-920 OR649-				
Owners Name: HENDERSON JACQUELINE F				
Address: 15 PARK DR		KEY LARGO	FL	33037-2520
AK: 1648736	Parcel ID: 00529500-000000	Physical Location	21 LAKE SHORE DR	KEY LARGO
Legal Description: BK 30 LT 11 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR563-65 OR941-1138/39P/R OR959-1846 O				
Owners Name: HENNESSY JOHN LAWRENCE				
Address: 21943 116TH ST		BRISTOL	WI	53104-9535
AK: 1643181	Parcel ID: 00523930-000000	Physical Location	100750 OVERSEAS	KEY LARGO
Legal Description: BK 4 LT 9 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR127-45 OR522-624D/C OR532-63D/C OR550-				
Owners Name: GOMARA LUIS				
Address: 100750 OVERSEAS HWY		KEY LARGO	FL	33037-2584
AK: 1646369	Parcel ID: 00527130-000000	Physical Location	52 ORANGE DR	KEY LARGO
Legal Description: LTS 7 & 8 BK 17 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR418-519 OR581-662 OR587-452 OR				
Owners Name: AGELIS GEORGHOS AND DONNA G				
Address: 52 ORANGE DR		KEY LARGO	FL	33037

AK: 1646385	Parcel ID: 00527150-000000	Physical Location 11 COCONUT DR	KEY LARGO
Legal Description: BLK 17 LOTS 6 AND 9 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR485-1045 OR557-147 OR980-			
Owners Name: WOMACH THOMAS E II			
Address: 11 COCONUT DR		KEY LARGO	FL 33037
AK: 1645133	Parcel ID: 00525900-000000	Physical Location 12 COCONUT DR	KEY LARGO
Legal Description: BK 12 LTS 6 AND 9 AMD PLAT OF KEY LARGO PARK PB3-6 2 KEY LARGO OR597-692/94 OR665-870 OR1051-14			
Owners Name: HOPMAN MICHAEL L AND LEISA B			
Address: 50 N BOUNTY LN		KEY LARGO	FL 33037-2304
AK: 1646482	Parcel ID: 00527250-000000	Physical Location 50 BUTTONWOOD	KEY LARGO
Legal Description: AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO SW 15' LOT 4 ALL LOTS 5 & 8 & SW 15' LOT 9 BLK 18 OR			
Owners Name: POLAKOW JOSEPH & GAIL			
Address: 9925 SW 132ND COURT		MIAMI	FL 33186
AK: 1646547	Parcel ID: 00527300-000000	Physical Location 55 ORANGE DR	KEY LARGO
Legal Description: BK 18 NE 35FT OF LT 9 AND LT 10 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR547-651D/C OR			
Owners Name: KL SUNSHINE LLC			
Address: 17258 SW 13TH ST		PEMBROKE PINES	FL 33029-4813
AK: 1643408	Parcel ID: 00524150-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 5 LT 15 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR594-92			
Owners Name: ALBAUGH WILLIAM H			
Address: 1510 DAVIS DR		TALLAHASSEE	FL 32317-9504
AK: 1646393	Parcel ID: 00527160-000000	Physical Location 9 COCONUT DR	KEY LARGO
Legal Description: BK 17 LT 4 AND 10 AND 11 AMD PLAT OF KEY LARGO PARK KEY LARGO OR68-461 OR452-690 OR515-276 OR			
Owners Name: FIFTY-FIFTY JV LLC			
Address: 1700 PARK LN S STE 3		JUPITER	FL 33458-8089
AK: 1096105	Parcel ID: 00087550-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOTS 17-18-22-23 -30 G6-42			
Owners Name: DOT/ST.OF FL (STATE ROAD DEPARTMENT)			
Address:		TALLAHASSEE	FL 32399
AK: 1645125	Parcel ID: 00525890-000000	Physical Location 66 COCONUT DR	KEY LARGO
Legal Description: BK 12 LOTS 4 AND 11 AMD PLAT OF KEY LARGO PARK PB3 -62 KEY LARGO OR6-58/61 OR955-670 OR959-1904/			
Owners Name: ROBOTKA SHAWN			
Address: 1405 KEITH ST		EAU CLAIRE	WI 54701-4431
AK: 1645257	Parcel ID: 00526020-000000	Physical Location 50 COCONUT DR	KEY LARGO
Legal Description: BK 13 LOTS 4 AND 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR137-283/284 OR174-578 OR270-4			
Owners Name: HILL MURRY K			
Address: 3340 N POWERLINE RD		POMPANO BEACH	FL 33069-1072
AK: 1643386	Parcel ID: 00524130-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 5 LT 13 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-427/28 OR1327-2493/94 OR2022-2404D/C			
Owners Name: SANABRIA JORGE AND GISELLE			
Address: 63 WATERWAYS DR		KEY LARGO	FL 33037-2537
AK: 1643254	Parcel ID: 00524000-000000	Physical Location 16 HIBISCUS DR	KEY LARGO
Legal Description: BK 4 LT 16 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR157-122 OR1285-1215D/C OR1285-1217 OI			
Owners Name: LOUNSBURY MEGAN C/O LOUNSBURY PAULA			
Address: 21980 SW 154TH AVE		MIAMI	FL 33170-2102
AK: 1646458	Parcel ID: 00527230-000000	Physical Location 52 BUTTONWOOD	KEY LARGO
Legal Description: LOT 3 AND NE 35FT LOT 4 BK 18 AMD PLAT OF KEY LARGO PARK KEY LARGO OR434-57 OR434-574 OR55			
Owners Name: SCHMINKY HONOUR			
Address: 52 BUTTONWOOD DR		KEY LARGO	FL 33037

