BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: July 19, 2006 Division: Growth Management

Bulk Item: Yes____ No X Department: Planning

Staff Contact Person: Ty Symroski

AGENDA ITEM WORDING:
A public hearing to transmit The Stock Island/Key Haven Livable CommuniKeys Plan (LCP), Volume I to the Florida Department of Community Affairs for review.
[1st of two public hearings]

ITEM BACKGROUND:
The Stock Island/Key Haven Livable Communikeys Plan (LCP) is the culmination of a two year-long planning process during which numerous opportunities for community review, input and feedback were provided. A survey was sent to all residents of Stock Island/Key Haven based on property records of the property appraisers' office. In addition to a survey, newsletters were mailed to all residents, property owners and interested parties informing them of the LCP process.

The Planning Commission will hold a public hearing in Marathon on July 12, 2006 to review and make a recommendation to the BOCC regarding the Plan.

PREVIOUS RELEVANT COMMISSION ACTION:
N/A

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Approval.

TOTAL COST: N/A **BUDGETED:** Yes ___ No N/A

COST TO COUNTY: N/A **SOURCE OF FUNDS:** N/A

REVENUE PRODUCING: Yes N/A No ___ **AMOUNT PER MONTH** N/A **Year** ___

APPROVED BY: County Attorney X OMB/Purchasing ___ Risk Management ___

DIVISION DIRECTOR APPROVAL: TS July 6, 2006
Ty Symroski

DOCUMENTATION: Included X Not Required___

DISPOSITION:_____ **AGENDA ITEM #**_____

STOCK ISLAND/KEY HAVEN

LIVABLE COMMUNIKEYS MASTER PLAN VOLUME I

Prepared by:
Monroe County Planning and Environmental Resources Department
July 2006

Introduction

The Livable CommuniKeys Program (LCP) is a community-driven planning effort to address the very specific needs of unique island communities within the Florida Keys. The overall goal is to determine the appropriate amount, type and location of additional development within the LCP planning area. The LCP process includes community participation through a variety of methods. This process generates a community vision and alternative development scenarios. The scenarios are evaluated for feasibility within the current regulatory and physical framework and for how well they fit the community vision. A preferred alternative is identified and a master plan for future development is written around the preferred alternative. A Master Plan contains the specific development layout for the LCP planning area as well as action items that must be implemented to achieve the development and community vision. The Master Plan is a working document that is continually scrutinized and updated by the community.

Relationship to 2010 Comprehensive Plan

The Monroe County 2010 Comprehensive Plan was adopted in 1993 and became effective in its entirety in 1997. It contains the guiding goals, objectives and policies for implementation of growth management actions over the 20-year period covering 1990 through 2010. Some of the actions apply equally throughout Monroe County such as the need for adequate solid waste disposal facilities or the allocation of building permits limited by hurricane evacuation clearance times. Other actions, while applying county-wide, vary in their importance by locale. Actions such as the need for preservation of historic resources or the planning of recreational facilities take on different meaning in different local communities up and down the Keys. There are also local needs that are not addressed in the comprehensive plan at all such as community goals towards beautification.

The Master Plan does not replace the Comprehensive Plan but focuses on the very specific needs of the local community. It is also a proactive planning tool rather than a strict regulatory document in that it identifies actions needed to meet the community's needs and goals. The Master Plan is adopted by the Board of County Commissioners (BOCC) and is attached as an addendum to the Comprehensive Plan. Some existing Comprehensive Plan policies will not be affected at all by the Master Plan. Other existing policies may be modified for consistency or entirely replaced by the Master Plan. The Livable CommuniKeys Program and Master Plan development are outlined in the comprehensive plan in Policy 101.20.1 which states:

> *"Monroe County shall develop a series of Community Master Plans. Master Plans will be developed in accordance with the following principles:*

1. Each Community Master Plan will contain a framework for future development and redevelopment including the designation of growth boundaries and future acquisition areas for public spaces and environmental conservation;

2. Each Community Master Plan will include an Implementation Strategy composed of action items, an implementation schedule, and a monitoring mechanism to provide accountability to communities;

3. Each Community Master Plan will be consistent with existing Federal and State requirements and overall goals of the 2010 Comprehensive Plan to ensure legal

requirements are met. While consistency with the goals of the 2010 Comprehensive Plan is paramount, the 2010 Plan will be updated and amended where appropriate;

4. Each Community Master Plan will be closely coordinated with other community plans and other jurisdictions to ensure development or redevelopment activities will not adversely impact those areas;

5. Each Community Master Plan will include appropriate mechanisms allowing citizens continued oversight and involvement in the implementation of their plans. Through the Community Master Plans, programs for ongoing public involvement, outreach, and education will be developed;

6. Each Community Master Plan will include a Capital Improvements program to provide certainty that the provision of public facilities will be concurrent with future development;

7. Each Community Master Plan will contain an environmental protection element to maintain existing high levels of environmental protection as required in the 2010 Comprehensive Plan;

8. Each Community Master Plan will include a community character element that will address the protection and enhancement of existing residential areas and the preservation of community character through site and building guidelines. Design guidelines for public spaces, landscaping, streetscaping, buildings, parking lots, and other areas will be developed through collaborative efforts of citizens, the Planning Department, and design professionals reinforcing the character of the local community context;

9. Each Community Master will include an economic development element addressing current and potential diversified economic development strategies including tourism management. The preservation and retention of valued local businesses, existing economies, and the development of economic alternatives will be encouraged through the process;

10. Each Community Master Plan will contain a Transportation Element addressing transportation needs and possibilities including circulation, safe and convenient access to goods and services, and transportation alternatives that will be consistent with the overall integrity of the transportation system not resulting in negative consequences for other communities; and

11. Each Community Master Plan will be based on knowledge of existing conditions in each community. The Planning Department will compile existing reports, databases, maps, field data, and information from other sources supplemented by community input to document current conditions; and

12. Each Community Master Plan will simplify the planning process providing clarity and certainty for citizens, developers, and local officials by providing a transparent framework for a continuing open dialogue with different participants involved in planning issues."

Relationship to State Legislation

The comprehensive plan was required to be adopted by Monroe County under Florida Statute 163 and must be compliant with the required format and content listed in the Florida Administrative Code (FAC 9J-5). The Master Plan will be adopted as a modification of the existing Comprehensive Plan and the Florida Department of Community Affairs will review the modification for compliance with the applicable statutes and codes. This review will likely be most focused in areas where Master Plan policies replace existing Comprehensive Plan policies.

Master Plan Area for Stock Island and Key Haven

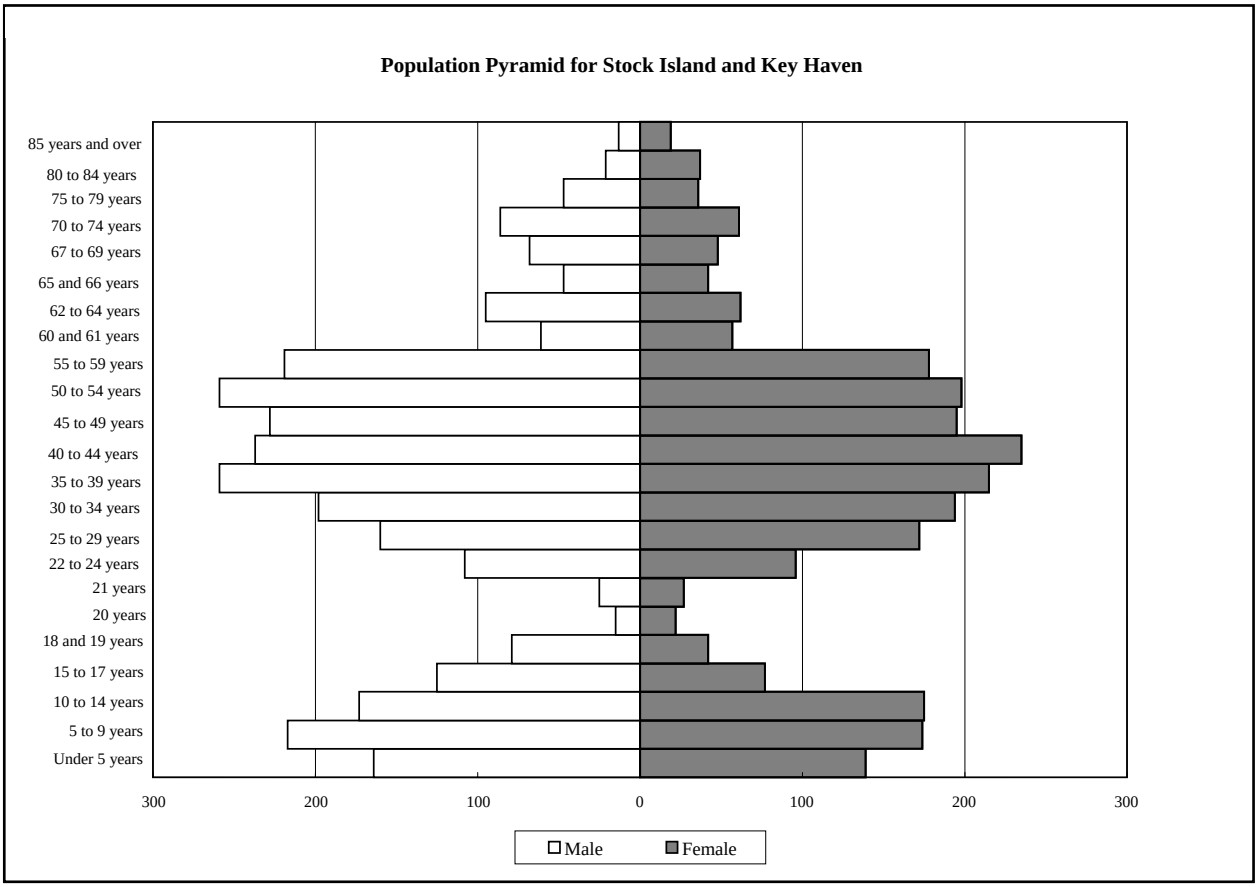
This Master Plan covers the area south of US-1 on Stock Island and all of Key Haven. The area includes all of unincorporated Monroe County from mile marker four (4) to six (6). Where appropriate, information for Stock Island and Key Haven will be separated to acknowledge the differences in community character for the planning area.

Existing Conditions

Demographics

The population and demographics information was extracted from the 2000 US Census. The planning area has a total population of 5,405. The majority of the population is "white" at 1,947. The second highest ranked category is "black" or "African American", with 154 persons. The "other" race category has the third largest population. The Hispanic population may be found within any of the above categories, since Hispanic was not one of the major categories for race.

Males outnumber the females in the planning area. There are approximately 400 more males than females. The following graph represents the distribution of population by age. The population pyramid below is an illustrative tool showing the age of the population by sex.



A "normal" pyramid will be just that, a true pyramid shape with an increase of younger children and young adults and a decrease in the number of older age groups. Due to the higher than average cost of living and the ability of the baby boomer generation to begin retiring, there is a noticeable increase in the middle age population. There is a sharp decrease in population between the ages of 20 and 24. This may be due to the fact that there is not a four year university and limited job opportunities within the planning area. The population pyramid is a useful tool for determining the future needs for educational purposes, healthcare issues, and other community facility needs.

Population and Housing Units

The 2000 Census includes the number of households and the number of families. A household includes all of the people who can occupy a housing unit (a house, an apartment, a mobile home, a group of rooms, or a single room). The count of households always equals the number of occupied housing units. A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. A household can only contain one family for census purposes. For the purposes of the Livable CommuniKeys master plan, household data will be used.

There are 2,087 households, or occupied units with the average household size being 2.59. The occupied units can be broken down into owner occupied and renter occupied. Of the total 2,087 occupied units, 1,208 are owner occupied and 879 are renter occupied.

There are several different types of housing available within the planning area, such as single family homes, mobile homes, apartments, and other multifamily units. According to the census, the majority of the housing is used for permanent, as opposed to seasonal, residents of the area. There are 691 homes that receive a homestead exemption in the Stock Island and Key Haven communities.

According to the 2000 Census, single family homes comprise forty one percent (41%) of the housing types in Stock Island and Key Haven communities, with sixty four percent (64%) of those single family homes located in Key Haven. Key Haven is exclusively developed with single family homes, while mobile homes represent 27% of the housing on Stock Island.

