

AGENDA

PLANNING COMMISSION
MONROE COUNTY
November 2, 2011
10:00 A.M.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

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

STAFF:

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

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

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SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

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SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

-

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APPROVAL OF MINUTES

MEETING

New Item:

1. EAR Report

[11-2-11 PC Presentation.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



Evaluation and Appraisal Report Overview

Planning Commission

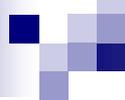
November 2, 2011



Michael L. Davis, Vice President and *Principal-in-Charge*

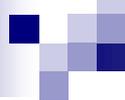


- Mr. Davis' experience encompasses all phases of Environmental Sciences: Land and Watershed Planning, Transportation Planning, Permitting and NEPA reviews;
- Mr. Davis directs the following K&S divisions:
 - *PD&E Services;*
 - *Environmental Sciences;*
 - *Transportation Planning;*
 - *Land Use Planning;*
 - *Landscape Architecture; and*
 - *Public Involvement.*
- Deputy Assistant Secretary of the Army
- Director of Natural Resources, White House CEQ
- Director of Everglades Restoration
- Extensive NEPA and study experience (e.g. CERP, PSL EIS, SMDWSP)



Why Are We Here Today?

- Provide an update of the Comprehensive Plan Update Process.
- Present Part 1 of 2 parts of the Evaluation and Appraisal Report (EAR):
 - Background data
 - Public Involvement Process
 - Community-Wide Assessment
 - Major Issues (Part 1)
 - Special Topics (Part 1)



Why Are We Here Today?

- Obtain feedback from the Planning Commission
- Next Steps

A Brief Recap: What is an Evaluation and Appraisal Report (EAR)?

- Section 163.3191, F.S. requires that each local comprehensive plan be evaluated every 7 years.
- The EAR is a review of the progress that has been made in achieving the County's goals through implementation of the Comprehensive Plan.
- Review implementing actions –
“What implementation actions were taken?”
- Assess achievement of objectives –
“What is the plan trying to achieve?”
- Assess successes and shortcomings –
“What worked or did not work?”

A Brief Recap: What is an Evaluation and Appraisal Report (EAR)? *(cont'd)*

- Key step in the EAR process is to identify major issues.
- EAR results inform the Comprehensive Plan revision process – “*What changes are needed?*”
 - React to changing conditions;
 - Incorporate changes in local vision;
 - React to new data;
 - React to changes in State growth management policy; and
 - Change what is not working.

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



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

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

Process to Date

Phase 2 - Evaluation and Appraisal Report

- Kick off meeting with County staff;
- Directors Work Sessions;
- Public Workshops;
 - Comprehensive Plan Assessment
 - Major Issues Exploration
 - Major Issues Confirmation
- Individual meetings with BOCC members;
- Interview with Planning Commission;
- Scoping Meeting.

Process to Date *(cont'd)*

- Preliminary Draft Compilation Report;
- Community Confirmation meeting;
- Final Draft Compilation Report (EAR Letter of Understanding - LOU);
 - BOCC adoption and transmittal to DCA;
 - DCA Approval of LOU;
- Identification of “Big Picture” items;

Process to Date (*cont'd*)

- Element by Element Review/Chapter 3 of EAR);
 - PC: 5/25/11
 - BOCC: 6/20/11
- Interim EAR for Staff Review;
- Staff review and feedback; and
- Draft EAR for PC and BOCC Review.

Review Structure

■ Two Presentations

(Part 1: 11/2/11 and Part 2: Early 2012)

Part 1:

Introduction

Chapter 1: Public Involvement Process

Chapter 2: Community-Wide Assessment

Chapter 3: Assessment of Comprehensive
Plan Elements

- Updated recommendations
- “Date Certain” policy review

Review Structure *(cont'd)*

Part 1: *(cont'd)*

Chapter 4: Major Issues Identified (9 identified)

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

Part 1 - Discussing these today
All others will be discussed in Part 2

Review Structure *(cont'd)*



Land Use/Mobility



Natural Resource Protection
(wetlands discussed in Part 2)



Climate Change/Hazard Mitigation



Public Facilities Funding

Review Structure *(cont'd)*

Part 1: *(cont'd)*

Chapter 4: Major Issue Analysis Framework

I. **ISSUE STATEMENT (with topic)**

- a. Background
- b. Issue Analysis
- c. Policy Framework
- d. Strategies



Review Structure *(cont'd)*

Part 1: *(cont'd)*

Chapter 5: Special Topics (5 topics)