AK: 1648728	Parcel ID: 00529490-000000	Physical Location	19 LAKE SHORE DR	KEY LARGO
Legal Description: BK 30 LT 10 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR539-98 (UNRECORDED D/C ON FILE) C				
Owners Name: SINGLETON JOHN AND SUSAN C				
Address: 19 LAKESHORE DRIVE		KEY LARGO	FL	33037
AK: 1644943	Parcel ID: 00525710-000000	Physical Location	84 PARK DR	KEY LARGO
Legal Description: BK 11 LTS 1-2 AND 13-14 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOTS 1 2 13 & 14 BLK 11 O				
Owners Name: FIFTY-FIFTY JV LLC				
Address: 1700 PARK LNS STE 3		JUPITER	FL	33458-8089
AK: 1643297	Parcel ID: 00524040-000000	Physical Location	13 PARK DR	KEY LARGO
Legal Description: AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOT 4 BLK 5 LESS THE N'LY 5' OR522-627 OR698-666				
Owners Name: BRIDGES JAMES R				
Address: 13 PARK DR		KEY LARGO	FL	33037
AK: 1646075	Parcel ID: 00526840-000000	Physical Location	44 ORANGE DR	KEY LARGO
Legal Description: BK 16 LT 3 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR316-405/6 OR755-108/9 OR758-1020/22OR				
Owners Name: VILLA REJOICE LLC				
Address: 6095 SW 25TH ST		MIAMI	FL	33155-3170
AK: 1643424	Parcel ID: 00524170-000000	Physical Location	9 MIAMI	KEY LARGO
Legal Description: AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOT 17 , 18 AND THE N'LY 5' LOT 4 BLK 5 OR509-920 OR				
Owners Name: GADDIS GERALD K				
Address: 9 MIAMI DRIVE		KEY LARGO	FL	33037
AK: 1642991	Parcel ID: 00523740-000000	Physical Location	13 HIBISCUS DR	KEY LARGO
Legal Description: BK 3 LT 6 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR476-913 OR660-107 OR728-743 OR803-1626				
Owners Name: TRUST NO.13 HD 8/21/2014 C/O LAND TRUST SERVICE CORPORATION				
Address: PO BOX 186		LAKE WALES	FL	33859-0186
AK: 1643050	Parcel ID: 00523800-000000	Physical Location	30 PALM BEACH DR	KEY LARGO
Legal Description: N 20' LOT 11 & ALL LOT 12 BLK 3 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR84-118 OR499-1				
Owners Name: FALVEY WILLIAM W				
Address: 838 2ND LANE		KEY LARGO	FL	33037
AK: 1642941	Parcel ID: 00523690-000000	Physical Location	1 HIBISCUS DR	KEY LARGO
Legal Description: BK 3 LT 1 & 2 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR454-559 OR1133-1399/1400QC OR1619				
Owners Name: CALDERON LORRAINE				
Address: P O BOX 262		KEY LARGO	FL	33037
AK: 1643076	Parcel ID: 00523820-000000	Physical Location	20 PALM BEACH DR	KEY LARGO
Legal Description: LTS 13 AND 14 BK 3 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR428-11 OR654-818 OR694-20 OR				
Owners Name: ALLMAN DEAN AND MARY				
Address: 20 PALM BEACH DR		KEY LARGO	FL	33037-2519
AK: 1642967	Parcel ID: 00523710-000000	Physical Location	7 HIBISCUS DR	KEY LARGO
Legal Description: BK 3 LT 3 & 4 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR561-1049 OR600-899 OR804-2213 OR1				
Owners Name: BRIDWELL TONY LEE				
Address: 7 HIBISCUS DRIVE		KEY LARGO	FL	33037
AK: 1643033	Parcel ID: 00523780-000000	Physical Location	40 PALM BEACH DR	KEY LARGO
Legal Description: AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO LOT 10 & S 30' LOT 11 BLK 3 OR10-105 OR499-1047 OR5				
Owners Name: WILLIAMS SCOTT MICHAEL AND PHYLLIS ANN				
Address: 40 PALM BEACH DR		KEY LARGO	FL	33037
AK: 1643009	Parcel ID: 00523750-000000	Physical Location	15 HIBISCUS DR	KEY LARGO
Legal Description: BK 3 LT 7 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR10-105 OR462-771 OR1393-63AFF(JB) OR1				
Owners Name: GOULD TOM J				
Address: 15 HIBISCUS DR		KEY LARGO	FL	33037

