



The City of Key West Comprehensive Plan

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**I. INTRODUCTION
CITY OF KEY WEST COMPREHENSIVE PLAN**

PURPOSE

The City of Key West Comprehensive Plan (Plan) has been developed in response to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes). This Plan and its updates are consistent with the State, Regional and County plans; and will serve as the basis for all land development decisions within the City of Key West. In addition to fulfilling legislative requirements, the City’s Plan: protects and maintain its natural, historic and cultural resources; preserves its community character and quality of life; ensures public safety, and; directs development and redevelopment in an appropriate manner.

VISION

The City’s vision for honoring its past and advancing its present and future provides the foundation of the Comprehensive Plan. The following vision and mission were adopted by the City Commission in the 2011 Key West Strategic Plan:

VISION - Key West is a beautiful natural environment with a vibrant culture, an interesting historical architecture, active neighborhoods, and community-wide interests that are supported by involved residents from all walks of life and a responsible and responsive government.

MISSION – Our mission is to protect our natural and built environment and honor our local heritage and cultural identity with citizens actively engaged in the life of our neighborhoods and community. Together we shall promote ongoing redevelopment of a sustainable economy, quality of life, and modern city infrastructure. Our government shall act on behalf of the long-term, generational interests of residents and visitors of Key West.

CORE VALUE – All people are created equal members of one human family.

COMMUNITY PROFILE

The City of Key West occupies a 7.4 square mile area encompassing the island of Key West, the portion of Stock Island north of U.S. 1, Sigsbee Park (north, originally known as Dredgers Key), Fleming Key (north), and Sunset Key (west). Both Fleming Key and Sigsbee Park are part of Naval Air Station Key West. The City is the southernmost City in the continental US, and is the County seat of Monroe County. Land access is provided by US 1, air access is provided by the Key West International Airport, and sea access by the Port of Key West. The island’s natural perimeter restricts the expansion of its boundaries. Unincorporated Monroe County to the north is the only adjacent local government. The City has not expanded in size through annexations since the Plan was adopted.

The City’s 2010 permanent population is 24,649, and is projected to decrease slightly during the five-, ten-, 15- and 20-year planning periods due to growth limitations and the lack of significant amounts of vacant and developable land. In addition to the permanent population, the City is a world renowned tourist destination and a popular location for second homes. The total number of people on Key West on an average day, including permanent residents, seasonal residents, the maritime population, overnight tourists, day-trippers, cruise ship visitors, commuters, and shoppers, is estimated to be 56,335. This number would likely spike

significantly during special events such as Fantasy Fest or New Year's Eve.

COMPREHENSIVE PLAN BACKGROUND

The City of Key West prepared its current Comprehensive Plan in 1990, and it was found sufficient by the State in 1994. In 1995 the Plan was amended to extend the extraterritorial powers 600 feet into the tidal waters around the City, and to make several small scale amendments to land use districts. In 1997 Land Development Regulations based on the Comprehensive Plan were adopted.

In 2005 the City adopted its Evaluation and Appraisal Report (EAR) in order to measure progress in implementing the Comprehensive Plan, address major community issues, and evaluate the impacts of changes in growth management requirements. The EAR identified eight major issues, including the quality of marine ecosystems, affordable housing, hurricane safety, coordinated transportation, the Key West Port, capital improvements and concurrency management, historic preservation, and a secure local economy. Due to the State mandated schedule the City was required to update the EAR the following year, and a revised EAR was adopted in 2007. There was very little difference between the two documents. The EAR made a series of recommendations to update the plan to reflect current conditions and address the major issues. These recommendations were the basis of the 2012 Evaluation and Appraisal Report Based Amendments to the Comprehensive Plan. In addition to the EAR recommendations, the City has also updated the supportive data and analysis on which the plan is based. The updated data and analysis supplemented the EAR recommendations as the basis for the amendments.

The City of Key West Comprehensive Plan is comprised of goals, objectives and policies in nine major elements: Future Land Use; Transportation; Housing; Public Facilities; Coastal Management; Conservation; Recreation and Open Space; Intergovernmental Coordination, and; Capital Improvements. In addition to the goals, objectives and policies, the Comprehensive Plan contains the adopted map series (including the Future Land Use Plan Map) and the five year Capital Improvements Schedule.

WATER SUPPLY PLAN

The Florida Legislature enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs to improve coordination between the local land use planning and regional water supply planning. Residents of the City of Key West obtain their water directly from the Florida Keys Aqueduct Authority (FKAA), which is responsible for ensuring that enough capacity is available for existing and future customers.

The purpose of the City of Key West Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within its jurisdiction. The City of Key West Work Plan will address a 13-year planning period and identify projects from the FKAA Work Plan consistent with this planning period.

OTHER PLANNING EFFORTS

In addition to the EAR the City of Key West has been engaged in a number of major planning efforts, including the adoption of the Strategic Plan and the Climate Action Plan. These and other City plans, including the December 2011 Carrying Capacity Traffic Study, were also reviewed and are reflected in the updated Plan. Concurrently with the preparation of the updated plan, the City participated in the Monroe County Hurricane Evacuation Clearance Time Working Group. As a result of these meetings the City signed a Memorandum of Understanding that will provide for an allocation of 91 building permits a year between 2013 and 2023.

PUBLIC PARTICIPATION AND ADOPTION

The EAR and the 2012 amendments both were supported by extensive public participation processes. Over 15 summits, forums, public workshops, and hearings were conducted between 2001 and 2007 as part of the EAR.

On March 29, 2012 the City and its Consultants presented the updated data and analysis report to the Key West Planning Board in a public workshop, and received invaluable input. On July 23, 2012, the City conducted a Public Forum on the draft amendments in order to receive comments and input. Through the 2012 amendment process the City continued to meet with interest groups and staff to incorporate additional comments and suggestions into the proposed plan amendments. The proposed amendments were approved on first reading at a public hearing on October 2, 2012 and submitted to the State Department of Economic Opportunity and other agencies for review. In the December 14, 2012 Objections, Recommendations and Comments Letter, the State identified one objection and eight technical comments. The City has addressed the objection and comments and the amendments were adopted on March 5, 2013. The Plan became effective on May 2, 2013 after State review and approval.



II. GLOSSARY OF TERMS

The terms defined herein are generally accepted professional planning definitions. This list of terms is general in nature and intended to provide guidance for the user. This glossary has not been formally adopted and can be changed from time to time without requiring a formal plan adoption process. Further detail is found in the Land Development Regulations. The terms and definitions within the Land Development Regulations are regulatory in nature, and should be referenced for that specific purpose. The terms in this glossary are intended to educate the Comprehensive Plan User to the technical approach of the Comprehensive Plan, and provide a contextual statement as to the relationship of the policies to the Data and Analysis at the specific time of plan adoption.

Access – The physical attributes of a site/facility that enable a person means of transportation to enter a site/facility.

Accessory Dwelling Unit – Means an ancillary or secondary dwelling unit, which has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

Accessibility – The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Active Recreation – Means leisure-time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites or fields. This may include but is not limited to swimming, tennis and other court games, baseball and other field sports, and playground activities.

Affordable Housing – In accordance with federal HUD Standards, a dwelling unit is considered to be affordable when a household spends no more than 30 percent of its gross income on housing costs. Rental housing costs include contract rent and utilities. Owner occupied housing costs include mortgage principal and interest, property taxes, insurance, and where applicable, homeowner's association fees.

Affected Person – As used in the process for adoption of the Comprehensive Plan or plan amendments, includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting the real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

AICUZ (Air Installation Compatibility Use Zones) – Areas of high noise and accident potential due to proximity to military aviation activities, and in which activities may be restricted to those that are compatible with aviation activities, or that are less vulnerable to noise impacts or loss of life resulting from accidents.

Alley – A right-of-way providing a secondary means of access and service to an abutting property.

Ambient Water and Air Quality – The background quality or condition of water or air.

Aquifer – Underground rock layers that hold groundwater, which are often an important source of water for public water supply, agriculture and industry.

Areas Subject to Coastal Flooding – The area delineated by the regional or local Hurricane Evacuation Plan as requiring evacuation.

Arterial Road – A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

Beneficial Use – Property rights associated with existing vacant lots of record that meet specific criteria identified in the Land Development Regulations.

Best Management Practices – Methods or techniques described by practitioners and experts in a given field of expertise or discipline to be the most effective in achieving a goal or objective (e.g. reducing pollution).

Blighted Area – An area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregated assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the County or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the County or municipality;
- j. Incidence of crime in the area higher than in the remainder of the County or municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the County or municipality;
- l. A greater number of vacancies of the Florida Building Code in the area than the number of violations recorded in the remainder of the County or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Buffer – Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use of property from another so as to visually separate, ameliorate, reduce, mitigate, shield, or block the adverse impacts of noise, lights, or other nuisances.

Capital Budget – The portion of each local government’s budget which reflects capital improvements

scheduled for a fiscal year.

Capital Improvement – Any building or infrastructure project that will be owned by a governmental unit and purchased or built with direct appropriations from the governmental unit, or with bonds backed by its full faith and credit, or, in whole or in part, with federal or other public funds, or in any combination thereof. A project may include construction, installation, project management or supervision, project planning, engineering, or design, and the purchase of land or interests in land.

Climate Change – Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate that cause increasingly severe natural disasters.

Climate Change Adaptation – Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including sea level rise, more frequent and intensified storm events, and changes in rainfall.

Clustering – The grouping together of structures and infrastructure on a portion of a development site.

Coastal High Hazard Area – The area below the elevation of the Category 1 Storm Surge Line as established in the Sea, Land and Overland Surges from Hurricanes (SLOSH) computerized storm surge model provided by the National Oceanographic and Atmospheric Administration (NOAA).

Coastal or Shore Protection Structures – Shore-hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach and shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

Collector Road – A roadway providing service which is of relatively moderate traffic volume, trip length and operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial Uses – Activities within land areas which are predominantly connected with the sale, rental, or distribution of products, or performance of services.

Community Redevelopment or Redevelopment – Undertakings, activities or projects of a County, municipality, or community redevelopment agency in a community redevelopment area for the elimination or prevention of the development or spread of slum and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation of or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

Community Park – A park, recreation open space, or recreational facility that is over ten acres in size. A community park should be located within a ten minute driving radius of all residential areas in the City.

Compatible – Capable of existing together without conflict or ill effects.

Comprehensive Plan – Means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and

that includes a unified physical design for the public and private development of land and water. The city comprehensive plan is prepared, adopted and amended pursuant to the "County and Municipal Planning and Land Development Regulation Act," F.S. Ch. 163, part II.

Concurrency – A system in which development occurs when the necessary public facilities and services to maintain the adopted level of service standards are also available.

Cul-de-sac – A street terminated at the end by a vehicular turnaround.

Data and Analysis – Information accumulated and evaluated to form the basis of conclusions regarding all subjects of the comprehensive plan. It shall be considered best available, unless new research using acceptable research methodology is conducted during the planning period to generate more current information. Data and analysis does not represent goals, objectives, policies, or criteria, and unless stated otherwise, represents best available data only.

Deed-restricted Housing – A unit of housing on which there is a contractual guarantee (deed restriction) making the housing affordable in perpetuity or for a specified period of time. To be affordable, housing units must be occupied by residents earning a certain percentage of the median income for the area (see definition of Affordable Housing).

Density – The maximum number of units divided by the gross land area. It is typically expressed in units per acre.

Density, Maximum Gross Residential – Means the density which shall be determined by dividing the maximum allowable units by the gross acres of land (i.e., dwelling units/gross land acres). All residential densities denoted on the future land use map and the official zoning map stipulate the maximum gross densities permitted for development on the land. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development.

Development – The carrying out of any building activity or excavation, including the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels. The following activities or uses shall be taken for the purposes of these Land Development Regulations to involve development:

- (1) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
- (2) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
- (3) Alteration of a shore, stream, lake, pond, or canal, including any coastal construction as defined in F.S. § 161.021.
- (4) Commencement of drilling, except to obtain soil samples or excavation on a parcel of land.
- (5) Demolition of a structure.
- (6) Clearing of land as an adjunct of construction.
- (7) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

Development Order – Any order granting, denying, granting with conditions or deferring, an application for a development permit.

Educational Use – Activities and facilities of public or private primary or secondary schools, vocational and

technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Environmentally Sensitive Lands – Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.

Flood Plains – Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Floor Area – Covered floor area of a building, floor area may be open on its sides. Outdoor storage is considered floor area.

Floor Area Ratio (FAR) – The total floor area of the buildings on any lot, parcel or site divided by the gross land area of the lot, parcel or site.

Freshwater Lens – Body of fresh ground water found beneath the permeable limestone islands or peninsular land masses in the tropics. The lens-shaped water body is bounded above by a water table and below by a mixing zone between fresh and saline ground water.

Geographic Information System (GIS) – A computer-based system whereby maps and information are linked for a variety of uses.

Goal – A desired state of affairs to which planned effort is directed.

Government Agency – The United States or any department, commission, agency, or other instrumentality thereof; the State of Florida or any department, commission, agency, or other instrumentality thereof; any local government or any department, commission, agency, or other instrumentality thereof; any school board or other special district, authority, or governmental entity.

Greenhouse Gases – Naturally occurring examples include water vapor, carbon dioxide, methane, nitrous oxide and ozone. Some human activities can increase these gases, including fossil fuel combustion within motor vehicles and power stations.

Groundwater – An important part of the natural water cycle present underground, within strata known as aquifers.

Group Home – A facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Gross Land Area or Acres – Total acreage of a site.

Guideline – An agency statement or a declaration of policy that the agency intends to follow, which does not have the force or effect of law and that binds the agency but does not bind any other person.

Hazardous Waste – Wastes that have the potential to cause harm to human health or the environment.

Household – The person or persons occupying a dwelling unit.

Historic District – A definable geographic area that contains a number of related historic sites, buildings, structures, features or objects united by a common theme, common geographical locations, and common time period; used as a foundation for decisions about the planning, identification, evaluation registration and treatment of the historic properties based upon comparative significance.

Impact – The effect of any direct, man-made actions or indirect repercussions of man-made actions on existing physical, social, environmental or economic conditions.

Impact Fee – A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts that the project will produce.

Impervious Surface – Surface through which water cannot penetrate, such as a roof, road, sidewalk, and a parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Improvements – May include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers and drains, street names, signs, landscaping, permanent reference monuments, permanent control points, monuments, or any other improvement required by the governing body.

Infrastructure – Basic services necessary for development to take place, for example, roads, electricity, sewage, water, education, communication, and health facilities.

Land Development Regulations – Local zoning, subdivision, impact fee, site plan, corridor map, building, floodplain or stormwater regulations, or other governmental controls that affect the use and intensity of land.

Level of Service – Means an indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. "Level of service" shall indicate the capacity per unit of demand for each public facility.

Level of Service Standard – The minimum requirement adopted in this Comprehensive Plan for a Level of Service (LOS) on public facilities and services such as roadways, sanitary sewer, potable water, drainage, solid waste, libraries and parks.

Local Planning Agency – Means an agency designated or established as such by the legislative body, which may be constituted as a local planning commission, a community development department, a planning department, or some other instrumentality as having the powers of Section [7-103] of Florida Statutes Chapter 163, Part II.

Lot – The least fractional part of subdivided lands having limited fixed boundaries and an assigned number, letter or other name through which it can be identified.

Mobile or Manufactured Home – A structure, transportable in one or more sections, built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and that includes the plumbing, heating, air conditioning, and electrical systems contained

therein.

Mitigation – Methods used to alleviate or lessen the impact of development.

Mixed-use – Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Multimodal Transportation – A connected transportation system that supports cars, bicycles, pedestrians, public transit, and other means of transportation.

Native Vegetation – Plant species that naturally occur in and are indigenous to a specified geographic area.

National Register of Historic Places – The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural Resources – The actual and potential forms of wealth supplied by nature that possess a value and function within the natural systems and which are essential for the perpetuation of life.

Natural System – The complex network of natural resources in which no resource is capable of functioning independently of the other resources in the network.

Natural Water Body – A water system occurring in conformity with the ordinary course of nature; not originally created through man's activities. May include those normally occurring water bodies which have been dredged or channelized.

Neighborhood Park – A park, recreational open space, or recreational facility that is between 2.5 and ten acres in size. A neighborhood park should be located within a ten minute walking radius of all residents in the City.

Net acres – The acreage of a site that is usable.

Non-point Source – A dispersed source of stormwater runoff; the water comes from land dedicated to uses such as agriculture, development, forest, and landfills and enters the surface water system as sheet flow at irregular rates.

Objective – A specific, measurable, intermediate end that is achievable and marks progress toward a goal. Usually an objective requires some sense of time or quantity.

Outstanding Florida Waters – Those water bodies afforded special protection and described within Rule 17-3.041, Florida Administrative Code and designated under the authority of Chapter 403 of the Florida Statutes.

Parcel (of land) – Any quantity of land capable of being described with such specificity that its location and boundaries may be established, that is designated by its owner or developer as land to be used or developed.

Passive Recreation – Leisure time activities not considered active. This may include water-related activities such as boardwalks and interpretive trails, fishing piers as well as boating. Passive recreation may also include

non-water-related activities such as hiking, golfing, observation structures, and picnicking.

Performance Standards/Criteria – Zoning or Land Development Regulations that permit uses based on a particular set of standards of operation rather than on particular type of use.

Person – An individual, corporation, government agency, business trust, estate trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Pervious Surface – Surface through which water can penetrate.

Point Source – A source, such as a pipe, from which stormwater or wastewater is discharged.

Policy/ Policies – Means a general rule for action focused on a specific issue, derived from more general goals conducted in order to achieve an identified objective.

Pollutant – Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution – The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, or unnatural alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels that are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Pollution, Non-Point Source – Sources for pollution that are not directly definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

Pollution, Point Source – Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Potable water facilities – A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

"Plan" – Means a document, adopted by an agency, that contains, in text, maps, and/or graphics, a method of proceeding, based on analysis and the application of foresight, to guide, direct, or constrain subsequent actions, in order to achieve goals. A plan may contain goals, policies, guidelines, and standards.

Public – Of, pertaining to, or affecting a population or a community as a whole.

Public Access – The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public Buildings and Grounds – Structures or lands that are owned, leased or operated by a governmental entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and governmental administration buildings.

Public Facilities – A facility provided to the public by the City or another unit of government to residents, visitors and/or businesses.

Public Housing – Rental housing publicly funded and administered to provide safe and affordable housing for low-income families, the elderly and people with disabilities.

Public Services – A service provided to the public by the City or another unit of government.

Recreation facility – A park, open space, structure or facility available to the public for recreational use.

Redevelopment – To develop land or water a second or subsequent times subject to the Land Development Regulations.

Regional Planning Agency – An organization engaged in areawide comprehensive and functional planning encompassing multiple cities and counties within a defined geographic area.

Reverse Osmosis – A method of producing pure water by forcing saline or impure water through a semipermeable membrane across which salts or impurities cannot pass. Reverse osmosis is used for water filtration, for desalinization of seawater, and in kidney dialysis machines.

Right-Of-Way – A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as sidewalks, roadways, railroads, and utility lines.

Runoff – The portion of rainwater that falls upon the land and is not absorbed or retained, but flows from the point of contact into natural or artificial conveyance and/or collection systems.

Sanitary Sewer – A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leach fields (which hold refuse liquids and waste matter on-site). (See “Septic Systems”)

Sanitary Sewer Facilities – Structures or systems designed for the collection, transmission, treatment or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Scenic – Means of or pertaining to natural features of the landscape that are visually significant or unique.

Scenic Corridor – Means an area visible from a highway, waterway, railway or major hiking, biking, or equestrian trail that provides vistas over water, across expanses of land, such as farmlands, woodlands, or coastal wetlands, or from mountaintops or ridges.

Scenic Highway – A road passing through a scenic area or community.

Seasonal Population – Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and include tourists, migrant farmworkers, and other short-term and long-term visitors.

Semi-public Facilities – Facilities that benefit the public but that are not provided by the City or another unit of government.

Semi-public Services and Uses – Any use of land or buildings owned and operated by an individual, firm, corporation, lodge or club, either as a profit or nonprofit activity, for a public service or purpose. This shall include privately owned utilities, transportation, recreation, education, and cultural activities and services.

Septic System – A sewage-treatment system that includes a settling tank through which liquid sewage flows

and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.") These types of systems are not allowed in the City of Key West.

Shall – That which is obligatory or necessary. When used in Land Development Regulations, the directive is mandatory.

Should – Expresses directive action unless it can be clearly demonstrated that: a. Strict application will be contrary to the public interest; b. The public values being protected are insignificant and strict application will result in an excessive hardship to the project; c. Strict application will place an excessive hardship on the project, and an alternative action is available which is equal to or superior than the original requirements in reaching the policy's objective, and; d. The activity is not financially feasible for the local government.

Shoreline or Shore – The interface of land and water and, as used in the Coastal Management Element, is limited to oceanic and estuarine interfaces.

Single Room Occupancy (SRO) – Means an affordable housing unit which is a multi-room and/or multi-floor facility that offers single rooms-for-lease. An SRO normally provides shared kitchen facilities, but may have a microwave and mini refrigerator but may not have a wet bar or stove, and must have one bathroom facility per unit, and must be no larger than 600 square feet in size and the minimum size shall be 300 square feet.

Solid Waste – Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural or governmental operations.

Solid Waste Transfer Station – A facility for the temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Special District – Means a local or area wide unit of special government, except school districts, created pursuant to general or special law for the purpose of performing specialized functions within an area's boundaries.

Standard – Means a criterion that defines the meaning of a policy by providing a way to measure its attainment.

State Agency – Means any department, commission, board, or other administrative unit of state government.

Stormwater – The flow of water which results from a rainfall event.

Stormwater Facilities – Manmade structures that are a part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater and may include stormwater sewers, canals, detention facilities, and retention facilities.

Structure – Anything constructed, installed or portable, the use of which required a location on a parcel of land. It includes a movable structure which it is located on land which can be used for housing, business, commercial, agriculture, or office purposes, either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks and advertising signs.

Subdivision – The division of land into two or more lots, parcels, tracts, tiers, blocks, sites, units or any other

subdivision of land, and includes establishment of new streets and alleys, additions, and resubdivisions.

Substandard Housing – Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

State Land Planning Agency – Florida Department of Economic Opportunity (DEO).

Transit – The conveyance of persons or goods from one place to another by a public transportation system.

Trip – A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end" (or origin), and one "attraction end" (destination).

Trip Generation – The dynamics that account for people making trips in automobiles, other motorized transport or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Urban Design – The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes.

Urban Open Space – A park, recreation open space, open space, or public space that is 2.5 acres in size or less. An urban open space should be located within a five minute walking radius of all residents in the City.

Use – The purpose or activity for which the land or building thereon is designed, arranged or intended or for which it is occupied or maintained, and shall include any manner of performance of such activity with reference to the specifications of the zoning ordinance.

Vernacular – The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

CHAPTER 1: FUTURE LAND USE ELEMENT

§1-1: FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES. This Chapter specifies goals, objectives, and implementing policies for the Future Land Use Element pursuant to Florida Statute.

GOAL 1-1: ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES INCORPORATE BEST MANAGEMENT PRACTICES AND PRINCIPLES OF RESOURCE CONSERVATION; ENHANCE COMMUNITY APPEARANCES; PROMOTE ORDERLY LAND USE TRANSITION, AND; MINIMIZE THREATS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE CAUSED BY INCOMPATIBLE LAND USES, ENVIRONMENTAL DEGRADATION, HAZARDS AND NUISANCES.

OBJECTIVE 1-1.1: FUTURE LAND USE MAP. The Future Land Use Map depicts the City's vision for its current and future development through the provision and location of specific future land use districts. All development and redevelopment in the City shall be in accordance with the Map, as it may be amended from time to time.

Monitoring Measure(s):

1. Number of Future Land Use Amendments
2. Amendment of Land Development Regulations to ensure consistency with Comprehensive Plan amendments by 2015.

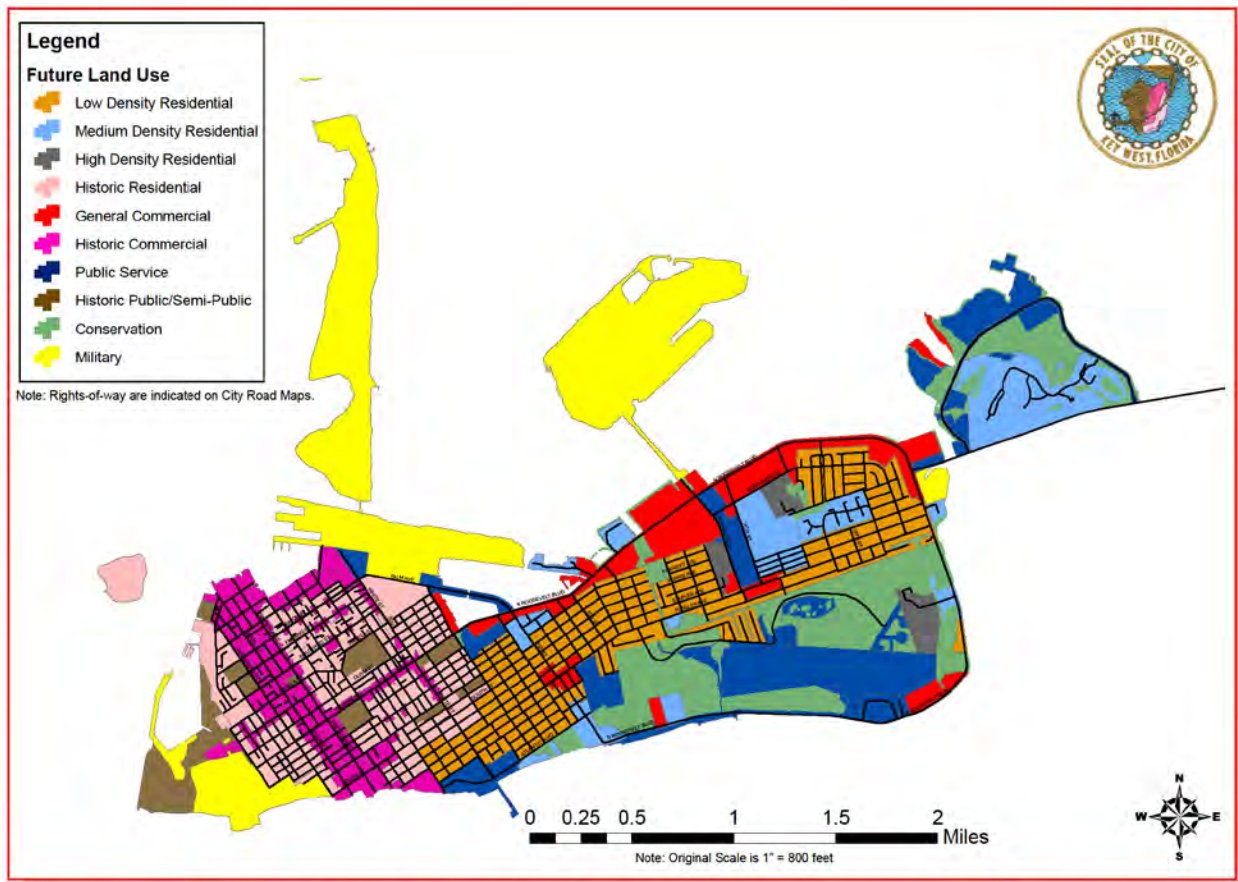
Policy 1-1.1.1: Planning Horizons. The City's short term planning horizon shall be 5 years and the long term shall be 20 years. The Future Land Use Map shall contain an adequate supply of land in each district to meet the demands of the existing and future population, and the City shall ensure that infrastructure and services are or will be made available to meet the needs of this projected population. In the event that the City's land area increases through annexation or decreases, the projected population will be adjusted accordingly.

Policy 1-1.1.2: Density Defined. Maximum gross residential density shall be determined by dividing the "maximum allowable units" by the "gross acres of land" (i.e., dwelling units/ gross land acres). All residential densities denoted on the Future Land Use Map and Policy 1-1.1.5 below stipulate the maximum gross densities permitted for development on the land. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development. In cases where developable land abuts jurisdictional waters of the State and transitional wetlands or uplands under State or federal jurisdictions, the boundary shall be delineated as established by the State or federal government and no density or floor ratio (FAR) credit shall be granted for undevelopable environmentally sensitive lands, including wetlands, transitional wetlands, mangroves, tidelands, submerged lands, upland hammocks, and waters of the State.