Using 2005 data, the Monroe County Property Appraiser reports that Stock Island has approximately 811 parcels for residential use. Of these 811, 401 are mobile homes. This equates to approximately fifty percent (50%) of the housing on Stock Island are mobile homes. Twenty two percent (22%) of the housing units are single family homes. Escalating Keys property values and consequent gentrification of Stock Island will increase the number of mobile homes being converted to single family homes. Needless to say, the numbers used in the Existing Conditions of this Plan are not fixed and will inevitably need updating as the Plan is updated.

There are several mobile home parks located on Stock Island. A majority of the mobile home parks have been zoned Urban Residential Mobile Home-Limited (URM-L). This district recognizes the existence of parks and subdivisions which consist exclusively, or almost exclusively, of mobile homes, and accommodates the continued existence of such parks and mobile home subdivisions in order to permit property owners to replace or establish mobile homes below base flood elevation as authorized by certified federal regulations.

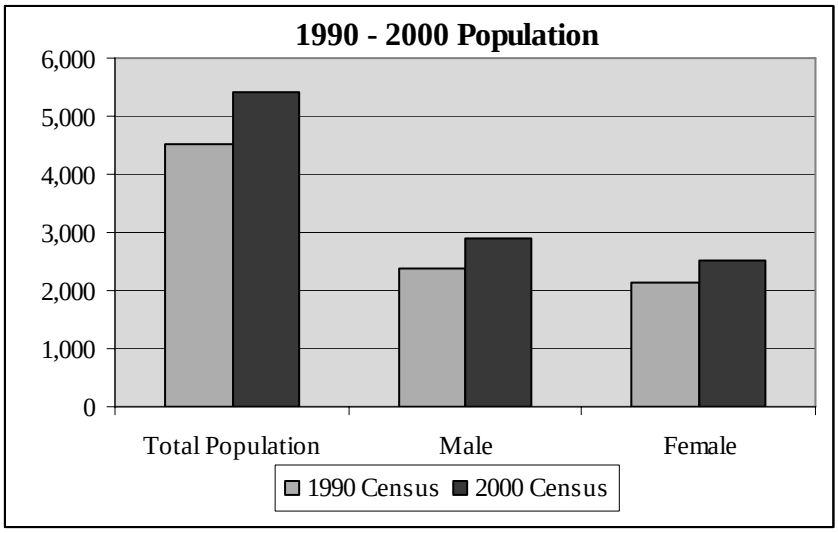
Single family homes and attached dwelling units are not allowed in the URM-L zoning district. The URM-L designation protects these mobile homes from being redeveloped into anything other than upgraded mobile home parks. The mobile home parks zoned URM-L are the following:

1. Sunset Trailer Park
2. Rolf's Trailer Park
3. Wheels at Rest Trailer Park
4. Ocean Spray Trailer Park
5. Styron's Trailer Park

6. Coconut Grove Trailer Park
7. Roys Trailer Park
8. Pines and Palms Trailer Park

1990-2000 Population and Housing Comparison

Trends in population and housing allow agencies to accurately allocate goods and services to those areas that have had positive or negative shifts in population. The following chart shows the changes in population from 1990 to 2000. The changes in population show that there was an overall increase in both males and females, with a higher increase of males over the ten (10) year period. The average household size increased from 2.53 persons to 2.59 persons.



The other notable changes from 1990 to 2000 occurred in the vacancy status of homes. There were 630 vacant units and 1,767 occupied units in 1990. In 2000 there were 2,087 occupied units or 320 more occupied units and 179 vacant units or 451 fewer vacant units. There was a slight increase, a total of 18, in the number of seasonal units.

The median annual income for residents of Stock Island and Key Haven increased from $25,531 to $38, 689 which is a 34% increase.

Land Use

There are many different land use zoning districts throughout the Stock Island and Key Haven community. The main land use district categories are residential, commercial, industrial, and public. There are a few discrepancies between the number of acres of residentially utilized land (formulated from the property appraiser's property classification (PC) codes) and the total acreage for each zoning district (provided by the County GIS mapping data).

Residential Uses

The following table shows the different residential zoning classifications, the total number of parcels in each zoning district, the number of vacant parcels in the zoning district, and the total number of acres of land in each zoning district.

Residential Zoning Districts			
	Total # Parcels	**# Vacant Parcels**	**Total Acreage**
Suburban Residential	7	7	53
Improved Subdivision	612	118	121
Urban Residential	15	15	2
Urban Residential Mobile Home	557	32	57
Urban Residential Mobile Home Limited	27	0	34
	1218	**172**	**267**

Table includes both Stock Island and Key Haven

Improved Subdivision (IS) and Urban Mobile Home (URM) zoning districts have allotted densities of one (1) dwelling unit per lot. Based on the table above, there is the potential for approximately 150 more homes on Stock Island and Key Haven. This number is relative and does not consider any environmental constraints that may be placed on lots. For example, some of the IS lots may have wetlands on site, and may not be suitable for building. The environmental resources section will address any environmental constraints that need to be considered for future development.

Many of the residential uses and structures are considered to be nonconforming, due to the zoning, density, siting, or with regard to FEMA regulations. These nonconformities have occurred due to changing regulations over time, smaller than average size parcels compared to other areas of the Keys and the one-size-fits-all approach of the Monroe County Development Regulations. Through the development and implementation of this CommuniKeys Plan, this Plan will allow for accommodation of these nonconformities through more tailored and flexible policy goals and recommendations for the communities of Stock Island and Key Haven.

Commercial and Industrial Uses

The following chart shows each commercial/industrial zoning classification and its corresponding number of parcels.

Commercial and Industrial Zoning Districts			
	Total # Parcels	**# Vacant Parcels**	**Total Acreage**
Mixed Use	319	38	246
Urban Commercial	15	15	2
Suburban Commercial	25	23	11
Recreational Vehicle	2	0	12
Marine Industrial	24	0	142
	385	**76**	**413**

Table includes both Stock Island and Key Haven

There are a total of 413 acres of commercial and industrial-zoned land. All of the 142 acres of land zoned for Industrial uses are developed and located on Stock Island. Stock Island has more MU zoned areas than any other zoning classification. The purpose of the Mixed Use (MU) land use district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses. These areas are representative of the character,

economy, and cultural history of the Florida Keys. The MU zoned areas of Stock Island include all of the above defined uses, except resorts, since there are no resorts on Stock Island or Key Haven.

Commercial Uses

This section includes all commercial uses other than industrial. Unlike many other communities in the Lower Keys, Stock Island and Key Haven have a US 1 commercial corridor as well as commercial uses and corridors throughout Stock Island. The planning department has identified Maloney/MacDonald Avenue and 5th Avenue as the primary intra-island commercial corridors. These corridors will be studied further to determine appropriate policies and recommendations for these areas.

There are several small-scale strip type commercial developments found throughout Stock Island which include a variety of uses ranging from office space to convenience stores. Stock Island has many of the commercial needs within walking or a short drive from the residential sections of the island. There are also a number of restaurants and retail services located throughout the island. Again, the majority of the uses are zoned Mixed Use (MU) in addition to Suburban Commercial (SC) and one parcel of Urban Commercial (UC), which is currently vacant.

There are 162 parcels taxed as commercial uses with a total taxable value of $57,079,912 in 2003. The 2002 taxable value was $49,281,172. This equates to a difference of $7,798,740 or a 13% increase in the taxable value of the land.

Industrial Uses

Industrial uses are defined as those uses devoted to the manufacture, warehousing, assembly, packaging, processing, fabrication, storage, or distribution of goods and materials whether new or used, or the refinishing , repair, or rebuilding of vehicles or boats.

There are several different industrial uses and sites located throughout Stock Island. Key Haven does not have any industrial uses or sites due to the residential nature of the subdivision. There are industrial sites throughout Stock Island with the majority of the uses located in the central section of the island. All of the industrial uses are zoned Mixed Use (MU) or Maritime Industrial (MI).

A majority of the Stock Island industrial uses are associated with maritime uses such as boat repair, boat construction and other shipping related activities. Commercial fishing outfits are also located within this classification and located within the Safe Harbor area. The total taxable value of all industrial uses as assigned by the Monroe County Property Appraiser for 2003 is $28,541,363. The total taxable value for 2002 was $24,875,684. There was an increase of $3,665,679 or a 12% increase in the taxable value of the land.

The Maritime Industrial (MI) zoning district establishes and conserves areas suitable for maritime uses such as ship building, ship repair, and other water-dependant manufacturing and service uses. It should also be noted that MI zone permits certain non-maritime uses as well, such as commercial apartments, retail commercial, and hotels. There are 142 acres and 24 parcels of MI zoned land. It must be noted that the area stated here may be higher than actual land that is present, due to the amount of bay bottom that is included as part of the parcel calculations.

The Safe Harbor and Peninsular port areas are home to the largest concentration of maritime industry and commercial fishing in Monroe County. These port areas are spatially defined in the Comprehensive Plan and have applicable and specific 2010 Comprehensive Plan policies. The County has contracted with the firm Wallace, Roberts, and Todd (WRT) to develop the Stock Island Harbor Preservation /Redevelopment and Intra-Island Corridor Enhancement Plan, which will compliment and work in concert with the Stock Island and Key Haven Livable CommuniKeys Master Plan.

Institutional Uses

Key Haven does not have any land zoned for institutional uses. There are 1.4 acres of land zoned for and developed with institutional uses on Stock Island. The institutional uses include: The Key West Baptist Temple and Temple Christian Pre-School, the Covenant Word Church, and the Lighthouse Christian Academy.

Public Land

This classification includes land owned by government entities and public utilities. There are a total of 48 acres of land. The uses associated with the acres include affordable housing (operated through the Monroe County Housing Authority), utilities, conservation lands, and parks. The affordable housing and public utility uses are located on Stock Island while public parks are located both on Stock Island and Key Haven.

Historic and Environmental Setting

The City of Stock Island was Monroe County's shortest lived City. The exact geographic boundary is unknown, however freeholders approved incorporation in July 1963 only to have Circuit Judge Aquilino Lopez Jr. overturn the election March 26, 1964 (http://www. Keyshistory .org /monroecounty.html).

The present day size and development pattern of Stock Island and Key Haven are primarily a result of dredge and fill. Much of this filling and development occurred since 1950. Because the Islands' history is so heavily human-influenced, there are few truly "natural" areas or native plant or animal species except the tree snail and occasional crocodile.

Historically, Stock Island supported the largest population of Stock Island Tree Snails. Habitat destruction and modification, pesticide use and over-collection forced the tree snail to join the list of threatened species by the U.S. Fish and Wildlife Service on July of 1978. The population continued to decline and was removed in 1997. Beginning in October of 2000, the Stock Island tree snail had been relocated to public and private property throughout the Florida Keys and remaining populations are currently being monitored and tended to.

Goal 105 – Smart Growth

Goal 105 was introduced throughout unincorporated Monroe County in 2002. This is a smart growth initiative brought forward by the Planning Department as a way of implementing the Florida Keys Carrying Capacity Study. The original objectives of Goal 105 designated land into three (3) tiers according to priority for acquisition. Numerous public workshops and public hearings led to the final tier system, which will consist of four (4) Tiers including Tier 3A. Acquisition by the County was to be either for conservation or for development of affordable workforce housing.

Tier 0 lands are submerged lands or Right-of-Way. Tier 1 lands are the most environmentally sensitive and the first priority for acquisition by State and Federal Agencies. Publicly owned

lands are also included in Tier 1 boundaries. Tier 2 lands are less environmentally sensitive, provide a "buffer" area for low-density development, generally border Tier 1 areas, and are second priority for acquisition by County agencies (These Tier 2 lands are only found on Big Pine Key and No Name Key). Tier 3A or Special Protection Areas (SPAs) are lands within a one acre or more patch of hammock. Tier 3 lands are those lands that are least environmentally sensitive, are predominately built, and where future infill development will be directed.

All of Stock Island, with the exception of Bernstein Park and the area known as Cow Key, is Tier 3. It is recognized that Stock Island, contains few environmentally sensitive parcels, is predominately developed and future development and redevelopment shall be encouraged. While development and redevelopment will be encouraged, applicable environmental standards will have to be met for all projects.

Key Haven, while predominately built, is primarily designated Tier 3. There is a section of middle Key Haven that is zoned Native Area (NA) and are "red flag" wetlands. These lots are not able to be built upon due to the red flag wetland designation.