AK: 1644706	Parcel ID: 00525460-000000	Physical Location	50 SILVER SPRINGS	KEY LARGO
Legal Description: BK 10 LT 4 AND 25 AMD PLAT OF PB3-62 KEY LARGO PA RK KEY LARGO OR588-74 OR2141-2420/2424 (PE				
Owners Name: PIERCE BRENDA K DR				
Address: 50 SILVER SPRINGS DR		KEY LARGO	FL	33037
AK: 1646440	Parcel ID: 00527220-000000	Physical Location	56 BUTTONWOOD	KEY LARGO
Legal Description: BK 18 LT 2 & 11 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR619-801/C OR619-802 OR912-732 (
Owners Name: CLARK ANITA H				
Address: PO BOX 372209		KEY LARGO	FL	33037-7209
AK: 1646415	Parcel ID: 00527190-000000	Physical Location	13 COCONUT DR	KEY LARGO
Legal Description: BK 17 LTS 2 AND 13 AMD PLAT OF PB3-62 KEY LARGO PA RK KEY LARGO OR538-697/98 OR1350-791 OR171				
Owners Name: CARVAJAL GUIDO				
Address: 1085 DOVE AVE		MIAMI SPRINGS	FL	33166
AK: 1643629	Parcel ID: 00524370-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 7 LT 4 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR68-29 OR742-114Q OR845-2288Q/C OR926-1				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1646431	Parcel ID: 00527210-000000	Physical Location	58 BUTTONWOOD	KEY LARGO
Legal Description: BK 18 LT 1 AMD PLAT OF KEY LARGO PARK PB3-62 KEY L ARGO OR268-250/51 OR661-813D/C OR675-627D/C				
Owners Name: CRISTOBAL KATRINA				
Address: 10605 SW 87TH AVE		MIAMI	FL	33176-3702
AK: 1624942	Parcel ID: 00507110-000000	Physical Location	100695 OVERSEAS	KEY LARGO
Legal Description: BK LTS 1-3 BURLINGTON SCHOOL SUBD KEY LARGO PB4-6 7 OR591-296				
Owners Name: KEY LARGO CHURCH OF CHRIST INC				
Address: 100695 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 8801386	Parcel ID: 00525900-000100	Physical Location	61 SILVER SPRINGS	KEY LARGO
Legal Description: BK 12 LTS 7-8 AMD PLAT OF KEY LARGO PARK PB3-62 KE Y LARGO OR633-897 OR1051-147 OR2680-1400				
Owners Name: HOPMAN MICHAEL L AND LEISA B				
Address: 50 N BOUNTY LN		KEY LARGO	FL	33037-2304
AK: 8792476	Parcel ID: 00087100-000600	Physical Location	VACANT LAND	KEY LARGO
Legal Description: 27 61 39 ISLAND OF KEY LARGO PT GOVT LOT 2 PT NW 1 /4 (LOT 21 & PT LOT 20 / PB1-68) & PT ROW BETW				
Owners Name: BD OF TRS OF THE IIF OF THE ST OF FL %DEP DIV OF ST LANDS				
Address: 3900 COMMONWEALTH BLVD MAIL STA 115		TALLAHASSEE	FL	32399-3000
AK: 1642983	Parcel ID: 00523730-000000	Physical Location	11 HIBISCUS DR	KEY LARGO
Legal Description: BK 3 LT 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR476-913 OR660-107 OR728-744 OR738-642 (
Owners Name: BOWES VIRGINIA B				
Address: 26 BUNTING DR		KEY LARGO	FL	33037-3003
AK: 1643505	Parcel ID: 00524250-000000	Physical Location	74 ROCK HARBOR	KEY LARGO
Legal Description: BK 6 LT 6 AMD PLAT OF KEY LARGO PARK KEY LARGO OR5 52-586 OR552-584 OR753-889 OR1260-988/89C OR11				
Owners Name: TIPTON DIANE L L/E				
Address: 423 THUMPER THOROUGHFARE		KEY LARGO	FL	33037-3906
AK: 1648744	Parcel ID: 00529510-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 30 LT 12 AMD PLAT OF KEY LARGO PARK KEY LARGO O R550-971 OR1083-1505 OR1420-822 OR1999-1166/67				
Owners Name: INVESTORS REAL ESTATE NETWORK INC				
Address: 9590 NW 17 ST		PLANTATION	FL	33322
AK: 1096067	Parcel ID: 00087510-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOT 17 LYING E'LY OF R/W OR19-347 OR876-398DC OR863-71/72 OR8				
Owners Name: BD OF TRS OF THE INTERNAL IMP TR FUND OF THE ST OF FL - % DEP OF ENVIRO PRO - DIV OF				
Address: 3900 COMMONWEALTH BLVD - MAIL STA 115		TALLAHASSEE	FL	32399-3000