Policy 1-1.1.3: Intensity Defined. Floor Area Ratio (FAR) refers to the total floor area of a building(s) on any lot, parcel, or site. Floor areas do not apply to residential developments. For purposes of calculating floor area, parking area located beneath the building shall not be counted. FAR computations shall include all uses on the lot, parcel or site, including both institutional and non-residential floor area. The term "building height" as used in the Land Development Regulations shall mean the vertical distance from the crown of the nearest adjacent street to the highest point of the proposed building. The maximum FARs are further restricted by quantitative and qualitative criteria included in the Land Development Regulations, including but not limited to, such factors as minimum open space; concurrency management and level of

service standards for traffic circulation; storm water management and other public facilities and services; off-street parking and internal circulation; height restrictions; landscaping; other required on-site improvements and design amenities required to achieve land use compatibility.

Policy 1-1.1.4: Affordable Housing and Compact Development Incentives. Within land use categories supporting mixed use development, the Land Development Regulations shall include density and intensity bonuses that fall within the parameters of the Comprehensive Plan and Future Land Use Map to achieve the following objectives: provision of affordable housing immediately adjacent to employment opportunities; reduction in dependence on automobile travel for home/work travel; provision of a range of housing types, inclusive of apartments, townhouses, efficiencies, and single room occupancies; establishment of a variety of retail uses to support onsite or adjacent residential uses; provision of sufficient density of residential uses and presence of retail commercial to support transit demand; support of redevelopment of aging, traditional suburban shopping center retail; provision of open space and recreational uses within or immediately adjacent to the mixed use complex; provision of immediate access to and support of bicycle path networks in the City; increased efficiency of energy and water use; increased solid waste diversion; increased stormwater harvesting; decreased inappropriate water use, and; creation of opportunities to provide substantial new landscaping, parking and housing/retail areas to reduce carbon footprints and support sustainability goals.



MAP FLU - 1, CITY OF KEY WEST - 2030 FUTURE LAND USE MAP

This same map in more detailed format is available at City Planning Department offices.

Table 1-1.1.5

In order to prevent an inadvertent increase in maximum density or intensity that might result from combining multiple zoning districts into a single Future Land Use District, the maximum amount of dwelling units per acre and floor area ratio are established as of January 1, 2012.

Social service special needs and group homes shall be measured in FAR, not units per acre.

LOW DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(LDR-C) Low Density Residential Coastal	Maximum of 1 dwelling unit per acre.	N/A	Areas designated LDR-C shall be used to protect coastal wetlands; maintain water quality; protect marine habitats and preserve open space for purposes of reducing surface water runoff and maintaining water quality in environmentally sensitive coastal areas.
(SF) Single Family Residential	Maximum of 8 dwelling units per acre.		Supportive community facilities and accessory land uses including public schools may be allowed. The Land Development Regulations shall provide regulatory procedures for considering such uses. One accessory or detached unit is permitted per residential dwelling unit in areas designated Low Density Residential as of January 1, 2012 as outlined in Policy 1-1.1.7 under the condition that the unit is approved through the building permit allocation system outlined in Objective 1-1.16. Transient uses are not permitted.
MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(MDR-C) Medium Density Residential Coastal	Maximum of 8 dwelling units per acre.	N/A	Development is limited for all properties zoned MDR or MDR-C located within the Coastal High Hazard Area. Uses permitted in the MDR-1 include residential and social service special needs use
(MDR) Medium Density Residential	Maximum of 16 dwelling units per acre.	N/A	Supportive community facilities and accessory land uses including public schools are allowed. Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use.
(MDR -1) Medium Density Residential -1	Maximum of 8 dwelling units per acre.	Maximum FAR of 1.0.	Transient uses are not permitted.
(PRD) Planned Redevelopment & Development	Maximum of 8 dwelling units per acre.	Maximum FAR of 0.8.	

HIGH DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HDR) High Density Residential	Maximum of 22 dwelling units per acre.	Maximum FAR of 0.8.	Supportive community facilities and accessory land uses including public schools are allowed. Accessory uses, such as approved home occupations, may be allowed within residential structures if such uses are customarily incidental to and subordinate to the residential use. Transient uses are not permitted. Business and professional offices may be allowed in areas zoned RO.
(RO) Residential/Office	Maximum of 16 dwelling units per acre.	Maximum FAR of 0.8.	
HISTORIC COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HRO) Historic Residential/Office	Maximum 16 dwelling units per acre.	Maximum FAR of 1.0.	Allowable non-residential uses are business and professional offices, existing grandfathered transient residential uses, and customary accessory uses and community facilities including public schools. New transient uses are not permitted.
(HRCC) Historic Residential Commercial Core	Maximum of 22 dwelling units per acre.	Maximum FAR of 1.0.	Allowable uses in areas zoned HRCC are in accordance with Policy 1-1.1.8.
(HRCC-1) Historic Residential Commercial Core - Duval Street Gulfside District	Maximum of 22 dwelling units per acre.		
(HRCC-2) Historic Residential Commercial Core - Key West Bight District			
(HRCC-3) Historic Residential Commercial Core - Duval Street Oceanside District			

(HRCC-4) Historic Residential Commercial Core - Truman Waterfront District	Maximum of 16 dwelling units per acre.		
HISTORIC COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HNC) Historic Neighborhood Commercial	Maximum 16 dwelling units per acre.	Maximum of 1.0 FAR.	Allowable uses in areas zoned HNC are in accordance with Policy 1-1.1.9.
(HNC-1) Historic Neighborhood Commercial		Maximum of 1.0 FAR.	
(HNC-2) Historic Neighborhood Commercial		Maximum of 0.9 FAR.	
(HNC-3) Historic Neighborhood Commercial		Maximum of 0.8 FAR.	
(HCT) Historic Commercial Tourist	Maximum of 22 dwelling units per acre.	Maximum of 1.0 FAR.	Allowable non-residential uses include but are not limited to hotels, motels, and/or transient lodging facilities, along with primarily tourist oriented commercial uses, including specialty shops, restaurants and drinking establishments, personal services, offices, customary accessory uses and community facilities including public schools, and similar activities.
COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(CT) Salt Pond Commercial Tourist	Maximum of 16 dwelling units per acre.	Maximum FAR of 0.8.	Allowable uses in areas zoned CT are motels, limited scale tourist facilities, customary accessory uses, and requisite community facilities including public schools.
(CG) General Commercial			Allowable commercial uses in areas zoned GC inclusive of, but not limited to, general retail sales and services, highway oriented sales and services, other general commercial activities, customary accessory uses, and requisite community facilities including public schools. Residential uses are allowed and encouraged if in conformance with Policy 1-1.1.4.

(CL) Limited Commercial			Allowable commercial uses in areas zoned CL include but are not limited to low to medium intensity retail; small limited item shops and customary accessory uses, and requisite community facilities including public schools.
MILITARY FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(M) Military	N/A	N/A	Military jurisdiction, coordination in accordance with Objective 1-1.1.6 and Objective 1-1.13 and associated Policies.
PUBLIC SERVICE			
Zoning District	Density	Intensity	Uses & Limitations
(PS) Public Service	N/A	Maximum FAR of 0.8.	Allowable uses include public and semi-public facilities and other similar activities.
(A) Airport		Maximum FAR of 0.3.	Allowable uses in areas zoned (A) are intended to accommodate lands comprising the Key West International Airport and associated facilities and uses in accordance with Policy 1-1.1.13. The Federal Aviation Administration (FAA) Regulations shall govern placement and specifications of structures within this area.
CONSERVATION FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(C- FW) Conservation Freshwater Wetlands	Maximum of 1 dwelling unit per 10 acres. In addition, site alteration shall be limited to 10 percent of the entire site.	Maximum of 0.01 FAR.	Only minimal development in accordance with Policy 1-1.1.15. See Policy 1.1.1.12 for allowed uses in the C-TW.
(C- OW) Conservation Outstanding Waters of the State			
(C- TW) Conservation Tidal Wetlands of the State			
(C- UH) Conservation Upland Hammock and Mangrove			
HISTORIC RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HHDR) Historic High Density Residential	Maximum of 22 dwelling units per acre.	N/A	Allowable uses in areas designated Historic Residential are single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. Accessory uses, including approved home occupations, and customary community facilities are also allowed.

(HMDR) Historic Medium Density Residential	Maximum of 16 dwelling units per acre.		Transient uses are not permitted. See Policy 1.1.1.11 for allowed uses in the HSMDR. Residential and mixed use are allowable uses in areas zoned HPRD.
(HSMDR) Historic Special Medium Density Residential	Maximum of 8.6 dwelling units per acre.	Maximum FAR of 1.0.	
(HPRD) Historic Planned Redevelopment and Development	Maximum of 22 dwelling units per acre.	Maximum FAR of 1.0.	
HISTORIC PUBLIC & SEMIPUBLIC FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HPS) Historic Public Services	N/A	Maximum intensity of 1.0.	See Policy 1-1.1.10 for allowed uses.
(HPS-1) Historic Public Services			
(HPS-2) Historic Public Services		Maximum intensity of 0.8.	

Policy 1-1.1.6: Historic Preservation Areas: Areas delineated on the Future Land Use Map for historic preservation shall be planned and managed using a regulatory framework designed to preserve the form, function, image, and ambiance of the Historic Preservation Districts. Dependent upon the size and scope of development proposals, either the City's Historic Architectural Review Commission (HARC) and/or Historic Preservation Planner, in addition to the Planning Board and/or staff, shall review all development proposals within the City's designated historic districts. Any development plans for these areas shall be subject to site plan review and shall be designed in a manner compatible with historic structures within the vicinity.

Policy 1-1.1.7: Accessory Units in Low Density Residential: Areas designated Low Density Residential on the Future Land Use Map may include one (1) accessory attached or detached unit per principal dwelling unit if the accessory unit is approved pursuant to the provisions of this Policy. The ultimate number of accessory units that can be approved is limited by the Building Permit Allocation system that regulates all residential development. Accessory units have been found to have a lower impact on public facilities and trip generation than principal dwelling units because fewer persons reside in the units and fewer cars are associated with such units, and are therefore considered to be equivalent to .78 of one unit for purposes of measuring Level of Service Impacts and for allocating remaining units under the Building Permit Allocation System. Developers of new primary residents may build an accessory unit at the same time.

Accessory units must be affordable; restricted to occupancy by permanent residents; and cannot be sold separately as a condominium. When an accessory unit occupancy permit is originally initiated, the principal unit must be owned and occupied by a permanent resident; if the principal unit is under construction, occupancy is not a requirement. An accessory unit or Single Room Occupancy (SRO) cannot take up more than forty percent (40%) of the principal structure nor can it exceed six hundred (600) square feet. No accessory unit shall have more than one bedroom unless an additional bedroom is approved as a variance by the Planning Board. If such variance is approved, the total unit square footage shall not exceed seven hundred (700) square feet.

Policy 1-1.1.8: Allowed Uses in the Historic Residential Commercial Core: The historic residential commercial core (HRCC) zoning district located within the Historic Commercial Future Land Use District is designed to accommodate the Historic Preservation District residential commercial core mixed use center. The HRCC zoning district is intended to provide a management framework for preserving the nature, character and historic quality of the Historic Preservation District commercial core, including related residential development.

The **HRCC-1** zoning sub-district encompasses the Duval Street Gulf side tourist commercial core, which provides an intensely vibrant tourist commercial entertainment center characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The commercial entertainment center spans Duval Street generally from the Pier House Hotel south to Petronia Street, and is the most intense activity center in the historic commercial core.

The **HRCC-2** zoning sub-district encompasses the Key West Bight area and adjacent areas.

The **HRCC-3** zoning sub-district comprises the Duval Street Oceanside corridor from Petronia Street south to United Street. This corridor serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the Gulf side of Duval Street HRCC-1 District. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding. This area shall be regulated by more restrictive performance standards than those applicable to the HRCC-1 area. The criteria shall require larger open space ratios, design standards which preserve and reinforce the

physical characteristics of the area, and land use restrictions which exclude sidewalk bars and lounges which may produce excessive noise incompatible with surrounding residential activities.

The **HRCC-4** zoning sub-district comprises a portion of the Truman Waterfront Parcel of the Key West Base Reuse Plan. This district represents areas historically used by the military for marine-related services and port-related activities. Appropriate uses in the HRCC-4 sub-district include the following uses so long as they are water-dependent or water-related: light manufacturing, light industrial and warehousing, service and repair, terminal operations, port operations, cruise ship berthing, offices, marinas, and parks and recreation. Permanent residential units can be allowed as a conditional use so long as those units are less than 750 square feet or 25 percent of the other uses on-site, whichever is less. Cruise ship home porting and car ferries are prohibited.

Policy 1-1.1.9: Allowed Uses in Historic Neighborhood Commercial: Areas zoned Historic Neighborhood Commercial within the Historic Commercial Future Land Use District are intended to accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the City of Key West. Residential activities within this designated area include single family and duplex structures and multiple-family structures. Commercial uses generally permitted in the area include:

1. Professional offices;
2. Restaurants;
3. Banking and financial institutions;
4. Personal service shops;
5. Specialty shops;
6. Retail sales and services, excluding automotive sales and services as well as drive-in or drive-through restaurants, theaters or other drive-in facilities which potentially generate similar traffic flow problems;
7. Transient living accommodations and guest cottages; and
8. Other similar uses which shall be identified in the Land Development Regulations.

The HNC zoned areas may also accommodate community facilities.

These predominantly neighborhood-scale commercial uses are generally concentrated along portions of the following four corridors:

1. Simonton Street: from Caroline Street south to United Street.
2. Truman Avenue: from Simonton Street northeast to White Street.
3. White Street: from Truman Avenue south to United Street, and from Eaton to Southard Street.
4. The Petronia Street Corridor from near Duval Street to Emma Street.

In order to manage the impacts of future development on transportation and public facilities, the City shall limit the intensity of development within areas zoned "Historic Neighborhood Commercial" (HNC) by establishing the following thresholds within the HNC-1, HNC-2, and HNC-3 sub-districts, respectively:

1. Within areas zoned HNC-1, a FAR of 1.0.
2. Within areas zoned HNC-2, a FAR of 0.9.
3. Within areas zoned HNC-3, a FAR of 0.8.

Within HNC areas redevelopment or conversion of permanent housing structures to transient residential (excepting HNC-2 areas which do not allow transient uses), office, or other allowable commercial uses shall be permitted only if no on-site reduction in housing units for permanent residents occurs. The allowable

maximum residential density shall be sixteen (16) units per acre. The maximum intensity for nonresidential activities shall not exceed a floor area ratio of 1.0 as stratified above (.8, .9, or 1.0) considering floor area allocated to all such uses. Performance standards shall be included in the Land Development Regulations which restrict the allowable neighborhood commercial uses to very limited square footage in order to maintain land use compatibility with residential uses in the vicinity. In addition, the performance standards shall incorporate other qualitative and quantitative standards which protect residential properties.

Policy 1-1.1.10: Allowed Uses in Historic Public and Semi-Public: The maximum FAR for the HPS area shall be 1.0, excepting large scale regional public facilities. The latter projects may have a higher FAR if approved by City Commission. However, prior to approving an FAR in excess of 1.0, the City Commission must render a finding that the proposed public facility requires a higher FAR in order to accommodate a regional service necessary to the general health, safety, and welfare of the City and/or County. Furthermore, the finding must indicate that the regional facility as proposed shall comply with all other qualitative and quantitative criteria of the Comprehensive Plan and Land Development Regulations, including, but not limited to the adopted concurrency management policies. In no case may the City approve a FAR of greater than 1.75.

Areas of the Truman Waterfront have been zoned HPS-1. Development in those areas is limited to the existing and proposed uses identified in the Military Base Reuse Plan. These uses include a harborwalk, open space, community recreation centers, play fields, public recreation facilities, amphitheaters, and accessory concessionaire commercial uses.

The Peary Court Cemetery has been zoned HPS-2. This designation is intended to restrict development of the parcel to its historic use as a cemetery and open space. Any proposed uses shall be reviewed for consistency with the applicable historic preservation plans.

The City shall monitor the need for increased land area for institutional uses and shall ensure that adequate lands are provided in the public and semi-public land use designation. Land uses such as cultural or civic centers, and public or private not-for-profit uses may be included within this land use designation.

Policy 1-1.1.11: Historic Special Medium Density Residential (HSMDR). The Peary Court area designated on the Future Land Use Map as Historic Special Medium Density Residential is designated to accommodate existing multifamily military housing properties at the time when the land and improvements are transferred to private civilian ownership and City jurisdiction. The designation is intended to maintain land use compatibility with the adjacent historic district. This designation is not intended to accommodate transient or commercial residential land use activities. The allowable residential density shall be a maximum of 8.6 units per acre. The maximum intensity of development shall not exceed a floor area ration (FAR) of 1.0 for all uses, both residential and non-residential combined.

The Land Development Regulations shall identify standards and processes to implement Policy 1-1.6.4, provide bulk and performance standards to implement the HSMDR designation, and assure compliance with all other goals, objectives and policies of the Comprehensive Plan.

The Historic Preservation Planner and the Historic Architectural Review Commission shall have the discretion to review redevelopment and new development impacts for mass, scale, size, proportion and screening to ensure compatibility with the existing community fabric. The Land Development Regulations shall be amended to include applicable review criteria for such historic architectural review standards.

Policy 1-1.1.12: Tidal Waters: Pursuant to the Laws of Florida, the City of Key West shall exercise its extraterritorial zoning powers within an area extending 600 feet into the tidal waters adjacent to the corporate limits of the City of Key West.

Policy 1-1.1.13: Airport Land Use Designation. The City shall continue to enforce performance criteria which require that land use changes adjacent to the Key West International Airport do not encroach on to the airport hazard zone. Furthermore, land uses proposed within noise impact areas defined in the FAA noise control regulations shall comply with FAA guidelines for managing noise impacts through land use regulation. The City's Land Development Regulations shall continue to establish the permitted uses and applicable restrictions within the air operations area.

Policy 1-1.1.14: Prepare for Future Sea Level Rise. The City, together with the private sector, shall consider proactive steps and pilot programs to adapt for sea level rise and storm surges, including but not limited to preserving transportation options, increasing residential building resiliency and indoor air quality, preserving landscaping and residential building aesthetics, and preserving water quality.

Policy 1-1.1.15: Development Rights in Conservation Areas. In cases where the agencies having jurisdiction determine that development rights should be granted on land within their respective jurisdiction, the City shall coordinate with the jurisdictional agencies for purposes of rendering legal, equitable, and environmentally sensitive determinations of the development rights to be permitted on such waters and/or lands under the jurisdiction of the State or federal government. The applicant shall bear the burden of proof in determining that development shall not adversely impact wetlands, transitional wetlands, upland hammocks, and other environmentally fragile natural systems; within these areas, the density shall be restricted to one (1) unit per ten (10) acres. In addition, site alteration shall be limited to ten (10) percent of the entire site. (Note: Reference Policy 1.1.1.2).

OBJECTIVE 1-1.2.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY. Sufficient space shall be provided for residential development and required community facilities to adequately meet the housing needs of the present and expected future population. Residential development shall be planned and designed to create and perpetuate stable residential neighborhoods and implement the policies stipulated below.

Monitoring Measure(s): Providing an adequate supply of residentially-designated lands on the Future Land Use Map to meet need of current and projected population.

Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use. Stable residential areas and projected future residential areas as delineated on the Future Land Use Map shall be protected from encroachment by incompatible development. This objective does not preclude necessary community facilities from locating within residential areas when such activities satisfy established criteria of this plan and the City's Land Development Regulations.

Any potential adverse impacts caused by different land uses located adjacent to each other shall be minimized by landscaping, including vegetated berms with tree canopy where practical, or by other appropriate screening and buffering techniques. These landscaping techniques shall be incorporated into the design of new or redeveloping nonresidential projects located adjacent to existing or planned residential development.

Similarly, perimeter landscaping techniques shall be applied in multiple family residential developments in order to appropriately screen and buffer existing and planned single family home sites from residential development having differing structure types.

Land Development Regulations shall maintain and continue to update standards and/or review criteria for mandating retention of open space and for regulating building design, including setbacks, building placement on site, and building orientation. These provisions shall be directed toward protecting privacy, as well as access to light, air and open space. Other reasonable design principles shall be included in the zoning code in order to alleviate adverse impacts of potentially incompatible land uses.

Policy 1-1.2.2: Promote Orderly Land Use Transition. Where it is infeasible to separate residential from nonresidential land uses, buffering shall be required to promote a smooth land use transition. Buffering may take the form of: 1) physical barriers, such as vegetative berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; and open space systems with dense native vegetation and tree canopy; and/or 2) the development of a transitional use between the incompatible uses (such as low intensity office development between general retail commercial centers and residential areas).

OBJECTIVE 1-1.3: ALLOCATING COMMERCIAL DEVELOPMENT. Land area shall be designated to accommodate a variety of commercial uses. The City shall promote the image, function, architecture, and ambiance of the Historic Preservation Commercial Core District as the City's center for commerce as well as civic and cultural enrichment. In this pursuit the City shall preserve and enhance the identity, design, and vitality of the District.

The management of development and redevelopment activities shall promote preservation of the historic resources of the Historic Preservation Commercial Core District and ensure that new structures are compatible with the built environment. Along the North Roosevelt commercial corridor, the City shall promote redevelopment of mixed use and general commercial activities which fulfill market demands of the City's residents for affordable housing proximate to retail sales and services. The existing limited commercial area shall also be maintained for neighborhood commercial activities to meet consumer demands of residents within the areas.

Monitoring Measure(s): Providing an adequate supply of commercially-designated lands on the Future Land Use Map to meet need of current and projected population.

Policy 1-1.3.1: Improve the Image and Function of the Historic Preservation District Commercial Core Area. Commercial development decisions shall promote the function of the Historic Preservation District commercial core as a center for government and institutional services as well as a focal point for tourism, retail trade, business and professional offices, and civic and cultural enrichment. Land Development Regulations shall be directed to achieving a mix of land use activities consistent with Future Land Use Map policies.

The City shall coordinate with the Tourist Development Council, Chamber of Commerce and other private sector interest groups concerned with enhancing the central business district in order to direct efforts to achieve a public and private partnership in improving the image and function of the central commercial core area, including waterfront corridors. Design strategies shall provide physical themes for development and redevelopment opportunities that are consistent with and reinforce the historic character of architecture as well as its ambiance and urban design amenities.

Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to Accommodate Diverse Commercial Uses. A variety of commercial development designations shall be provided in order to adequately ensure availability of sites that accommodate the varied site and spatial requirements for such activities as: professional and business offices, limited commercial activities, and general retail sales and services.

The allocation of commercial uses shall recognize that respective commercial activities frequently have different site, spatial, and market area characteristics and generate significantly different impacts. Similarly, the commercial development designations on the Land Use Map shall be complemented by performance standards and site plan review requirements which shall provide a framework for managing and accessing impacts of development. These regulations shall ensure that proposed development of commercially

designated sites is well planned and can be adapted to the proposed site. For instance, the Land Development Regulations shall address issues surrounding:

1. Intensity of use
2. Natural constraints to development
3. Perimeter and internal landscaping
4. Availability of public facilities at adequate levels of service
5. Concurrency management
6. Controlled access and egress
7. Off-street parking as well as safe and convenient systems of vehicular, bicycle, and pedestrian circulation. The Land Development Regulations shall include a regulatory framework for public and private partnership in providing strategically located parking facilities in order to restrict and/or minimize vehicular traffic in the Historic Preservation District.
8. Open space preservation and maximum impervious surface
9. Height and lot coverage
10. Adequate building setbacks
11. Urban design amenities, including, but not limited to, signage controls, pedestrian amenities, landscaping improvements, building height limitations, architectural controls in the Historic Preservation District, and other similar design features.
12. Efficiency in natural resource use.

OBJECTIVE 1-1.4: PUBLIC FACILITIES, INFRASTRUCTURE AND PUBLIC SERVICES. The City shall ensure that needed public services and facilities are developed concurrent with new development through the implementation of the concurrency management system.

Monitoring Measure(s): Achievement of Level of Service standards.

Policy 1-1.4.1: Concurrency Management System: The Concurrency Management System is presented in Objective 9-1.5 and 9-1.6, Policies 9-1.5.1 and 9.1.6.1 through 9-1.6.3 of the Capital Improvements Element, and included in the Land Development Regulations. This Concurrency Management System shall be an integral part of the Future Land Use Element and shall be binding performance criteria to which all new development shall comply. Pursuant to Statute, the City of Key West shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the City that public facilities required by the subject development shall be in place concurrent with the impacts of development. Furthermore, the applicant shall assure that the facilities operate at or above adopted levels of service standards. The applicant's narrative and graphic information shall also demonstrate that the subject development shall not reduce the levels-of service (LOS) associated with public facilities serving the development below adopted LOS standards as part of the City's Land Development Regulations. In addition, the City shall use the capital improvement program and budget process to advance acquisition of land required to provide recreation, conservation, and related public benefits and promote multiple use of public lands.

Policy 1-1.4.2: Resolving Concurrency Issues. Procedures for resolving concurrency management issues are stipulated in Policy 9-1.5.1, Objective 9-1.6 and Policy 9-1.6.1.

Policy 1-1.4.3: Coordinate Public and Private Investments in Land Improvements. The City's Land Development Regulations shall continue to provide performance criteria which ensure that the location, scale, timing, and design of necessary public services and semi-public uses shall be closely coordinated with development activities in order to promote improvements in delivery of requisite services.

Policy 1-1.4.4: Maintain and Enforce Standards and Specifications for Design and Construction of Public and Semi-Public Services. The City shall maintain and enforce criteria and specifications for the design and construction of municipal services in order to promote cost effectiveness and quality control consistent with all applicable federal, state, regional, and local standards.

In addition, the City shall ensure availability of other essential public and semi-public services provided by other public entities, including but not limited to: potable water services, public schools and health care. The City shall continue to ensure that the regulatory process includes assurances that issues underlying available public services are adequately addressed in the site plan review process or in other development review procedures contained in the Land Development Regulations.

Policy 1-1.4.5: Provision of On-Site and Off-Site Improvements. Prior to receiving a development permit, plans for all new development shall be evaluated by the City. Similarly, prior to receiving a development permit, the applicant's plans must incorporate necessary on- and off-site improvements or equitable contributions in lieu thereof which are required as part of a development application pursuant to the Comprehensive Plan or any other requirement of the Regulations and Ordinances, as exists or as may hereinafter be amended.

Supportive facilities, services, or other improvements (or equitable contributions in lieu thereof), as required by ordinance, shall be agreed to by the applicant prior to City approval of a development petition and facilities shall be constructed as agreed upon prior to issuance of a development permit. The intent of this policy is that all development applications include a satisfactory plan providing for the development of required on-site and off-site improvements, or equitable contribution in lieu thereof, in order to ensure that the City of Key West does not assume unanticipated fiscal liabilities for supportive facilities and services.

Policy 1.1.4.6: Increase Resilience of General Landscaping. The City shall use best available science and predictions for sea level rise and other climate change related issues to guide the long term health and appearance of landscape plantings. By 2014 the City shall work with sea level rise and native plant experts to create a "Climate Adaptation Planting Plan" ordinance to affect landscaping plans. This plan shall be reviewed every other year to stay up to date with climate change predictions.

OBJECTIVE 1-1.5: PROMOTE COMMUNITY APPEARANCE, NATURAL AMENITIES AND URBAN DESIGN PRINCIPLES. The City's built environment should reflect Key West's values, architectural history, and characteristic mix of uses. The City shall establish and maintain a level of design excellence in accordance with Goal 2 of the 2011 Strategic Plan.

Monitoring Measure(s): Adoption of Urban Design Plan by 2015.

Policy 1.1.5.1: Land Development Regulations for Gateway Corridors. The Land Development Regulations shall ensure that improvements which potentially impact the appearance of gateway corridors such as U.S. 1, as well as major activity centers such as the Historic Preservation District, the City's shoreline, scenic views of the waterfront and tidal waters, public parks and other public grounds and institutions shall be managed and enhanced through application of the site plan review process. The Land Development Regulations will be amended to implement the Urban Design Plan, as appropriate.

Policy 1-1.5.1: Reinforce and Enhance the City's Community Appearance. Major attributes shall be preserved through application of design review standards and management of signs, landscaping, open space, tree protection, and other urban design amenities. Special emphasis shall be placed on preserving and/or improving the character of major natural and man-made corridors, including the waterfront shoreline, scenic views of the waterfront and tidal waters, wetlands, major drainage corridors, and major transportation corridors which serve as a focal point for the motoring public.

Policy 1-1.5.2: Urban Design Plan. By 2015 the City shall adopt an Urban Design Plan in order to help achieve Objective 1-1.5. above. The Urban Design Plan will address a number of issues, including community appearance criteria, signage, lighting, shade trees, and seating to make streets inviting and enhance the experience of residents and visitors through high quality design in development and redevelopment.