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

*Part 1 - Discussing these today
CHHA topic will be discussed in Part 2*

Review Structure *(cont'd)*

Part 2 Presentation – Early 2012

Chapter 4: Major Issues Identified

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

Discussing these in Part 2

Review Structure *(cont'd)*

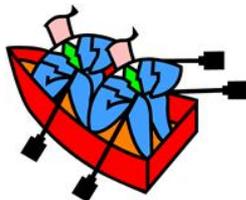
Part 2 Presentation – Early 2012 *(cont'd)*



Affordable Housing



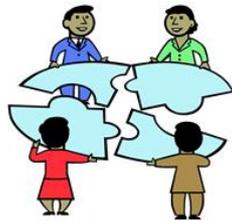
**Public Involvement/
Information**



**Intergovernmental/
Interdepartmental Coordination**

Review Structure *(cont'd)*

Part 2 Presentation – Early 2012 *(cont'd)*



County-Wide Visioning & Planning



Economic Sustainability



Natural Resource Protection (Wetland Protection)

Review Structure *(cont'd)*

Part 2 Presentation – Early 2012 *(cont'd)*

Chapter 5: Special Topics (5 topics)

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

Discussing CHHA topic in Part 2

Review Structure *(cont'd)*

Part 2 Presentation – Early 2012 *(cont'd)*

Chapter 6: Assessment Of Changes To Florida Statutes, Administrative Rules, State And Regional Plans [163.3191(2)(f)]

- Consistency with Florida Statutes;
- Changes in GM Act since 2007; and
- Identifies needed amendments.



Part 1 Presentation

Monroe County Evaluation and Appraisal Report

Introduction

- Purpose of the EAR;
- County Profile
- Overview of the EAR
 - Preparing the EAR
 - Contents of the EAR
 - Schedule for Adoption of EAR-based Amendments

Introduction (*cont'd*)

- Overview of the EAR (*cont'd*)
 - Public Involvement Process
 - Community-Wide Assessment
 - Plan Element Assessment

Chapter 1: Public Involvement Process

- Website: www.keyscompplan.com
- Project Hotline: (800) 488-1255
- Meetings:
 - Planning Commission
 - BOCC
 - Public Workshops
 - Interagency Scoping
- Email

Debbie Love, AICP, *Project Manager*



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

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

Chapter 2: Community-Wide Assessment

- **Population Trends and Projections**
 - **Shift to non-homesteaded units since 1998**
 - **70% of new growth**
 - **57% of ALL existing units**
 - **↑ 12%**

Chapter 2: Community-Wide Assessment

■ Population Trends and Projections *(cont'd)*

- **Estimated functional (permanent and seasonal) population for unincorporated:**

2010: 70,080 2020: 72,494

2015: 71,763 2025: 73,225

2030: 73,956

Chapter 2: Community-Wide Assessment

■ Land Use Inventory

□ Existing Land Use Area

- Conservation: 48,250 acres (66%)
- Residential: 5,052 acres (6.9%)
- Lower Keys Largest Area: 46,888.4 acres

□ Future Land Use Map Area

- Conservation: 31,697.1 acres (43.4%)
- Residential Conservation: 18,536.7 acres (25.4%)
- MU/Commercial Fishing: 227.7 acres (0.3%)

Chapter 2: Community-Wide Assessment

■ Vacant Land Inventory

□ **Tier I: 7,631 Acres (4,089 parcels);**

■ Lower Keys: 88.9%

■ Middle Keys: 38.2%

■ Upper Keys: 46.3%

□ **Tier II: 76.61 Acres (413 parcels);**

□ **Tier III: 641.8 Acres (2,572 parcels).**

Chapter 3: Assessment of Comprehensive Plan Elements

(a.k.a. Element by Element Review)

- **Previously reviewed general assessment;**
- **Review additional assessment recommendations;**
- **Review matrix of “date certain” GOPs;**
- **Majority have been implemented thru LDC;**
- **Appropriate time for “clean up”; and**
- **Question for PC: Delete, revise, or keep as currently written?**