AK: 1648752	Parcel ID: 00529520-000000	Physical Location	25 LAKE SHORE DR	KEY LARGO
Legal Description: BK 30 LT 13 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR66-182 OR967-2222 OR1030-1822 OR12				
Owners Name: WILSON JENNIFER L				
Address: 106 CHAUTAUGUA RD		ARNOLD	MD 21012	
AK: 9090910	Parcel ID: 00524250-000100	Physical Location	74 ROCK HARBOR	KEY LARGO
Legal Description: BLK 6 LT 7 AMD PLAT OF KEY LARGO PARK KEY LARGO OR552-286 OR552-584 OR753-889 OR1260-988/89C				
Owners Name: TIPTON DIANE L L/E				
Address: 423 THUMPER THOROUGHFARE		KEY LARGO	FL 33037-3906	
AK: 1624896	Parcel ID: 00507050-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK LT 9 BURLINGTON HEIGHTS KEY LARGO PB2-148 OR15- 237-238 OR963-2101 OR1097-884 OR1097-885 OR11				
Owners Name: TIITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL 32399-3000	
AK: 1624845	Parcel ID: 00507000-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK LT 4 BURLINGTON HEIGHTS PB2-148 KEY LARGO OR15- 237-238 OR963-2101 OR1097-884 OR1097-885 OR22				
Owners Name: TIITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL 32399-3000	
AK: 1624861	Parcel ID: 00507020-000000	Physical Location	100693 OVERSEAS	KEY LARGO
Legal Description: BURLINGTON HEIGHTS PB2-148 KEY LARGO LOT 6 & D OF KEY LARGO PT LOT 18 OR19-348 OR33-332/				
Owners Name: FOR UR TR CONT 1-10-95 FL KEYS MARINE TR C/O ELLIS JOHN P SR TRUSTEE				
Address: 26 S BLACKWATER LN		KEY LARGO	FL 33037	
AK: 1096091	Parcel ID: 00087540-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOT 18 OR29-425-4 26				
Owners Name: MONROE COUNTY - ROAD				
Address: 500 WHITEHEAD ST		KEY WEST	FL 33040-6581	
AK: 1624853	Parcel ID: 00507010-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK LT 5 BURLINGTON HEIGHTS KEY LARGO PB2-148 OR15- 237-238 OR963-2101 OR1097-884 OR1097-885 OR11				
Owners Name: TIITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL 32399-3000	
AK: 1624888	Parcel ID: 00507040-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK LT 8 BURLINGTON HEIGHTS KEY LARGO PB2-148 OR15- 237-238 OR963-2101 OR1097-884 OR1097-885 OR11				
Owners Name: TIITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL 32399-3000	
AK: 1624870	Parcel ID: 00507030-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK LT 7 BURLINGTON HEIGHTS KEY LARGO PB2-148 OR15- 237-238 OR963-2101 OR1097-884 OR1097-885 OR11				
Owners Name: TIITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL 32399-3000	
AK: 8681771	Parcel ID: 00087100-000200	Physical Location	VACANT LAND	KEY LARGO
Legal Description: 28-61-39 ISLAND OF KEY LARGO PART OF LOTS 22 & 23 & ALL OF LT 31 LYING SE'LY OF H/W (16.55AC)				
Owners Name: KEY LARGO WASTEWATER TREATMENT DISTRICT				
Address: P O BOX 491		KEY LARGO	FL 33037	