OBJECTIVE 1-1.6: INTEGRATE FORMER MILITARY SITES. Ensure that the integration of former military land provides for long-term, sustained, economic growth consistent with the community's vision for the City of Key West, as follows:

1. Provide meaningful integration of the sites into the community fabric;
2. Help diversify the economy;
3. Encourage balanced growth in the area's economy, including commercial and service sector job growth;
4. Provide employment opportunities for the region's unemployed and underemployed persons;
5. Strengthen the local tax base;
6. Help existing business and industries expand;
7. Help small businesses develop;
8. Provide affordable housing for Key West residents;
9. Provide public recreation and access opportunities, especially on the waterfront;
10. Provide opportunities for port, harbor and marina improvements;
11. Facilitate improvements and provide physical and economic links to Bahama Village;
12. Ensure environmental sensitivity and efficient resource use;
13. Provide opportunities for social services and special needs facilities;

Organizing principles generally and specific to each former military use site are provided in the following policies.

Monitoring Measure(s): Examples of successful integration of former military sites.

Policy 1-1.6.1: Affordability Requirement. In accordance with the City's affordability requirement, in the event of the transfer of military properties to the private sector for residential development or redevelopment, 30 percent of the units must be affordable.

Policy 1-1.6.2: Base Realignment and Closure Restrictions. The Base Realignment and Closure (BRAC) Restrictions that resulted from the BRAC 95 addressing the former Navy property at Truman Harbor shall be addressed in order to ensure compatibility with ongoing military missions. These restrictions shall be maintained in various transfer documents, including the deed.

Policy 1-1.6.3: Former Navy properties. Former Navy properties that require State-mandated land use controls as a result of former Navy use should be identified to ensure proper protection of human health and the environment. Any reuse of the sites must consider ensuring visibility of potential hazards, limitations on allowable uses, and provisions to ensure compatibility within the environmental regulatory framework.

Policy 1-1.6.4: Truman Waterfront Organizing Elements. All new development and redevelopment within the Truman Waterfront Parcel shall be consistent with the following key organizing elements:

1. Recreation and open space linked through landscaped multimodal green ways and view corridors with multiple access points connecting the large park and recreational area on the northwestern portion of the site.

2. Uninterrupted public access to the waterfront through a wide promenade along the full length of the harbor.
3. Landscaped and hardscaped areas which are well-lit and designed to provide a safe area for use by a diverse mix of recreational users.
4. Affordable housing, neighborhood retail and social service uses which function as an extension of the neighborhood fabric of Bahama Village.
5. Educational and historical activity nodes.
6. Expanded use of the portions of the Truman Waterfront property for port activities.
7. Multiple ingress/egress points into the Truman Waterfront property.
8. High profile green design and livability principles, including but not limited to the International Dark Sky Association, the National Complete Streets Coalition, and highest level green building certifications.

Policy 1-1.6.5: Peary Court Cemetery Organizing Element. All new development and redevelopment within the Peary Court Cemetery shall be consistent with the following key organizing element:

1. Maintain property as a cemetery and historic open space.

OBJECTIVE 1-1.7: IMPLEMENT WATER SUPPLY PLANNING IN ACCORDANCE WITH STATE GROWTH MANAGEMENT REQUIRMENTS.

Monitoring Measure(s): Adoption and Update of Water Supply Plan by 2014.

Policy 1-1.7.1: The City of Key West, through the Land Development Regulations, will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.

OBJECTIVE 1-1.8: ANNEXATION STUDIES. The City of Key West acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. In addition, the City desires to develop a plan for managing potential annexations, including areas such as South Stock Island and Key Haven. Therefore, by 2017 the City of Key West shall prepare an annexation study which analyzes the potential for incorporating Key Haven. By 2020, the City shall prepare an annexation study that analyzes the potential for annexing South Stock Island. The studies shall document issues surrounding potential development within the unincorporated urban areas.

Monitoring Measure(s): Completion of Annexation Study by 2017 and 2020.

Policy 1-1.8.1: Parameters of the Annexation Study. The City of Key West annexation studies shall include:

1. Review and evaluation of Monroe County land development forecasts and supportive documentation associated with development within the unincorporated urban areas comprising South Stock Island and Key Haven.
2. The analyses should consider at a minimum:
 - a. Population and housing projections.
 - b. Traffic circulation linkages and issues of mutual City/County concern.
 - c. Water and wastewater service systems, including intergovernmental coordination issues.
 - d. Drainage and natural water basins.
 - e. Natural features restricting development.
3. Identify linkages established by employment and/or consumer good markets which may effectively link residents of South Stock Island and Key Haven with the City of Key West.
4. Analyze infrastructure issues, including improvement needs based on development forecasts.

5. Determine unincorporated areas which should logically be serviced by the City of Key West Utilities. Identify relative advantages and disadvantages.
6. Recommend a strategy for improving, planning and managing development within South Stock Island and Key Haven, including annexation alternatives. The recommendations shall include but not be limited to:
 - a. Procedures for intergovernmental coordination of land use policy governing development within these unincorporated areas; and
 - b. Policies and or actions for developing efficient systems for:
 - i. delivering municipal services; and
 - ii. achieving diversification of the municipal tax base.

OBJECTIVE 1-1.9: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS. The City of Key West shall continue to update and enforce Land Development Regulations which ensure that land development activities, resource conservation, and infrastructure issues are managed in a manner that includes timely coordination with County, regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map will be regulated (especially lands identified in the land use element analysis of vacant lands) in order to protect and/or conserve natural systems, including topography, soil conditions, vegetation, natural habitat, potable water, wellfields, and other environmentally sensitive land and water resources. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

Monitoring Measure(s): Amend Land Development Regulations to ensure consistency with the amended Comprehensive Plan by 2015.

Policy 1-1.9.1: Future Land Use Map and Related Policies. The Future Land Use Map and related policies identified in Objective 1-1.1 of this Element provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

Policy 1-1.9.2: Comprehensive Plan Implementation and Land Development Regulations. The City shall continue to ensure that during the development review process the City shall enforce qualitative and quantitative performance criteria consistent with the Comprehensive Plan policies governing the preservation of environmentally sensitive lands, including wetlands; stormwater; convenient on-site traffic flow and vehicle parking; and all other requisite infrastructure both on- and off-site as stipulated within the Comprehensive Plan. Furthermore, the City shall require maintenance and continuing adherence to these standards. The City's existing Land Development Regulations governing zoning; subdivision; signage; landscaping and tree protection; sustainability; and surface water management shall be enforced and shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan.

The Land Development Regulations shall continue to include a regulatory framework to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
3. Protect the environmentally sensitive lands as well as flora and fauna as stipulated in the Comprehensive Plan;
4. Regulate land use and minimum building elevations in areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Regulate signage;

6. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit development within future rights-of-way;
7. Provide that development orders and permits shall not be issued which result in a reduction of levels of services for impacted public facilities below the levels of service standards which shall be adopted by the City Commission;
8. Ensure progress toward community greenhouse gas emissions reduction goals; and
9. Provide safe pedestrian and bicycle connectivity throughout the City and especially on transportation corridors.

Policy 1-1.9.3: Performance Standards. The following performance standards shall be maintained and enforced in the Land Development Regulations and shall reflect best management principles and practices. Plan review functions shall be carried out by the Planning Department, the City Engineer, and other designated City officials.

1. Provide criteria for protecting wetlands;
2. Establish open space requirements;
3. Provide criteria for drainage and stormwater management;
4. Provide criteria for off-street parking and internal traffic circulation as well as access to and egress from the street system;
5. Mandate availability of requisite services and infrastructure;
6. Stipulate criteria for perimeter screening and buffering land uses and facilities which may adversely impact adjacent development;
7. Establish standards for erosion and sedimentation control;
8. Provide a regulatory framework for Historic Architectural Review Commission (HARC) review of historically significant properties;
9. Stipulate criteria for siting locally unpopular land uses;
10. Require environmental impact assessment of development during site plan review or during the platting process if site plan review is not applicable. Stipulate appropriate performance criteria in the Land Development Regulations;
11. Balance and protect private property rights and the public interest by incorporating legally defensible land use controls; and
12. Require efficiencies in resource use to ensure long-term sustainability and availability of those resources.

Policy 1-1.9.4: Redevelopment Planning Activities. The City, through its Community Redevelopment Agency, shall continue to address the redevelopment needs of targeted areas of the City as per adopted Community Redevelopment Plans.

Policy 1.1.9.5: Land Use Consistency and Compatibility. The City of Key West shall continue to enforce Land Development Regulations which ensure that future land uses shall be compatible with the Future Land Use Map, hurricane evacuation plans, and other applicable laws, ordinances, and administrative rules regulating land and water resource management.

OBJECTIVE 1-1.10: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The City shall maintain and enforce Land Development Regulations which ensure that future land development activities shall incorporate appropriate measures to prevent damage to archaeologically and historically significant resources of State significance. In addition, the City's regulatory framework shall require preserving locally significant historic resources as identified by the City's Historic Architecture Review Committee.

Monitoring Measure(s): Number of structures and sites protected through regulatory mechanisms.

Policy 1-1.10.1: Programming for Archaeological and Historic Sites. The City shall continue to coordinate with the State and federal government in developing programs for implementing City, State, and federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

Policy 1-1.10.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. The Land Development Regulations shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

1. Destruction or alteration of all or part of such site;
2. Isolation from or significant alteration to its surrounding environment;
3. Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting;
4. Transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and
5. Other forms of neglect resulting in its deterioration.

Policy 1-1.10.3: Retention of Historic Character and All Permanent Single Family Housing Units. The City desires to retain in perpetuity the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record. Therefore, the City shall protect and preserve these resources against natural disaster, including fire, hurricane, or other natural or man-made disaster, by allowing any permanent units within the City, or other structures located on historic sites or contributing sites, which are so damaged to be rebuilt as they previously existed. This policy is adopted to prevent the erosion of the permanent housing stock; to ensure the continuance of a viable local economy; and to preserve the historic density, intensity, scale, design, and ambiance of the Key West historic area of state and national significance.

OBJECTIVE 1-1.11: PROTECTION OF NATURAL RESOURCES. The City shall maintain and enforce Land Development Regulations which ensure that development and conservation activities shall protect natural resources as directed by the below stated policies.

Monitoring Measure(s): Number of acres preserved through conservation measures and activities.

Policy 1-1.11.1: Future Land Use Policies for Managing Environmentally Sensitive Lands. Policies in the Conservation Element for managing environmentally sensitive natural systems, including, but not limited to, water resources, wetlands, upland hammocks, mangroves, sea grasses, coral reef, other living marine resources, and other environmentally sensitive resources shall be carried out through performance criteria in the Land Development Regulations.

These and other natural resources identified on the Future Land Use Map series shall be protected and/or preserved pursuant to goals, objectives, and policies stipulated in the Conservation Element. In addition, Land Development Regulations provide more detailed procedures and performance criteria to implement conservation and natural resource protection.

Policy 1-1.11.2: Intergovernmental Coordination and Natural Resource Management. The City shall continue to coordinate with the State, the South Florida Water Management District, the South Florida Regional Planning Council, Monroe County, state agencies, and other agencies concerned with managing

natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.

Policy 1-1.11.3: Protecting Flora and Fauna Having Special Status. The habitat of rare and endangered species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.

Policy 1-1.11.4: Managing Stormwater Run-off. The developer/owner of any site shall be responsible for managing on-site run-off. All new development shall comply with adopted level of service standards for surface water management which shall include stormwater harvesting goals.

Policy 1-1.11.5: Conservation of Potable Water Supply. The potable water supply shall be conserved by enforcing potable water standards and stormwater in the Land Development Regulations.

Policy 1-1.11.6: Energy Efficient Financing. The City shall consider innovative energy efficiency financing programs including but not limited to Property Assessed Clean Energy and Revolving Loans to assist the public and private sectors to access capital.

OBJECTIVE 1-1.12: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT, CLIMATE ADAPTATION, AND ENERGY CONSERVATION CONCEPTS. The City of Key West shall maintain Land Development Regulations which incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the City's Comprehensive Plan. The City of Key West shall adopt Land Development Regulations which incorporate concepts for managing land, water, and the built environment which are responsive to climate change issues including but not limited to sea level rise and increased frequency of intense rainfall events.

Monitoring Measure(s): Number of structures and sites protected through regulatory mechanisms.

Policy 1-1.12.1: Incorporate Innovative Techniques in the Land Development Regulations. The City's Land Development Regulations shall maintain land and water resource management techniques which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat, and conservation of water supply. The City's Land Development Regulations shall incorporate climate adaptation techniques which have been demonstrated to be successful and cost effective in adapting to climate change issues including but not limited to sea level rise, intense rainfall events, surface water management, soil erosion and sedimentation control, loss of mature plants and wildlife habitat, and conservation of water supply.

Policy 1-1.12.2: Coordination of Energy Management. The City shall participate in regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned federal, state, regional, and county agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

Policy 1-1.12.3: Energy Efficiency in Plans. The City shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

Policy 1-1.12.4: Energy Conservation in Building and Construction. The City shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The City shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

Policy 1.1.12.5: Increased Height: The City shall consider allowing increased heights for new construction or redevelopment if such additional height is justified based on adopted Coastal High Hazard Maps and Storm Surge Flood Maps in order to promote safe new development and redevelopment based on sea level rise predictions. Such additional height must be compatible with surrounding development.

OBJECTIVE 1-1.13: INTERGOVERNMENTAL COORDINATION. The City shall maintain and update Land Development Regulations incorporating administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

Monitoring Measure(s): Achievement of implementing policies.

Policy 1-1.13.1: Implementing Intergovernmental Coordination. The City of Key West shall require that development applications be coordinated, as appropriate, with Monroe County, the Monroe County School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District, United States Naval Air Station Key West, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The City shall coordinate with the SFRPC in meeting regional policies contained in the Regional Plan for South Florida. The City shall establish a multi-agency review during the site plan review process for all large scale developments. The powers of the multi-agency review team shall be advisory to the City of Key West Planning Board.

Policy 1-1.13.2: Compatibility with Military Installations. The City of Key West shall promote and encourage the compatibility of lands adjacent to or closely proximate to military installations within the corporate City limits. The City of Key West shall exchange relevant information to achieve compatible land uses.

Policy 1-1.13.3: Transmittal of Proposed Changes to Comprehensive Plan and Land Development Regulations to Naval Air Station Key West. The City of Key West shall transmit to the commanding officer of Naval Air Station Key West information relating to proposed changes to comprehensive plans, plan amendments, Future Land Use amendments, and proposed changes to Land Development Regulations which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to the Naval Air Station Key West.

Policy 1-1.13.4: Naval Air Station Key West Comments on Proposed Changes to Comprehensive Plan and Land Development Regulations. Within 30 days of the date of receipt from the City of Key West of proposed changes, the Naval Air Station Key West commanding officer or his or her designee may provide comments to the City on the impact proposed changes may have on the mission of the military installation. The City of Key West shall forward any comments regarding Comprehensive Plan Amendments or Land Development Regulation amendments to the State Land Planning Agency. The City shall take into consideration any comments provided by the Naval Air Station Key West commanding officer or his or her designee and shall also be sensitive to private property rights and not be unduly restrictive of those rights.

Policy 1-1.13.5: Naval Air Station Key West Representation on Planning Board. The City of Key

West shall include a representative of Naval Air Station Key West as an ex-officio, nonvoting member of the City of Key West Planning Board.

Policy 1-1.13.6: Naval Air Station Key West Representation Development Review Committee. The City of Key West shall notify the Naval Air Station Key West commanding officer or his or her designee of any development proposals that are scheduled for the City of Key West Development Review Committee (DRC) at the earliest date possible. The City of Key West shall include a representative of Naval Air Station Key West as an ex-officio, nonvoting member of the DRC. Naval Air Station Key West may provide comments on proposals to the DRC.

Policy 1-1.13.7: Encroachment Challenges Synopsis and Air Installations Compatible Use Zones (AICUZ) Study. The City shall acknowledge the Encroachment Challenges Synopsis provided by the Naval Air Station Key West, and adopt the 2007 Air Installations Compatible Use Zones (AICUZ) Study by reference and when subsequent updates to the Study are published; the City will update the Comprehensive Plan by amendment.

The Encroachment Challenges Synopsis identifies potential impacts as follows:

1. Urban Development (population growth);
2. Airborne noise;
3. Competition for air space, land, and sea space;
4. Competition for scarce resources;
5. Threatened and endangered species;
6. Maritime issues;
7. Ordinance - Unexploded Ordnance (UXO)/Munitions;
8. Safety Arcs and footprints (Explosive Safety Quantity Distance (ESQD) Arcs, Surface Danger Zones, Weapons Safety Footprint Areas;
9. Frequency Spectrum;
10. Air Quality;
11. Water Quality;
12. Interpretation of Historical/Environmental regulations;
13. Interagency Coordination; and
14. Legislative Initiatives.

The City shall adopt into the Land Development Regulations encroachment compatibility factors based upon the Encroachment Challenges Synopsis as well as the 2007 AICUZ Study. These encroachment protection criteria shall be reviewed when proposed development, redevelopment, changes of use, intensification of density or intensity, expansion, legislative changes, or other land use proposals adjacent or proximate to military installations are being considered by the City.

OBJECTIVE 1-1.14: CONTINUING LAND USE PROGRAMS. The City shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited.

Monitoring Measure(s): Achievement of implementing policies.

Policy 1-1.14.1: Land Use Information System. Maintain and periodically update the land use information system, integration of the Tax Appraiser property files, City Planning Department field data, building permit files, engineering base maps, and all other relevant land use data files.

Policy 1-1.14.2: Land Use Trends. The City shall monitor and evaluate population and land use trends.

Policy 1-1.14.3: Fiscal Management. The City shall implement fiscal management policies of the capital improvement program and budget.

Policy 1-1.14.4: Administer Land Use Controls. The City shall administer adopted land use controls, including the zoning ordinance, subdivision regulations, building regulations, housing regulations, water and sewer codes, traffic regulations, and regulations governing streets and sidewalks.

Policy 1-1.14.5: Public Assistance. The City shall provide continuing land use information and assistance to the public.

Policy 1-1.14.6: Intergovernmental Coordination. The City shall coordinate land development issues where applicable with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this plan.

Policy 1-1.14.7: Manage Current Developmental Impacts. The City shall evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.

Policy 1-1.14.8: Urban Design and Community Appearance. The City shall apply good principles of urban design through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City.

Policy 1-1.14.9: Special Land Use Studies. In order to maintain land use policies responsive to changing conditions, problems, and issues, the City shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

OBJECTIVE 1-1.15: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS. The City shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.

Policy 1-1.15.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated by the City on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 1-1.15.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Plan shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

Policy 1-1.15.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Land Use Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

Policy 1-1.15.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies. The effectiveness of the Land Use Element shall be measured by the City's success in achieving land use goals,

objectives, and policies. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

OBJECTIVE 1-1.16: MANAGING BUILDING PERMIT ALLOCATION. In order to protect the health and safety of the residents in the Florida Keys, the City of Key West shall continue to regulate the rate of population growth commensurate with planned increases in evacuation capacity in order to maintain and improve hurricane evacuation clearance times. Regulation of the rate of growth also prevents further deterioration of public facility service levels. Therefore, in concert with Monroe County, its municipalities, and the State of Florida, the City shall manage the rate of growth in order to maintain an evacuation clearance time of 24 hours for permanent residents.

Monitoring Measure(s): Number of building permits allocated annually in accordance with the implementing policies.

Policy 1-1.16.1: Maintain a Building Permit Allocation Ordinance. The City of Key West shall maintain and enforce its building permit allocation ordinance as follows: Between 85 and 100 units will be reserved as beneficial use permits to address property rights associated with existing vacant lots of record. The permit allocation system shall limit the number of permits issued for new permanent and transient development to 910 units during the period from July 2013 to July 2023. The annual allocation will be ninety-one units (91) single-family units or an equivalent combination of residential and transient types based on the equivalency factors established in Policy 1-1.16.3. In order to address the ongoing affordable housing shortage and affordable housing deed restrictions expected to expire, during the first three years (July 2013 – July 2016) 60 percent of the units allocated shall be affordable. Between years four (4) and 10 (2016 – 2023), 50% shall be affordable. Between years four (4) and 10, 80 percent of remaining (non-affordability restricted) units shall be permanent, and 20 percent may be transient. During Year One (1) (July 2013 – 2014), 48 of the affordable units to be allocated will be dedicated for use at the Peary Court Housing complex property, being transferred from military to private sector housing.

The annual building permit allocation period will begin on July 1 of each year. Applications will be accepted between July 1 and September 30. Applications will be reviewed and processed by City staff and the appropriate boards between October 1 and April 1. Applicants will be allowed to amend their application to address review comments during that timeframe. Final award will occur on or around July 1 or the year following receipt of the application. Staff may consider the following criteria in ranking applications: 1) building one to two feet higher than the base flood elevation; 2) exceeding the minimum required percentage of affordable housing; 3) compliance with green building standards; 4) compliance with adopted urban design standards, and; 5) a minimum contribution to a sustainability and open space recreation fund.

Building permits shall be obtained within two years of the development approval date. If a building permit is not obtained within that timeframe the allocated units will revert back to the City for allocation during the next allocation season. If the recovered units are not allocated within one year they will revert to the County for beneficial use purposes and/or affordable housing.

Policy 1-1.16.2: Building Permit Allocation Ordinance and Affordable Housing. The City permit allocation system shall require that sixty percent (60%) of all new permanent residential units be affordable units based on definitions and criteria contained in Policy 3-1.1.7 and 3-1.1.8 between July 1, 2013 and July 1, 2016, and that fifty (50%) be affordable between July 1, 2016 and July 1, 2023.

Policy 1-1.16.3: Permit Allocation System Ratios by Structure Type. The permit allocation system shall be sensitive to differing trip generating characteristics of permanent and transient residential units as well as single-family units, accessory apartment units and multi-family residential units. The annual allocation shall

be ninety-one units (91) single-family units based on the Transportation Interface for Modeling Evacuations (TIME) Model. The permit allocation system shall incorporate a series of equivalent single-family unit (ESFU) values in applying the annual permit allocation threshold established in the building permit allocation ordinance as hereinafter explained.

Table 1-1.16.3

Residential Structure Type	Equivalent Single-Family Unit Value (ESFU) ⁽¹⁾
Single-Family	1.00 ^(a)
Accessory Apt./SRO	.78 ^(b)
Multi-Family	1.00 ^(c)
Transient Unit	.86 ^(d)

- (1) The equivalent single family unit values are predicated on the ratio of the average number of vehicles per unit based on the 2010 US Census for the respective residential structure types divided by the vehicles per single family units (i.e., 1.28 vehicles per unit). The computations are as follows:
- (a) Single family: $1.28/1.28 = 1.00$
 - (b) Accessory Apt. or Single Room Occupancy (SRO): $1.00/1.28 = .78$. The former Fl. Department of Community Affairs (now Department of Economic Opportunity) approved the estimated average vehicles per accessory unit or single room occupancy (SRO) as one (1) vehicle per accessory unit or SRO.
 - (c) Multi-family: $1.28/1.28 = 1.00$
 - (d) Transient Unit: $1.10/1.28 = .86$ (based on the Hurricane Evacuation Study 1.10 vehicles per transient unit in Monroe County).

Policy 1-1.16.4: Building Permit Allocation System. The designation of Future Land Use Classifications which allow residential densities within the Truman Waterfront Parcel does not in itself provide any allocation of units through the Building Permit Allocation System for that area. In order to facilitate redevelopment of the Truman Waterfront Parcel, equivalent single-family unit values and associated development rights may be transferred from anywhere within the city to land use classifications within the Truman Waterfront Parcel which allow residential development. This is not a transfer of density; rather, it pertains to the transfer of units which are allocated or vested in accordance with the Building Permit Allocation Ordinance. Any density associated with the unit host site will remain on that site; however, once the unit is transferred, the density on the host site cannot be developed until units are allocated through the Building Permit Allocation Ordinance. The City Manager or his designee shall maintain records of the transfer of units under this provision.

CHAPTER 1A: HISTORIC PRESERVATION ELEMENT

GOAL 1A-A: TO IDENTIFY AND PROTECT RESOURCES OF ARCHAEOLOGICAL HISTORICAL AND ARCHITECTURAL SIGNIFICANCE.

OBJECTIVE 1A-1.1: PRESERVE HISTORIC RESOURCES. The City's Historic Preservation Planner and Historic Architectural Review Commission (HARC) shall continue to: identify, document on the Florida Master Site File, and evaluate historic, architectural, and archaeological resources in the City; place historic and maritime resources on the local and National Register; issue awards of recognition; and prepare HARC annual reports, as specified in the following policies.

Policy 1A-1.1.1: Preservation Measures. The identification, analysis, and preservation of the City's historical, architectural, and archaeological resources shall be continued. This shall include the determination of their significance and vulnerability, as well as the implementation of preservation management policies as such resources are identified. The above efforts are to be coordinated by HARC, the Historic Preservation Planner, and other non-profit preservation organizations.

Policy 1A-1.1.2: Documenting Resources. All known historic, architectural, and archaeological resources, and those identified in the future, shall be documented, computerized upon plan adoption, compatible with and filed with the Florida Master Site File (FMSF) in the Florida Division of Historical Resources list, and kept on publicly accessible local records. Interim protection will be provided through the following means: If a proposal affects a property which has been filed in the FMSF but has not been evaluated by the Division of Historical Resources, the City Historic Preservation Planner will request that the Division of Historical Resources promptly prepare an evaluation. If the Division of Historical Resources is unable to prepare an evaluation within a reasonable time, the Planner will conduct an evaluation consistent with the Division's standards.

Policy 1A-1.1.3: Historic Survey. The Planning Department shall survey all publicly owned and managed properties in order to compile an inventory of historic, architectural, and archaeological resources under governmental ownership or management. Florida Master Site File (FMSF) standards will be utilized and the survey shall be updated on a regular basis. Reference Policy 5-1.9.3 of the Coastal Management Element.

Policy 1A-1.1.4: Responsible Local and Federal Entities. Historic resources in private ownership meeting National Register criteria and located outside the Historic District shall be identified, inventoried, evaluated and placed under the protection of the local or National Register, as appropriate.

Policy 1A-1.1.5: Maritime Resources. Historic maritime resources shall be surveyed, identified, evaluated and documented. Protective measures shall be applied according to designation procedures for historic resources in the Historic District.

Policy 1A-1.1.6: Annexation. In the event of any annexation of land, normal city procedures shall apply as described in Policy 1.1.1 above. The timing of such activities shall coincide with other survey initiatives, so as to ensure efficient use of time and resources.

Policy 1A-1.1.7: Update Database. The Planning Department shall organize, maintain, and, as sites are added, update a database or similar computerized record of historic sites at least annually and more

frequently if and when large numbers of sites are being added. Information to be included in such a database shall be compiled from existing historical survey data, survey data currently being obtained, and future survey updates.

Policy 1A-1.1.8: GIS System to Include Historic Preservation Data. The City shall incorporate data from the proposed historic structures database into any future plans for a Geographic Information System (GIS).

Policy 1A-1.1.9: Impact Analysis within Planning Studies. All public and private sector planning studies of neighborhoods, housing, transportation, drainage, stormwater, and utilities shall identify the presence of historic, architectural and archaeological resources and the potential impact of any proposals on these resources. Reference Policy 3-1.5.9 of the Housing Element.

Policy 1A-1.1.10: Historic Florida Keys Foundation Activities. The City shall continue to support the Historic Florida Keys Foundation Commission in its survey of unprotected properties and its annual program of issuing plaques and other awards of recognition to sites or structures of exemplary historical, architectural and archaeological significance.

Policy 1A-1.1.11: HARC Annual Report. Every year HARC, in accordance with Certified Local Government (CLG) requirements, shall prepare an annual report detailing the state of historic, architectural and archaeological resources in the City. Such a report shall address historic resources identified in the preceding year, the number of structures rehabilitated, demolished, or otherwise changed through historic preservation activities, revisions and/or clarifications recommended in the HARC Guidelines, and a summary of grant and other fiscal activities. Additionally, the annual report shall include an examination of density variances issued in the Historic District, the identification of any trends, and an analysis of their possible impacts on infrastructure.

Policy 1A-1.1.12: Military Base Reuse Plans. Upon adoption of a Military Base Reuse Plan by the City of Key West, the Historic Planner shall review the Plan to determine appropriate actions required to protect and preserve identified historic resources within the base site. This review should be conducted in conjunction with the State Historic Preservation Officer and HARC. Appropriate actions include those contained in Policy 1A-1.1.2 and Policy 1A-1.1.3 herein. At a minimum, actions on the Peary Court Cemetery site should be consistent with the Historic Preservation Plan for that site.

OBJECTIVE 1A-1.2: DESIGNATED HISTORIC DISTRICTS AND LANDMARKS. To continue to ensure the stability, maintenance and improvement of designated historic districts and independently listed landmarks through: updating HARC Guidelines; evaluating the impacts of proposed development; providing incentives for maintenance; assessing adjacent land use compatibility; developing Transfer of Development Rights; prioritizing planning activities with historical preservation benefits; developing performance standards for protecting historic sites; reducing vehicular and non-vehicular traffic conflicts; restricting loss of City-owned historic properties and require preservation deed restriction; developing capital improvement programs which enhance historic areas; creating a master plan for the Key West cemetery; and preventing the increase or redirection of traffic onto the historic district's residential streets, as specified in the following policies.