Parks and Recreation

Existing and planned public park and recreation facilities

The main park facility in the Stock Island and Key Haven planning area is Bernstein Park at the corner of Fifth Street and Fifth Ave. on Stock Island. Bernstein Park is approximately 6.43 acres (11.5 including submerged lands) with a number of both passive and active uses. The park has a soccer field, a softball field, a basketball court, playground, nature trail, picnic shelters and restrooms. Bernstein Park was acquired with a combination of county, state (FRDAP) and federal (LWCF) funds and was developed in 1995. The park also contains a manufactured home which is leased to a sheriff's deputy on a yearly basis.

Key Haven has a small private park area located on the west side of Key Haven Blvd. as one enters the community. Lots 9 and 10 are owned by Key Haven Parks and Recreation, Inc. and are developed as a small neighborhood park with a playground and other amenities to be used by Key Haven property owners.

No additional park facilities in the planning area are planned at this time, however the County is in the process of completing, a Parks Master Plan which will further evaluate the need for future recreational facility development. Preliminary findings, using the State of Florida's methodology, show there is a need for additional public parks and recreation facilities in the study area.

Beach or shoreline access

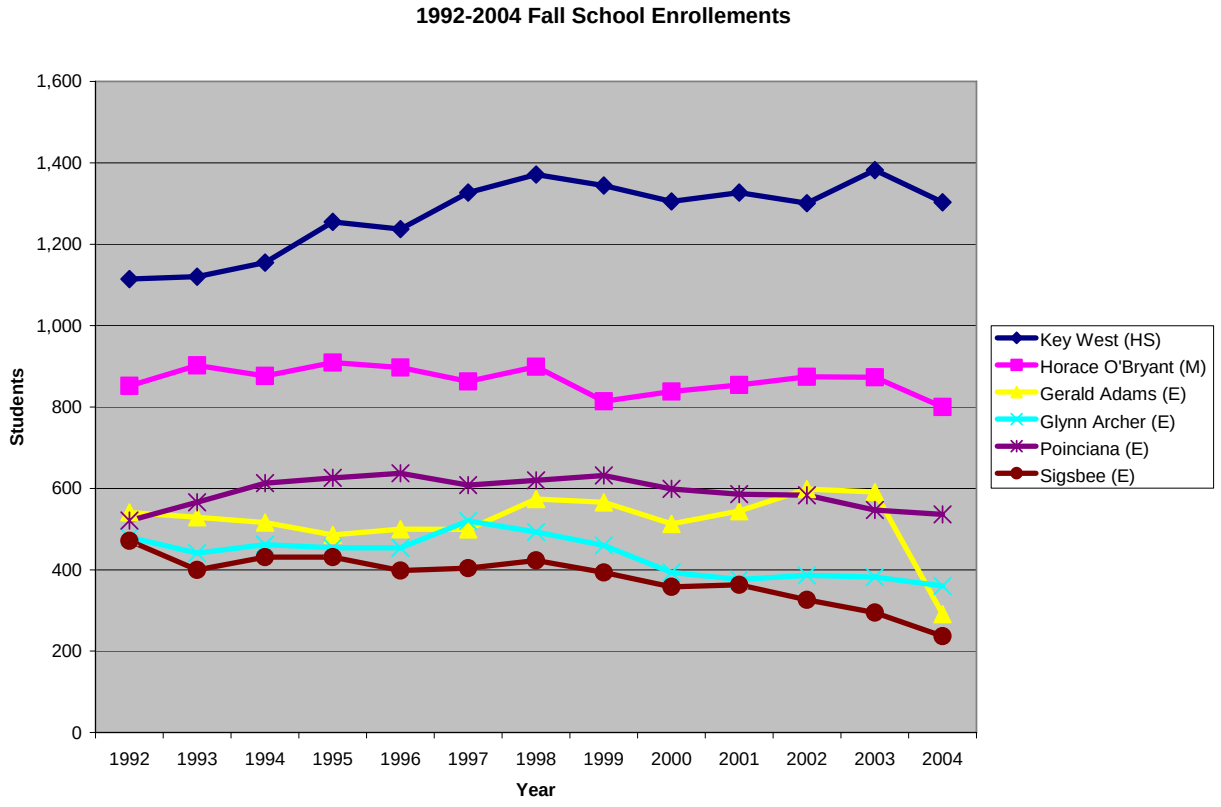
Although both Stock Island and Key Haven have many canals, harbor areas, and a major commercial port area, public access to the shoreline for launching boats or fishing is very limited. Currently there is only one public boat ramp located ocean-side US 1 at approximately mile marker 5.5. The ramp is owned by FDOT and is for the launching of smaller boats, with very limited parking facilities.

The County does not own waterfront property on either Stock Island or Key Haven. This significantly limits the County in preserving waterfront access points and initiating the development of new publicly owned and operated shoreline access points or additional boat ramps.

Community Facilities

Schools

The schools that serve the residents of Stock Island and Key Haven are all located within the city of Key West. Gerald Adams elementary is located on the north side of US 1 behind the Key West golf course. Four other elementary schools are located in Key West across Cow Key Channel, along with Horace O'Bryant Middle School and the Key West High School. All of these schools are a part of the Monroe County School Board subdistrict 3, which encompasses all of the Lower Keys. The table below shows the number of students enrolled in each school for each year from 1992 to 2004.



The enrollment numbers suggest that the schools are losing children, particularly the elementary schools, and more specifically, Gerald Adams School which serves Stock Island..

Water and Sewer

The Florida Keys Aqueduct Authority (FKAA) is the provider of potable water for all of the Florida Keys. The FKAA has a number of important facilities located on Stock Island:

- Four 5-million gallon distribution and emergency storage tanks;
- A 685 hp back pump station;
- A recently completed 1.8 million gallon-per-day reverse osmosis plant for producing potable water under emergency conditions.

Three of the 5-million gallon distribution and emergency storage tanks and the back pump station are located on the north side of Stock Island, while the reverse osmosis plant and one 5-million gallon distribution and emergency storage tank are located in the Safe Harbor area.

The sanitary wastewater treatment system on Stock Island, operated by Key West Resort Utilities (KWRU) was expanded to include the previously unsewered portions of Stock Island. The previously unsewered portions of Stock Island were ranked as the number one 'Hot Spot' to be connected to a centralized wastewater system in the Lower Keys Region.

Key Haven has an existing wastewater treatment plant which serves the commercial and residential properties on Key Haven. This plant has a capacity of 20 million gallons-per-day which is adequate for the existing service but has little or no excess capacity and limited potential for expansion of the service area. The plant is required to be updated, using Best Available Technology, by the year 2010.

Public Safety

The Monroe County Sheriff's Department and the Monroe County Fire Rescue have facilities on the North and South portions of Stock Island. Fire Rescue has a small station located on the corner of 2nd Street and MacDonald Ave. and the Sheriff has a large complex on the north side of Stock Island. The existing Fire Station is slated to be expanded, possibly as soon as 2006.

The fire rescue station has very limited resources. It is only occupied on a 10 hour basis and only houses one engine and one tanker. No emergency medical personnel are located at the Stock Island facility. All calls which require ambulance response are dispatched from the Big Coppitt station.

The Monroe County Sheriff's Department has a large complex which was recently completed on the north side of Stock Island which includes a detention center, the Sheriff's administration headquarters, the animal park, and physical fitness course. There is a small office located on the campus of the Florida Keys Community College for the Crime Watch Coordinator.

Libraries

The county has five branch libraries located throughout the Keys. The closest library to the Stock Island/Key Haven planning area is located in Key West. On-line library services are available at www.keyslibraries.org.

Economic Development and Tourism

"Working waterfront" is becoming increasingly relevant across the state, and indeed the country. "Working waterfront" describes communities whose economy is intrinsically linked to the waters and its bounty, as is the case with Stock Island. The Stock Island economy has not transitioned to a primarily tourism-based commercial retail economy, such as that of Key West. Detailed information pertaining to the economy and waterfront areas of Stock Island are provided within the *Harbor Preservation/Redevelopment and Intra-Island Transportation Plan* completed by Wallace, Roberts, and Todd (WRT) in 2005.

Tourist Housing

Tourist housing is defined by the Land Development Regulations as a dwelling unit used for tenancies of less than 28 days which includes the rental, lease, sublease, or assignment of existing dwelling units. Within the planning area there are no motels, hotels, or guesthouses. However, on Stock Island there are several RV parks or mobile home parks with RV spaces for rent.

In total there are four (4) mobile home parks located in Stock Island that have RV spaces for rent. There is one park that is exclusively RV spaces. In total there are 300 RV spaces in Stock Island. Boyd's Campground has the largest number of RV spaces at 203. The other 97 spaces are distributed between the other four (4) parks.

The other source of tourist housing within Monroe County is vacation rentals. Vacation rentals are privately owned units (not hotels, motels, or RV spaces) which are rented to tourists at any number of days. Monroe County requires vacation rental units to have a special license and are only permitted in select zoning districts. Currently, there are no vacation rental licenses in the planning area.

There is currently a moratorium on new transient units. Therefore, no new hotel or motel rooms, or RV spaces are able to be established, either to a new site or as an expansion of an existing hotel/ motel or RV park.

Transportation Inventory

Existing State and County Roads

U.S.1 is the only state road in the planning area. US 1 is a four lane road with two lanes each providing for north and south bound traffic.

There are approximately 29 county-maintained streets and roads on Stock Island. Significant travel ways are McDonald-Maloney traversing west to east-south east, Fifth Street, Cross Street, and Front Street which run perpendicular to U.S.1 and offer access to the majority of the island.

Front Street from Key West Resort Utilities to the dead-end at the generating facility is ambiguous as to ownership. The County Engineer's office has documents indicating the road was ceded to Monroe County; however there is also documentation that the segment noted is under private ownership. This issue should be resolved to facilitate road improvement objectives.

The Annual Average Daily Traffic (AADT) is available from the Florida Department of Transportation for the following locations: MacDonald Avenue 200' SE of US-1, AADT of 11,400 vehicles; US-1 200' E of Cow Key Bridge, AADT of 30,000 vehicles.

Roadway hazards – or other issues

Based on field observations, the following intersections should be reviewed for possible improvements:

- Maloney & 3rd St.
- 5th St. and 5th Ave.
- Maloney and 4th Avenue and 2nd Avenue
- McDonald and 2nd St.
- McDonald and 3rd St.
- 3rd Ave., 4th Avenue and 2nd St.

A review of these intersections should analyze the following: improvement of sight clearance for safety, improvement of intersection design for safety, improvement of traffic flow to reduce

back-up, and improvement of bicycle/pedestrian amenities to improve safety during crossing. This review, findings, and recommendations are addressed in the *Harbor Preservation/Redevelopment and Corridor Enhancement Plan* completed by Wallace, Roberts, and Todd (WRT) in 2005.

Level of Service (LOS)

Each year, a US 1 arterial travel time and delay study is prepared for the County. The study is based on an empirical relationship between the number of vehicles and the speed in which they travel. When measured speeds fall below a Level C, a county-imposed building moratorium results.

The 2005 LOS for the Stock Island/Key Haven segment (mile marker 4 to 5) is a B. The last three out of four years, the segment has received a LOS B, with the remaining year an A. Even though the LOS has largely remained the same, the median speed has decreased from 35.8 in 2003 to 30.2 in 2005.

In terms of traffic volume, US-1 through Stock Island has an annual average daily traffic volume of 41,000. *The Stock Island/Key Haven US-1 Corridor Enhancement Plan* completed by the Corradino Group recommends a detailed traffic operations study of the corridor and its major intersections as a way to improve Level of Service along the corridor.

Planned road improvements

Stock Island Roads II is currently being implemented by Monroe County Public Works and Engineering. Seventy-five percent (75%) of the county-maintained roads on Stock Island have been repaved within the last year.

The Monroe County Seven Year Roadway/Bicycle Path Plan had a schedule of repaving streets in Key Haven beginning in Fiscal Year 2003/04 to Fiscal Year 2005/06. The bulk of this work was scheduled for 2004/05.

Pedestrian and Bikeway Facilities-Stock Island.

The 1997 Monroe County Bicycle-Pedestrian Master Plan recommends the addition of bicycle lanes in the following areas: the south side of US-1, Cross St., 5th Ave., 5th St., 2nd St., and MacDonald/Maloney Avenue.

Various improvements such as the repaving of roads have provided opportunities for the construction of bicycle/pedestrian facilities on Stock Island. The following bicycle and pedestrian facilities are available on Stock Island:

Location	From	To	Width	Facility
Cross St.	US-1	12th Avenue	5’	Bicycle Lane
5th Street	MacDonald Ave.	12th Avenue	3’ to 5’	Bicycle Lane
5th Avenue	Western Terminus	Maloney Ave.	4’	Bicycle Lane
Maloney/Mac Donald Ave.	US-1	Southern Terminus	5’	Sidewalks

Pedestrian and Bikeway Facilities-Key Haven.