Chapter 3: Assessment of Comprehensive Plan Elements

DRAFT 8-19-11 Date Certain Policies				
Element	Policy#	Language	Status	Recommendation
	Policy 101.1.2	By January 4, 1997, Monroe County shall adopt Land Development Regulations which provide a Concurrency Management System (See Capital Improvements Policy 1401.4.5). The Concurrency Management System shall ensure that no permits will be issued for new development unless adequate public facilities needed to support the development at the adopted LOS standards are available concurrent with the impacts of development.	Completed; See MCLDC Sec. 114-2	Revise to "maintain"
	Objective 101.2	Monroe County shall reduce hurricane evacuation clearance times to 24 hours by the year 2010.	Ongoing. County recently updated Miller Model; County/DCA coordination ongoing re: model assumptions	Revise to reflect language in 2010 Work Program: Rule 28-20
	Policy 101.2.5	Monroe County recognizes the discrepancy of units between the County's proposed allocation to the Cities and the Cities' vested development assumptions. By January 4, 1997, the County shall initiate an interlocal agreement with the Cities to resolve the discrepancy within three (3) years.	Completed	Delete
				Consider filing monitoring

Chapter 4: Major Issues Assessment

9 Major Issues Identified

(reviewing 4 of them today in Part 1)



Land Use/Mobility



**Natural Resource
Protection**



Climate Change/Hazard Mitigation



Public Facilities Funding

Chapter 4: Major Issues Assessment



Land Use and Mobility

(5 Issue Statements)

REMINDER

- I. **ISSUE STATEMENT (with topic)**
 - a. Background
 - b. Issue Analysis
 - c. Policy Framework
 - d. Strategies

Chapter 4: Major Issues Assessment



Statement #1:

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

- **Community Center Overlay Districts**
- **Locations for Fire Hydrants**
- **Compliance with Sec. 380.0552(7)(j), F.S.**

Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

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

■ Community Center Overlay District



- Locations identified in LCPs (*to be discussed in detail in Part 2 Presentation*);
- Consider adding policies to Obj. 101.4 related to additional overlay districts, compliance with specific guidelines of the LCPs, and non-conforming issues; and
- LDC revisions.

Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

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

■ Locations for Fire Stations

- Fire Stations Location Master Plan; and
- Consider Public Safety Element.



- Fire Safety
- Hurricane Evacuation

Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

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

■ Compliance with Section 380.0552(7)(j), F.S.



- Create a policy to provide administrative relief criteria for Tier III-A parcels served by central wastewater systems.

Chapter 4: Major Issues Assessment



Statement #2

Meet or Exceed State-mandated Hurricane Evacuation Requirements

- **Rule 28-20.140 F.A.C.** (*requires Work Program task to maintain and evaluate hurricane evacuation clearance times*);
- **Section 380.0552(9)(a)(2) F.S. (24 hrs)**



- Revise Policy 101.2.13 to reflect Rule 28-20.140 F.A.C.**

Chapter 4: Major Issues Assessment



Statement #3

Support Historic Preservation

- National Historic Register;
- Florida Master Site;
- Tavernier Historic District; and
- Archeological Sites.



- Consider evaluating Historic District GOPs for consistency;
- County should review historic resources data and develop future policies to protect other historic sites and structures in the County; and
- Continue to rely on and augment external groups historic preservation work.

Chapter 4: Major Issues Assessment



Statement #4

Assure Continued Public Waterfront Access; Protect and Expand Water Dependent/Water Related Uses

- This issue will also be discussed in detail in Part 2, Major Issue “Economic Sustainability;

Chapter 4: Major Issues Assessment



Statement #4 (cont'd)

Assure Continued Public Waterfront Access; Protect and Expand Water Dependent/Water Related Uses

- **Compliance with Sec. 163.3177(6)(a)(3.c.), and 163.3178(2)(g), F.S. (Preservation of recreational and commercial working waterfronts).**
 - Evaluate and revise existing policies and LDC guidance;
 - Land acquisition: Priority given to lands that enhance public access to the shoreline and water-dependent uses; and
 - Review Policy 213.1.1: Public Access Plan?



Chapter 4: Major Issues Assessment



Statement #5

Increase Availability and Use of Alternative Modes of Transportation

- **Monroe County:**

- Paratransit Services (MCT); and
- Transportation Disadvantaged Service.

Chapter 4: Major Issues Assessment



Statement #5 (cont'd)

Increase Availability and Use of Alternative Modes of Transportation

■ Miami-Dade Transit:

- Dade-Monroe Express (Fla. City to Marathon)
- Card Sound (JGT – Fla. City to Ocean Reef)

■ City of Key West (KWDOT):

- Key West Shuttle Bus System (KW to Stock Island)
- Lower Keys Shuttle Service (KW to Marathon)

- Signage & advertisement of Marathon “Transfer Station”;
- Schedule adjustments = more efficient transfers;
- Bus Shelters; and
- Master Transportation Strategy.