Policy 1A-1.2.1: HARC Guidelines. The City and HARC shall continue to protect all historically significant structures and historic districts by periodically updating the HARC Guidelines.

Policy 1A-1.2.2: Mandate Impact Analysis. In reviewing and approving development proposals, the

Planning Department and HARC shall evaluate the impacts of proposed development on historic, architectural and archaeological resources.

Policy 1A-1.2.3: Related Incentives and Disincentives. The City shall maintain the protection of historic resources by providing disincentives from demolition, and affording property owners incentives for the maintenance and rehabilitation of historic structures, as well as other appropriate methods.

Policy 1A-1.2.4: Land Use Compatibility. The City shall identify and through its Building Code and enforcement of amended Land Development Regulations and code enforcement program, shall pursue the reduction and incremental elimination of inconsistent land uses in the Historic District. Adjacent land uses in the Historic District shall be compatible.

Policy 1A-1.2.5: Innovative Measures for Historic Preservation. The City shall pursue land acquisition or alternative innovative mechanisms such as Transfer of Development Rights (TDRs), to protect historic and archaeologically significant resources.

Policy 1A-1.2.6: Private Sector Participation. The City shall pursue increased private sector participation and support for historic preservation programs.

Policy 1A-1.2.7: Land Development Regulations to Benefit Historic Preservation. Innovative Land Development Regulations specific to maintaining and enhancing historic resources shall be amended and implemented in the Historic District upon plan adoption. Such LDRs shall give highest priority to planning activities with historical preservation benefits.

Policy 1A-1.2.8: Performance Standards. Performance standards for protecting sites of historic or archaeological significance shall be incorporated in amended Land Development Regulations, upon plan adoption, that address development safeguards to prevent the destruction or alteration of an historic site; the isolation from or alteration of the surrounding environment; the introduction of visual, auditory, or atmospheric elements that are out of character or alter its setting; vegetation removal unless part of a scientific excavation or an approved development plan; or other forms of neglect resulting in degradation of historic resources. Reference Policy 1-1.10.2 of the Land Use Element and Policy 5-1.9.2 of the Coastal Management Element.

Policy 1A-1.2.9: Vehicular and Non-Vehicular Traffic Conflicts. The Land Development Regulations in the Historic District shall address the reduction and elimination of conflicts between vehicular and non-vehicular traffic for shared space. The use of buffers, setbacks, slower speed zones, and the use of materials that inherently slow traffic and enhance the historic resources (e.g., brick roads) shall merit consideration.

Policy 1A-1.2.10: Prevent Loss of Historic Structures. There shall be no loss of historic resources on City-owned properties. Sensitive adaptive re-use of historic structures shall be encouraged as an alternative to demolition. Amended Land Development Regulations shall encourage that historic resources on private property will be protected, preserved, or re-used in a manner sensitive to the historic properties of the site and/or structure. Reference Objective 5-1.9 of the Coastal Management Element.

Policy 1A-1.2.11: Capital Improvements. The City shall develop a capital improvements program for the Historic District that includes enhancement of the public rights-of-way through appropriate utilities, streetscape improvements, landscaping, the identification and removal of private encroachment on public rights-of-way, and other improvements. Such public improvements shall be compatible with

neighborhood characteristics according to HARC Guidelines. Reference Policy 3-1.5.8 of the Housing Element and Policy 5-1.10 of the Coastal Management Element.

Policy 1A-1.2.12: City-Owned Contributing Historic Structures. In the sale of City-owned contributing historic structures, the City shall attach a preservation deed restriction, requiring that the Secretary of the Interior's Standards for Rehabilitation and HARC's Guidelines be followed for any alteration to the resource. Reference Policies 5-1.9.5 of the Coastal Management Element.

Policy 1A-1.2.13: Relocation of Historic Resources. The Planning Department and HARC shall assess the impact and appropriateness of the relocation of any historic structures or archaeological resources according to the Secretary of the Interior's Standards for Rehabilitation and City Code.

Policy 1A-1.2.14: Master Plan for Key West Cemetery. The City, in conjunction with the Historic Florida Keys Foundation Commission, the Old Island Restoration Foundation, the Key West Art and Historical Society, and other non-profit preservation groups, shall create a master plan for the Key West Cemetery. Such a plan will address preservation and conservation needs, maintaining the integrity of the cemetery, open space reserves, the development of guidelines for the maintenance and care of plots, restoration of markers, and an assessment of the fence conditions, a landscape plan, and future cemetery policy.

Policy 1A-1.2.15: Traffic Flow Considerations. All future traffic studies that involve the Historic District shall have as their prerequisite to prevent the increase or redirection of traffic flow onto "local residential streets" within historic residential neighborhoods.

Policy 1A-1.2.16: Infill Development. Infill development in the Historic District shall be consistent with the character and scale of adjacent contributing structures and otherwise be subject to HARC Guidelines.

Policy 1A-1.2.17: Park and Ride Facilities. The feasibility of park and ride facilities shall be studied to relieve traffic congestion and parking problems in the Historic District.

Policy 1A-1.2.18: HARC Review of Military Base Reuse Plans. Upon adoption of a Military Base Reuse Plan by the City of Key West, the Historic Planner shall review the Plan to assess historic resources. Based on this analysis, the Planner shall propose appropriate changes to the boundary of the Key West Historic District necessary to protect historic resources contained in the Plan. HARC guidelines and procedures shall be updated to include review of historic resources identified in the Base Reuse Plan. All proposed development for the Truman Waterfront shall be reviewed by HARC consistent with the review processes used for other historically designated zoning districts.

OBJECTIVE 1A-1.3: SENSITIVE TREATMENT AND USE OF HISTORIC STRUCTURES. To encourage the sensitive rehabilitation, extended use, and/or compatible adaptive re-use of historic structures through: providing technical and financial assistance to blighted areas; requiring compliance with HARC Guidelines; and through other incentive techniques, as specified in the following policies.

Policy 1A-1.3.1: Rehabilitation and Adaptive Re-Use. The City shall continue to ensure the sensitive rehabilitation and compatible adaptive re-use of historic properties through technical assistance and economic incentive programs.

Policy 1A-1.3.2: Revitalization of Blighted Areas. The City shall identify blighted areas in the historic

district and encourage revitalization and conservation of such areas through technical and financial assistance.

Policy 1A-1.3.3: Apply HARC Guidelines and Federal Standards. In reviewing and approving development proposals, the City shall encourage the restoration, rehabilitation, and adaptive re-use of historic resources. The rehabilitation of historic resources using public or private funds shall require compliance with (HARC) Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Reference Policy 5-1.9.4 of the Coastal Management Element.

Policy 1A-1.3.4: Concurrency Management and Capital Improvements. Concurrency standards shall be met while minimizing negative impact on historic resources. Consideration shall be given to drainage and stormwater management, open space, traffic flow, and off-street parking when assessing potential impact of redevelopment activities in the Historic District.

Policy 1A-1.3.5: Historically Appropriate Street Themes. Use of historically appropriate street themes during renovation and redevelopment activities shall incorporate appropriate streetscaping and landscaping techniques. Such themes shall be coordinated by HARC, the Historic Preservation Planner, the Historic Florida Keys Foundation Commission, the Tree Commission and other relevant parties.

Policy 1A-1.3.6: Endangered Historic Resources. Public and private funding shall be pursued for the acquisition and adaptive re-use of endangered historic resources.

Policy 1A-1.3.7: Apply Urban Design Techniques Sensitive to Preservation Needs. Urban design techniques (as described in the HARC Guidelines) sensitive to historic preservation shall be applied to redevelopment activities in the Historic District.

Policy 1A-1.3.8: Public/Private Incentive and Partnerships. Public/private incentives and partnerships shall be encouraged for redevelopment, restoration, and rehabilitation efforts.

Policy 1A-1.3.9: Variance Criteria and Procedures. The City shall assess variance procedures to determine their impact on historic preservation objectives and consider waiving "economic hardship" requirements where a variance allows renovation or restoration work consistent with the Secretary of the Interior's Standards.

Policy 1A-1.3.10: Special Assistance for Subsidized Housing Residents. The City shall provide technical assistance to residents of subsidized housing for rehabilitation consistent with the Secretary of the Interior's Standards.

Policy 1A-1.3.11: City Actions to Assist Historic Preservation. The City shall consider mechanisms, including provision through Land Development Regulations, allowing waiver of specific building code requirements to encourage the renovation or rehabilitation of contributing structures in the Historic District in a manner consistent with the HARC Guidelines and related Federal standards.

OBJECTIVE 1A-1.4: CONSIDER ARCHAEOLOGICAL POTENTIAL DISCOVERIES IN PRE-DEVELOPMENT PLANNING. To require that the potential discovery of archaeological resources be considered during any capital improvements projects or construction activities and adopt an ordinance addressing protection of archaeological significant resources as specified in the following policies. Reference Objective 1-1.10 and Policies 1-1.10.1 and 1-1.10.2 of the Land Use Element.

Policy 1A-1.4.1: Archaeological Resources Considerations. The potential for loss, recovery, or preservation in situ of undiscovered archaeological resources shall be evaluated during all phases of building construction and capital improvements programming including, but not limited to site plan review, HARC application and review and the building permit process.

Policy 1A-1.4.2: Development Regulations. Amended Land Development Regulations shall require that any capital improvements program and/or any building construction shall be done in a manner sensitive to the possible discovery of archaeological resources and to assure their protection. The City shall be notified of the discovery of any archaeological resources at development sites. Development activity in areas designated as archaeologically sensitive shall be required to assure that verification is conducted of archaeological resources and means established to document and, where possible, preserve artifacts discovered. Land Development Regulations shall require work be temporarily discontinued for a reasonable period until such a time that an archaeologist or other qualified personnel can determine the nature and sensitivity of any such discovery. Reference Objective 1-1.10 and Policies 1-1.10.1 and 1-1.10.2 of the Land Use Element.

Policy 1A-1.4.3: Initiate Ordinance to Protect Archaeological Resources. The City shall pass an ordinance addressing protection of resources of archaeological significance which shall be attached as an appendix to this Historic Preservation Element, Goals, Objectives and Policies.

OBJECTIVE 1A-1.5: HISTORIC PRESERVATION IN COASTAL HIGH-HAZARD AREA. To meet or exceed standard coastal management practices, policies, and FEMA standards with regard to historic resources in high-hazard areas and the HARC shall develop a hurricane strategy for the Historic District as specified in the following policies.

Policy 1A-1.5.1: Compliance with FEMA Standards. All development and redevelopment in the Historic District shall meet Federal Emergency Management Agency (FEMA) standards or other appropriate requirements in coastal high-hazard and flood-prone areas, except where Land Development Regulations provide for exemptions for contributing structures.

Policy 1A-1.5.2: Hurricane Strategy Plan. HARC shall develop a hurricane strategy plan for the renovation of damaged resources and the preservation of the character in the Historic District. Such a plan will include: an inventory of existing National Register resources; the education of property owners about hurricane preparedness and compliance with the Secretary of the Interior's Standards; and the establishment of code review procedures to monitor rehabilitation efforts following a hurricane. In the event of a hurricane, a survey of the extent of damage shall be done, strategies for emergency stabilization and long range restoration shall be identified, and a preparation of realistic estimates of financial efforts needed to address such damage shall be undertaken.

Policy 1A-1.5.3: Activities of Hurricane Recovery Task Force. The Hurricane Recovery Task Force, which shall be activated following a hurricane event, shall encourage repair to historic structures according to the Secretary of the Interior's Standards for Rehabilitations and the Guidelines of HARC.

OBJECTIVE 1A-1.6: ACHIEVE TOURISM AND COMMERCIAL ACTIVITIES SENSITIVE TO HISTORIC DISTRICT CHARACTER. To encourage tourism development activities and commercial land use policies in the Historic District which are sensitive to the historic character of the community as specified in the following policy.

Policy 1A-1.6.1: Commercial Core Development Consistent with Historic Character. Commercial

development decisions shall encourage use of the commercial core for government, institutional, tourism, retail trade, offices, and civic and cultural activities. The amended Land Development Regulations shall achieve a mix of land use consistent with the historic character of the community.

GOAL 1A-2: TO PROMOTE PUBLIC EDUCATION, AWARENESS, AND APPRECIATION OF HISTORIC, ARCHITECTURAL, AND ARCHAEOLOGICAL RESOURCES.

OBJECTIVE 1A-2.1: Education and Awareness Program Initiatives. HARC shall encourage heritage education and awareness program initiatives directed at school age children, senior citizens, tourists, the business community, and the general public through: promoting school field trips; preparing pamphlets; creating a video documentary; building a public information display; holding seminars; and continuing operation of tourist activities related to historic resources, as specified in the following policies.

Policy 1A-2.1.1: Public Information, Education and Technical Assistance. Coordination and dissemination of information for the public sector relating to public assistance for rehabilitation of historically significant structures shall be provided. HARC and other non-profit preservation organizations shall provide public information, education, and technical assistance relating to historic preservation programs.

Policy 1A-2.1.2: Coordination with Local Non-Profit Preservation Organizations. The City shall coordinate with local non-profit preservation organizations on matters relating to historic, architectural, or archaeological resources as appropriate.

Policy 1A-2.1.3: City-Owned Properties of Historic Significance. The City shall make available historic, architectural, and archaeological resources for the study and visitation by public and private school field trips to City-owned properties.

Policy 1A-2.1.4: Providing Technical Assistance to the School Board. The City shall pursue a cooperative arrangement between the Historic Preservation Planner, HARC members, or other qualified persons in the historic preservation community and the Monroe County School Board for the purpose of introducing and maintaining an awareness of the value of historic preservation in the school curriculum.

Policy 1A-2.1.5: Public Awareness and Education Programs. Public awareness and education efforts shall include but not be limited to the preparation of a series of pamphlets promoting preservation and the pursuance of funding to support the production of a video documentary and the sponsoring of an annual seminar addressing historic preservation issues.

Policy 1A-2.1.6: Media Considerations. The establishment of a periodic series of articles/videotapes appearing in local newspapers, other publications, or on local cable channels covering historic preservation shall be considered as a method to inform the general public or preservation issues.

Policy 1A-2.1.7: Public Information Display. The City shall provide a public information display of reference materials on historic preservation issues and technologies for property owners, architects, and contractors. Such a display should be available at the Monroe County Library, City Hall, or other convenient public places.

Policy 1A-2.1.8: Seminars and Conferences. The knowledge of the Historic Preservation Planner and HARC members shall be furthered through their participation in seminars and conferences relating to

historic preservation issues.

Policy 1A-2.1.9: Tourist Related Activities to Promote Preservation. Encourage the continued operation of tourist related activities that identify and promote the significance of Key West architectural and historical resources in an appropriate manner. The use of varying routes used by tour vehicles shall be encouraged so as to reduce the impact on residential communities in the Historic District.

GOAL 1A-3: TO PROVIDE INCREASED OPPORTUNITIES FOR ALL PERSONS TO PARTICIPATE IN HISTORIC PRESERVATION PROGRAMS AND ACTIVITIES.

OBJECTIVE 1A-3.1: INCREASE ACCESSIBILITY WITHOUT ENDANGERING PRESERVATION RESOURCES. To increase accessibility to the island's historic architectural, and archaeological resources, while protecting such resources from damage and deterioration through publicizing historic properties and encouraging accessibility for the economically disadvantaged and the physically handicapped, as specified in the following policies.

Policy 1A-3.1.1: Publicize Resource Accessible to the Public. The City shall help publicize historic properties open to the public and encourage that they are affordable and accessible.

Policy 1A-3.1.2: Resources Accessible to the Disadvantaged and Handicapped. The City shall encourage the accessibility of historic resources for the economically disadvantaged and the physically handicapped.

OBJECTIVE 1A-3.2: PUBLIC PARTICIPATION. To provide opportunities for public participation in historic preservation initiatives and activities through public meetings, community workshops, and special events related to historic preservation as specified in the following policies.

Policy 1A-3.2.1: Advertising Meetings and Scheduling Workshops. Public participation in the historic preservation planning process shall be encouraged through the advertisement of public meetings and the scheduling of community workshops.

Policy 1A-3.2.2: Special Events Days. In keeping with Key West tradition, special events days shall be considered to celebrate the historic heritage of the island.

GOAL 1A-4: COORDINATING ACTIVITIES FOR HISTORIC PRESERVATION. To coordinate within City agencies and departments, local and non-local historic preservation organizations, and with other municipalities, counties regional councils, and state agencies in matters pertaining to historic, architectural, and archaeological resources.

OBJECTIVE 1A-4.1: COORDINATING ACTIVITIES FOR HISTORIC PRESERVATION. To coordinate within City agencies and departments, local and non-local historic preservation organizations, and with other municipalities, counties, regional councils, and state agencies in matters pertaining to historic, architectural, and archeological resources through: identifying, documenting, and preserving historical resources; enforcing HARC Guidelines; developing an inter-local agreement with Monroe County; and coordinating the City's Historic Preservation Planner with ad hoc preservation participants, as specified in the following policies.

Policy 1A-4.1.1: Pooling Resources and Coordinating Funding and Promoting Activities. Representatives of established preservation organizations and other organizers of historic preservation

programs shall be encouraged to continue to pool resources and coordinate efforts in funding and promoting historic resource protection.

Policy 1A-4.1.2: Public Improvement Projects Must Address Preservation Issues. The City shall ensure that all public improvements projects and other municipal actions address the preservation of historic resources. The City shall coordinate with HARC, the Historic Preservation Planner, and the Historic Florida Keys Foundation Commission in identifying, documenting, and preserving historical, archaeological, and architectural resources. Reference Policy 5-1.9.1 of the Coastal Management Element.

Policy 1A-4.1.3: Enforcing HARC Guidelines. The City shall establish and maintain interdepartmental programs and adequate staff to enable effective enforcement of HARC Guidelines including, where applicable, a video inventory of non-compliant conditions and efficient notification procedures to encourage corrective action where required.

Policy 1A-4.1.4: City Coordination with Monroe County. The City shall coordinate with Monroe County in surveying, identifying, evaluating, and documenting historic, architectural, and archaeological resources.

Policy 1A-4.1.5: Archaeological Services. The City shall pursue an inter-local agreement with Monroe County to provide archaeological services. The availability of monies shall be considered for retaining an archaeologist for the purpose of identifying and evaluating archaeological discoveries, and to assist the City and County in archaeological resource issues.

Policy 1A-4.1.6: Governmental Projects to Comply with Preservation Guidelines. Any governmental development action by County, State, or Federal agencies subject to City regulations shall meet HARC Guidelines where historic, architectural, or archaeological resources are present, subject to the right of appeal to the Board of Adjustment.

Policy 1A-4.1.7: Support Preservation Legislation. The City shall interact with other Florida communities to initiate and support state legislation that promotes historic preservation including ad valorem and other tax relief, and state fire and building code and property assessment policies more sympathetic to historic resources. Reference Policy 5-1.9.8 of the Coastal Management Element.

Policy 1A-4.1.8: Coordination of Public Information and Education Activities. The City shall establish and coordinate programs of public information and education between the Planning Department and the Monroe County School Board, public non-profit organizations, and other related boards/commissions as appropriate.

Policy 1A-4.1.9: Ad Hoc Preservation Groups and Activities. Members of the various preservation organizations should be encouraged to continue to meet as an ad hoc preservation group to foster continued inter-agency coordination. The Historic Preservation Planner shall continue to serve as liaison between ad hoc preservation participants.

GOAL 1A-5: TO PRESERVE THE QUALITY OF HOUSING AND NEIGHBORHOODS IN THE HISTORIC DISTRICT.

OBJECTIVE 1A-5.1: PROTECT PRESERVATION OF HOUSING. To continue to ensure that housing in the Historic District is protected through conservation, preservation, revitalization, and

rehabilitation activities through: creating a program to eliminate substandard housing; enforcing the Building Code; incorporating alteration, renovations, and rehabilitation efforts in the amended Land Development Regulations; providing technical assistance and providing assistance in State and Federal funding applications, as specified in the following policies. Reference Objective 3-1.5 and Policies 3-1.5.1 through 3-1.5.8 of the Housing Element.

Policy 1A-5.1.1: Eliminate Substandard Housing. The City shall establish a program whose goal is to identify and work toward eliminating substandard housing listed in the Florida Master Site File and initiate a technical assistance program using historic preservation as a tool to revitalize and rehabilitate deteriorating housing without causing displacement. Such activities shall be documented and included in the historic preservation annual report. Reference Policy 3-1.5.5 of the Housing Element.

Policy 1A-5.1.2: Enforcement Activities. Demolition of historically significant housing in the Historic District shall be discouraged through the enforcement of the Building Code and application of strict code enforcement activities and by encouraging effective maintenance and rehabilitation.

Policy 1A-5.1.3: Redevelopment and Revitalization. The City's Community Development Office and City Commission shall pursue redevelopment and neighborhood revitalization of declining areas of historically significant housing.

Policy 1A-5.1.4: Maintain Unique Architectural Heritage of Historically Significant Housing Resources. The City's amended Land Development Regulations shall incorporate criteria for maintaining the unique architectural heritage of the Historic District's housing. HARC responsibilities in protection of historically significant housing and in evaluating alterations, renovations, and rehabilitation efforts shall be incorporated in the amended Land Development Regulations.

Policy 1A-5.1.5: Technical Assistance in Rehabilitation and Adaptive Re-Use. The Historic Preservation Planner and HARC shall assist in the rehabilitation and adaptive re-use efforts through State-funded technical and economic assistance programs when available. Such efforts shall be coordinated with the State Division of Historic Resources. Reference Policy 3-1.5.2 of the Housing Element.

Policy 1A-5.1.6: Promote Use of State and Federal Assistance Preservation Programs. The City shall assist property owners of historically significant housing in applying for and utilizing available State and Federal assistance programs. Reference Policy 3-1.5.3 of the Housing Element.

GOAL 1A-6: TO ENCOURAGE THE USE OF ALL AVAILABLE FISCAL RESOURCES IN HISTORIC PRESERVATION ACTIVITIES.

OBJECTIVE 1A-6.1: PURSUE FISCAL RESOURCES FOR PRESERVATION. To accommodate specific historic preservation activities and needs through: vigorously pursuing varied fiscal resources through the Certified Local Government Program; considering tax reductions for non-profit owners of historic properties; assisting in funding and technical assistance programs; pursuing state tax abatement legislation; and establishing local fiscal programs, as specified in the following policies.

Policy 1A-6.1.1: CLG Program. As a Certified Local Government, the City of Key West shall pursue available funding and support offered through the CLG program.

Policy 1A-6.1.2: Tax Breaks for Preservation. The City shall consider reduction of taxes based on

percent of assessed value for non-profit owners of historic properties. Eligibility for tax deduction to be contingent on maintenance of property consistent with HARC Guidelines.

Policy 1A-6.1.3: Investigate Specific Preservation Assistance Programs. The City shall investigate using Inner City Ventures Funds of the National Trust for Historic Preservation, the Neighborhood Housing Services model and other funding sources and technical assistance programs.

Policy 1A-6.1.4: State Enabling Legislation and Tax Abatement Incentives for Preservation. The City shall pursue state enabling legislation and tax abatement incentives for application to historic resources.

Policy 1A-6.1.5: Establishing Fiscal Programs for Preservation. The City shall coordinate with local financial institutions to encourage the establishment of fiscal programs with benefits for historic resource owners, restoration contractors, and other appropriate applicants.

Policy 1A-6.1.6: Tax-Exempt Non-Profit Preservation Organizations. The City shall actively provide and seek support for and from Section 501C3 tax-exempt non-profit preservation organizations in attempts to secure funding for preservation related activities.

CHAPTER 2: TRANSPORTATION ELEMENT

§2-1: TRANSPORTATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Transportation Element pursuant to §163.3177(6)(b), F.S.

GOAL 2-1: TRANSPORTATION. Plan for a safe, convenient, and efficient motorized and non-motorized transportation system to include a systematic approach to capital planning which shall be available for existing and anticipated future users of the system.

OBJECTIVE 2-1.1: SAFE, CONVENIENT, AND EFFICIENT TRANSPORTATION SYSTEM. Establish a safe, convenient, and efficient motorized and non-motorized transportation system in the City through development and implementation of level of service (LOS) standards and identified roadway and multi-modal transportation improvements.

Monitoring Measure: Achievement of Level of Service standards and strategies to increase multi-modalism.

Policy 2-1.1.1: Level of Service Standards. The Level of Service (LOS) determination of thresholds shall be calculated using the best available methodology. The City hereby adopts the following peak hour roadway level of service standards based on functional classification (for U.S. 1, the LOS shall be assessed based on a peak direction analysis of the highest 15 minute period of the 100th highest hourly volume of the year, or K100):

Table 2-1.1.1

Roadway Facilities	Segment	Min LOS Standard Peak Hour
State Urban Principal Arterials		C ⁽¹⁾
U.S. 1	N. Roosevelt Blvd.	C ⁽¹⁾
	Truman Ave	Physically Constrained ⁽¹⁾
	Whitehead St.	Physically Constrained ⁽¹⁾
County Urban Minor Arterials		D
County Urban Collectors		D
City Urban Collectors		D

Policy 2-1.1.2: Maintenance Plan for Constrained Segments of U.S. 1. The City shall monitor development activity to continue the operating condition such that significant degradation does not occur on the constrained segments of U.S. 1. In the case of Key West, "significant degradation" shall mean an average annual daily traffic increase in two-way traffic volume of five percent.

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the

(1) Due to physical constraints that would make U.S. 1 improvements cost prohibitive, the segments from Eisenhower Drive to Whitehead Street and from Truman Avenue to Fleming Street are designated as constrained. These segments have an existing operating condition below the LOS C standard. Constrained facilities level of service shall be C plus five (5) percent.

roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 2-1.1.4: Criteria for Evaluating Proposed Roadway Improvement. Future roadway improvement proposals shall be evaluated and assigned a relative priority based on specific criteria below cited:

1. Whether the project is needed to:
 - a) Protect public health and safety;
 - b) Fulfill the City's legal commitment to provide facilities and services; or Preserve or achieve full use of existing facilities.
2. Whether the project:
 - a) Ameliorates a deficient level of service on existing facilities;
 - b) Increases efficiency of use of existing facilities;
 - c) Prevents or reduces future improvement cost;
 - d) Provides service to developed areas lacking full service; or
 - e) Promotes in-fill development.

Policy 2-1.1.5: Review of Proposed Developments. The City shall review all proposed development and redevelopment for consistency with adopted LOS standards. Developers shall be required to address transportation impacts as a condition for development approval.

Policy 2-1.1.6: Monitor and Evaluate Impact Fee. The City shall monitor and evaluate the City Transportation Impact Fee ordinance based on a continuing assessment of traffic circulation improvement needs and public and private funding resources required to accommodate those needs.

Policy 2-1.1.7: Adequate Facilities Ordinance. The City shall amend and continue to enforce the Land Development Regulations to require that physical improvements required to provide adequate roadway and multi-modal transportation capacity and access be in place prior to the issuance of a development order/permit. In addition, prior to approval of a site plan the developer/applicant shall demonstrate to the City's satisfaction that required road and multi-modal transportation improvements shall be in place concurrent with the impacts of development.

Policy 2-1.1.8: On-Site Transportation Improvements and Safe Traffic Flow. The City shall continue to enforce its Land Development Regulations to include performance standards which require that all developments provide safe and convenient on-site traffic flow considering motorized and non-motorized vehicle parking and internal circulation needs.

Policy 2-1.1.9: Controlled Access. The City shall adopt Land Development Regulations which incorporate standards for:

1. Controlling connections and access points of driveways and roadways to existing roadways, and which conform to the standards outlined in the State's Access Management Rule for state facilities;
2. Preventing conflicts between vehicular, pedestrian and bicycle traffic; and
3. Providing a traffic circulation system which is designed to accommodate the demands of emergency service delivery systems.

Policy 2-1.1.10: Bicycle Level of Service Standards. The City shall seek to maintain a bicycle Level of Service Standard of B or better on all roadways with designated bicycle lanes in accordance with the

flowing definitions:

- LOS A - On and off street facilities, low level of interaction with motor vehicles, appropriate for all riders;
- LOS B - Low level of interaction with motor vehicles, appropriate for all riders;
- LOS C - Appropriate for most riders, some supervision may be required, moderate interaction with motor vehicles;
- LOS D - Appropriate for advanced adult bicyclists, moderate to high interactions with motor vehicles;
- LOS E - Cautious use by advanced adult riders, high interactions with motor vehicles;
- LOS F - Generally not safe for bicycle use, high level of interactions with motor vehicles.

By 2015 the City shall seek to complete a Bicycle Master Plan to assist in achieving these standards.