There is an existing 4’ bike lane on Key Haven Road from Key Haven Boulevard to the northern terminus of the island.

Overseas Heritage Trail

The Florida Keys Overseas Heritage Trail Master Plan proposes to use the existing bike trail on the north side of US-1. An on-going safety improvement project for this section of the OHT will widen the trail from 7' to 10', as well as providing tree root treatment to smoothen out bumpy segments of the trail.

County road system – planned facilities

The Florida Department of Transportation 5-Year Work Program identifies one project in the study area, the rehabilitation of the boat ramp and seawall at Key Haven at approximately Mile Marker 5.2

Public Transportation

Stock Island is served by Key West Transit seven days a week. The main transit routes travel in a mostly clockwise pattern around the island through Maloney/MacDonald Ave., 3rd St., 5th St., 5th Avenue, and Cross Road. There are various stops along the route with service beginning about 6:40 A.M. on the Red Route and continuing to 11 p.m. on the Orange Route. Typical headways last between 10-15 minutes. There are no identifiable amenities available at the bus stops.

In 2005, the Lower Keys bus service was started between Key West and Marathon. This service runs 7 days a week between 5:30 a.m. and 10:55 p.m.

Summary of the LCP Planning Process

Community Vision

We envision Stock Island and Key Haven as:

A diverse island community rich in residential, commercial, cultural, and recreational opportunities; where families and friends live and work together in vibrant neighborhoods. A place that maintains an affordable cost of living for people of all income levels with an emphasis on housing; that fosters a sustainable, local economy consisting of a working waterfront and a distinctive mix of commercial and industrial activities that complement the community; where recreational and community facilities enhance the cultural fabric of the neighborhoods; where its citizens understand the importance of and acknowledge the responsibility to protect our vital natural resources; where a strong sense of civic pride contributes to an ever improving quality of life.

The community vision was written taking into consideration the responses received from the community at workshops, in the survey of residents and landowners of the planning area, and interviews of community leaders and individuals.

LCP Citizen Participation Process

Four major public workshops and meetings held on November 13, 2003, March 25, 2004, July 15 2004, and February 15, 2005, facilitated the LCP planning effort by providing opportunities for direct participation of the community with planning staff and each other. In addition, a survey was used to gain a broader understanding of the concerns and desires of the members of the community who could not attend the meetings. The survey was included in the second

newsletter that was mailed to all residents, property owners and interested parties. Additionally, information, power point presentations and interactive comment forms were available on the County website for the duration of the writing of the CommuniKeys Plan. From this outreach, the key community issues were identified and a community vision formulated.

Community Issues and Objectives

As a result of the many forms of feedback from residents, evaluation of the planning area and analysis of the existing conditions, several issues and objectives were identified by the Community:

- Preserve affordable housing
- Preserve commercial fishing
- Enhance the community fishing character
- Provide a community center
- Improve public facilities
- Improve regulations that improve the community without creating a financial burden on the individual
- Maintain the single family neighborhood character for Key Haven

Planning Issues and Objectives

From the start of the planning process and through out the development of the Existing Conditions report and this Master Plan, a number of planning issues and objectives have been identified and considered in the development of this plan. The planning issues and objectives follow in no specific order of importance:

Stock Island

- Maintain affordable housing while providing a mix of housing options; and
- Promote the diversification of economic opportunities, including small businesses and home occupations; and
- Identify a commercial center within Stock Island (i.e. not US 1); and
- Improve aesthetics, commercial site and visual character of south side of US 1 corridor; and
- Improve storefronts, signage, and landscaping for commercial properties; and
- Enhance the community identity as a “commercial fishing” community; and
- Provide space for a working waterfront and its supporting industries; and
- Provide and improve waterfront access; and
- Provide off-street parking for vehicles and boats; and
- Provide improved public facilities, including cultural and recreational facilities and activity centers such as libraries.

Key Haven

- Decrease the negative impact on native areas from residential/nonresidential uses; and
- Improve the gateway/entrance into Key Haven; and
- Determine the appropriate land use of the remaining vacant properties in Key Haven.

The Livable CommuniKeys Program (LCP) is a community-driven planning effort aimed at determining the amount, type and location of additional development appropriate for the planning area and is tied to the Monroe County Year 2010 Comprehensive Plan through adoption by the Board of County Commissioners. The need and budget for community facilities and

services are identified to serve the existing community and any growth that may occur. The Monroe County Department of Planning and Environmental Resources have provided the professional guidance and expertise in drafting the plan.

The Planning Department has contracted with The Corradino Group to develop a US-1 Corridor Enhancement Plan, with funding by FDOT. Public workshops were held specifically to address aesthetic and planning issues within the US-1 corridor area from mile marker (MM) 4 to MM 6. The ideas and recommendations which resulted from these workshops and the Stock Island/Key Haven Corridor Enhancement Plan will be integrated or implemented in coordination with the LCP Master Plan.

The Planning Department also contracted with Wallace, Roberts, and Todd, LLC (WRT) to prepare a harbor preservation/redevelopment plan for the waterfront planning areas known as Safe Harbor and Peninsular Port. WRT gathered background data, held community workshops to encourage input, review and feedback from the community. This Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan will be adopted separately from the Stock Island-Key Haven Livable CommuniKeys Plan.

Format of Master Plan Elements

Each of the elements of this Master Plan focuses on an issue of heightened importance to the Stock Island/Key Haven Planning Area. The Master Plan provides the tools for problem solving by fulfilling three basic tasks:

1. Statement of the goals established through the LCP process as it applies to the planning area.
2. Redefined analysis of specific community and planning needs to fulfill the goals.
3. Identification of strategies and action to meet the needs.

Goals

Each element states a specific planning goal designed around the major topics to be addressed through the LCP process such as growth and redevelopment, economic viability, environmental protection, and community character.

Current Conditions Summary

Information specific to the planning area is available in the Existing Conditions Report. Some information was also provided during the LCP process in newsletters and workshops. Demographics, inventories of community facilities, and land ownership patterns are examples of information presented in this section.

Analysis of Community Needs

The problem, issue or shortfall in the community or environment and the opportunities are stated here. These have been identified either by the community or by the planning staff. The community includes the affected public, stakeholders, and elected officials and they have identified needs to the planning staff in a variety of ways: workshop participation, mail surveys, meetings, phone calls, and letters. The planning staff identified additional needs either through planning analysis of existing information, professional judgment based on observations of date or conditions, or coordination with facility or service providers.

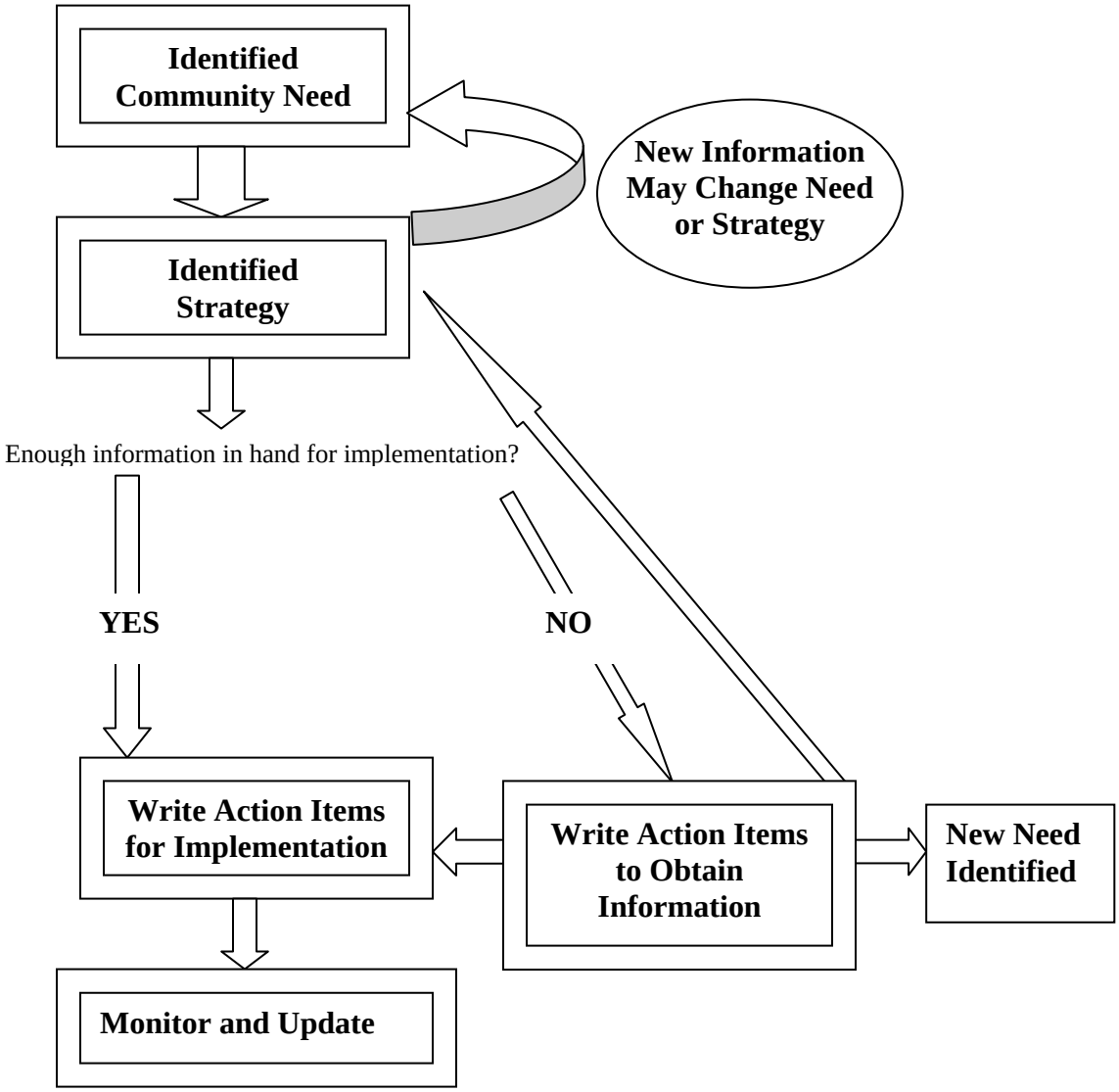
Strategies and Action Items

As part of the Master Planning Process the planning staff has identified and evaluated possible strategies for meeting each need. The possible strategies were also evaluated relative to one another to identify conflicts and to identify opportunities for one strategy to fulfill multiple needs. In this way a final set of strategies was completed. Action items were then developed towards implementation of each strategy.

The plan is therefore written in the form of goals, strategies and action items rather than goals, objectives and policies as in the Comprehensive Plan. Where strategies and action items replace current comprehensive plan policies, this is noted and action items for deleting or modifying those policies are included in the applicable element. It is very important to note that this plan will be an addendum to the Monroe County Year 2010 Comprehensive Plan and the Comprehensive Plan remains in full effect in the Stock Island/Key Haven planning area.

The plan format is illustrated in the flow chart below. The flow chart starts with an individual need identified in the plan. A comprehensive strategy for meeting the need is formulated based on the information in hand. If the information in hand is sufficient to implement the strategy the action items for implementation can be written directly into the Master Plan. If not, an action item can be written to procure new information or further analyze existing information. Note that new information not only feeds back into implementation but may reveal new strategies,

may redefine the need or may even reveal new needs. To be a meaningful and current implementation tool over the entire twenty-year planning horizon, the Master Plan must include this process of problem solving that monitors success and identifies changing conditions and new issues. It must also allow for timely response and tracking of progress towards problem solving.



Goal One:
Encourage redevelopment that maintains and enhances the economic diversity of the community.

Current Conditions Summary

Even though Stock Island and Key Haven are separated both geographically and politically from Key West, the communities are intrinsically connected by their work force and amenities. Stock Island provides a wide range of viable employment opportunities at various commercial and industrial establishments such as automotive and boat repair, storage, and small scale restaurants, where as Key West provides retail related commercial options, schools, libraries and public buildings. Stock Island also provides entrepreneurs, tradesmen and artists relatively inexpensive yet sufficient and even inspiring places to establish their workshops, studios, and storefronts.