Florida Department of Agriculture and Consumer Services
Division of Food Safety



ADAM H. PUTNAM
COMMISSIONER

FOOD SAFETY INSPECTION REPORT

Chapter 500, Florida Statutes
(850) 245-5520

Print Date: October 17, 2014



Visit # 9999-7182-1073-97
Bureau of Food and Meat Inspection
Attention: Records Section
3125 Conner Boulevard, C-26
Tallahassee, FL 32399-1650

Food Entity Number:
Food Entity Name: DOLPHIN GOLFIN
Date of Visit: October 17, 2014

COMMENTS

The Minimum Construction Standards checklist has been used in accordance with 500.12(2)(a) Florida Statutes by the food inspector to determine compliance before obtaining a food permit.

Payments can be made online at <http://www.freshfromflorida.com/business.html> by clicking "Online Payments" or can be mailed to Florida Department of Agriculture and Consumer Services, P.O. Box 6720, Tallahassee FL 32314-6720. Checks and money orders are to be payable to Florida Department of Agriculture and Consumer Services. All payments must include the Food Entity number and reason of payment type in the memo section of the check or money order.

ACKNOWLEDGMENT

I acknowledge receipt of a copy of this document, and I further acknowledge that I have verified the location and mailing addresses on the first page of this document are correct, or I have written the correct information on the first page of this document.