Policy 2-1.1.11: Pedestrian Level of Service Standards. The City shall seek to maintain a pedestrian Level of Service Standard of B or better on all roadways with designated pedestrian facilities in accordance with the flowing definitions:

- LOS A - Highly pedestrian oriented and attractive for pedestrian trips, with sidewalks, pedestrian friendly intersection design, low vehicular traffic volume, and ample pedestrian amenities;
- LOS B - Similar to A, but with fewer amenities and low to moderate level of interaction with motor vehicles;
- LOS C - Adequate for pedestrians, some deficiencies in intersection design, moderate interactions with motor vehicles;
- LOS D - Adequate for pedestrians but with deficiencies in intersection design and pedestrian safety and comfort features, may be some gaps in the sidewalk system, moderate to high interactions with motor vehicles;
- LOS E - Inadequate for pedestrian use, deficient pedestrian facilities, high interactions with motor vehicles;
- LOS F - Inadequate for pedestrian use, no pedestrian facilities, high interactions with motor vehicles.

Policy 2-1.1.12: Reduction of Greenhouse Gas Emissions. The City shall employ best management practices to reduce vehicular emissions. By 2015, the City shall create a Level of Service (LOS) standard for greenhouse gas emissions. The City shall set energy, water, transportation and solid waste efficiency standards to support the greenhouse gas LOS. By 2015, the City shall achieve Commission goals of 15% reduction of greenhouse gas emissions from 2005 base year per actions including but not limited to the City's Climate Action Plan. The City shall enact or support certification programs which encourage environmentally responsible practices by businesses.

OBJECTIVE 2-1.2: RIGHT-OF-WAY ACQUISITION. The City shall protect existing and future right-of-way from building encroachment.

Monitoring Measure: Inclusion of protection standards in the Land Development Regulations.

Policy 2-1.2.1: Preservation of Right-of-Way. The City shall preserve existing rights-of-way and shall enforce standards requiring dedication of roadways for which the need is generated by new development.

Policy 2-1.2.2: Mandatory Right-of-Way Dedication/Fees in Lieu. The City shall implement a program for mandatory dedication or fees in lieu thereof as a condition of development approval associated with plats, replats, PUDs, or site plans where such developments generate a need for new or improved roadways. The purpose and intent of such program shall be to ensure that: 1) adequate road

right-of-way (ROW) and necessary roadway improvements are dedicated and developed concurrent with the impacts of new development; and 2) the cost of such improvements shall be borne by the developer generating the need for the facilities.

OBJECTIVE 2-1.3: FUTURE ROADWAY IMPROVEMENTS. The City shall continue to coordinate with the FDOT and with Monroe County to attain improvements to State and County roadways required to accommodate future traffic circulation system demands through the short 2015 and long term 2030 planning horizons.

Monitoring Measure: Number of roadway improvement projects and achievement of Level of Service standards.

Policy 2-1.3.1: Specific FDOT Planned Roadway Improvements. Planned FDOT roadway improvements that impact Levels of Service or otherwise further the achievement of the Comprehensive Plan shall be included in the Five Year Capital Improvements Schedule as appropriate.

Policy 2-1.3.2: Coordinate Engineered Traffic Circulation Master Plan with FDOT and Monroe County. Because most of the principal arterial, minor arterial and urban collector streets are either County or State facilities, the City of Key West shall coordinate improvement strategies outlined in the Future Traffic Circulation Map with the State DOT and Monroe County.

Policy 2-1.3.3: Monitor Future Capacity of Roadways. The City shall continue to coordinate with FDOT and Monroe County in order to maintain a model for continuing monitoring of traffic circulation system needs.

Policy 2-1.3.4: Climate Change Preparedness. The City shall consider current science and predictions for sea level rise and other climate change issues in planning future roadway improvements.

Policy 2-1.3.5: Reduction of Urban Heat Island Effect. The City shall utilize best management practices to reduce the heat island effect of roads, parking lots, bike lanes and sidewalks by employing materials that are of a lighter color and have higher reflectivity, and providing shade from enhanced landscaping.

OBJECTIVE 2-1.4: FACILITIES FOR BICYCLE AND PEDESTRIAN WAYS. The City shall continue to utilize opportunities for funding sources such as State and Federal grants to continue to improve bicycle and pedestrian facilities throughout the City.

Monitoring Measure: Miles of bicycle paths and sidewalks in the City.

Policy 2-1.4.1: Planning for Bicycle and Pedestrian Ways. The City shall continue to seek state funds to continually improve bicycle and pedestrian ways which safely and conveniently connect residential areas to recreational areas and major activity centers, and which safely connect bicycle and pedestrian ways long major thoroughfares throughout the City.

Policy 2-1.4.2: Bicycle and Pedestrian Facilities Required for New Development. The City shall enforce Land Development Regulations requiring that new subdivisions, replats, planned unit developments, and site plans accommodate bicycle and pedestrian traffic needs. Similarly, multiple family residences as well as shopping facilities, recreational areas, schools, and other public uses shall provide storage areas for bicycles.

Policy 2-1.4.3: Infrastructure to Support Bicycle Facilities. The City shall analyze the feasibility of

requiring bicycle facility improvements whenever major roadway construction, street resurfacing or restriping occurs, or when shoulder or drainage improvements are made.

Policy 2-1.4.4: Bicycle Parking Facilities. The City shall work with major employers and tourist destinations to establish long-term bicycle parking facilities designed to provide protection for bicycles at convenient locations. Such facilities may be considered as a pro-rata portion of traffic impact fees for new developments.

OBJECTIVE 2.1.5: COORDINATING TRANSPORTATION PLANNING. The City shall coordinate transportation system planning with the plans and programs of Monroe County and the FDOT Five (5) Year Transportation Improvement Plan.

Monitoring Measure: Achievement of Level of Service standards and strategies to increase multi-modalism.

Policy 2-1.5.1: Implementing Transportation Planning and Coordination. The City shall initiate reciprocal review of present and future transportation plans and programs of FDOT and Monroe County as appropriate in order to establish consistency in area-wide transportation planning.

OBJECTIVE 2-1.6: MANAGING MULTIMODAL TRANSPORTATION AND LAND USE. The City shall coordinate multimodal transportation system improvements and implementing programs with documented shifts in socio-economic conditions, demographic changes, and implications of the goals, objectives, and policies of the Land Use Element, including the Future Land Use Plan Map.

Monitoring Measure: Assessment of transportation needs in the Evaluation and Appraisal Report.

Policy 2-1.6.1: Integrated Multimodal Transportation and Land Use Planning. The City shall continually monitor and evaluate the impacts of existing and proposed future land development on the transportation system in order to achieve integrated management of the land use decisions and transportation impacts.

Policy 2-1.6.2: Multimodal Transportation Performance Criteria. The City of Key West shall enforce Land Development Regulations which require that future land development comply with traffic circulation level of service standards cited herein. Performance criteria shall require that new development bear an equitable share of costs for transportation system improvements necessary to accommodate traffic generated by proposed new development.

Policy 2.1.6.3: Transportation Site Plan Review Criteria. The City of Key West shall enforce Land Development Regulations which include performance criteria designed to manage issues surrounding trip generation; design of efficient internal traffic circulation and parking facilities, including minimizing pedestrian and vehicular conflict, off-street parking, as well as safe and convenient circulation and maneuverability; control of access points; potential need for acceleration/deceleration lanes; adequate surface water management and drainage; and landscaping.

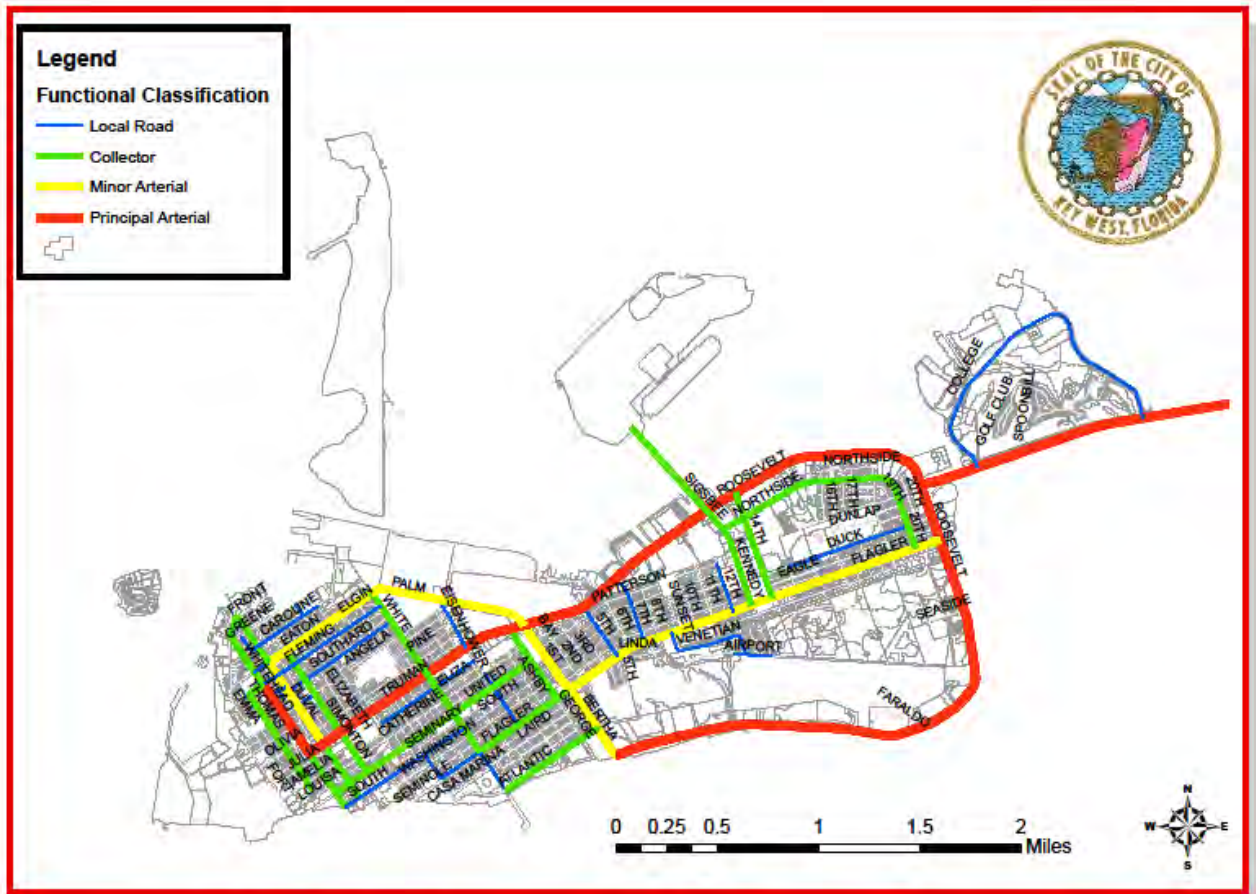
Policy 2.16.4: Transportation Concurrency Exception Area. As a result of the completion of the State mandated hurricane evacuation modeling workshops and amendments to the Comprehensive Plan, the City will be allocated 91 new BPAS units annually starting in 2013. Due to the City's exception from transportation concurrency, the development or redevelopment of these units shall not be subject to roadway concurrency requirements.

OBJECTIVE 2.1.7: TRANSPORTATION AND HURRICANE EVACUATION. The City shall

coordinate with the State, South Florida Regional Planning Council, County and other local governments to seek to maintain and improve hurricane evacuation clearance times and coordinated emergency response efforts in accordance with Memorandums of Understanding, Interlocal Agreements, and other implementation mechanisms based on agreed upon variables and assumptions.

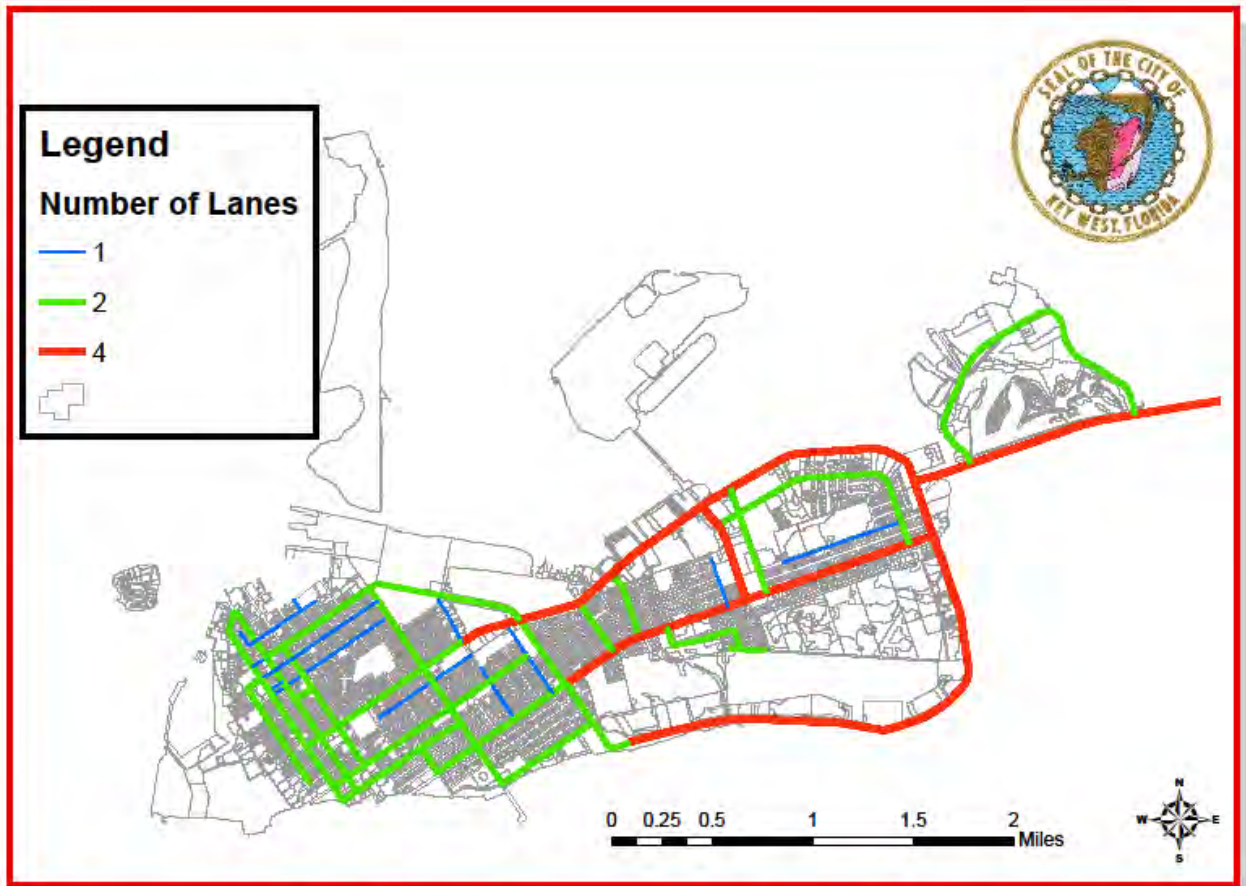
Monitoring Measure: Participation in hurricane evacuation planning processes, and resulting memorandums of understanding and interlocal agreements.

Policy 2-1.7.1: Specific Hurricane Evacuation Traffic Circulation Improvement Strategies. The City shall direct transportation policies in accordance with the appropriate evacuation and emergency management plans.



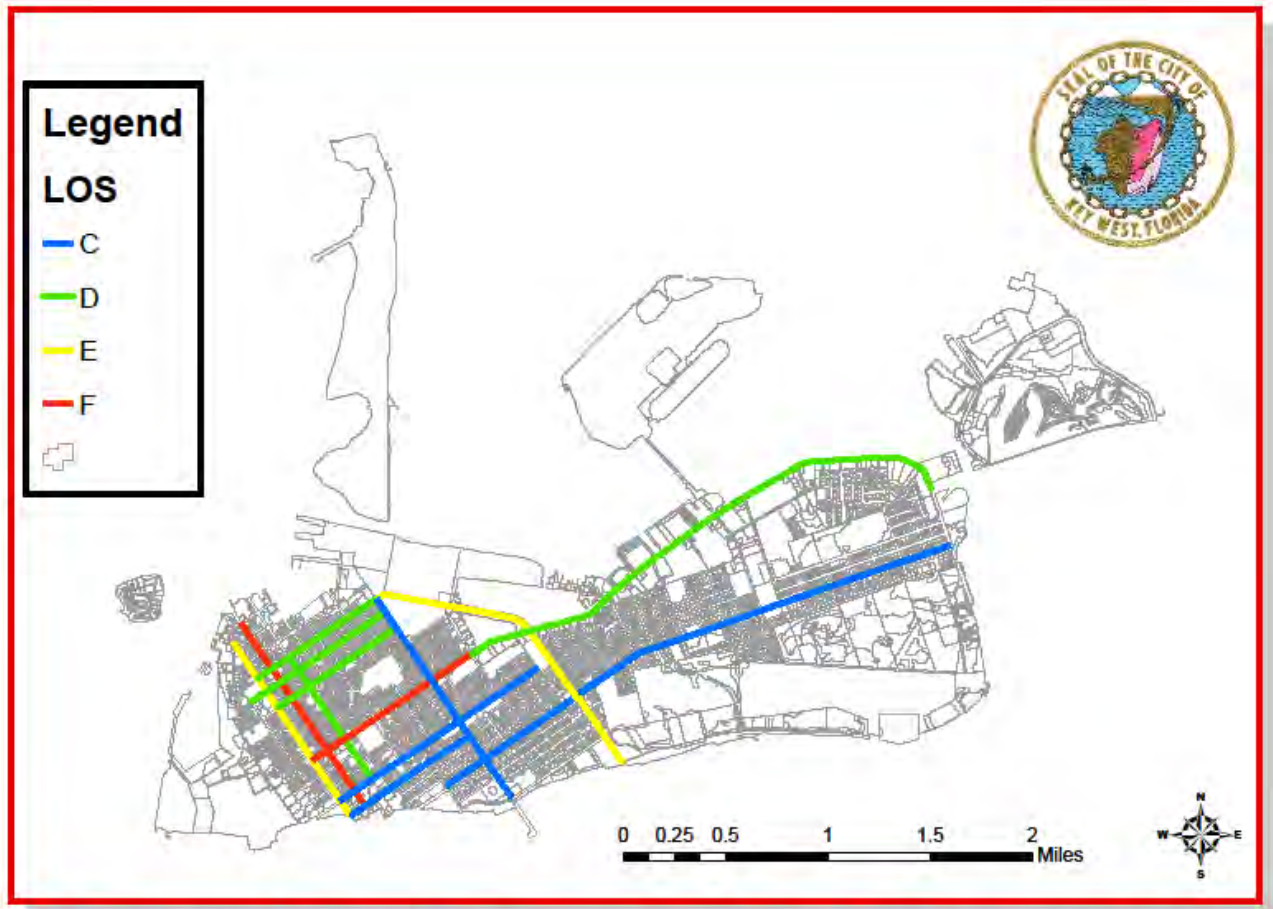
MAP T - 1, CITY OF KEY WEST 2030 Transportation Map Series - Roadway Functional Classification

This same map in more detailed format is available at City Planning Department offices.



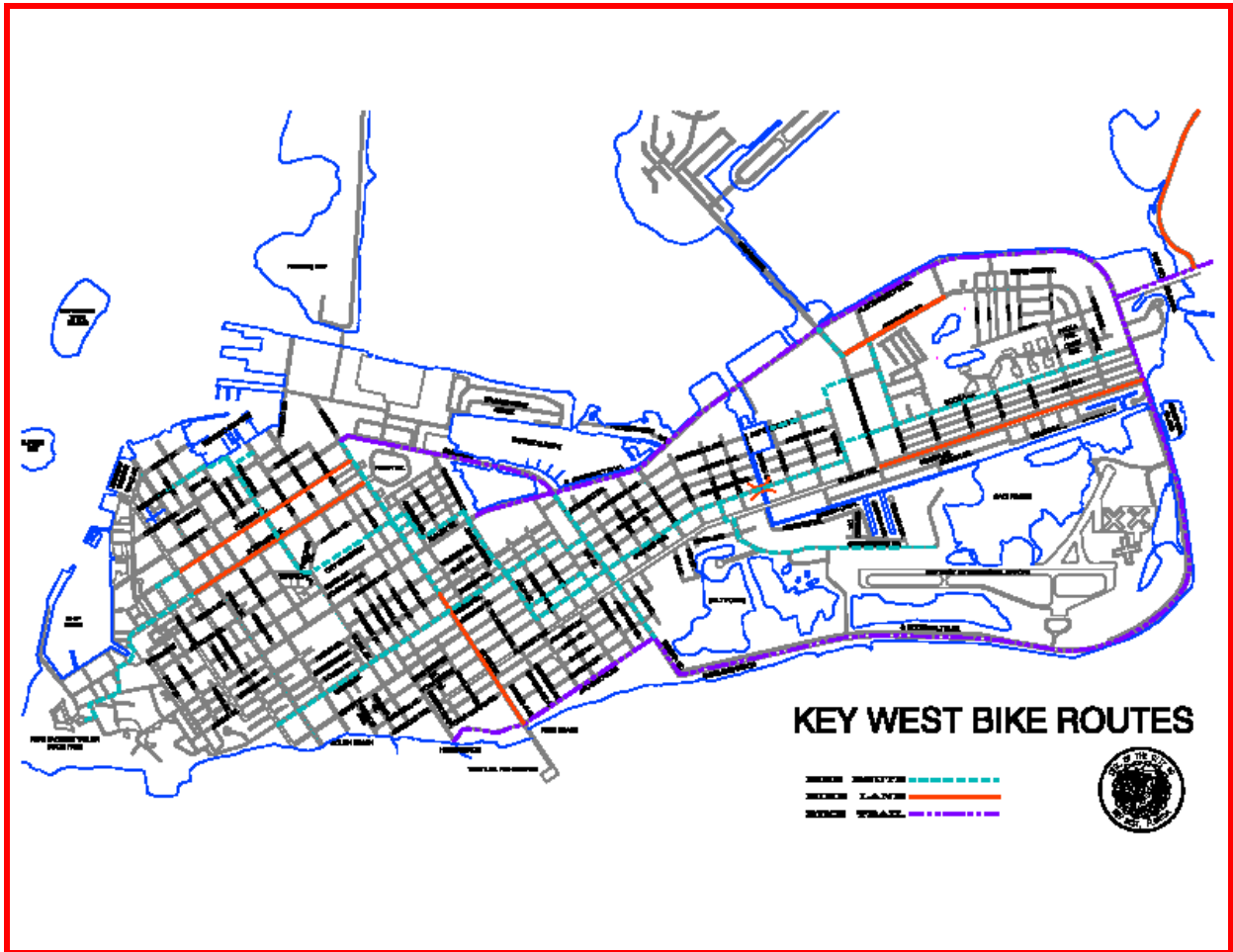
MAP T - 2, CITY OF KEY WEST 2030 Transportation Series Map - Roadway Number of Lanes

This same map in more detailed format is available at City Planning Department offices.



MAP T - 3, CITY OF KEY WEST 2030 Transportation Map Series - Roadway Level-of-Service

This same map in more detailed format is available at City Planning Department offices.



MAP T – 4, CITY OF KEY WEST 2030 TRANSPORTATION MAP SERIES – KEY WEST BIKE ROUTES

This same map in more detailed format is available at City Planning Department offices.



CHAPTER 3: HOUSING ELEMENT

§3-1: HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to Florida Statute.

GOAL 3-1: HOUSING. Allocate land area for accommodating a supply of housing responsive to the diverse housing needs of the existing and projected future population and served by adequate public facilities; assist the private sector in: providing affordable quality housing in neighborhoods protected from incompatible uses; promote best practices of land use planning, urban design, and landscaping.

OBJECTIVE 3-1.1: PROVIDE QUALITY AFFORDABLE HOUSING AND ADEQUATE SITES FOR LOW AND MODERATE INCOME HOUSING. The City shall implement the below-stated policies in order to assist in accommodating existing and projected housing need.

Monitoring Measure: Number of affordable housing units provided (public housing and deed restricted affordable housing) compared to current and projected demand.

Policy 3-1.1.1: Housing Assistance, Information and Referral Services. The Key West Housing Authority shall manage the City's public housing and shall serve as the City's Community Development Office for purposes of Community Development Block Grant administration and continuing grantsmanship and program management. The Key West Planning Department and the Key West Housing Authority shall provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of discrimination in housing.

Policy 3-1.1.2: Developing Public/Private Partnerships. Develop local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.

Policy 3-1.1.3: Ratio of Affordable Housing to Be Made Available City-Wide: At least thirty percent (30%) of the aggregate of all residential units constructed each year in the City shall be affordable as herein defined in accordance with the adopted Workforce Housing Ordinance. Residential or mixed-use projects of less than ten (10) residential units shall be required to either develop thirty (30) percent of the units as affordable units on- or off-site, or contribute a fee in lieu thereof. However, residential projects of ten (10) units or more shall provide affordable units on- or off-site and will not have the option of fees in lieu of construction. Commercial developments shall be required to provide affordable housing units or fees in lieu thereof based on provisions included in the updated Land Development Regulations.

Policy 3-1.1.4: Building Permit Allocation System. The City of Key West shall annually allocate 91 building permits per year between 2013 and 2023, for a total of 910 permits. In order to address the ongoing affordable housing shortage and affordable housing deed restrictions expected to expire, during the first three years (July 2013 – July 2016) 60 percent of the units allocated shall be affordable. Between years four (4) and 10 (2016 – 2023), 50% shall be affordable. Between years four (4) and 10, 80 percent of remaining (non-affordability restricted) units shall be permanent, and 20 percent may be transient. During Year One (1) (July 2013 – 2014), 48 of the affordable units to be allocated will be in the transfer of Peary Court from military to private sector housing, which leaves 43 units to be allocated from the first allocation pool.

Policy 3-1.1.5: Affordable Housing Trust Fund. The City shall maintain an "affordable housing trust fund" with revenue received from "fees in lieu" of constructing required affordable housing as herein stipulated that is earmarked for the support and production of low and moderate income housing.

Policy 3-1.1.6: Impacted Land Uses. Any new commercial industrial, hotel/motel or multi-family housing development shall be required to provide affordable housing or pay "fees in lieu" to the Housing Trust Fund.

Policy 3-1.1.7: Affordable Housing Dwelling Unit Eligibility Requirements. The following criteria shall be required for dwelling units to qualify as affordable housing to the extent lawful; however, a waiver mechanism shall be provided in the Land Development Regulations.

1. The dwelling unit shall have a sale price (including escrow requirements) less than or equal to three (3) times the median household income in Key West, or have rental rates, including sewer and solid waste charges, which are less than or equal to thirty (30) percent of median household income in Key West.
2. The dwelling unit shall be occupied by a household which meets all the "Applicant Eligibility Requirements for Affordable Housing" as herein stated.
3. The landlord of rental units shall perform routine maintenance and keep the units in standard condition.
4. The parcel and development shall meet all requirements of the City of Key West Land Development Regulations for the district in which the parcel is located.
5. Sites for affordable housing shall be approved if such sites have access to the following facilities, services and/or activity centers:
 - a. Serviced by potable water and central wastewater systems;
 - b. Accessible to employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
 - c. Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan);
 - d. Accessible to public parks, recreation areas, and/or open space systems; and
 - e. Located on sites having adequate surface water management and solid waste collection and disposal.

Fees in lieu of construction of affordable housing shall be paid by developers if sites having required affordable housing do not have access to the facilities, services and/or activity centers listed above.

If possible, affordable housing sites should be accessible to social service centers which offer such services as counseling and day care.

6. Demonstration of continuing affordability shall be by permanent deed restriction or any other method that effectively runs with the land.
7. The City will give priority to fill affordable housing vacancies which are accessible to the elderly or disabled non-elderly as well as priority to veterans.
8. The City will direct priority to occupancy of larger sized affordable housing units by families with more than four members.

Policy 3-1.1.8: Affordable Housing Applicant Eligibility Requirements. The following eligibility criteria shall be required for households qualifying for affordable housing units to the extent lawful; however, a waiver mechanism shall be provided in the Land Development Regulations.

1. The household shall derive at least seventy percent (70%) of its household income from gainful employment in the City of Key West.
2. The total income of eligible households shall not exceed 140% of the median income for the City of Key West.
3. Eligibility is based on proof of legal residence in Key West for at least 12 months.
4. Single persons eligible for affordable housing shall be 18 years or older.
5. Priority shall be given to applicants whose head of household is elderly, disabled non-elderly, or a veteran.
6. Priority shall be given to larger families for larger sized affordable housing units.
7. The applicant shall execute a sworn affidavit stating the applicant's intention to occupy the dwelling unit.