Commercial Uses

Stock Island contains a variety of commercial uses, including retail, restaurants, and professional offices. These uses are clustered along the southern corridor of US1, Macdonald and Maloney Avenues and pocketed along Cross Street. The land use designation on these properties is Mixed Use (MU), rather than the more limited Suburban Commercial. The sole commercial establishment on Key Haven is a gas station on the north side of US1 at the entrance to Key Haven. This parcel is appropriately zoned Suburban Commercial.

Maritime Industrial Uses

The largest concentration of maritime industry and commercial fishing in Monroe County is found in the 142 acres of port area on Stock Island. The purpose of the Maritime Industrial (MI) district is to establish and conserve areas suitable for maritime uses such as ship building, ship repair, and other water dependent manufacturing and service uses as well as other industrial activities.

In addition to the maritime industries, the MI district also permits commercial and office uses of less than 5,000 square feet of floor area, commercial apartments involving more than 6 dwelling units, hotels of fewer than and greater than 50 rooms, antenna-supporting structures, as well as institutional uses. It is the aforementioned uses that are currently being proposed for Stock Island that could threaten the commercial fishing industry.

Industrial Uses

Industrial uses are permitted in both the MU and MI districts. MU permits light industrial uses while MI permits both light and heavy industrial uses. Industrial uses are defined as those uses devoted to the manufacturing, warehousing, assembly, packaging, processing, fabrication, storage, or distribution of goods and materials whether new or used, or the refinishing, repair or rebuilding of vehicles or boats. Further, both MU and MI permit wastewater treatment facilities and collection systems.

The Keys Electric Service and the Florida Keys Aqueduct Authority (FKAA) owns 16.24 acres, or roughly 11%, of the MI zoned land on Stock Island. FKAA has a number of important facilities located on Stock Island including;

- Four 5-million gallon distribution and emergency storage tanks

- Back pump station (685 hp)
- 1.8 million gallon per day reverse osmosis plant for producing potable water under emergency conditions
- 5 million gallon storage tank for distribution and emergency storage

Since 1965, power generating facilities have been located on Stock Island. There were additions in 1978, 1991, and 1999. There are two more additions proposed in the near future, one in 2006 and another in 2012.

Range of Employment Opportunities

An almost equal percentage of people living in Stock Island and Key Haven are either employed or retired. However, the top reason for people living in Stock Island is closeness to work. Of those employed, 67% work in Key West and 26% percent work in either Stock Island or Key Haven. The type of employment mentioned most frequently was "self employed business owner," the second leading employment type was "working in the fishing industry."

The 2000 Census indicates that the leading industry for employment is in the arts, entertainment, recreation, accommodation and food services. This trend continues throughout Key West and the entire County. Stock Island's second leading industry for employment is educational, health and social service industry. The fishing industry ranked fifth.

Analysis of Community Needs

Economic Diversity-Zoning and Land Use

Recent development and redevelopment activities have been focused in the MU district. According to the 2005 Property Appraisers database, 48% of the MU zoned parcels are developed with residential uses and 20% are developed with commercial and office uses. The MU district permits both residential and commercial uses. Since all the residentially zoned lands are completely developed on Stock Island, this applies additional pressure to redevelop MU lands for residential uses.

Responses from the Livable CommuniKeys survey indicate that 68% of the community agree or strongly agree with maintaining the amount of land for light industrial and commercial activity. The survey and development patterns indicate there is a need to redirect economic development and growth into appropriate infill areas and assess the availability of residentially zoned land.

Economic Diversity-Opportunities, Retention and Expansion

According to a report from the Chesapeake Group, the most important issues confronting commercial business operations are (in order of frequency):

- difficulty in attracting and retaining employees
- lack of visibility, inadequate signage
- inability to improve or expand
- lack of parking
- traffic
- decline in tourism
- government regulations
- degradation of the environment

In addition, the Chesapeake Group report predicts that demand for basic goods and services will grow well into the foreseeable future as a result of changing household structures and demographics and increases in visitor-based activity.. Major commercial opportunities for the lower keys were identified as:

- Additional fast food operations
- Additional chain drugstores
- National large retail chains (example: Target or Wal-Mart)

Maintain Commercial Fishing.

The mail surveys indicate that the commercial activities the residents are mostly concerned with are those surrounding the commercial fishing industry. Specifically, 63% of the community agree or strongly agree that there is a need to protect the commercial fishing industry. Commercial fishing is permitted in both the Maritime Industrial zoning classification and the Mixed Use District, but is under pressure as those zones also allow for non-commercial fishing uses, as well as residential uses.

Recommended Strategies and Actions

Strategy 1.1

Maintain existing commercial and industrial uses.

Action Item 1.1.1: Create an overlay district in appropriate areas to only permit workforce/affordable housing in conjunction with permitted commercial and light industrial uses.

Action Item 1.1.2: Amend the parking requirements in the overlay district by offering a parking credit for on-street parking spaces located directly in front of the development being served.

Action Item1.1.3: Amend the floor area ratios in the overlay district for commercial retail and industrial uses.

Action Item 1.1.4: Encourage local restaurants to purchase and sale locally caught seafood from Stock Island by permitting an additional ground-mounted sign on commercial property and a wayfinding sign along US 1 that only advertises the “Seafood locally caught on Stock Island” and the corresponding name of the restaurant.

Action Item 1.1.5: Create an overlay district to resolve issues with non-conforming structures and uses in the MU and MI land use districts.

Strategy 1.2

Create a “downtown” district.

Action Item 1.2.1: Identify Safe Harbor as a focal point of the "downtown" district. As part of this designation, analyze the appropriate boundaries for the "downtown" district and propose revisions to the Land Development Regulations.

Action Item 1.2.2: Allow the existing nonconforming commercial uses in the "downtown" overlay district to maintain their current density if workforce/affordable housing is provided above the commercial use. The workforce housing shall be calculated based on zero density.

Strategy 1.3

Acquire waterfront property, preferably with existing infrastructure to support commercial fishing.

Action Item 1.3.1: Explore and pursue partnerships and funding sources for land acquisition (WRT).

Action Item 1.3.2: Lease acquired commercial fishing property back to a broad based coalition of commercial fishing interests, such as a co-op (WRT).

Action Item 1.3.3: Require easement agreements for commercial fishing on waterfront property through the development/redevelopment approval process.

Action Item 1.3.4: Amend the Land Development Regulations to eliminate the list of permitted uses that are not consistent with the purpose of the zoning district.

Goal Two: Direct future residential and commercial activities to areas most suitable in the Planning Area.

Current Conditions Summary

Stock Island is one of the most densely developed Keys. Very few vacant areas exist to accommodate infill, which means redevelopment will be likely over the next 20 year planning horizon. Many of the lots of Stock Island are small compared to other areas of unincorporated Monroe County. For example, the residential lots in the Lincoln Gardens subdivision neighborhood are approximately 3,440 square feet in size.

Commercial activities occur in many areas of Stock Island. This is because the predominant land use zoning district is Mixed Use (MU), which allows for a variety of both residential and commercial uses and activities. The other predominate land use zoning districts are Maritime Industries and Urban Residential Mobile Home.

Analysis of Community Needs

Through the planning process, the community identified promoting diversification of economic opportunities as a priority. In order to achieve this, a sufficient supply of appropriately zoned land needs to be available.

The Future Land Use Map serves as a guide for future land utilization and compliance of land uses with the policies set forth in the Comprehensive Plan. There are instances on Stock Island and Key Haven where the land use zoning district and/or the FLUM does not correspond with current land use. This results in nonconforming uses and structures. On a site-by-site basis, nonconformities create difficulties in reconciling appropriate redevelopment proposals in the context of current land use zoning district and the FLUM.

The MU zoning, which allows for both commercial and residential uses, does not adequately inherently protect commercially utilized land from being converted to residential use. Similarly, the MU zoning does not adequately protect residentially utilized land from being converted to commercial use. There is a community-wide need to be sure there is enough appropriately zoned land to accommodate future growth and redevelopment for residential and commercial utilization.

Recommended Strategies and Actions

Strategy 2.1

Encourage a mixture of commercial and residential development by preserving adequate supply of appropriately zoned land for commercial and residential usage.

> ***Action Item 2.1.1***: Initiate and complete a land use classification reevaluation plan for Stock Island.
> .

Strategy 2.2

Review and evaluate the land use designation of lawfully established non-conforming land uses and structures within the planning area to determine appropriate Land Use District designation.

> ***Action Item 2.2.1***: Promote community character, establish conformance and resolve land use issues by identifying and changing the land use designation on parcels of land containing non-conforming uses and rezone as appropriate.
>
> ***Action Item 2.2.2***: Discourage the continuance of nonconforming uses that are determined in the review to be inappropriate for the area in which they are located.

Strategy 2.3

Continue to utilize the Land Use District Map and supporting Future Land Use Map (FLUM) to regulate land use type, density, and intensity on an individual basis within the planning area. This will promote orderly and safe development that is consistent with the Comprehensive Plan and will protect the integrity and conformance status of existing development.

> ***Action Item 2.3.1***: Continue to recognize land use districts and FLUM categories as the regulatory tool used for evaluating individual proposals for compliance with land development standards such as type of use and intensity of use.

Goal Three:
Preserve and increase the number of housing units available for low and very low income families.

Current Conditions Summary

Stock Island has historically been considered the most affordable area to live in the southernmost geographic area of the Keys. The variety of housing units for those individuals and families making low and very low incomes exist in various forms throughout Stock Island including mobile homes, live-aboards, apartments, and deed restricted affordable housing units. The majority of residential housing in Stock Island is mobile homes, of which 42% were built during the 1970's.

Unique to Stock Island and indicative of the demand for affordable housing is the concentration of liveaboards. The proliferation of local liveaboards is correlated with both a desire to live an alternative lifestyle and the increasing cost of living. Two concentrations of live-aboards exist around Stock Island. One is located around the south-eastern portion of Stock Island adjacent to Cow Key in what is referred to as Cow Key Channel. The other is located in the north-eastern portion of Stock Island also known as Boca Chica Harbor. According to a Marine Resources Survey in 2002, there are between 150 and 190 boats within these two areas, with Boca Chica Harbor housing the highest amount.

The greatest fear voiced by residents is that trailer parks and mobile homes which serve as a source of affordable housing will be bought and then converted into less affordable housing. A look at recent redevelopment projects affirms these fears. From 1999 to 2004, 5 major housing redevelopment projects have occurred, these redevelopment projects have led to a reduction in the supply of affordable housing units.

The existing units on Stock Island that serve as affordable housing for the low and very low income residence are part of the older housing stock. Many of these units may need to make improvements to meet the livability standards. Examples of the livability standards include The exterior, including the structure being in good repair while being maintained in a sanitary condition so as not to pose a threat to the health, safety, or welfare of the occupants.

The County defines affordable housing in the Land Development Regulations. The regulations provide various qualifying incomes for affordable housing ranging from those making as little as 50% to as high as 120% of the median adjusted household income for Monroe County. As construction costs, land values and the differentiating prices between a market rate and an affordable housing unit continue to increase, developers are naturally drawn to providing the higher end of affordable housing. At this time, new regulations for affordable housing are being drafted for review and approval by the Board of County Commissioners.

Analysis of Community Needs

Low to Very Low Affordable Rental Housing

In the very recent past, numerous affordable housing projects have come to Stock Island. The largest of such projects has been the redevelopment of the once Dog Track, now known as

Meridian West into 102 affordable rental units for both the low and very low incomes. The project was completed during 2004. According to property manager, all the units were claimed with a waiting list of hundreds within a few hours. There is only one additional apartment complex on Stock Island that contains 12 buildings with approximately 100 units.

Improved Housing Conditions

Many of the mobile homes and live-aboard boats are in need of improvements and possible replacement. Both are suffering from the effects of age and weathering. Environmental degradation, loss of tax base, and integration of this population into the hurricane evacuation model are some other concerns with the live-aboard population.

Recommended Strategies and Actions

Strategy 3.1

Promote low and very low rental housing.

Action Item 3.1.1: Provide a density bonus unique to Stock Island to encourage the development of low to very low income rental housing.

Action Item 3.1.2: Develop a worksheet for handout at the building permit describing county incentives for providing affordable housing to commercial property owners applying for building permits.

Action Item 3.1.3: Work with commercial businesses in the area to identify if the site has the appropriate land use designation and remaining density to provide for low to very low housing.

Action Item 3.1.4: In conjunction with the Land Authority, explore the possibility of County-sponsored housing on County-owned land.