Chapter 4: Major Issues Assessment



Natural Resource Protection

(2 Issue Statements)

Chapter 4: Major Issues Assessment



Statement #1

Preserve and protect natural resources including water, habitat and species

10 Categories:

1. **Potable Water Supply and Conservation**
2. **Habitat and Species Protection**
3. **Wetlands *(to be discussed in Part 2)***
4. **Land Acquisition**
5. **HCP – Big Pine/NNK**
6. **Water Quality**
7. **Numeric Nutrient Criteria Rule**
8. **Solid Waste**
9. **Marine and Terrestrial Litter**
10. **Invasive Animals**

Chapter 4: Major Issues Assessment



Statement #1 (*cont'd*)

Preserve and protect natural resources including water, habitat and species

Category 1:

■ **Potable Water Supply and Conservation:**

- **Encourage water conservation methods (e.g. conservation-based water supply rates; bioswales; on-site collection systems); and**
- **Revise code regarding water efficiency irrigation and construction standards.**



Chapter 4: Major Issues Assessment



Statement #1 (*cont'd*)

Preserve and protect natural resources including water, habitat and species

Category 2:

■ **Habitat and Species Protection:**

- **Inventory of abandoned mining sites, develop clean up or reuse plans (note connection);**
- **Continue improvements in sewage treatment practices;**
- **Evaluate benefits and impacts of aerators and alternative aerator technology in artificial canals;**
- **Revise policies and LDC to require retainage of natural drainage patterns, where possible;**
- **Prepare beach management plans;**
- **Continue partnering with Invasive Exotics Task Force;**



Chapter 4: Major Issues Assessment



Statement #1 (*cont'd*)

Preserve and protect natural resources including water, habitat and species

Category 2 (*cont'd*):

■ **Habitat and Species Protection (*cont'd*):**

- **Support species recovery plans and actions;**
- **Educational materials and guidelines regarding development impacts within critical habitat;**
- **Develop animal control plan;**
- **Review CBRS limitations; and**
- **Investigate impacts of commercial and recreational fishing gear and methods on habitats.**



Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

Preserve and protect natural resources including water, habitat and species

Category 4:

■ Land Acquisition



- **Note:** Although the existing strategies and regulations appear to be adequate at this time, the County may wish to review land acquisition priorities in light of sea level rise.

Chapter 4: Major Issues Assessment



Statement #1 (*cont'd*)

Preserve and protect natural resources including water, habitat and species

Category 5:

■ HCP – Big Pine/No Name Key

- Existing strategies and regulations appear to be adequate at this time. No amendments are recommended.

Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

Preserve and protect natural resources including water, habitat and species

Category 6:

■ Water Quality



- Complete an inventory and evaluation of existing public (County, municipality and FDOT-owned) drainage facilities and identify flooding issues; and
- Continue to monitor the pending EPA Water Quality Standards (40 C.F.R., Part 131).

Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

Preserve and protect natural resources including water, habitat and species

Category 7:

■ Numeric Nutrient Criteria Rule



- Monitor the implementation of the Rule;
- Press for adoption of the FKRADs as local criteria;
- Adopt policies and LDCs, as appropriate; and
- Review the WWMP and SWMP for compliance.

Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

Preserve and protect natural resources including water, habitat and species

Category 8:

■ Solid Waste



- Consider a yard organics waste program; and
- Research other means and methods of reduction.

Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

Preserve and protect natural resources including water, habitat and species

Category 9:

■ Marine and Terrestrial Litter

- Consider animal/tamper proof waste receptacles;
- Improve solid waste collection practices;
- Provide education to illustrate impacts of litter upon animal species and habitat;
- Promote community clean-up efforts; and
- Provide code enforcement of local laws.



Chapter 4: Major Issues Assessment



Statement #1 (cont'd)

Preserve and protect natural resources including water, habitat and species

Category 10:

■ Invasive Animals (Burmese pythons, Lionfish, etc.)



- Consider adoption of an invasive exotic wildlife ordinance, which prohibits the sale and handling of listed undesirable exotic species.