Policy 3-1.1.9: Relocation. Low and moderate income families who meet the "Affordable Housing Applicant Eligibility Requirements" and occupy housing which meets "Affordable Housing Dwelling Unit Eligibility Requirements" as herein stated shall not be displaced off-site by redevelopment activities which permit residential use.

Policy 3-1.1.10: Design Guidelines for Affordable Housing. Design elements which have proven successful in affordable housing developments which shall be encouraged by the City include:

1. Use of familiar material and forms;
2. Residential appearance;
3. Generous natural light and ventilation;
4. Private, easily identifiable outdoor space such as front porches;
5. Safe, well-lit areas for mail collection and group activities;
6. Front entrances visible from street or public areas;
7. Clear separation between cars and people; and
8. Barrier-free design for the elderly and handicapped.
9. Use of alternative energy technology for purposes of conserving natural resources and reducing user costs.

Policy 3-1.1.11: Selecting Sites for Affordable Housing for Low and Moderate Income Households. The City shall continue to enforce its Land Development Regulations in order to include principles and criteria for locating low and moderate income housing. The City shall continue to promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector and Monroe County.

Sites for affordable housing for low and moderate income households shall be approved if such sites have access to the following facilities, services and/or activity centers:

1. Serviced by potable water and central wastewater systems;
2. Accessible to employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
3. Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan);
4. Accessible to public parks, recreation areas, and/or open space systems; and
5. Located on sites having adequate surface water management and solid waste collection and disposal.

Policy 3-1.1.12: Federal, State and Local Subsidy Programs. Annually the City shall promote the use of federal, state, and local subsidy programs, including Sec. 208 funding, to meet the need for affordable

housing. The City Planner or other City representative directed by the City Manager shall meet with the Monroe County Planning Director and the Director of the City of Key West Housing Authority and shall continue to perform annual evaluation of affordable housing needs within the incorporated and unincorporated areas. The program shall include annual assessments, including recommended actions for the ensuing year. The annual assessment of affordable housing needs shall be presented to the City Planning Board and the City Commission for action.

Policy 3-1.1.13: South Florida Regional Planning Council Initiatives. The City shall participate in South Florida Regional Planning council initiatives directed toward educating local governments of new techniques especially programs applicable to the region and/or the County, for promoting affordable housing. In drafting updated Land Development Regulations, the City shall ensure that regulatory techniques and review procedures do not create barriers to affordable housing. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.

Policy 3-1.1.14: Redevelopment of Sale of Former Military Properties. When military properties are redeveloped or sold for residential use, at least 30% of the units must be affordable.

OBJECTIVE 3-1.2: MAINTAIN HOUSING STOCK FREE OF SUBSTANDARD UNITS. The City of Key West shall continue to use the Community Development Block Grant Program and code enforcement programs to take necessary actions to correct existing deficiencies in order to achieve a housing stock free of substandard units.

Monitoring Measure: Number of substandard units that have been corrected through code enforcement action or rehabilitation programs.

Policy 3-1.2.1: Elimination of Substandard Housing Conditions and Structural and Aesthetic Improvement of Housing. The City shall continue to implement code enforcement provisions designed to enforce the housing code and the Florida Building Code in order to protect and preserve the structural integrity and aesthetics of the City's housing stock. Substandard housing units shall continue to be identified. The City shall contact owners of substandard housing units in order to communicate necessary corrective actions and assist by informing owners of available federal, state and local housing assistance programs. Similarly, the City shall use the Community Development Block program to attract funds for necessary improvements.

OBJECTIVE 3-1.3: MANUFACTURED HOUSING. The City of Key West shall accommodate the demand for manufactured housing within its corporate limits at appropriate sites. In the event that existing mobile home or manufactured housing sites are redeveloped, 30 percent of the units shall be affordable.

Monitoring Measure: Number of affordable housing deed restrictions that have resulted from the redevelopment of manufactured or mobile home sites.

Policy 3-1.3.1: Location and Building Code Compliance. Building Codes within the City shall be consistent with State mandated criteria governing construction in coastal area. The City's Land Development Regulations shall continue to allow manufactured housing in all residential zoning districts provided the manufactured housing complies with applicable Building Code and Land Development Regulations, including the City's historic guidelines which shall govern all structures with the Old Town Historic District.

OBJECTIVE 3-1.4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE

ELDERLY AND FOSTER CARE FACILITIES. Pursuant to State requirements, the City shall promote housing opportunities to meet the unique housing needs of the elderly, dependent children, the physically and mentally handicapped, the developmentally disabled, and the homeless.

Monitoring Measure: Number of assisted units or shelter beds that are provided in the City to meet the needs of the homeless or special needs groups.

Policy 3-1.4.1: Group Homes. Group homes are allowed in multiple family zoning districts providing they meet criteria established by Florida. In addition, such facilities shall be regulated in order to manage their location and intensity, including impacts on infrastructure and to encourage development on sites accessible to public and private services generally required by group home residents.

Policy 3-1.4.2: Housing for the Elderly. The City shall encourage the development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers:

1. Serviced by potable water and central wastewater systems;
2. Accessible to employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
3. Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan);
4. Accessible to public parks, recreation areas, and/or open space systems; and
5. Located on sites having adequate surface water management and solid waste collection and disposal.

Policy 3-1.4.3: Housing for the Homeless. The City shall identify methods, practices, funds and sites for the establishment of temporary and transitional housing and shelters for the homeless.

OBJECTIVE 3-1.5: PRESERVE HISTORICALLY SIGNIFICANT HOUSING. Housing resources identified as historically significant shall be preserved and protected for residential uses. The City shall continue to enforce the historic preservation guidelines adopted by the City's Historic Architectural Review Commission (HARC) in order to preserve the historic district (i.e., predominantly Old Town Key West, including the abundant housing resources of historic significance. Old Town defines an area of historic ambiance which is vital to the economic base of Key West since it attracts tourists and residents to this island community. The future development of Old Town shall continue to be carefully managed through the Land Development Regulations. These regulations shall protect and preserve waterfront areas, a major natural amenity of the historic district.

Monitoring Measure: Number of protected historically significant housing units.

Policy 3-1.5.1: Promote Identification of the City's Historically Significant Housing Resources. The City shall encourage the continued analysis, identification and preservation of the City's historical resources.

Policy 3-1.5.2: Rehabilitation and Adaptive Re-Use of Historically Significant Housing. Assist the rehabilitation and adaptive re-use of historically significant housing through available technical and economic assistance programs. These efforts shall be coordinated with the State Division of Historical Resources.

Policy 3-1.5.3: Use of Subsidies and Grantsmanship Activities for Housing. The City shall assist

households within the City in need of housing resources, home repair, low and moderate income housing, or funds to preserve historically significant housing by undertaking grantsmanship activities necessary to obtain available State, federal, and local subsidies to remedy the identified housing needs.

Policy 3-1.5.4: Identification of Conservation, Rehabilitation or Demolition Activities, and Historically Significant Housing or Neighborhoods. The City shall continue to maintain a program of housing stock conservation, rehabilitation and demolition as may be appropriate. The City shall work with the City's Historic Architectural Review Commission (HARC) in identifying all locally historically significant structures and shall regulate preservation of such structures through the historical preservation ordinance. Coordination with the private sector, and the transfer of information related to public assistance for the renovation of historically significant structures shall be encouraged. The City of Key West shall assist the Historic Architectural Review Commission (HARC) in its efforts to provide public information, education, and technical assistance relating to historic preservation programs.

Policy 3-1.5.5: Improving Condition of Historic Housing Resources. Identify substandard housing listed in the Florida Master Site File and initiate a technical assistance program using historic preservation as a tool to revitalize deteriorating housing without causing displacement utilizing a range of funding sources and approaches.

Policy 3-1.5.6: Consideration of Historic Resources in Planning Studies. All public sector planning studies of neighborhoods, housing, transportation, drainage, stormwater and utilities will identify the presence of historic resources and the impact of any proposals on these resources.

Policy 3-1.5.7: Public Improvement Strategy for Enhancing Historic Resources. Maintain public improvement programs for the National Register Historic District.

Policy 3-1.5.8: Design of Public Improvements in Historic Neighborhoods. When public improvements such as street lights, signage, sidewalks, traffic lights, and utilities are scheduled for replacements in recognized historic neighborhoods, those replacements shall be compatible with the character of the neighborhood. HARC shall review the design concepts and building materials to prevent intrusion by incompatible structures.

OBJECTIVE 3-1.6: RELOCATION HOUSING. Uniform and equitable treatment of persons and businesses displaced by State and local government programs shall be provided consistent with applicable State statutes.

Monitoring Measure: Number of households provided with relocation assistance.

Policy 3-1.6.1: Provide Alternative Housing Sites for Displaced Structures and Residents Thereof. Coordinate with the private sector in ensuring that alternative sites in comparable housing facilities are available to persons displaced through public action prior to their displacement.

OBJECTIVE 3-1.7: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. Neighborhoods shall be preserved through encouraging rehabilitation and/or basic maintenance of housing stock. Emphasis shall be placed on conservation of natural resources, maintenance of community facilities and enforcement of Codes.

Monitoring Measure: Number of substandard units that have been corrected through code enforcement action or rehabilitation programs.

Policy 3-1.7.1: Promote Maintenance of Housing Stock and Neighborhood Conservation. The City

shall enforce all Building Code provisions and Land Development Regulations to promote maintenance of housing stock. Necessary corrective action shall be taken where non-compliance exists or when it comes into existence in the future.

Policy 3-1.7.2: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods. Sufficient systems for delivery of public facilities and services supportive to a quality residential environment shall be planned, designed and implemented. Such facilities shall include, but not be limited to, central water and wastewater services as well as maintenance of the roadway network and surface water management system. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and related infrastructure issues shall be the principal tool for realizing this objective.

Policy 3-1.7.3: Minimize Potential Blighting Influences. Potential blighting influences within residential areas shall be minimized by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review. For instance, adverse impacts of land use transition shall be minimized by managing the location as well as the density or intensity of mixed or conflicting residential and nonresidential uses and by requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition. The City shall continue to administer, and enforce a site plan review process. In addition, the City shall continue to implement a multi-agency technical review process to ensure greater efficiency in managing intergovernmental issues generated by large scale development.

Policy 3-1.7.4: Coordinate Public/Private Partnerships. In addressing housing issues requiring unique partnerships involving the public and private sector, the City shall promote effective communication and innovative approaches which involve partnerships between the public and private sectors.

Policy 3-1.7.5: Continuing Housing Programs. The City shall carry out the following housing related programs:

1. **Population and Housing Research and Information System.** Maintain and periodically update the population and housing information system.
2. **Housing Trends.** Monitor and evaluate population and housing trends. Analysis of land use interrelationships shall be included in the continuing evaluation.
3. **Review Plans and Policies.** Review and amend as necessary adopted plans and policies based on continuing analysis of problems and issues related to housing and other plan elements. Major shifts in the magnitude, distribution, and demographic characteristics of the population which are indicative of changes in housing demand shall be analyzed. Similarly, shifts in the magnitude, distribution and structural characteristics of the City's housing stock shall be analyzed on a continuing basis.
4. **Fiscal Management.** Review and evaluate residential development and infrastructure policy, including fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated and refined to reflect current program priorities.
5. **Administer Housing Code and Other Related Codes.** Administer adopted housing and energy codes and other housing related codes.
6. **Public Assistance and Information Referral.** Provide housing information and referral services to the public pursuant to adopted goals, objectives and policies of this Housing Element.
7. **Intergovernmental Coordination.** Coordinate local housing program activities including discussions of related fiscal problems and issues with other public agencies at all levels of government pursuant to the Intergovernmental Element of this Plan.
8. **Manage Current Developmental Impacts.** Evaluate and manage impacts of proposed

development pursuant to existing ordinances, including, but not limited to, impacts on residential neighborhoods, local housing supply and demand, public facility impacts, and natural environmental factors.

9. **Continuing Refinement of Housing Policies.** The City shall maintain a continuing review and evaluation of housing policies as identified in this Element.

Policy 3-1.7.6: Special Housing Studies. In order to maintain housing policies responsive to changing conditions, problems, and issues, the City shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

Policy 3-1.7.7: Energy Saving Design and Construction Features. The City shall adopt minimum requirements in its Land Development Regulations to require new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans. Prior to the inclusion of these requirements the City shall continue to promote and/or require energy and resource conservation measures (i.e. xeriscaping, landscaping standards) as a component of development and redevelopment to the maximum extent feasible.

OBJECTIVE 3-1.8: CONTINUING EVALUATION OF HOUSING ELEMENT EFFECTIVENESS. The City shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.

Monitoring Measure: Conducting an assessment of housing needs as part of the Evaluation and Appraisal Report.

Policy 3-1.8.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.

Policy 3-1.8.2: Schedule, Budget and Implementing Programmed Activities. The timely scheduling, programming, budgeting and implementation of housing programs identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.

Policy 3-1.8.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.

Policy 3-1.8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the City's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems and issues and corrective actions.

CHAPTER 4: PUBLIC FACILITIES ELEMENT

§4.1: PUBLIC FACILITY GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Public Facilities Element pursuant to ¶163.3177, F.S.

GOAL 4-1: NEEDED PUBLIC FACILITIES. Ensure availability of needed public facilities in a manner which protects investments in existing facilities and promotes orderly, compact growth.

OBJECTIVE 4-1.1: ENSURE THAT INFRASTRUCTURE IMPROVEMENT NEEDS SHALL BE MET AND THAT USE OF EXISTING PUBLIC FACILITIES IS MAXIMIZED. The City of Key West shall continue to enforce performance standards requiring that requisite public facilities be provided concurrent with the impacts of new development.

Monitoring Measure: Achievement of Level of Service standards.

Policy 4-1.1.1 Capital Facilities and Infrastructure Implications of Land Use and Development Permits. The City of Key West shall continue to analyze the capital facilities and infrastructure implications of land use and development permits with attention to the following:

1. Safety improvements and hazard mitigation
2. Elimination of sub-standard conditions
3. Balance between supporting new development or redevelopment
4. Financial feasibility, including long term operating costs
5. Coordination among agencies of capital programs
6. Contractual and/or mandatory obligations

Policy 4-1.1.2: Level of Service Standards. The following are the minimum acceptable Level of Service standards to be utilized in planning for capital improvement needs:

A. Sanitary Sewerage System Level of Service:

1. **Residential Uses:** 100 gallons per capita per day for permanent residents and 90 gallons per capita per day for seasonal residents
2. **Non-Residential Uses:** 660 gallons per acre per day
3. **Treatment Standard:**

The effluent concentrations for the City's Richard Heyman Environmental Protection Facility shall comply with Florida Administrative Code Rule 62.600.420(1)(a). Effluent shall meet high level disinfectant requirements as per Florida Administrative Code Rule 62.600.540.

The City's Richard Heyman Environmental Protection Facility shall meet all State water quality requirements, including the chlorine residual standard. Dechlorination may be necessary should the chlorine residual in the effluent exceed the maximum limits. The wastewater treatment facility contains dechlorination facilities.

B. Level of Service for Wastewater Treatment Plant Effluent.

To help minimize the eutrophication of ocean waters by ocean outfall which contain nutrients, the wastewater treatment plant effluent shall not exceed the following nutrient levels on an

average annual basis:

Total Nitrogen Concentration: 6 mg/l; and
Total Phosphorus Concentration: 4 mg/l.

Private sewage treatment facilities shall provide no less than tertiary level of treatment defined as nutrient stripping meeting a standard of no more than 1.5 parts per million of total phosphorus as the average over two (2) consecutive quarters and no more than five parts per million (5 ppm) of total nitrogen content. The permit-holder shall monitor and test effluent and submit reports to the City Commission documenting that these nutrient stripping standards are being met. If these treatment standards are not met for two (2) consecutive quarters, the subject permit shall come before the City Commission for review and possible revocation. Monitoring and testing standards shall be conducted as required by the State.

C. Potable Water Level of Service:

100 gal/capita/day

D. Solid Waste Disposal Level of Service:

Level of Service (lb/capita/day)

<u>Land Use</u>	<u>Total Waste Generation</u>	<u>Recyclable Waste Generation</u>
Residential	2.66	0.5
Non-Residential	6.37	0.25

The City shall not approve development applications unless the City demonstrates that sufficient capacity is available to accommodate projected solid waste disposal needs for all existing and approved development for a period of three (3) years.

E. Drainage:

The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
2. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

Policy 4-1.1.3: Compliance with Level of Service Standards. As a condition of the issuance of development orders and permits, all public improvements including new facilities or replacements,

expansions, or other alterations to public facilities shall be compatible with the adopted level of service standards for the facilities. Issuance of development orders or permits shall be conditioned upon demonstrated compliance with applicable federal, state, and local permit requirements for potable water, wastewater, drainage, and solid waste facilities.

Policy 4-1.1.4: Demand and Supply Information System. The City shall develop procedures for updating facility demand and capacity information and shall prepare annual summaries of capacity and demand information for respective facilities and/or service areas.

Policy 4-1.1.5: Coordination between Future Land Use and Potable Water/ Wastewater System Needs. The City's adopted Land Development Regulations shall be enforced to ensure that incremental decisions by the City concerning potable water and wastewater system needs, plans and the location and timing of improvements shall be consistent with land use and conservation resource management policies stipulated in the Comprehensive Plan.

Policy 4-1.1.6: Area Wide Planning for Potable Water and Wastewater Systems and Solid/Hazardous Waste Disposal. The City shall meet no less frequently than annually to coordinate with the Florida Keys Aqueduct Authority (FKAA) to review and refine areawide management strategies for delivery of potable water and wastewater services. Finally, the City shall continue to enforce Land Development Regulations which shall not permit proliferation of small fragmented water or wastewater systems except in unique cases where the City Commission determines that the public health and safety is served by such a system and area wide service systems are not available. Furthermore, the applicant shall provide an environmental assessment which ensures that water quality shall not be adversely impacted. Where a package plant is permitted, the City shall provide for mandatory connection to the central system as the system becomes available.

Objective 4-1.2: Adoption of the Key West Water Supply Facilities Work Plan. The City shall comply with its Water Supply Facilities Work Plan 2012-2025 (Work Plan), as required by section 163.3177(6)(c), F.S. The Work Plan will be updated, at a minimum, every 5 years. The City's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and identify those water supply projects, using all available technologies, necessary to meet the City's water demands for the planning period.

Monitoring Measure: The Work Plan shall remain consistent with the Florida Keys Aqueduct Authority 20-Year Water System Capital Improvement Master Plan, which is compatible with the FKAA Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

Policy 4-1.2.1: Compliance with the Adopted Water Supply Facilities Work Plan. The City of Key West shall comply with its Water Supply Facilities Work Plan (2012–2025) which is incorporated by reference into the Comprehensive Plan.

Policy 4-1.2.2: Intergovernmental Coordination with Water Supply Planning. Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted February 15, 2007, with the Florida Keys Aqueduct Authority (FKAA) 20-Year Water System Capital Improvement Master Plan adopted December 2006 and with the Monroe County Water Supply Plan adopted November 25, 2008. The City shall amend its

Comprehensive Plan and Work Plan as required to provide consistency with the District, County and FKAA plans.

OBJECTIVE 4-1.3: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS TO ENSURE THAT CITY INFRASTRUCTURE RESPONSIBILITIES ARE MET. The City shall develop and maintain a five-year schedule of capital improvement needs for public facilities and shall annually update the schedule as stipulated in the Capital Improvements Element. During the process of programming and budgeting for capital outlays, the City shall investigate new ways to finance public facilities and services, including impact fees.

Monitoring Measure: Annual update and adoption of a Capital Improvements Schedule and Budget.

Policy 4-1.3.1: Capital Improvement Schedule. The City Commission shall annually evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Policy 4-1.3.2: Public Facility Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:

"Level 1": Whether the project is needed to:

- A. Protect public health and safety.
- B. Fulfill the City's legal commitment to provide facilities and services.
- C. Preserve or achieve full use of existing facilities.

"Level 2": Whether the project accomplishes the following:

- A. Increases efficiency of existing facilities.
- B. Prevents or reduces future improvement costs.
- C. Provides service to developed areas lacking full service or promotes in-fill development.

"Level 3": Whether the project:

Represents a logical extension of facilities and services in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.

GOAL 4-2: PROVIDING FACILITIES TO MEET EXISTING AND PROJECTED DEMANDS. Ensure that wastewater systems, solid waste disposal, drainage and potable water facilities and services are available to meet existing and projected demands identified in the comprehensive plan.

OBJECTIVE 4-2.1: WASTEWATER SYSTEM. The City will continue to meet its Level of Service Standard for Wastewater through the inclusion of necessary projects in its Capital Improvements Schedule.

Monitoring Measure: Achievement of Wastewater Level of Service Standard.

Policy 4-2.1.1: Improvements to Key West Wastewater System. For the Key West system, there are continuing ongoing improvements of the collection and conveyance system taking place. Based on the wastewater demand projections presented in the 2012 Updated Data Inventory and Analysis, the City does not anticipate a deficit in capacity throughout the planning period.

Policy 4-2.1.2: Use of Graywater for Irrigation. By the end of 2016, the City shall develop a program for investigating the feasibility of providing reclaimed water to the City and its residents for irrigation purposes. The City will monitor innovative concepts in wastewater collection and disposal, including wastewater reuse through such programs as use of "graywater" for spray irrigation and use of cisterns for collecting rainwater for use in spray irrigation or other related purposes.

OBJECTIVE 4-2.2: COORDINATE RELATED ISSUES NECESSARY TO MEET EXISTING AND FUTURE SOLID WASTE NEEDS. The City shall pursue and enforce an effective system for monitoring solid waste collection capabilities of private companies having a franchise agreement with the City. This process shall continue to be a subcomponent of the concurrency management process. The procedures shall include working with the private companies to ensure that solid waste collection needs and evolving private market conditions are effectively coordinated so that the City's future population is adequately served by solid waste collection.

Monitoring Measure: Achievement of Solid Waste Level of Service Standard.

Policy 4-2.2.1: Solid Waste Projects. Based on the solid waste demand projections presented in the 2012 Updated Data Inventory and Analysis of the Solid Waste Sub element, the City does not anticipate a deficit in the capacity.

Policy 4-2.2.2: Solid Waste Projects. The City of Key West will continue provide for future solid waste demands and facility needs with the following level of service standards, and enact a Solid Waste Master Plan to meet the City's goals of 75% waste diversion.

Level of Service (lb/capita/day)

<u>Land Use</u>	<u>Total Waste Generation</u>	<u>Recyclable Waste Generation</u>
Residential	2.66	0.5
Non-Residential	6.37	0.25

Policy 4-2.2.3: Solid Waste Coordination and Management Activities. The City shall continue to coordinate with Monroe County's solid waste management program to achieve improvements in hazardous waste collection and disposal.

OBJECTIVE 4-2.3: RECONCILE EXISTING FUTURE POTABLE WATER DEFICIENCIES. The Florida Keys Aqueduct Authority has not identified any existing future system deficiencies. However, the future system includes regular use of the Authority's Reverse Osmosis plant, which is very energy and fiscally intensive. The more water efficiencies the City can create, the less expensive our future water will be. The City shall investigate potential water supply and water quality issues and coordinate at least annually in a formal meeting with the Board of the Florida Keys Aqueduct Authority for purposes of identifying problems, issues and opportunities associated with water quality, water supply, and water distribution.

OBJECTIVE 4-2.4: PLAN AND COORDINATE SURFACE WATER MANAGEMENT SERVICES TO MEET EXISTING AND FUTURE SURFACE WATER MANAGEMENT NEEDS.

The City shall continue to annually amend its capital improvements schedule and implement regulations to include recommended regulatory measures directed toward meeting level of service criteria as well as managing impacts of stormwater runoff on water quality in a manner consistent with goals, objectives

and policies of the Comprehensive Plan. The City will utilize the adopted 2012 Stormwater Master Plan as a guide for its capital improvements planning.

Monitoring Measure: Achievement of Stormwater Drainage of Service Standard.

Policy 4-2.4.1: Compliance with Capital Improvements Element. All major public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan, as may be hereinafter amended.

Policy 4-2.4.2: Priority for Correcting Existing Deficiencies. In developing the annual schedule of capital improvement projects, the City shall assign highest priority to those projects required for purposes of correcting existing deficiencies.

Policy 4-2.4.3: Existing Deficiencies Shall Not Be Increased by New Development. The City shall issue no development order for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the respective facility up to standard. Prior to issuing a site plan or building permit (whichever is first applicable), the City shall render a finding that the applicant has provided written assurance that the proposed development shall be served with each of the above cited facilities with a level of service at least equal to that level of service stipulated in Policy 4.1.1.2. The development application shall include written assurances that any required improvements shall be in place concurrent with the impacts of the development (i.e., by the time a certificate of occupancy is granted by the City).

Policy 4-2.4.4: Coordinate with Monroe County Hazardous Waste Planning Efforts. The City shall offer assistance to Monroe County as the County assesses and plans for hazardous waste management in a manner consistent with Florida Statutes.

OBJECTIVE 4-2.5: MEETING PROJECTED PUBLIC FACILITY DEMANDS. The City shall plan for projected public facility demands through its Capital Improvements Schedule.

Monitoring Measure: Annual adoption of a Capital Improvements Schedule that includes facility capacity improvements.

Policy 4-2.5.1: Coordinate with Capital Improvements Element. All public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

Policy 4-2.5.2: Public Facility Planning and Management Efficiency. In scheduling the location, timing and staging of public facility improvements, the City Commission shall use the following criteria:

1. Minimize disruption of services;
2. Prevent duplication of labor; and
3. Maintain service levels for all respective facilities.

Policy 4-2.5.3: Additions of Public Facility Project Approvals. All required federal, State, and County permits shall be obtained before the City undertakes or authorizes contractors to undertake construction and/or operation of facilities.

Policy 4-2.5.4: Scheduling Needed Capital Improvements. The City Commission shall ensure that projects required to meet projected demands through the year 2016 shall be in the Capital Improvements

Element of this plan in accordance with the requirements of Florida Statutes.

OBJECTIVE 4-2.6: ENACT EFFICIENCY EFFORTS TO REDUCE PROJECTED DEMANDS.

The City shall utilize best management practices in efficiencies and conservation as a mandatory step in meeting projected demands in wastewater, solid waste disposal, drainage, potable water facilities and energy facilities and services.

Monitoring Measure: Inclusion of best management practices in Land Development Regulations by 2016.

GOAL 4-3: PROVIDE ADEQUATE DRAINAGE. Provide adequate stormwater drainage in order to protect against flood conditions and prevent degradation of quality of receiving waters.

OBJECTIVE 4-3.1: PROTECT NATURAL DRAINAGE FEATURES. The City shall maintain its Land Development Regulations and implement performance criteria for floodplain management and stormwater management, including level of service standards.

Monitoring Measure: Inclusion of performance criteria for stormwater management in the Land Development Regulations and achievement of the Drainage Level of Service Standard in Land Development Regulations by 2015.

Policy 4-3.1.1: Ensure that Urban Lands Provide Adequate Drainage and Protection from Flooding and Manage the Retention of Ground and Surface Water at Levels that Enhance Natural Storage Capacity of Watersheds and Promote Aquifer Recharge. Promote the ecological, biological, and hydrological role that surface waters play in sustaining recharge to aquifers and supporting surface vegetation. Manage the location design and intensity of urban development in order to foster continuance of natural hydrological processes, including preserving recharge areas, promoting on-site retention of surface waters and natural return of surface water into the soil, and channeling excess stormwater volume primarily via natural grassy swales. Require the integration of natural storage areas and natural drainage courses into water management plans for new development.

Policy 4-3.1.2: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents Imbalance to their Ecosystems. The City of Key West shall maintain Land Development Regulations which shall include land use controls, such as subdivision regulations, zoning, including site plan review and performance criteria as well as special erosion controls, water quality control, landscaping and flood management ordinances which shall assist in implementing stormwater management and water quality controls. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.

Policy 4-3.1.3: Pursue the Development of Adequate Off-Site Surface Water Management Facilities. The City shall monitor at regular intervals the performance of existing off-site drainage facilities, evaluate existing and potential future problems or issues, and pursue the funding of necessary structural and non-structural system improvements for effective surface water management. All new developments shall provide an equitable contribution for off-site drainage improvements necessitated by the development. No new development shall be allowed which fails to meet adopted level of service standards for drainage.

Policy 4-3.1.4: Coordinate Watershed Management Plans and Policies with Appropriate Public

Agencies. Ensure coordination of watershed management plans and policies, with appropriate local, regional, state and federal agencies

Policy 4-3.1.5: Buffer Zone Requirements. The City shall continue to enforce its Land Development Regulations to include performance criteria which shall require that new development provide buffer zones adjacent to natural drainage ways and retention areas.

Policy 4-3.1.6: Managing Land Use in the Floodplain. The City shall continue to enforce its Land Development Regulations to include performance criteria regulating development within floodplain areas.