Strategy 3.2

Provide additional services to live-aboards to promote a cleaner and healthier living environment for the live-aboards and the community.

Action Item 3.2.1: Locate a site with appropriate density for a mooring field and a shore side management facility.

Action Item 3.2.2: Provide a mooring field for live-aboards.

Action Item 3.2.3: Upon locating a site, improve amenities available on shore to live-aboards including docking space for dingies, pumpout stations, and restrooms.

Action Item 3.2.4: Educate live-aboards on the benefits of hooking up to a mooring field.

Strategy 3.3

Maintain and improve the existing amount of low to very low affordable housing options.

Action Item 3.3.1: Identify sources and secure funding for improvements to low and very low affordable rental housing.

Action Item 3.3.2: Reduce permit cost for mobile home replacement that remain affordable to encourage existing units to upgrade.

Action Item 3.3.3: Work with existing housing advocacy groups and organizations to develop incentives and viable solutions to the affordable housing crisis.

Strategy 3.4

Encourage and improve very low income housing.

Action Item 3.4.1: Update definitions contained in the Comprehensive Plan and Land Development Regulations pertaining to low and very low income housing.

Action Item 3.4.2: Work with existing housing advocacy groups and organizations to identify sources and secure funding to foster affordable housing projects.

Action Item 3.4.3: Increase density bonuses for low and very low income.

Action Item 3.4.4: Identify and secure funding for the relocation of mobile home owners and renters that may be displaced by mobile home part conversions.

Goal Four: Maintain affordable housing while providing for a mix of housing options.

Current Conditions Summary

Stock Island is one of the most densely residentially developed islands in unincorporated Monroe County. The majority of the housing stock is comprised of mobile homes, both on individual lots and in mobile home parks. In addition to mobile homes, the varying housing forms include recreational vehicles, manufactured homes, single family homes, multi-family units, town homes, and live-aboards. Key Haven's housing stock is comprised of single family homes.

As Key West has almost developed to near capacity, it has directed developers' attention towards neighboring Stock Island to provide housing for the more professional population and affluent retirees seeking second homes. A growing fear voiced by many residents is that Stock Island will become more like Key West in its appearance, and more specifically in its housing. Particularly, residents are concerned about losing the availability of affordable housing and looking like Key West.

Multiple mobile home park conversion to less affordable housing have occurred on Stock Island. In 2002, trailer park was converted into a gated community with 55 elevated homes, 2 employee housing units, a clubhouse and pool. In 2005, 44 market rate units replaced a 51 unit mobile home park. In 2006, a mobile home park received 380 approval to redevelop 63 existing units into a 49 unit "workforce" housing community.

Analysis of Community Need

Stock Island is experiencing a great deal of pressure to redevelop housing units which have historically provided residents housing for affordable rental and ownership rates. The proximity of Stock Island to Key West provides an "alternative" housing location to the extremely high land value of Key West. The proximate location is not only an advantage to those who work in Key West, but also increasingly to those who may not necessarily work in Key West but wish to live full or part time in market rate housing, single family or town homes. Stock Island not only provides a refuge to the Key West workforce from the high end Key West housing market but also provides opportunities for other lower keys residents to affordably own a home in Monroe County.

Many builders are finding that it is more efficient to redevelop an existing legally established dwelling unit than to apply for a market rate building allocation (ROGO) and develop a vacant property. Furthermore, the scarcity of vacant land on Stock Island make redevelopment a popular choice.

Developers are finding that the "working-class" reputation of Stock Island is not detracting from rapidly escalating property values and home sales. Because of this, Stock Island stands to experience a degree of gentrification if redevelopment is left unchecked and unguided. Because Key Haven is already established as a neighborhood of market rate single family homes, Key Haven is not experiencing a comparable transition.

Design Guidelines

One way of maintaining and improving the character of a community is through the use of design guidelines.

It is easy to distinguish the new developments existing on Stock Island for they are distinctly different from those in the past in scale and design. Specifically, new homes are generally larger, elevated structures displaying various colors. The traditional community character is different than the often fenced in and physically separated new multi-unit developments. Specifically, the citizens expressed a dislike for the new developments that reflect styles typically seen in Key West.

The use of design guidelines for redevelopment can help to ensure that the improvements or redevelopment of properties in a community is consistent with the vision of the community.

Recommended Strategies and Actions

Strategy 4.1

Develop design guidelines.

> *Action item 4.2.1:* Hold a community charette to identify those features that are unique to Stock Island and different from neighboring Key West.
>
> *Action Item 4.2.2:* Provide incentives that encourage improvements of housing as opposed to redevelopment.
>
> *Action Item 4.2.3:* Create, adopt and implement design guidelines and incentives.

Goal Five:
Maintain and enhance the community character of a diverse and unique mixed-use community, separate from Key West.

Current Conditions Summary

Traditionally, Stock Island has not been one to compete with Key West for tourism related industries. As such, a mixture of zoning classifications evolved on the Island that support a wide variety of uses ranging from commercial, industrial, and residential. The range of uses combined with the working class nature of the Island has resulted in a community with a patchwork of development styles. Stock Island is typically described as 'funky', 'unique' and 'different'. The residents have voiced a liking for this perception as well as a desire to maintain it.

This distinctiveness can also be felt while traveling the streets of Stock Island. A traditional grid pattern does not exist and many roads meet at various angles. This juxtaposed network can be very confusing to someone traveling through the Island in search of commercial and industrial establishments.

Fence styles range in height, materials, and color. Residential units also range in size, shape, and design. With that said, the type of confined development found in neighboring Key Haven seems out of place on Stock Island.

Emerging from this mixture of development styles and marine related occupations are pockets of public art with a maritime focus. Particularly, in the Safe Harbor Area of Front Street, a colony of artists are known to live and work.

Analysis of Community Needs

Wayfinding and Street Signs

There are a number of businesses within Stock Island that do not have frontage with US-1. For the visiting traveler and probably for some residents of Monroe County, there is little to indicate the existence of a vibrant commercial establishments off US-1.

The Stock Island community has identified wayfinding and street signs as a means of informing and directing visitors to the various restaurants and services available off US-1. Implementing wayfinding and street signs would require identifying a location where such a "sign" could be placed. The design and permitting issues associated with placing a "sign" along US-1 would be one of the challenges for the community.

Art in Public Spaces

There are various amenities and buildings that can act as canvases to support and display art throughout the community including; storefronts, new bus shelters and trash receptacles. Themes should be developed that reflect Stock Island's identity as a historic maritime community unique and separate from Key West's image as a tourist destination.

Recommended Strategies and Actions

Strategy 5.1

Define and enhance the community identity.

Action Item 5.1.1: Promote the importance of maritime industries by incorporating the theme of Stock Island's historic maritime industry in public art and design guidelines.

Action Item 5.1.2: Emphasize maritime industries in all aspects of community design.

Strategy 5.2

Develop a system of wayfinding and street signs and entryway features to communicate Stock Island's community character.

Action Item 5.2.1: The community in conjunction with the County and FDOT will identify possible locations for the placement of wayfinding and street signs.

Action Item 5.2.2: The maritime theme should be incorporated as part of the development of a wayfinding and street signs.

Action Item 5.2.3: The design of an entryway feature to identify Stock Island should be consistent with its community character.

Goal Six:
Maintain and enhance the natural resources, taking care to improve and protect water quality and beautify and preserve open space.

Current Conditions Summary

Environmental protection within the planning area has primarily been implemented using the following mechanisms: Environmental design criteria in the Land Development Regulations, discouraging development in environmentally sensitive areas through the ROGO/NROGO points system, and public acquisition of terrestrial and wetland habitats.

Concern for the natural environment has been expressed by not only the residents of Stock Island and Key Haven but also by the visitors to the Lower Keys. According to the community survey results, 83% of the residents either agree or strongly agree that the preservation of natural resources is of major importance to preserving the quality of life. According to an economic survey conducted by the Chesapeake group, 94% of all recreating visitors said that they were concerned to very concerned about protecting the environment.

Environmental protection on Stock Island is more about managing the environment in a holistic way and managing secondary impacts of development and not necessarily focusing on a particular species or a particular habitat type. Historic and current development patterns, have left few individual species and few specific habitat types remaining on the islands. Therefore, environmental protection means protecting and preserving open space and where possible restoring open space.

Cow Key is one of the remaining undeveloped open areas on Stock Island. It is currently zoned Native Area (NA) and is a Tier I parcel. It is approximately 62 acres of varying habitats and is connected to Stock Island by a narrow upland corridor.

Other lands on Stock Island include isolated wetland areas located in the northwest section of Stock Island. These are designated as Tier I. Finally, there are isolated strips of mangroves fringing Stock Island and Key Haven, including an approximately half mile strip along the east side of the FKAA property in the Safe Harbor area.

Key Haven, though only partially developed to date, is platted and essentially committed to residential development. Open space and provisions for protecting existing sensitive habitats such as wetlands, mangroves, and hammock areas will be required by the County through development regulations.

Wastewater

Within the Lower Keys Region, the unsewered portions Stock Island were recently ranked as the number one ‘Hot Spot’ to be connected to a centralized wastewater system. Key West Resort Utilities operates the sanitary wastewater treatment system on Stock Island. With the exception of Shrimp Road, south of the new Meridian West affordable housing complex (historically known as the “Dog Track”), July 2004 marked the completion date of the expansion of KWRU service to Stock Island.

The current issue at hand is getting the residents hooked up to the new system and dismantling individual septic and cesspit systems. To help ease the hook up costs to the property owners, the County has paid 80% of the cost (up front), and the homeowners are expected to pay the remaining 20% with an average on site cost of $2,700 per household. According to a report from the KWRU to the Board of County Commissioners in August 2004, Stock Island residents pay the lowest wastewater bills in the Keys at $36.72 per residential unit. Even though wastewater bills are relatively low, the 20% cost share is still reputably prohibitive to property owners. As such, there is a lack of incentive to abandon existing systems and hook up to the new treatment system.

Analysis of Community Needs

Water Quality

One of the most prevalent/relevant secondary impacts of development in the planning area is the management of storm water and a lack of clean open space. Keys-wide, the principal cause of unhealthy near shore waters can be traced to elevated nutrient levels in the canals and storm water runoff. High levels of phosphorous and nitrogen are found in raw sewage and secondary treated waste water discharges. The dense development and the impact of live aboard vessels in the near shore areas contribute to near shore water quality degradation.

The County anticipates seeing improved water quality in near shore waters as old systems are abandoned and as live aboard vessel needs are accommodated. These needs include waste water and sewage treatment, trash collection, and mooring fields. Mooring fields will alleviate direct impacts to bay bottom by anchors.

Natural Resources

Increase in density increases the need to preserve and restore the remaining open space. With the increase in intensity and density of surrounding development, the secondary impacts of development, including litter and pressure to develop remaining vacant lands, are also intensified. Hardened shoreline, lack of vegetation which serve as natural filtration such as mangroves and fringing wetlands, and the lack of a comprehensive storm water management system allows pollutants to enter near shore waters untreated and unfiltered.

Recommended Strategies and Actions

Strategy 6.1

Identify and secure funding sources for the reduction of connection fees associated with connection to the sewer system.

Strategy 6.2

Increase efforts to provide a mooring field and pump out stations to the live-aboards of Stock Island.

Action Item 6.2.1: Identify ideal locations for mooring fields.

Action Item 6.2.2: Educate the public on the benefits of connecting to an appropriate wastewater system.

Strategy 6.3

Work with the community to identify actions that are necessary to improve and protect water quality.

Action Item 6.3.1: Planning staff will work with the community to identify measures to be taken to improve and protect water quality while protecting the development rights of property owners.

Action Item 6.3.2: In conjunction with other agencies, distribute information regarding various programs designed improve water quality.

Strategy 6.4

Work to improve water quality and hydrologic connectivity throughout Stock Island's water resources.

Action Item 6.4.1: Investigate restoring hydrologic connectivity to the mangrove slough located in the north west portion of Stock Island.

Action item 6.4.2: Increase compliance with stormwater regulations in the high density areas of Stock Island.

Goal Seven:
Enhance existing park facilities and provide additional resources for active and passive land-based recreation and protect shoreline access for water based recreational activities.

Current Conditions Summary

The main park facility in the Stock island and Key Haven planning area is Bernstein Park at the corner of Fifth Avenue and Fifth Street on Stock Island. Bernstein Park is approximately 6.43 acres including 11.5 acres of submerged lands. There are both passive and active uses available at this park including a soccer field, a softball field, a basketball court, playground, nature trail, picnic shelters and restrooms.