Chapter 4: Major Issues Assessment



Statement #2 - *2 Categories*

Complete Wastewater and Drainage Upgrades

Category 1:

■ Stormwater

- Monitor LDC and Stormwater Master Plan – Numeric Criteria Rule and Sea Level Rise;
- Inventory and evaluate drainage structures and facilities, identifying flooding issues;
- Discharge sampling – modify BMPs as needed; and
- Consider standards and hook-up requirements for hot spots.



Chapter 4: Major Issues Assessment



Statement #2 (*cont'd*)

Complete Wastewater and Drainage Upgrades

Category 2:

■ Wastewater



- Follow through with recommendations suggested in the Wastewater Master Plan to overcome fiscal impacts (e.g. pursue State and federal grants with FKAA to supplement project costs; develop standards and hook-up requirements for hot spots in coordination with DOH); and
- Continue to monitor the Numeric Nutrient Criteria Rule.

Erin Deady, AICP, Esq.



- **Attorney and Land Planner;**
- **Corbett and White, P.A.;**
- **Helps local governments form and implement energy conservation, climate change and sustainability goals;**
- **Has secured over \$6 Million in federal and State grant funding and has become a leader in financing sustainability strategies nationally; and**
- **Represents local government clients as they build and develop their climate and sustainability initiatives to meet long-range planning goals to reduce greenhouse gas emissions and conserve resources and energy.**

Chapter 4: Major Issues Assessment



Climate Change and Hazard Mitigation

Chapter 4: Major Issues Assessment



Statement

The County should support and promote “green” initiatives; address climate change; and develop and implement hazard mitigation/adaptation best practices.

- **County is a signatory to the Southeast Regional Climate Compact;**
- **County has adopted a GHG target for County operations;**
- **Adopted green commercial standards for County buildings; and**
- **“Employee Green Team”.**

Chapter 4: Major Issues Assessment



Statement (*cont'd*)

The County should support and promote “green” initiatives; address climate change; and develop and implement hazard mitigation/adaptation best practices.

- Consider development’s impact on water conservation and energy;**
- Develop base-line data;**
- County-wide GHG emission data;**
- Develop an Asset Management Plan;**
- Identify social impacts;**
- Develop protection, accommodation and retreat strategies as it relates to sea-level rise;**
- Guiding Principles for Climate Change Adaptation;**
- Monitoring change and updating;**



Chapter 4: Major Issues Assessment



Statement (*cont'd*)

The County should support and promote “green” initiatives; address climate change; and develop and implement hazard mitigation/adaptation best practices.

- Consider reviewing clearing limits (Policy 101.4.22)**
- Increase greenspace: consider adding native trees/vegetation to scarified or developed areas;**
- Use native plants and trees instead of sod;**
- Green infrastructure;**
- Community gardens/urban farming;**
- Encourage water conservation (e.g. points for solar);**
- Recurring fund for land management; and**
- Energy and Climate Element.**



Chapter 4: Major Issues Assessment



Public Facilities Funding

Chapter 4: Major Issues Assessment



Statement

Assure adequate capital funding to complete necessary improvements or purchase lands for conservation or affordable housing programs.



- Consider conducting an impact fee study; and**
- Explore new funding sources (e.g. road toll or expanded business – increased tax base).**

Chapter 5: Special Topics

- **School Concurrency**

- No longer statutorily required.**

- **Water Supply Planning.**

In 2009, County adopted the 10-year Water Supply Plan (WSP) consistent with the Lower East Coast Basin Water Supply Plan



- Update 10-Year WSP, as required by statute.**

- **Coastal High Hazard Area**
(to be discussed in Part 2)

Chapter 5: Special Topics

- **Compatibility with Military Installations**
 - **Section to be revised based upon on-going discussions between the County and the U.S. Navy.**
- **Transportation Concurrency**
 - **Concurrency Exemption Areas**
 - **No Exemption Areas or Transportation District**
 - **Common Methodology**
 - **U.S. 1 Level of Service Task Force**

No recommendations suggested at this time.

Phase 2 - Next Steps

- **November 16, 2011: BOCC Presentation by K&S of Part 1 of the EAR;**
- **Early 2012: PC Presentation by K&S of Part 2 of the EAR;**
- **Early 2012: BOCC Presentation by K&S of Part 2 of the EAR;**
- **Incorporate PC and BOCC comments and finalize the EAR;**
- **Early 2012: K&S submits final EAR for BOCC Adoption;**
- **TBD: BOCC Adoption**

How can you get involved?...

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

Comments or Questions?

Thank You!