Policy 4-3.1.7: Inspection and Maintenance of Drainage Systems. The City shall continue to maintain a program and schedule for the inspection and maintenance of drainage components. As part of the Stormwater Management Plan implementation program the City shall ensure that drainage system components are monitored pursuant to best management practices.

GOAL 4-4: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS. The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained.

OBJECTIVE 4-4.1: COORDINATE ISSUES SURROUNDING AQUIFER RECHARGE. The City shall coordinate with Monroe County and the South Florida Water Management District in providing for maintenance of aquifer recharge area functions. The City shall maintain Land Development Regulations that include performance standards that reinforce natural hydrologic relationships that optimize erosion control, percolation and recharge of groundwater in order to enhance water quality. The City shall assist management of recharge areas and recharge of groundwater in order to promote continuance of natural hydrological processes to the maximum reasonable extent.

Monitoring Measure: Inclusion of performance criteria for groundwater recharge in the Land Development Regulations.

Policy 4-4.1.1: Protect Surficial Aquifer Recharge Areas. The City has no prime aquifer recharge areas which have been identified by the South Florida Water Management District. The City has a shallow freshwater lens that some residents are permitted to use for landscape purposes. The City shall maintain Land Development Regulations which regulate the use of the freshwater lens for domestic purposes. In updating its Land Development Regulations the City may, if necessary and feasible, evaluate the function and condition of the freshwater lens. The City, if feasible, should conduct a study of the freshwater lens by 2017.

Policy 4-4.1.2: Coordinate with Other Recharge Protection Programs. The City will continue to coordinate with local, State, and federal agencies to achieve regional aquifer recharge protection objectives.

CHAPTER 5: COASTAL MANAGEMENT ELEMENT

5-1: COASTAL MANAGEMENT GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES. This section stipulates goals, objectives, and implementing policies for the Coastal Management Element pursuant to Florida Statutes.

GOAL 5-1: COASTAL MANAGEMENT. Restrict development activities that would damage or destroy coastal resources. Protect human life and limit public expenditures in areas subject to destruction by natural disasters, but encourage policies which attract pedestrians, increase waterfront access, and reinforce the ambiance of the waterfront.

OBJECTIVE 5-1.1: PROTECT COASTAL RESOURCES, WETLANDS, ESTUARINE SALT POND ENVIRONMENTAL QUALITY, LIVING MARINE RESOURCES, AND WILDLIFE HABITATS. The City shall continue to enforce Land Development Regulations including performance standards designed to protect, conserve, and enhance coastal resources wetlands, water resources, living marine resources, wildlife habitats, and other natural resources, including estuarine environmental quality, by:

1. Preventing potentially adverse impacts of development and redevelopment on wetlands, estuaries, water resources, living marine resources, and other natural resources;
2. Maintaining or improving coastal environmental quality by improving stormwater management
3. Preventing potential adverse impacts of development along the coastal shoreline, including impacts on water quality, living marine organisms, seagrasses, salt ponds, and transitional and mangrove wetlands; and
4. Regulating the impacts of development on wildlife habitats. These objectives shall be accomplished as herein below cited as well as through coordination with the South Florida Water Management District and the State.

Monitoring Measure: Inclusion of performance standards and protection mechanisms in the Land Development Regulations.

Policy 5-1.1.1: Development Restrictions in Wetlands. The City shall continue to enforce a wetlands protection ordinance which shall restrict development within wetlands and shall require consideration of dedication of conservation easements by applicants for upland development who also own title to adjacent wetlands.

The City shall maintain performance criteria which prohibits development of wetlands pursuant to State and federal regulations. Wetlands shall be defined based on hydrology as well as hydric soil and wetland vegetation. Wetlands shall include transitional wetlands and shall include those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do, or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The following vegetative species are wetland species commonly found in the City of Key West, although the applicable State and federal list of jurisdictional wetland vegetation shall apply:

Common Name of Wetland Species	<i>Scientific Name</i>
Black Mangrove	<i>Avicenna germinas</i>
White Mangrove	<i>Laguncularia racemosa</i>
Red Mangrove	<i>Rhizophora mangle</i>
Buttonwood	<i>Conocarpus erectus</i>
Saltwort	<i>Batis maritima</i>
Glasswort	<i>Salicornia spp.</i>
Sea Purslane	<i>Sesuvium protul acastrum</i>
Sea Blite	<i>Suada linearis</i>
Sea Oxeye Daisy	<i>Borrchia spp.</i>
Salt Grass	<i>Distichlis spicata</i>
Dropseed	<i>Sporobilus virginicus</i>
Key Grass	<i>Monanthochloe</i>
Fringe-Rushes	<i>Fimbristylis spp.</i>
Cordgrass	<i>Spartina spartinae</i>
Sawgrass	<i>Cladium jamaicewsis</i>
Spike Rush	<i>Eleocharis celluosa</i>
Cattail	<i>Typha spp.</i>

Wetland jurisdictional determinations shall be consistent with those of County, State and Federal agencies.

Policy 5-1.1.2: Protect Coastal and Estuarine Environmental Quality and the Shoreline. The City shall continue to enforce Land Development Regulations which include performance criteria mandating that the potential impacts of shoreline development be analyzed as part of the process and prior to approval of a development permit. The applicant shall bear the burden of demonstrating that adverse impacts on natural resources of the coastal zone will be prevented and that all applicable State and/or federal regulatory measures shall be or have been satisfied.

The development review process shall involve all local, regional, State, and federal entities with jurisdictional authority. Impacts to be considered shall include the following but not be restricted to:

- a) Consider fish and wildlife habitat;
- b) Prevent degradation of water quality and estuaries;
- c) Manage surface water run-off;
- d) Protect living marine resources, including the near shore reef system;
- e) Reduce exposure to natural hazards;
- f) Ensure adequate public access; and
- g) Ensure adequate sites and standards for regulating water-dependent and water-related uses.

The City shall not approve a development order until the City has considered the potential impacts identified by the applicant and other public entities having jurisdiction over the impacted resources.

Policy 5-1.1.3: Protect, Stabilize, and Enhance the Coastal and Wetland Shorelines. The City shall continue to enforce Land Development Regulations which stipulate that no native vegetation shall be removed from the coastal or wetland shoreline without a duly authorized permit. Similarly, the City shall continue to enforce criteria in the Land Development Regulations which require that applicants for development along the shoreline shall be required to revegetate, stabilize, and enhance damaged

vegetative shorelines by planting native vegetation, including mangrove and/or other native plant species which:

1. Contribute to fish and wildlife habitat, marine productivity and water quality;
2. Offer protection from erosion and flooding; and
3. Contribute to the natural soil building process.

Hardening of the shoreline with rip-rap, bulkheads or other similar devices-be discouraged unless the use of vegetation has failed to stabilize the shoreline over a five year period; non-rip-rap and natural shorelines are encouraged when feasible.

Policy 5-1.1.4: Protect Living Marine Resources, Coastal Marsh, and Seagrass Beds. The City shall continue to enforce Land Development Regulations which include performance criteria which shall regulate against adverse impacts of development on seagrass beds and coastal nontidal wetland habitats. The City shall seek to enhance seagrass beds and coastal nontidal wetland habitats, mangroves and coral reefs as protection against storm surge and mitigation of greenhouse gasses. Since these areas are sensitive to increased turbidity and other forms of pollution, water run-off and introduction of nutrients shall be regulated through effective water quality management criteria. The Land Development Regulations shall require that plans for development impacting marine resources be coordinated with state agencies having jurisdiction prior to the City granting final plan approval and/or prior to release of any final permit for construction.

The Land Development Regulations shall continue to apply the City's extraterritorial zoning powers within tidal waters extending 600 feet seaward from the corporate limits of the City.

Policy 5-1.1.5: Manage Impact of Coastal Development on Tidal Flushing and Circulation Patterns. Tidal flushing and circulation patterns generally shall not be altered by development activities. No development shall produce changes in the tidal flushing and circulation patterns unless the City and other public agencies having jurisdiction have granted requisite permits. No such permit shall be granted by the City unless all other agencies having jurisdiction have granted clearance and the applicant has submitted hydrographic information sufficient to clearly demonstrate that no adverse environmental impacts shall be occasioned by the proposed changes in tidal flushing and circulation patterns. Finally, no alteration in tidal flow shall be permitted which causes stagnation or siltation.

Policy 5-1.1.6: Promote Propagation of Fish and Wildlife. The City shall continue to enforce criteria in the Land Development Regulations which require consideration of the impact of development on salt ponds, submerged lands, water quality, reef systems and other habitats for fish and wildlife. The criteria shall continue to be enforced to ensure maintenance of essentially natural conditions in order to further the propagation of fish and wildlife as well as public recreation opportunities. The criteria shall also encourage innovative protections and adaptations for the nesting of coastal species.

Policy 5-1.1.7: Prevention of Invasive Exotics. The City shall create Land Development Regulations to help protect coastal wildlife and wildlife habitats from invasive exotic plants and animals. This will be done by prioritizing preventative policies, as well as building capacity for early detection rapid response actions for those species deemed highly invasive, and implementing a comprehensive integrated pest management system for the removal of invasive species already established. The City shall research certification programs which encourage responsible business practices by plant professionals.

Policy 5-1.1.8: Promotion of Responsible Stewardship. City shall research and implement certification

programs which encourage responsible practices by businesses operating in or near natural areas.

OBJECTIVE 5-1.2: CRITERIA FOR PRIORITIZING SHORELINE USES AND PROVIDING PUBLIC ACCESS TO SHORELINE. The City shall continue to enforce Land Development Regulations which include performance criteria ensuring implementation and enforcement of the Comprehensive Plan criteria for prioritizing shoreline uses. Criteria for prioritizing shoreline uses shall be as cited in Policy 5-1.2.1.

Monitoring Measure: Percentage of shoreline that is accessible to the public.

Policy 5-1.2.1: Criteria for Prioritizing Shoreline Uses and Public Shoreline Access. In reviewing applications for shoreline development first priority shall be directed to the following shoreline uses:

1. Non-structural shoreline protection uses such as native shoreline revegetation programs;
2. Approved water-dependent shoreline uses such as: pile supported access ways and duly permitted dock facilities and commercial marinas. All such facilities shall satisfy all provisions of the City's Land Development Regulations and obtain requisite permits from all environmental permitting agencies prior to obtaining City building permits. Newly proposed marinas shall not be approved unless the applicant demonstrates that the marina site is consistent with the City's conservation and coastal management policies. Priority shall be directed to water dependent uses which are available for public use.

These facilities shall demonstrate during site plan review compliance with performance standards stipulated herein in Policy 5-1.2.1(2) in order to prevent adverse impacts to natural features.

Second priority shall be directed toward water-related uses such as:

1. Parking facilities for shoreline access located outside wetlands;
2. Residential structures which comply with the building code for structures within the coastal building zone;
3. Recreational facilities which comply with applicable codes.

Policy 5-1.2.2: Limit Impacts of Development and Redevelopment Upon Water Quality and Quantity, Wildlife Habitat and Living Marine Resources and Implement Policies for Shoreline Land Uses. The City shall continue to limit the specific and cumulative impacts of development and redevelopment upon water quality and quantity, wildlife habitat, and living marine resources by enforcing performance standards cited herein. In addition, the City shall continue to enforce provisions implementing shoreline land use priorities, including criteria for regulating water-dependent and water-related shoreline land uses. The performance criteria and regulations shall continue to include level of service standards for surface water management, potable water, and sanitary sewerage stipulated in the Public Facilities Element. In addition, the criteria shall include specific criteria for regulating development impacts on natural resources herein identified. The criteria shall continue to be enforced through the Land Development Regulations and shall continue to be enforced through a site plan review process which shall embrace all development and redevelopment activity. Criteria included in the Land Development Regulations shall continue to enforce the reduced densities identified in the future land use map for lands located in the coastal high hazard zone and shall include impact assessment criteria that shall address the following:

1. **Protecting Living Coastal Marine Life.** The City shall continue to enforce Land Development

Regulations which protect species, including but not limited to sea turtles, manatees, white crown pigeon, and other species with special status from the adverse impacts caused by development.

All applicants proposing development activities along the coastal or near shore/estuarine shoreline or within submerged areas shall be required to demonstrate compliance with all State and federal regulations and shall submit a site plan pursuant to site plan review regulations. Such site plan shall provide an analysis with sufficient information describing marine life potential impacts generated by proposed land uses and other natural resources within the area as well as related construction activity. The plan shall stipulate assurances and include design criteria so that the proposed project will not adversely impact marine life or water quality. For instance, water quality control techniques such as the use of weirs for purposes of managing turbidity may be required by the City. In addition, the City shall require surveys of existing conditions, specifications of planned site improvements, and techniques to be used during construction as well as in operating and maintaining the land use in order to prevent damage to living marine organisms.

- a. The City shall through Land Development Regulations require protection of known sea turtle nesting areas such as along the sandy beach at Fort Zachary Taylor or Smathers Beach by prohibiting the disturbance of nests. Site and building plans for construction of single or multi-family dwellings, parking lots, dune walk-overs or any other lighted structures within the direct line of sight of such beaches shall incorporate the following:
 - i. Low-profile and low-density lighting will be used in parking lots and such lighting shall be positioned so that the source of light is not visible from the beach.
 - ii. All lights on balconies will be shielded from the beach.
 - iii. Floodlights on buildings or adjacent to the beach shall be positioned so that the source of light is not visible from the beach or, if required for safety, positioned in such a manner as to minimize impacts on turtles.
 - iv. Where lights are used, low-profile and low-intensity shielded lights will be used on dune walkovers.
 - b. Any planned beach renourishment project shall protect sea turtle nesting areas by ceasing development activity during the nesting season (May 1st through October 31st), or by collecting eggs from the nests, incubating them, and relocating the hatchlings, as prescribed by State law.
 - c. Coral reefs shall not be destroyed by development activities. The City shall assist Reef Relief in distributing educational material concerning the coral reef, including information on boating practices which are harmful to the coral reef. Wastewater system improvements shall also be carried out to reduce potential adverse impacts on the coral reef. In amending its Land Development Regulations, the City shall consider the establishment of additional protective policies for coral.
- 2. Water-Related Uses in Coastal Building Zone.** All water related uses shall be built on uplands landward of the high velocity hurricane storm surge zone (V-zone) and the coastal construction control zone established by the Florida Department of Natural Resources and enacted as the Florida Keys Coastal Management Act of 1974, excepting structures approved by the State Department of Natural Resources. Within the coastal building zone all construction activities shall be predicated on plans compliant with applicable State and local building codes. Dredging and filling of wetlands or open water in order to accommodate water-related uses shall not be permitted unless federal, State, and regional agencies having jurisdiction approve such

development. In amending its Land Development Regulations, the City shall consider establishing regulations for new or maintenance dredging. Wetland protection regulations shall be consistent with applicable State and federal regulatory program definitions.

3. Shoreline Structures/Water-Dependent Uses. Along the coastal or near shore/estuarine shoreline seaward of the high velocity storm surge zone, no development other than water dependent structures, native shoreline vegetation, elevated access ways, and other uses approved by the State or federal agencies having jurisdiction shall be permitted. Hardening of the shoreline shall not be permitted unless the upland property is critically imperiled and the use of vegetation has failed to stabilize the shoreline. The design specifications of any shoreline hardening structure shall:

- a. Comply with best management principles and practices consistent with existing State and federal standards and be accomplished by use of the least environmentally damaging methods and designs possible;
- b. Avoid a vertical slope which generates erosive tendencies, especially to adjacent unprotected shoreline properties. Use natural rock boulders, pervious interlocking tile systems with filter fabric on the landward side, or similar stabilization methods all of which must be approved by public agencies having jurisdiction;
- c. Not be located waterward of the mean high water line except when it is shown to be in the overriding public interest;
- d. Be approved by other public agencies having jurisdiction; and
- e. Incorporate a program of shoreline vegetation or revegetation in order to build, enhance, and stabilize a restored shoreline.

4. Land Use Restrictions in Submerged Lands and Wetlands. No nonwater dependent uses shall be permitted on submerged lands or wetlands. Development on uplands adjacent to wetlands shall preserve a buffer measured from the nearest upland/wetland boundary. The buffer area shall be consistent with South Florida Water Management District permitting guidelines. Within the buffer area all exotic vegetation shall be removed and native plants shall be planted. The purpose of the buffer area is to preserve water quality and to prevent pollutants from surface water runoff within coastal waters. Similarly, no structures which constrict water circulation shall be permitted.

5. Marine and Dock Facilities. Final docks or marina improvements shall not be approved by the City until the applicant demonstrates compliance with all applicable federal and State laws and administrative rules as well as applicable policies of regional agencies. The City shall require site plans with an environmental impact component for all docks and marinas which adequately address marina siting criteria cited herein. These plans must demonstrate to the City's satisfaction that the facilities shall not adversely impact living marine resources, including, but not limited to, sea grasses, near shore waters, manatees and other living marine organisms. The City, in amending its Land Development Regulations, shall establish a four foot minimum depth and a minimum depth of 36 inches above the top of sea grasses for dock construction. The plans shall comply with the following criteria:

- a. The Plan shall indicate location of site relative to all potentially impacted natural marine resources, including specific location and characteristics. New marinas shall not be allowed in or immediately adjacent to the following sensitive areas:
 - i. Aquatic Preserves;

- ii. Class II Waters approved by the Department of Natural Resources (DNR) for shellfish harvesting;
 - iii. Marine Sanctuaries;
 - iv. Estuarine Sanctuaries; and
 - v. Areas of essential manatee habitat, as determined by DNR.
- b. Marinas must have sufficient upland area for all non-water-dependent uses. Dredging and filling of wetlands or open water in order to accommodate uses which are not water-dependent shall not be allowed. Exceptions may be granted in cases shown to be overwhelmingly in the public interest, such as the presence of sensitive upland systems.
 - c. Cumulative effects of several marinas and/or boat ramps in one area shall be considered in the review of proposed marina projects.
 - d. All new and expanded marinas shall provide a demonstration of compliance with State Water Quality Standards by maintaining a water quality monitoring program approved by the State of Florida.
 - e. Grass beds and other submerged habitat deemed valuable by the State will be subject to protection regardless of their size.
 - f. In reviewing applications for new or expanded docking facilities, ways to improve, mitigate, or restore adverse environmental impacts caused by previous activities shall be explored. This may include shallowing dredged areas, restoring wetland or submerged vegetation, or marking navigational channels. Such mitigation or restoration may be a condition of approval of new, renewed, or expanded facilities.
 - g. Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits, manatee area warnings, and any other applicable regulations.
 - h. All new or expanded marinas must provide treatment of stormwater run-off from upland areas to the extent necessary to ensure that state water quality standards are met at the point of discharge to waters of the state. In addition, all requirements of the South Florida Water Management District and the State shall be met.
 - i. Boat maintenance activities in new or expanded marina facilities shall be located as far as possible from open water bodies in order to reduce contamination of water bodies by toxic substances common to boat maintenance. Run-off from boat maintenance must be collected and treated prior to discharge.
 - j. Open wet slips will be preferred to covered wet slips in marina design to reduce shading of water bodies which result in lowered biological productivity.
 - k. Marina design shall incorporate natural wetland vegetative buffers whenever possible near docking area and in access areas for erosion and sedimentation control, run-off purification and habitat purposes.
 - l. The West Indian Manatee shall be afforded protection from boating activities which may have an adverse impact upon the species. The following criteria apply in the implementation of this policy:

- i. Marina operators shall undertake the following manatee protection measures in areas where manatees are known to occur:
 - (a) Implement and maintain a manatee public awareness program which will include posting signs to advise boat users that manatees are an endangered species which frequents the waters of the region's estuaries and lagoon;
 - (b) Declare the waters in and around marinas as "idle speed" zones; and
 - (c) Post phone number(s) to report an injured manatee.

- ii. Local manatee protection plans shall be included as part of the Coastal Management and Conservation Elements of the Comprehensive Plan. The plan should:
 - (a) Assess the occurrence of manatee activity within the jurisdiction;
 - (b) Document the number of manatee accidents and deaths;
 - (c) Identify manatee habitats;
 - (d) Determine the potential for adverse impacts to the manatee population from various activities and identify the level of protection necessary to ensure least possible interference; and
 - (e) Recommend local mitigative actions to be undertaken in support of the regional policy.
 - (f) Discourage the feeding and watering of manatees.

- m. A comprehensive study of the need for additional public and private marinas should be conducted by the City.

- n. The City should develop a program by 2015 for commercial/residential and commercial/industrial marinas and boatyards to be inspected annually by the City. The results of these inspections should be coordinated with other agencies, and published on the City's website, if feasible. Items to be inspected and reviewed shall include the following:
 - i. Pump-out facilities/marine sanitation devices;
 - ii. Compliance with power/sailboat mix;
 - iii. Spill prevention, control, containment, and clean-up plans;
 - iv. Waste collection and disposal methods;
 - v. Required firefighting equipment; and
 - vi. Inspection of Marine Sanitation Devices (MSD) in marinas with live-aboards to ensure compliance with Federal standards.
 - vii. Compliance with or progress toward achieving Florida Department of Environmental Protection Clean Marina or Clean Boatyard certification.

- o. The City shall undertake necessary actions to ensure that existing marinas within the City's jurisdiction which do not have service pump-out facilities are retrofitted with pump out facilities for wastewater effluent. The pump out facilities shall be located in a manner that provides access to all boats that may be accommodated at the marina, including those with deepest keel depth.

- p. The City shall promote boater education programs that address the value of coastal and estuarine vegetation by assisting Reef Relief, the Nature Conservancy, and other public or semi-public entities in distributing educational materials.

- q. All new and expanded marinas and boatyards must be Florida Department of Environmental Protection Clean Marina or Clean Boatyard certified.

- 6. Ocean, Gulf, and Estuarine Water Quality.** In order to protect the water quality of the Atlantic Ocean and the Gulf of Mexico, no new point source pollution shall be permitted to discharge into these waters or into ditches or canals flowing into these waters. In addition, in order to reduce non-point source pollutants the City shall require the following:
- a. Surface water management systems shall be consistent with the City's adopted drainage level of service and applicable federal, state, and regional standards.
 - b. A vegetated pond with sloping wetland buffers shall be established and maintained as part of the surface water management requirements for development adjacent to wetlands. Prior to construction of the surface water management system for any phase of a project, the developer shall prepare a design and management plan for the wetland/littoral zone that will be developed as part of these systems. The plan should:
 - i. Include typical cross sections of the surface water management system showing the average groundwater elevation and the three (3) foot contour (i.e., below average elevation);
 - ii. Specify how vegetation is to be established within this zone, including the extent, method, type and timing of any planting to be provided;
 - iii. Include the removal of all exotic vegetation; and
 - iv. Provide a description of any management procedures to be followed in order to ensure the continued viability and health of the stormwater management system. The wetlands as established should consist entirely of native aquatic vegetation and should be maintained permanently as part of the water management system. As a minimum, 10 square feet of vegetated littoral zone per linear foot of wetland shoreline should be established as part of the water management plan. After a vegetated pond is complete, it should be subject to annual inspection to ensure that it is meeting the surface water management goals for which it was designed.
 - c. The City shall coordinate with the South Florida Water Management District in developing and adopting an ordinance regulating installation of underground storage tanks for petroleum products.
 - d. The City shall coordinate with the South Florida Water Management District in reviewing issues and appropriate enforcement activities surrounding water withdrawals from the freshwater lens. The intent should be to prevent the use of these water resources for domestic purposes.
 - f. The City shall incorporate evaluation of rainwater collection into stormwater management planning.
 - g. The City shall research certification programs which encourage responsible business practices by landscaping professionals.
 - h. All marinas within the City shall become FDEP Clean Marina certified by 2015. All boatyards shall become FDEP Clean Boatyard Certified by 2020.
- 7. Shoreline Access.** Access to the Atlantic Ocean and Gulf of Mexico shall be required in order to maintain access ways to the shoreline of the natural and renourished beach in order to enforce the 1985 Coastal Zone Protection Act for beach and shoreline access. State assistance shall be enlisted

to achieve land required to appropriately store vehicles, provide rest room facilities, and access ways designed in a manner compatible with the shoreline ecosystem.

The City shall enforce applicable public access requirements and shall analyze alternative means for increasing parking facilities for waterfront activities along the shoreline as part of the City's traffic circulation management activities.

- 8. Signage along the Atlantic Ocean and Gulf of Mexico.** The City shall consider restricting commercial signage along the seaward side of shoreline properties; including marinas, activities providing services to the boating public, and those signs deemed essential for water dependent facilities.

OBJECTIVE 5-1.3: LAND USE CONTROLS AND CONSTRUCTION STANDARDS FOR PROTECTING THE NATURAL SHORELINE AND THE VERY LIMITED BEACH/DUNE SYSTEM. The City shall not allow any construction of man-made structures on the City's beach, excepting beach access structures compliant with State construction standards. In addition, water dependent structures such as life guard stands or beach renourishment may be constructed if such structures meet the construction standards of federal and state agencies having jurisdiction. Any such construction activity must include measures to restore the beach and vegetation pursuant to a plan approved by the federal and/or state agencies having appropriate jurisdiction. No vegetation shall be removed unless the revegetation shall occur at a ratio 3 to 10 times the affected vegetated areas. The federal and/or state agencies having jurisdiction shall approve the revegetation ratio plan including the threshold for revegetation. The City shall continue to enforce Land Development Regulations which include performance standards designed to protect the limited beach and establish construction standards mandating that no development shall be located seaward of the shoreline, excepting structures approved by the State. The City's natural beach is in public ownership and shall be available for public access.

Monitoring Measure: Acres of beaches in public ownership, and inclusion of performance standards in the Land Development Regulations.

Policy 5-1.3.1: Shoreline Setback. The City shall require minimum coastal setbacks of 10 to 20 feet from the mean high tide line of man-made water bodies and/or lawfully altered shorelines of natural water bodies, dependent on the particular shoreline characteristic.

Policy 5-1.3.2: Natural Shoreline and Beach/Dune Stabilization. To protect natural rock outcrops which form most of the City's shoreline as well as the limited beach, shoreline development and access shall continue to be restricted in order to preserve the shoreline and the limited beach. Rigid shore protection structures are not permitted, except when used as part of a comprehensive plan for beach restoration and when non-structural alternatives are not acceptable. When beach renourishment projects are needed, the dune system should be restored, as necessary, utilizing natural, indigenous vegetation. The shoreline setback from natural shorelines shall be 30 to 50 feet dependent upon the particular shoreline characteristic identified in the Land Development Regulations.

Policy 5-1.3.3: Restrictions on Operation of Vehicles on Beaches. The City shall continue to enforce restrictions which prohibit any motorized vehicle upon or over the City's incorporated portion of the beach adjacent to the Atlantic Ocean, excepting mechanical beach cleaning equipment, public safety and emergency vehicles, and vehicles permitted by the DNR.

Beach cleaners shall be required to obtain a Coastal Construction Control Line (CCCL) permit for

operations beyond the control line. The method of operations and equipment shall be approved by the Florida Department of Natural Resources, the Florida Department of Environmental Protection, and/or the U.S. Army Corps of Engineers as may be applicable as part of the special conditions of the CCCL permit.

Policy 5-1.3.4: Maintain and Re-establish the Beach and Dune System. The City's Land Development Regulations shall require beach and dune system restoration where development is proposed on the adjacent upland and breaches in the adjacent dune system are apparent.

OBJECTIVE 5-1.4: LIMITING PUBLIC SUBSIDY OF DEVELOPMENT IN THE COASTAL HIGH-HAZARD AREA. The City shall limit public expenditures that subsidize development permitted in coastal high-hazard areas to restoration or enhancement of natural resources. In addition, public funds for improved public facilities such as existing state and local roadways, central wastewater system improvements included in the capital improvements element, and water dependent structures such as beach access ways, piers, and beach renourishment activities may be permitted where approved by state and/or federal agencies having jurisdiction. These facilities are necessary to implement goals, objectives, and policies, of the transportation, public facilities, coastal management, conservation, and recreation and open space elements of the Comprehensive Plan. Any public subsidy of development in the coastal high hazard area shall only be approved where found to be needed to protect the public health and safety.

Monitoring Measure: Public expenditures in Coastal High Hazard Areas.

Policy 5-1.4.1: Public Investments in Coastal High-Hazard Area. Publicly funded facilities shall not be built in the Coastal High-Hazard Area, unless the facility is for the protection of the public health and safety.