Key Haven has a small private park area located on the Westside of Key Haven Blvd. This park is owned and maintained by Key Haven Parks and Recreation Inc. and is used mainly by Key Haven residents.

In addition to the park amenities described above, the Florida Keys Overseas Heritage Trail runs parallel on the northside and parallel to US-1. This facility is scheduled for safety improvements which would include a widening of the trail to a minimum of 8 feet, resurfacing and remilling of rough areas caused by tree roots, and retrofitting to meet ADA (American Disabilities Act) standards. Other bikeway facilities are also found on Cross St., 5th Street, 5th Avenue and Maloney/MacDonald Ave.

In Key Haven there is an existing 4' bike lane on Key Haven Road from Key Haven Blvd. to the northern end of the island.

Although surrounded by water, public access to the shoreline for launching boats or fishing is very limited. Currently, there is only one public boat ramp located ocean-side on US-1 at approximately Mile Marker 5.5. The ramp is owned by FDOT and is currently scheduled for improvements under the FDOT 5-year work program.

Analysis of Community Needs

Additional recreation facilities

The following four additional activities and improvements were identified by the community in the survey and include: bicycle and pedestrian tails (20%), swimming pool (13%), boat access (11%) and playground equipment (10%).

Public access to the waterfront

Although Stock Island and Key Haven have many canals, harbor areas, and a major commercial port area, public access to the shoreline is very limited. Currently, there is only one public boat ramp located on the ocean-side of US-1 at approximately Mile Marker 5.5.

The County does not own waterfront on either Stock Island or Key Haven. This significantly limits the Counties ability in preserving waterfront access points and initiating the development of new publicly owned and operated shoreline access points or additional boat ramps.

Recommended Strategies and Actions

Strategy 7.1
Provide for maintenance and enhancement of active and passive recreational opportunities and for public shoreline access throughout the Planning Area.

> ***Action Item 7.1.1***: Implement the recommendations of the Monroe County Parks and Recreation Master Plan within the Planning Area.
>
> ***Action Item 7.1.2***: Inventory and evaluate neighborhood pocket parks, neighborhood water access and County roads that terminate at the shoreline. Determine if any improvements or expansions are appropriate, and include these items into the Monroe County Parks and Recreation Master Plan.
>
> ***Action Item 7.1.3***: Implement the recommendations of the Stock Island-Key Haven Livable CommuniKeys Plan Volume 2 (Harbor Preservation/Redevelopment and Corridor Enhancement Plan).
>
> ***Action Item 7.1.4***: Encourage businesses to retain existing and create new public waterfront access. Rely on Stock Island-Key Haven Livable CommuniKeys Plan Volume 2 to formulate recommended mechanisms for encouragement.

Goal Eight: Define, maintain and enhance the character of US 1 Corridor (MM 4-6)

Current Conditions Summary

Of the 112 miles within Monroe County, only two miles run between Key Haven and Stock Island. Those two miles are four lanes wide and are lined with 28 parcels. The southern side of Stock Island is lined with 23 different parcels. Twenty-two are zoned Mixed Use (MU) and the remaining one is zoned Urban Commercial (UC). Commercial uses range from restaurants, tattoo parlors, and convenience stores. One parcel has recently been developed with 55 two-story elevated residential townhomes, and its neighboring vacant parcel is in the process of developing 46 two-story elevated townhomes. The only remaining vacant parcel at the corner of 3rd Street is proposed for a mixed use development which may include a bank, library, and an office building.

Key Haven has limited US 1 frontage. The few parcels which parallel US 1 along Key Haven are zoned Suburban Residential (SR) and Improved Subdivision (IS). The only current commercial development is a gas station that parallels US 1, although it is actually separated by the FDOT right of way that is commonly used for parking for the neighboring boat ramp.

Within the short stretch, there are six access roads to Stock Island. Coming from the North and heading South on US 1, these roads include 2nd, 3rd, 4th, 5th and Cross Streets as well as MacDonald Avenue. There are currently two access roads which can be used to enter and exit Key Haven: Key Haven Road and Key Haven Drive.

Various modes of transport are seen along the corridor and include vehicles, bicycles, scooters and mass transit. The Key West Transit Authority provides service between Key West and Stock Island and has extended service to Marathon. The Overseas Heritage Trail runs parallel to US 1 on the North side.

The County retained the services of the Corradino Group to study the corridor and produce a Corridor Enhancement Plan. The findings of the Corradino study can be found in the Stock Island/Key Haven US-1 Corridor Enhancement Plan. The study consisted of a public charrette and a follow-up meeting to develop and select various alternatives for improvements along the US-1 corridor.

Analysis of Community Needs

Sense of place

The community survey indicates that there is strong support for the revitalization of the area along US 1. Community comments also indicate that an attractive entrance on US 1 would improve the appearance of Stock Island and Key Haven. A suggested location for an entryway feature was 2nd Street, which is the first street that motorists pass as they are heading towards Key West.

Residents of Key Haven also expressed the desire for improvements in the entry way that better reflect the character of the residential community. Improvements include the addition of landscaping along US 1.

Signage/improved wayfinding

In addition to an entrance way/and or sign for Stock Island, the issue of storefront signs arose. Residents expressed an interest in improving signage to businesses along US 1 and within Stock Island. According to one successful entrepreneur, prominent signage and the right product mix geared to the tourist can result in expanding market opportunities.

Recommended Strategies and Actions

Strategy 8.1:

Create a unique corridor identity that is reflective of the community character.

Action Item 8.1.1: Install a maritime themed entryway feature at an appropriate location.

Action Item 8.1.2: Encourage local artists to participate in the design of corridor improvements, i.e. bus shelters with murals, entryway features, street furnishings, etc.

Strategy 8.2:

Improve signage along US 1

Action Item 8.2.1: Create a design book of maritime themed signage templates available for public distribution.

Action Item 8.2.2: Allow businesses within Stock Island to post wayfinding signs at designated sign kiosks along US 1.

Strategy 8.3:

Implement the recommendations of the Corridor Enhancement Plan.

Action Item 8.3.1: Coordinate with FDOT and other agencies to assist in implementation of the plan.

Action Item 8.3.2: Secure funding for recommended improvements and for further studies of the Corridor.

Goal Nine:
Provide for all residents of the planning area a safe, efficient and viable transportation system for the movement of people and goods.

Current Conditions Summary

The road and street system support vehicular traffic as well as pedestrians and bicyclists. There are approximately 29 county maintained streets and roads on Stock Island. Significant to Stock Island are the corridors of McDonald and Maloney which traverse west to east then south-east as well as Fifth, Cross and Fronts which are access streets to US 1. Few amenities are offered to pedestrians or bicyclists on within the Island.

One of the main reasons the survey respondents have chosen to live on Stock Island is due to the proximity to employment opportunities. The average time spent traveling to work ranging between zero to 15 minutes with the majority of employment opportunities located in Key West. Of those traveling to work, the majority use (79%) their vehicle, while a smaller percentage (16%) either walk, bike or utilize the bus system. Another form of transport observed to be popular is the scooter.

Key West Transit provides bus service to Stock Island. There are currently five bus stops and no service provided to Key Haven. The points of service are located at the available locations;

- US 1 and Cross Street
- 5th Street and 5th Avenue
- 5th Avenue and 12th Avenue
- Oceanside Marina at Peninsular Avenue
- Stock Island Apartments

In a survey of Stock Island and Key Haven, 25% of the respondents rated the bus system as excellent to good, 26% as adequate, and 11% as poor. The majority of those respondents indicated that they did not utilize the public bus system. 38 % of the residents expressed that they didn't know about the system.

Analysis of Community Needs

Foster Various Modes of Transport

As mentioned, various modes of transit exist however there are minimal amenities. Bus shelters do not exist on Stock Island and hence there is no place to post bus schedules. Riders are often found sitting on make-shift benches and/or the ground. In addition, scooters are a popular mode of transport, however there are few parking spaces provided within the Island.

Improved Physical Environment for Pedestrians and Cyclists

The lack of open space and the popularity of walking and bicycling on the Island create the need for an increased amount of trails and sidewalks. Of particular concern is the safety of children due to the lack of front yards and open space. Hence, play areas are often in the streets.

Recommended Strategies and Action Items

Strategy 9.1

Improve conditions for the scooter rider.

Action Item 9.1.1: Post signs along the corridor to increase awareness of this mode of transport.

Action Item 9.1.2: Amend the parking regulations of the Land Development Regulations to reduce the amount of required vehicular parking spaces in commercial establishments in exchange for scooter spaces.

Strategy 9.2

Improve amenities for transit users.

Action Item 9. 2.1: Seek funding to provide bus shelters.

Action Item 9.2.2: Encourage developers to provide bus shelters.

Action Item 9.2.3: Post interchangeable schedule at bus stops which include drop off and pick up times.

Strategy 9.3

Encourage and increase bus ridership.

Action Item 9.3.1: Coordinate efforts with Key West Department of Transportation, Planning Department and the citizens to identify ways to improve bus service.

Action Item 9.3.2: Work with Key West Business Owners to provide incentives (transit pass) for employees that utilize mass transit.

Strategy 9.4

Promote bicycle and pedestrian friendly design.

Action Item 9.4.1: Require all new development and redevelopment along MacDonald, Maloney, Fourth and Fifth Avenues to provide public sidewalks.

Action Item 9.4.2: Create a continuous sidewalk network.

Action Item 9.4.3: Require the provision of bicycle facilities and parking in all new development and redevelopment.

Goal Ten:
Provide adequate public facilities to serve the existing and future needs of the Planning Area.

Current Conditions Summary

Sanitary Sewer:

The sanitary sewer system on Stock Island is operated by Key West Resort Utilities (KWRU). The system has been complete for two years. This system currently converts approximately 110 million gallons of wastewater for reuse. Residents are currently required to hook up to the central sewer system.

Schools:

Stock Island and Key Haven are served by Gerald Adams Elementary School, Horace O'Bryant Middle School, and Key West High School. The student population has remained either constant or has experienced a slight decline. There is currently no level of service issues with the schools serving Stock Island and Key Haven. Each have adequate reserve capacity to accommodate the impacts of additional land development

Potable Water:

The Florida Keys Aqueduct Authority (FKAA) is the provider of potable water in the Florida Keys. The main source of water for the FKAA is the Biscayne Aquifer with its wellfield located west of Florida City in Miami-Dade County.

FKAA operates a Reverse Osmosis (RO) plant on Stock Island, and is capable of producing 1.8 million gallons per day of water. The South Florida Water Management District (SFWMD) which issues permit for how much the FKAA is able to withdraw from the Aquifer, increased the maximum limit for water withdrawal to 23.79 Million Gallons per Day (MGD). During the last year available (2004), the FKAA distributed an average of 17.65 MGD and a maximum of 22.0 MGD.

Fire and Rescue Services:

In May of 2004, The Stock Island Fire Station located on 2nd and Maloney Avenue was upgraded to provide 24 hour fire and emergency medical personnel staffing. A new fire alarm system, sewer system, signage, and fresh paint throughout were also part of the facility upgrades.

Libraries:

The closest library to the Stock Island/Key Haven planning area is located in Key West. Currently the County is anticipating constructing a new County library by participating in a new mixed-use development.

Analysis of Community Needs

Currently, there are no problems with level of service for most of the public facilities on Stock Island. However, due to the high concentration of the student population, there is a clear need for a library on Stock Island.

Recommended Strategies and Actions

Strategy 10.1

Ensure that new and expanded public facilities are constructed and operated within the Planning Area according to concurrency and community-identified needs including wastewater handling, stormwater handling, transportation capacity, parks and recreation facilities, library facilities, schools and community facilities.

> *Action Item 10.1.1*: Supplement the annual public facilities concurrency report and capital improvements report with a section detailing the status of facilities within the Planning Area.

Strategy 10.2

Ensure availability of fire suppression facilities for the Planning Area.

> *Action Item 10.2.1*: As part of development and redevelopment efforts within the Planning Area and as part of public design improvements, increase the availability of fire suppression facilities according to standards set by the Monroe County Fire Marshall.

Goal Eleven: Encourage community involvement in implementing and monitoring the Stock Island-Key Haven Livable CommuniKeys Program Master Plan.