(Signature of FDACS Representative)

RAYMOND COLLADA, SENIOR SANITATION AND SAFETY SPECIALIST

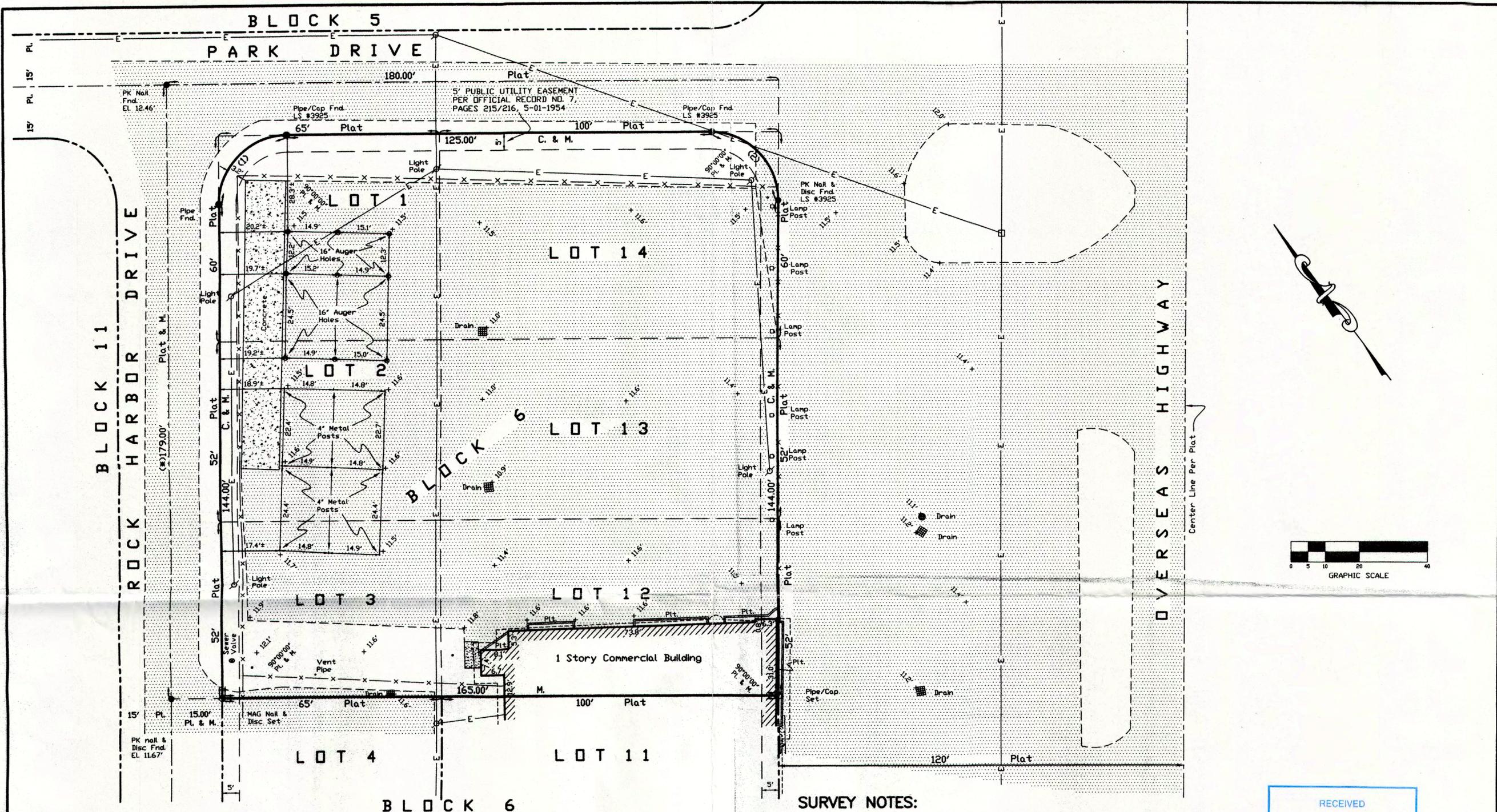
(Signature of Representative)

PETER AMENDOLA, OWNER

Print Name and Title







DESCRIPTION:
 Lots 1, 2, 3, 12, 13 and 14, Block 6, AMENDED PLAT OF KEY LARGO PARK, according to the Plat thereof as recorded in Plat Book 3, at Page 62 of the Public Records of Monroe County, Florida.