Current Conditions Summary

The community has demonstrated their interest in planning for the future of Stock Island and Key Haven by attending workshops, community meetings and communicating with the Planning Department concerning what they hoped to achieve through the planning process. Community feedback has allowed Staff to gain an understanding of the needs and desires of the community. The community interest has kept the project on track, moving forward toward the Vision.

Five major public workshops and meetings held on November 13, 2003, March 25, 2004, July 15, 2004, February 15, 2005 and July 26, 2005, facilitated the LCP planning effort by providing opportunities for direct participation between the community planning staff. In addition, surveys were used to gain a broader understanding of the concerns and desires of the members of the community who did not attend the meetings. The survey was included in the second newsletter that was mailed to all residents, property owners and interested parties. Additionally, information and power point presentations and interactive comment forms were available on the County website throughout the creation of the CommuniKeys Plan. From this outreach, key community issues were identified and a community vision formulated.

Policy 101.20.1 of the 2010 Comprehensive Plan directs that the LCP Master Plans follow certain principles. The second Principle states that the Community Master Plans will include "a monitoring mechanism to provide accountability to the communities." The fifth Principle directs that "each Community Master Plan will include mechanisms allowing citizens continued oversight and involvement in the implementation of their plans. Through the Community Master Plans, programs for ongoing public involvement, outreach, and education will be developed."

Analysis of Community Needs

Continued community involvement is needed to update and implement this Stock Island-Key Haven Livable CommuniKeys Master Plan. Input from the community will be needed during future study and design efforts and direct partnering with the community may be needed to implement identified action items.

Recommended Strategies and Actions

Strategy 11.1

Provide updates to the community on all aspects of plan implementation and the status of public projects in the Planning Area.

> *Action Item 11.1.1*: Continue to distribute information through press releases and postings on the County website regarding status of the LCP and upcoming meetings.

Action Item 11.1.2: Continue to provide speakers to civic and service organizations to discuss LCP issues.

Action Item 11.1.3: Publish and distribute a newsletter on a periodic basis to provide community awareness and update on the progress of implementing the LCP.

Strategy 11.2

Establish a committee to advise the Planning Commission on project proposals within the Stock Island-Key Haven LCP Planning Area.

Action Item 11.2.1: The Board of County Commissioners appoint five to seven committee members to include representatives from the business community, the general citizenry, and design professionals to serve as volunteers to review and comment on plans for projects and improvements within the Planning Area.

*Action Item 11.2.*2: The County shall provide administrative support for the advisory committee and all business of the committee shall be conducted in accordance with County and State law regarding conduct of public business.

MEMORANDUM

TO: Board of County Commissioners

FROM: Jose Papa, Comprehensive Planning Manager

RE: Volume 1 Stock Island/Key Haven Livable CommuniKeys Plan

DATE: July 5, 2006

MEETING DATE: July 19, 2006

Background

Goal 101.20 of the 2010 Comprehensive Plan directs the County to develop a series of Community Master Plans through the Livable CommuniKeys Planning Program. Policy 101.20.1 requires the County to develop each master plan in accordance with twelve specific principles.

Volume I of the Stock Island/Key Haven Livable CommuniKeys Plan (LCP) was created through a series of community involvement tasks including: a survey and various public workshops. The process was designed to generate a community vision and alternative development scenarios. The Master Plan contains the strategies and action items that must be implemented to address the community's issues and objectives. It is important to note that Stock Island/Key Haven Livable CommuniKeys Plan, as well as all the other LCPs are living documents that should be continually reviewed and updated by the community.

Summary of Findings

The Stock Island/Key Haven community issues and objectives can be summarized in the following:

- Preserve affordable housing,
- Preserve commercial fishing,
- Enhance the community fishing character,
- Provide a community center,
- Improve public facilities,
- Improve regulations that improve the community without creating a financial burden on the individual, and
- Maintain the single family neighborhood character for Key Haven.

Based on the community issues and objectives identified above, a series of goals, strategies and action items were developed and are summarized below:

Goal One: Encourage redevelopment that maintains and enhances the economic diversity of the community.

The action items related to this goal includes the promotion of the maritime theme as a way of creating a community identity, allowing flexible development regulations for the redevelopment of non-conforming structures, building a downtown district, and acquiring waterfront property to support commercial fishing.

Goal Two: Direct future residential and commercial activities to areas most suitable in the Planning Area.

In order to achieve this goal, an evaluation of existing land uses is necessary to ensure that there is adequate land for current, and future residential and commercial development.

Goal Three: Preserve and increase the number of housing units available for low and very low income housing.

The strategies and action items related to Goal Three include the creation of an incentive system (density bonus, and reduced permit fees) to promote the maintenance and increase the supply of affordable housing for low and very-low income housing. Other strategies include the possibility of promoting live-aboards as a source of affordable housing supply.

Goal Four: Maintain affordable housing while providing for a mix of housing options.

Goal Four hopes to achieve a mix of affordable and market rate housing and ensuring that community character is not lost due to the redevelopment of the existing housing stock. Strategies and action items to achieve this goal include the creation of design guidelines that blend the existing character of Stock Island.

Many participants in the workshops expressed a dislike for the new developments that reflect styles typically seen in Key West. The community expressed a desire to develop design guidelines to ensure that redevelopment is consistent with the vision of the community.

Goal Five: Maintain and enhance the community character of a diverse and unique mixed-use community separate from Key West.

In order to define and enhance the community identity, the community would like to promote the historic maritime culture of Stock Island in signs, and entryway features.

Goal Six: Maintain and enhance natural resources, taking care to improve and protect water quality and beautify and preserve open space.

Strategies and Action Items to achieve this goal include restoring the hydrologic connectivity through the mangrove slough in the northwest portion of Stock Island, as well as improving stormwater treatment in the high density areas of Stock Island.

Goal Seven: Enhance existing park facilities and provide additional resources for active and passive land based recreation and protect shoreline access for water based recreational activities.

The main strategy and action item under this goal is to provide for maintenance and enhancement of existing recreational opportunities as well as implementation of the Harbor Preservation/Redevelopment Plan to preserve shoreline access on Stock Island.

Goal Eight: Define, maintain, and enhance the character of the US-1 Corridor.

The strategy and action items listed under this goal include the use of maritime themed art and entryway features to create a sense of identity for Stock Island. Another strategy is the creation of a sign kiosk along US-1 to direct visitors to the commercial services found off US-1 in Stock Island.

Goal Nine: Provide safe and efficient transportation system.

The main strategy and action item is to provide additional bus amenities, improve bicycle-pedestrian facilities such as the Overseas Heritage Trail, and amending the parking regulations to provide for bicycle and scooter parking.

Goal Ten: Provide adequate public facilities.

One of the identified needs on Stock Island is for a public library.

Goal Eleven: Encourage community involvement

The strategy and action items listed under this goal is consistent with those found in other adopted LCPs (Big Pine Key and Tavernier). In order to improve communication with the public, staff will provide updates on the website regarding status of the LCP. Furthermore, it is proposed that an advisory committee is created to advise the Planning Commission on project proposal within the Stock Island/Key Haven Planning area.

Recommendation:

The LCP is scheduled for review and a recommendation by the Planning Commission on July 12, 2006. Staff is recommending that the Planning Commission and the Board of County Commissioners approve the proposed Comprehensive Plan amendment for transmittal to the Department of Community Affairs.

RESOLUTION NO. -2006

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS **TRANSMITTING** TO THE DEPARTMENT OF COMMUNITY AFFAIRS THE REQUEST FILED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT AMENDING THE YEAR 2010 COMPREHENSVIE PLAN BASED ON RECOMMENDATIONS ADOPTED AS THE STOCK ISLAND/KEY HAVEN LIVABLE COMMUNIKEYS PLAN VOLUME I.

WHEREAS, the Board of County Commissioners held a public hearing on July 19, 2006 for the purposes of considering the transmittal to the Florida Department of Community Affairs, for review and comment, a proposed amendment to the Monroe County Year 2010 Comprehensive Plan; and

WHEREAS, the Board of County Commissioners makes the following findings of fact:

1. The Planning Commission held a public hearing on July 12, 2006 and have made their recommendations to the Monroe County Board of County Commissioners regarding the transmittal to the Florida Department of Community Affairs, the Stock Island/Key Haven Livable CommuniKeys Plan, Volume I.

2. The Stock Island/Key Haven Livable CommuniKeys Plan identified the following community issues and objectives: preserve affordable housing, preserve commercial fishing, enhance the community fishing character, provide a community center, improve public facilities, improve regulations that improve the community without creating a financial burden on the individual, and maintain the single family neighborhood character of Key Haven.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

Section 1. The Board of County Commissioners does hereby adopt the recommendation of the Planning Commission pursuant to the draft ordinance for the adoption of the proposed amendment to the Monroe County Year 2010 Comprehensive Plan; and

Section 2. The Board of County Commissioners does hereby transmit the proposed amendment to the Florida Department of Community Affairs for review and comment in accordance with the provisions of Sections 163.184 and 380.0522, Florida Statutes; and

Section 3. The Monroe County Staff is given the authority to prepare and submit the required transmittal letter and supporting documents for the proposed

amendment in accordance with the requirement of 9J-11.0006 of the Florida Administrative Code; and

Section 4. The Clerk of the Board is hereby directed to forward a copy of this resolution to the Director of Planning and Environmental Resources.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 19th day of July, A.D., 2006.

Mayor Charles "Sonny" McCoy _____
Mayor Pro Tem Dixie Spehar _____
Commissioner George Neugent _____
Commissioner David Rice _____
Commissioner Glenn Patton _____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY_____
Charles "Sonny" McCoy

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

_____
DEPUTY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 7/5/06

ORDINANCE NO._____-2006

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE YEAR 2010 COMPREHENSIVE PLAN AND **ADOPTING** THE STOCK ISLAND/KEY HAVEN LIVABLE COMMUNIKEYS PLAN VOLUME I; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; AND DIRECTING THE DIRECTOR OF PLANNING AND ENVIRONMENTAL RESOURCES TO FORWARD A CERTIFIED COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY ARFAIRS AND PROVIDING AN EFFECTIE DATE.

WHEREAS, the Monroe County Year 2010 Comprehensive Plan Objective 101.20 identifies the Livable CommunKeys Planning Program as a planning program designed to address community needs while balancing the needs of all of Monroe County; and

WHEREAS, the Board of County Commissioners makes the following findings of fact:

1. Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans while shall include specific criteria, including close coordination with other community plans ongoing in the same area and sets out twelve principles to direct development of the master plans.

2. The Stock Island/Key Haven Livable CommuniKeys Plan is the product of the Livable CommunKeys program as outlined in the Monroe County Year 2010 Comprehensive Plan Objective 101.20.

3. The Stock Island/Key Haven Livable CommuniKeys Plan identified the following community issues and objectives: preserve affordable housing, preserve commercial fishing, enhance the community fishing character, provide a community center, improve public facilities, improve regulations that improve the community without creating a financial burden on the individual, and maintain the single family neighborhood character of Key Haven.

4. The Stock Island/Key Haven Livable CommuniKeys Plan will be adopted as a part of the Comprehensive Plan, and therefore any conflicts between the two must be resolved.

5. The Stock Island/Key Haven Livable CommuniKeys Plan was reviewed during a regularly scheduled meeting of the Planning Commission held on July 12, 2006.

6. The Strategies and Action Items in the Stock Island/Key Haven Livable CommuniKeys Plan are the equivalent to the Objectives and Policies in the Monroe County Year 2010 Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

Section 1. The Stock Island/Key Haven Livable CommuniKeys Plan is adopted as an amendment to the Monroe County Year 2010 Comprehensive Plan.

Section 2. Amend Policy 101.20.2 in the Monroe County Year 2010 Comprehensive Plan to read as follows:

POLICY 101.20.2

The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:

3. The Stock Island/Key Haven Livable CommuniKeys Plan Volume I is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

Section 3. If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not affected by such validity.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 5. This ordinance shall be transmitted to the Planning Department to the Department of Community Affairs pursuant to Chapter 163 and 380, Florida Statutes.

Section 6. This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance with Chapter 163, Florida Statutes.

Adoption of Stock Island/Key Haven
Livable CommuniKeys Plan, Volume I and II

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the ____ day of _____, A.D., 2007.

Mayor Charles "Sonny" McCoy	_____
Mayor Pro Tem Dixie Spehar	_____
Commissioner George Neugent	_____
Commissioner David Rice	_____
Commissioner Glenn Patton	_____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY_____
Charles "Sonny" McCoy

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 1/15/08

_____
DEPUTY CLERK