Curve number 1 & 2
 Radius= 20.00'
 Delta= 90°00'00"
 Arc= 31.42'
 Tangent= 20.00'
 Chord= 28.28'

ABBREVIATIONS/LEGEND	
P.L.S. - Professional Land Surveyor	L.S. - Land Surveyor
P.S.M. - Professional Surveyor & Mapper	L.B. - Licensed Business
Fnd. - Found	R. - Report
Fin.Fr. - finished floor	C. - Calculated
EL - Elevation	D. - Dead
CB - concrete block	M. - Measured
Balc. - Balcony	Fr. - Wood frame
Fnc. - fence	conc. - Concrete
Res. - residence	cor. - corner
PK - PARKER KALON FASTENER	FP - fence post
MAG - Magnesia Nail	A/C - air conditioner
N.I.S. - not in service	Cond. - Conduit
LPGT - liquid petroleum gas tank	F.S. - frame shed
U.G.E. - Underground Electric	M.S. - metal shed
U.G.T. - Underground telephone	P.S. - plastic shed
WL - Buried waterline	C.B.S. - conc. block shed
Rad./N.R. - Radial/Non-Radial	add. - addition
N.S.E.W. - North, South, East, West	PK - plank
P.O.B. - Point of Commencement	R.O.W. - right of way
P.O.B. - Point of Beginning	W.F.T. - wood fish table
P.C.P. - Permanent Control Point	C.F.T. - conc. fish table
P.C.C. - Point of Compound Curve	T.R. - telephone riser
P.R.C. - Point of Reverse Curvature	L.P. - light/lamp pole
P.C./P.T. - Point of Curvature/Tangency	G.A. - guy anchor
P.R.M. - Permanent Reference Monument	
NGVD - National Geodetic Vertical Datum	
NAD - North American Vertical Datum	
A.M.H.W.L. - Ancient Mean High Water Line	
	<ul style="list-style-type: none"> ○ - Nail / PK Nail Found ○ - Nail/PK Nail LB #9956 set ○ - Pipe Found ○ - Pipe/Cap LB #9956 set ○ - Rebar Found ○ - Wood Utility Pole ○ - Overhead electric lines ○ - Overhead telephone lines ○ - Overhead cable television ○ - Chainlink fence ○ - Wood fence ○ - Plastic fence ○ - Metal fence ○ - Water Meter ○ - Water valve ○ - Rock ○ - Concrete Sewer Base

- SURVEY NOTES:**
- The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
 - Elevations are shown thus: X 11.4' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of V-275, EL. 10.840'.
 - No underground utilities or structures were located by this survey.
 - No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
 - The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
 - This parcel lies in N.F.I.P Flood Zone "X", base flood elevation NA., as shown on map panel #12087C0931, revised on 2-18-05.
 - The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.

DAVID MASSEY LAND SURVEYING, INC.		Florida Certificate of Authorization No. LB 6956
88888 OVERSEAS HWY. / P.O. BOX 619, TAVERNIER, FL. 33070		
PHONE: (305)853-0066 / FAX: (305)853-0233	I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief. This survey meets the requirements of Ch. 5-17 of the Florida Administrative Code, (Minimum Technical Standards for Florida Surveyors and Mappers) pursuant to Ch. 472.027 F.S.	
Sketch of Survey for: Green		
Section 28, Township 61 South, Range 39 East	Scale: 1" = 20'	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Key Largo, Monroe County, Florida	Drawn By: D.S.M.	
Date of Field Survey: 5-04-10	Fieldbook: L-135	David S. Massey, P.S.M. # 5125

RECEIVED
 NOV 17 2014
 2014-167
 MONROE CO. PLANNING DEPT