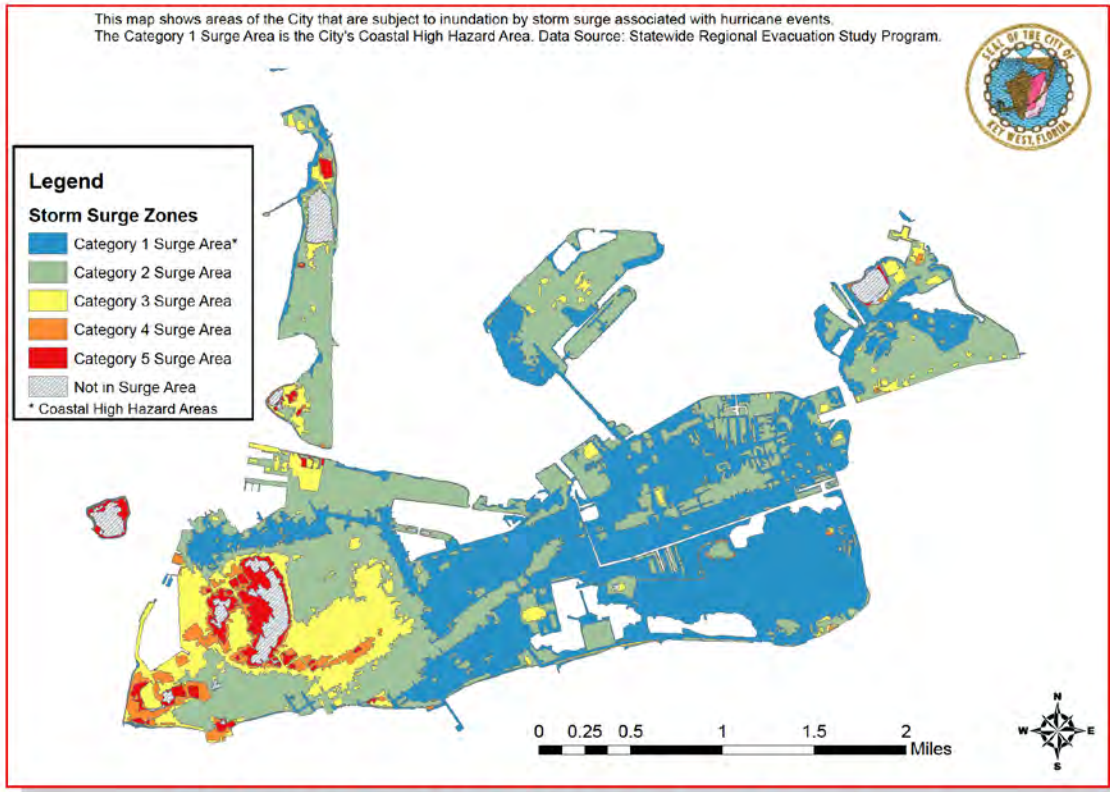
OBJECTIVE 5-1.5: AVOID POPULATION CONCENTRATIONS IN COASTAL HIGH-HAZARD AREAS. The City shall continue policies to direct population concentrations away from coastal high hazard areas by regulating the density of residential development and redevelopment within the coastal high hazard area.

Monitoring Measure: Number of amendments approved to increase residential density in Coastal High Hazard Areas.

Policy 5-1.5.1: Restrict Development in Coastal High-Hazard Areas. The City shall incorporate appropriate policies in the Land Development Regulations in order to direct population concentrations away from known or predicted coastal high-hazard areas.

Policy 5-1.5.2: Definition of the City of Key West Coastal High-Hazard Area. The City of Key West Coast High-Hazard Area is defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area is identified on the Future Land Use Map series. (Also see following page)

Policy 5-1.5.3: Adaptation Action Areas. For hazard mitigation purposes, the City may create Adaptation Action Areas which identify one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.



MAP FLU - 2, CITY OF KEY WEST - Storm Surge Zones

This same map in more detailed format is available at City Planning Department offices.

OBJECTIVE 5-1.6: HURRICANE EVACUATION. The City shall continue to coordinate with the State, South Florida Regional Planning Council, County, and other local governments in order to regulate population growth and stage evacuations in a manner that maintains hurricane evacuation clearance times in accordance with the executed Memorandum of Understanding and other implementation mechanisms.

Monitoring Measure: Hurricane evacuation clearance time.

Policy 5-1.6.1: Hurricane Evacuation Logistical Support. In order to prevent unnecessary evacuees crowding roads and shelters, the City shall coordinate with Monroe County in disseminating information concerning the need of residents to evacuate based on a coordinated and phased evacuation plan. The City shall continue to coordinate with the County and the Monroe County Emergency Management Director in assisting implementation of the County's campaign to educate the general citizenry regarding emergency preparedness and phased evacuation plans, including specific citizen directives.

Policy 5-1.6.2: Hurricane Evacuation. The following evacuation procedures have been adopted by the City of Key West in Resolution No.06-224:

1. Approximately 48 hours in advance of tropical storm winds a mandatory evacuation of non-residents, visitors, recreational vehicles (RVs), travel trailers, live-aboards (transient and non-transient), and military personnel from the Keys shall be initiated. State parks and campgrounds should be closed at this time or sooner and entry into the Florida Keys by non-residents should be strictly limited.
2. Approximately 36 hours in advance of tropical storm winds, a mandatory evacuation of mobile home residents, special needs residents, and hospital and nursing home patients from the Keys shall be initiated.
3. Approximately 30 hours in advance of tropical storm winds, a mandatory phased evacuation of permanent residents by evacuation zone (described below) shall be initiated. Existing evacuation zones are as follows:
 - a. Zone 1 – Key West, Stock Island and Key Haven to Boca Chica Bridge (MM 1 – 6);
 - b. Zone 2 – Boca Chica Bridge to West end of 7-Mile Bridge (MM 6 – 40);
 - c. Zone 3 – West end of 7-Mile Bridge to West end of Long Key Bridge (MM 40 – 63);
 - d. Zone 4 – West end of Long Boat Key Bridge to CR 905 and CR 905A intersection (MM 63 – 106.5);
 - e. Zone 5 – State Road 905A to, and including Ocean Reef (MM 106.5 – 126.5).

OBJECTIVE 5-1.7: POST-DISASTER REDEVELOPMENT. The City shall continue to maintain post-disaster redevelopment plans. These plans shall be directed toward reducing or eliminating exposure of human life and public and private property to natural hazards. In addition, the City shall continue to enforce local plan components including managing recovery operations through a Recovery Task Force as elaborated in Policy 5-1.7.5.

Monitoring Measure: Adopted post disaster redevelopment plans or policies.

Policy 5-1.7.1: Recovery Operations. As part of the post disaster recovery planning process the City Commission shall appoint and maintain a Recovery Task Force comprised of the City Manager, the Assistant City Manager, the Planning Director and others as determined by the City Commission and as amended as needed. The Recovery Task Force shall be responsible for assessing the conditions following a hurricane or other similar disaster and shall propose strategic actions necessary to establish order and reestablish communication and basic service delivery systems necessary for health, safety and

welfare. Within ninety (90) days after appointment of the Recovery Task Force, and at regularly scheduled intervals thereafter, the Task Force shall meet to determine and update a management framework for resolving issues confronted in times of a natural disaster.

Policy 5-1.7.2: Post-Hurricane Assessments. The Recovery Task Force shall continue to coordinate its management plan with the County for compliance with the Local Peacetime Emergency Plan and shall present the management plan to the City Commission for review and approval. The management plan should provide a basis for executing the following activities during times of natural disaster:

1. Ensuring a means to restore economic activity;
2. Establishing a temporary moratorium on building activity as may be required for public safety;
3. Reviewing and deciding upon emergency building permits;
4. Coordinating with State and Federal officials to prepare disaster assistance applications;
5. Analyzing and recommending to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Developing a redevelopment plan including limitations on redevelopment in areas of repeated damage; and
7. Recommending amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures.

Policy 5-1.7.3: Repair and Clean-up. In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris;
3. Stabilization or removal of structures in a perilous condition; and
4. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

Policy 5-1.7.4: Hazard Mitigation and Comprehensive Plan Amendments. The Recovery Task Force shall propose any needed Comprehensive Plan amendments which reflect the recommendations contained in any inter-agency hazard mitigation reports or other reports prepared pursuant to Section 406, Disaster Relief Act of 1974 (PL 93-288).

Policy 5-1.7.5: Redevelopment of Damaged Structures. If structures within the City receive storm-damage in excess of fifty (50%) percent of their appraised value, all such damaged structures shall be required to meet all current laws and ordinances, including those enacted since construction of the subject structure. In evaluating petitions for a variance to this standard, the City shall balance the need to protect life and property with the equally compelling need to preserve and sustain the economic base of the community together with its historic character.

Policy 5-1.7.6: Establish Building Facilities Review Committee. The Recovery Task Force established in Policy 5-1.7.2 shall serve as the City's designated Public Facilities Review Committee charged with the responsibility for reviewing available alternatives for managing damaged public facilities following a hurricane event. The Committee shall evaluate future options for such facilities, including, but not limited to, abandonment, and repair in place, relocation, and reconstruction with

structural modifications. The Committee shall consider these options based on the following considerations:

1. Cost to construct;
2. Cost to maintain;
3. Recurring damages;
4. Impacts on land use;
5. Impacts on the environment;
6. Public sector;
7. Repair to any public facilities that shall be deemed historic structures according to the inventory of the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation and the Guidelines of the City's Historic Architectural Review Commission; and
8. Other relevant factors.

Policy 5-1.7.7: Contingency Fund for Disaster Assistance. The City shall maintain a contingency fund in order to cover the City's required match for disaster assistance grants.

OBJECTIVE 5-1.8: ACCESS TO PUBLIC BEACH, SHORELINE AND SCENIC VISTAS. Beaches as well as scenic vistas of the shoreline and tidal waters shall remain unobstructed and, to the extent lawful, no barriers shall be erected which prevent pedestrian access along the shoreline.

Monitoring Measure: Percentage of shoreline that is accessible to the public.

Policy 5-1.8.1: Publicly Funded Ocean Front Development to Provide Beach Access. Publicly funded projects that improve, change or in some way support shore front development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking lots, restroom and refuse collection.

Policy 5-1.8.2: Consideration of Scenic View in Site Plans. Land Development Regulations shall continue to enforce stipulations requiring site plans for ocean front sites to include design measures which provide, enhance and preserve scenic views of the water for the general public from public rights of way. Structures along the shoreline shall be regulated through Land Development Regulations which prevent walling off of water front views. The site plan and building criteria shall give priority to minimizing impact on natural coastal resources. Similarly, applicants desiring to develop, establish or expand temporary or permanent structures, uses, and related activities within tidal waters extending 600 feet from the City's corporate limits shall be required to file a site plan which ensures that such activities do not encroach upon a scenic waterfront view or a scenic view of tidal waters. Development standards shall also include a coastal impact analysis consistent with provisions of Policy 5-1.1.4.

OBJECTIVE 5-1.9: PROTECT HISTORIC RESOURCES. The City shall ensure protection of historic resources and shall ensure that there shall be no loss of historic resources on City owned property. The City's Land Development Regulations shall continue to ensure that historic resources on public and private property shall be protected, preserved, or re-used in a manner sensitive to the historic properties of the site and/or structure. The City shall continue to staff the City's Historic Architectural Review Commission (HARC) which is the entity charged with enforcing the adopted guidelines for managing historic preservation.

Monitoring Measure: Number of historically preserved structures and sites.

Policy 5-1.9.1: Promote Identification of the City's Historic, Archaeological, and Cultural Resources. Ensure that all municipal actions encourage and promote the preservation of the City of Key West historic resources. To this end the City shall coordinate with the State Division of Historic Resources, the Historic Florida Keys Preservation Board, and the City's Historic Architectural Review Commission (HARC) in continuing to identify, document and preserve the City's historical, archaeological, and cultural resources. HARC shall continue to apply the City's adopted guidelines for historic preservation in review of all structure proposed for development, renovation, rehabilitation, or re-use.

Policy 5-1.9.2: Performance Standards for Protecting Sites of Historic or Archaeological Significance. Land Development Regulations shall continue to include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

1. Destruction or alteration of all or part of such site;
2. Isolation from, or alteration of the surrounding environment;
3. Introduction of visual, audible, or atmospheric elements that are out of character with a property or alter its setting;
4. Transfer or sale of the site of significance without adequate conditions or restrictions regarding preservation, maintenance, use, or re-use;
5. Vegetation removal shall not be permitted on a historic or archaeological site unless the vegetation to be removed is a part of a duly authorized scientific excavation, or is a part of an approved development plan; and
6. Other forms of neglect resulting in resource deterioration.

Policy 5-1.9.3: Survey of Publicly Owned Properties. The Planning Department will maintain a survey of all publicly-owned and managed properties, including lands, buildings and features, in order to compile an inventory of historic resources under City supervision. The survey program will follow and be compatible with the Florida Master Site File.

Policy 5-1.9.4: Standards for Rehabilitation. The Historic Architecture Review Commission (HARC) "Design Guidelines in the Key West's Historic District" and the Secretary of the Interior's Standards for Rehabilitation whichever is the more restrictive, shall be followed for: 1) the evaluation of rehabilitation or restoration of City-owned historic structures and sites; or 2) the rehabilitation of all historic resources using public funds.

Policy 5-1.9.5: Disposing of Historic Resources. In disposing of historic resources, the City of Key West will make every effort to attach a preservation deed restriction to the property, requiring that the Secretary of the Interior's Standards for Rehabilitation be followed for any alteration to the resource.

Policy 5-1.9.6: Evaluating Impacts of Development on Historic Resources. The staff of the Planning Department and the Historical Architectural Review Commission will evaluate the impact of proposed development on historic resources.

Policy 5-1.9.7: Relocation of Historic Buildings. When historic buildings are to be relocated by government action, study the impact and appropriateness of the move according to the Secretary of the Interior's Standards.

Policy 5-1.9.8: Promoting Legislation Supportive of Historic Resources Preservation. Work cooperatively with other Florida communities to initiate and support state legislation that promotes the

preservation of historic resources.

OBJECTIVE 5-1.10: PUBLIC FACILITY LEVEL OF SERVICE STANDARDS IN COASTAL AREA. The level of service standards for infrastructure are cited in the capital improvements element. The area served by the infrastructure systems is as follows:

Table 5-1.10

Infrastructure Component	Area Served
Traffic Circulation	Citywide
Sanitary Sewer	Citywide
Potable Water	Citywide coverage
Solid Waste	Citywide coverage
Drainage	Citywide coverage
Recreation and Open Space	Citywide coverage

Monitoring Measure: Achievement of Level of Service standards.

Policy 5-1.10.1: Beach Renourishment Standards. Any proposed beach renourishment project in the future shall meet standards of best management practices and shall receive permits from all federal and state agencies having jurisdiction, including the Florida Department Natural Resources.

Policy 5-1.10.2: Regulating Impacts on a Renourished Beach. If a public sponsored beach renourishment program is implemented within the City in the future, all adjacent development thereafter proposed shall submit site plans demonstrating that the proposed development will not adversely impact the renourished beach or reduce the level of service provided by the renourished beach.

Policy 5-1.10.3: Timing and Staging of Public Facilities. Ensure Available Infrastructure and Coordinate Timing and Staging of Public Facilities With Private Development. The City shall continue to enforce Land Development Regulations which shall ensure that future development is directed only to those areas where public facilities which meet the City's adopted level of service standards are available concurrent with the impacts of the development or redevelopment. Development and redevelopment shall occur only at the densities proposed by the future land use plan, consistent with coastal resource protection and safe evacuation. The City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment. In order to ensure appropriate timing and staging no development order shall be granted until a plan is submitted by the developer/applicant to the City which demonstrates that all required infrastructure shall be in place and available for use by the development concurrent with the impacts of development.

The infrastructure shall be designed in a manner consistent with the existing and projected future demands generated by development projected in the Future Land Use Element. The infrastructure shall also be consistent with applicable local, regional and State coastal resource protection policies.

OBJECTIVE 5-1.11: INTERGOVERNMENTAL COORDINATION WITHIN THE COASTAL AREA. Continue to maintain an intergovernmental coordination mechanism in order to manage coastal resources within the jurisdiction of more than one local government or public agency and assist in implementing appropriate portions of existing multi-jurisdictional resource planning and management plans addressing the coastal area, including management of surface water runoff, impacts of development on coastal waters and living marine resources.

Monitoring Measure: Interlocal agreements with agencies with jurisdiction over coastal and

marine issues.

Policy 5-1.11.1: Implementing Policies for Intergovernmental Coordination within the Coastal Area. The City shall continue to coordinate with Monroe County and appropriate regional, State, and federal agencies in managing coastal resources.

OBJECTIVE 5-1.12: CONTINUING EVALUATION OF COASTAL MANAGEMENT ELEMENT EFFECTIVENESS. The City shall use the following policies as criteria in evaluating the effectiveness of the Coastal Management Element.

Monitoring Measure: Achievement of implementing policies.

Policy 5-1.12.1: Review the Impact of Changing Conditions on Coastal Management Policy. The City shall monitor and evaluate significant changes in the characteristics of natural coastal resources. Policy implications of such changes shall be examined and corrective measures shall be pursued. Coastal management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 5-1.12.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed coastal management activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing coastal management goals, objectives, and policies.

Policy 5-1.12.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Coastal Management Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in coastal management policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving coastal management problems and issues.

Policy 5-1.12.4: Achieve Effective Resolution of Coastal Management Goals, Objectives and Policies. The effectiveness of the Coastal Management Element shall be measured by the City's success in achieving coastal management goals, objectives and policies. The Coastal Management Element incorporates a systematic planning process for identifying coastal management problems and issues and implementing corrective actions.

OBJECTIVE 5-1.13: PLANNING FOR RESILIENCY AND ADAPTATION IN COASTAL AREAS. The City shall research and promote conservation actions which enhance the resiliency and adaptation of coastal resources wetlands, water resources, living marine resources, and other natural resources. This may include identification of Adaptation Action Areas, as defined in Policy 5-1.5.3.

Monitoring Measure: Pilot conservation projects enacted in accordance with this Objective.

**CHAPTER 5A: PORT FACILITIES GOALS, OBJECTIVES, AND POLICIES
(PORT MASTER PLAN)**

(Reference §9J-5.009(1)&(2), F.A.C.)

(The entire Port Master Plan is subject to major amendments in 2014 due to significant changes in the status of the Truman Waterfront since 2001, and the direction and limitations put in place by the US Navy).

GOAL 5A-1: PORT FACILITIES AND ECONOMIC DEVELOPMENT. The City of Key West shall stimulate the local economy by providing port-of-call facilities to meet existing and future demand.

OBJECTIVE 5A-1.1: MAINTAIN PORT CONTRIBUTION TO LOCAL ECONOMY. The Key West Port shall maintain port-of-call facilities to accommodate cruise ships which generate an average of sixty dollars per passenger per day (\$60.00/passenger/day) in retail sales to the City's economic base.

Policy 5A-1.1.1: Scheduled Port Improvements to Meet Service Demand. Table 5A-1.1.1 denotes planned capital improvements to the City of Key West Port, including estimated costs and funding sources to meet port and economic development needs. These improvements are scheduled in order to: meet projected service demands identified in the Data Inventory and Analysis; satisfy maintenance and safety needs; and to accommodate land acquisition, ferry dock facilities and parking facilities required to implement the Federal DOT multimodal transportation hurricane evacuation program. (Subject to Amendment in 2014)

GOAL 5A-2: PORT FACILITY IMPROVEMENTS AND HURRICANE EVACUATION. Consistent with hurricane evacuation planning action as identified in the Coastal Management Element, the City of Key West shall identify and use hurricane preparedness program resources which are made available to the City by the Federal government.

OBJECTIVE 5A-2.1: MULTIMODAL TRANSPORTATION HURRICANE EVACUATION PROGRAM. The City of Key West shall participate in the Federal DOT multimodal transportation hurricane evacuation program. This program is designed to diversify available evacuation options and facilitate hurricane evacuation preparedness by making rapid speed ferries available for hurricane evacuation while developing necessary multimodal transportation linkages to implement the system.

Policy 5A-2.1.1: Local Port Improvement Initiatives. The City of Key West shall file an application to use available Federal DOT Multimodal Transportation Hurricane Evacuation Program funds to acquire the Chevron fueling site and to develop a rapid speed ferry terminal, necessary related port facilities and a three story parking structure (reference Policy 5A-1.1.1: Scheduled Port Improvements to Meet Service Demand).

GOAL 5A-3: MINIMIZE POTENTIAL ADVERSE LAND USE AND ENVIRONMENTAL IMPACTS. The expansion and siting of existing and new port facilities as well as the operation of the Key West Port shall be consistent with all elements of the Comprehensive Plan and in a manner which minimizes the potential adverse environmental impacts as well as conflicts between the port

and areas surrounding the port.

OBJECTIVE 5A-3.1: PORT DEVELOPMENT/EXPANSION CONSISTENCY. The City shall manage port development and expansion consistent with the Future Land Use, Coastal Management, and Conservation Elements of this Comprehensive Plan. The City shall adopt Land Development Regulations which include a site plan review process for managing port development. The site plan review process shall ensure that plans for port improvements are consistent with all elements of the Comprehensive Plan. Furthermore, the site plan review process shall include a performance criterion that ensures land use compatibility, efficient delivery of any required public services, protection of natural resources, and sound fiscal management. The intergovernmental coordination activities shall be directed toward protecting and preserving natural resources and toward achieving and maintaining efficient intermodal transportation and delivery of public services.

No wetlands, rare or endangered plant communities or plant species of special concern shall be impacted by construction of landward port facilities. All port facilities construction shall be undertaken in compliance with applicable Federal and state permitting procedures and shall include required mitigation measures where potential adverse land use or environmental impacts are identified in pre-construction planning.

**TABLE 5A-5
PORT CAPITAL IMPROVEMENTS PROGRAM 1993-1998**

CAPITAL IMPROVEMENTS PROJECT		PROPOSED FY	Estimated Cost	ANTICIPATED FUNDING SOURCES			
				Federal	State	City	Other
MALLORY DOCK CRUISEPORT		FY 93-95	477,160	---	ED Grant? FSTED	477,160	---
a)	Construction of two additional breasting dolphins	(FY 94-95)	(330,000)	---	(Grant?)	(330,000)	---
b)	Handicap/504 public restroom facility	(FY 93-94)	(148,000)	---	(Grant)	148,000	---
INTERMODAL TERMINAL/DOCK FACILITY		FY 94-96	9,395,000	2,450,000	1,747,500	5,197,500	---
a)	Acquisition of Chevron Property	(FY 94-96)	(2,200,000)	---	(Grant?)	5,197,500	---
b)	Design, legal, development phase	(FY 94-95)	(500,000)	---	(250,000)	(250,000)	---
c)	Construction of terminal Dock facility	(FY 94-95)	(2,795,000)	---	(1,397,500) (FSTED Grant)	(1,397,500)	---
d)	Construction 3-story parking complex	(FY 94-95)	(3,500,000)	(2,450,000)	(100,000) (state grant)	(950,000)	---
e)	Resurfacing/associated drainage Grinnell St. adjacent to terminal/dock	(FY 94-95)	(400,000)	---	---	(400,000)	---
PIER B CRUISE SHIP EXPANSION FACILITY		FY 95-97	4,000,000	---	600,000 (ED Grant?)	1,700,000	1,700,000
Second cruise ship dock facility including a T-pier and 4 additional breasting dolphins.		---	---	---	---	---	---
MAINTENANCE DREDGING		(FY determined by Corps of Engineers)	---	---	---	---	---
a)	Maintenance dredging of the Main Ship Channel	---	Corps of Engineers	Corps of Engineers	---	---	---
b)	Dredging of the Safe Harbor Channel	---	Corps of Engineers	Corps of Engineers	---	---	---

Source: City of Key West Port and Transit Authority, 1993
Prepared By: Solin and Associates, Inc., 1993

Policy 5A-3.1.1: Site Plan Review. The City shall adopt objectives and policies of the Comprehensive Plan into the Land Development Regulations which require that site plans shall be prepared for all port facility improvements. Such plans shall be reviewed by the City to ensure compliance with Land Use, Conservation and Coastal Management elements of the Comprehensive Plan as well as compliance with Land Development Regulations governing potential adverse environmental, land use, and public facility impacts.

Policy 5A-3.1.2: Port Protection from Incompatible Land Uses. The Key West port shall be protected from the encroachment of incompatible land uses through the implementation of the Comprehensive Plan Future Land Use Map and application of the Plan's implementing Land Development Regulations.

GOAL 5A-4: INTERGOVERNMENTAL COORDINATION. Operation and expansion of the Key West Port shall be coordinated with all appropriate Federal and state agencies and other entities having jurisdiction over impacted resources including, but not limited to, the U.S. Army Corps of Engineers, the U.S. Navy, the U.S. Coast Guard, the State and Federal Departments of Transportation, the State Department of Community Affairs, the Florida Department of Environmental Regulation, the Florida Department of Natural Resources, the South Florida Water Management District, the South Florida Regional Planning Council, the Metropolitan Planning Organization, the Monroe County Office of Emergency Preparedness, and the resource planning and management plan prepared pursuant to CH 380, F.S.

OBJECTIVE 5A-4.1: COORDINATING FISCAL MANAGEMENT. The port improvements, as well as related parking and road improvements contained in Table 5A-1.1.1 shall be coordinated with appropriate public entities to ensure consistent fiscal programming among public agencies active in port facility development and related infrastructure. These agencies shall include but not limited to: the U.S. Corps of Engineers, the State and Federal Departments of Transportation, the Monroe County Emergency Preparedness Committee, and other appropriate entities.

Policy 5A-4.1.1: Port Authority and Transit (PATA) Initiatives. The executive director of the City of Key West Port and Transit Authority shall submit respective port expansion projects cited in the port master plan to the appropriate funding agencies for approval and inclusion in their respective budgets.

Policy 5A-4.1.2: City Commission Initiatives. The City Commission shall meet with its legislative and congressional delegations to enlist the delegations' support for port improvements cited in the port master plan and in the capital improvements program.

OBJECTIVE 5A-5.1: TRAFFIC CIRCULATION COORDINATION. The surface transportation access to ports shall be consistent with the Comprehensive Plan Traffic Circulation Element.

Policy 5A-5.2: Integration of Ports with Intermodal Transportation. The City shall ensure that access routes to ports are properly integrated with other modes of surface or water transportation.

Policy 5A-5.3: Coordinate Port Improvements with Needed Road and Parking Improvements. Expansions of the rapid ferry terminal shall be concurrent with needed improvements to Grinnell Street and construction of the parking structure referenced in the capital improvement plan.

GOAL 5B: Integrate the City of Key West's deep water port facilities at the Truman Waterfront Parcel

into the community and maximize their benefit to the city through consideration of quality of life as well as economic issues in all decisions about operation or expansion of existing facilities, or siting of new facilities within the Truman Waterfront Parcel.

OBJECTIVE 5B-1.A: EXISTING PORT FACILITIES AT THE TRUMAN WATERFRONT PARCEL. The operation of the Key West Port shall be consistent with all elements of the Comprehensive Plan. Only one cruise ship berth will be allowed at the Truman Waterfront Parcel. Expansion of other port facilities, including ferry facilities, at the Truman Waterfront Parcel must meet the objectives and policies in 5B-1.B.

Policy 5B-1.A.1.: Definition of City Port Facilities. The Truman Waterfront (including Mole Pier) shall be defined as one of the City's deep water port facilities.

Policy 5B-1.A.2.: Port Protection from Incompatible Land Uses. The Key West port at the Truman Waterfront Parcel shall be protected from the encroachment of incompatible land uses through the implementation of the Comprehensive Plan Future Land Use Map and application of the Plan's implementing Land Development Regulations.

Policy 5B-1.A.3.: Operational Guidelines. Within 180 days of conveyance of Mole Pier to the City of Key West, the Port Director will implement operational guidelines to ease impacts which may be created by cruise ships berthing at North Mole Pier. The Port Advisory Board shall conduct a public review of the proposed operational guidelines prior to their implementation. (Subject to Amendment in 2014)

Policy 5B-1.A.4.: Applicable State Coordination, State and Federal Permits. Upon becoming the property owner of the Truman Waterfront Port, the City of Key West shall apply for necessary submerged land leases and necessary related permits from the State of Florida in order to address the Outer Mole Pier cruise ship berth. The City will request the U.S. Navy to cooperate with the City for joint applications prior to the transfer of the property to the city. The City shall obtain all necessary submerged land leases from the State of Florida within one year of becoming the property owner. The one year limitation will be tolled if issues identified in the study process set out in Policy 5B-4.4 become issues in the submerged land lease process, if issues raised by the Department of Environmental Regulation during the submerged land lease process require studies that cannot reasonably be completed within one year, or if the submerged land lease is challenged in judicial or administrative proceedings. The City shall proceed with diligence to obtain any other permits that it is responsible for obtaining from the State of Florida or the United States. (Subject to Amendment in 2014)

Policy 5B-1.A.5.: Quality of Life Study. Within two years of becoming the property owner, the City will complete a comprehensive study of the impacts of the cruise ship berth at the Outer Mole on quality of life, environmentally sensitive resources, public amenities (including public access and recreation), waterfront access and transportation/traffic. The study shall make specific recommendations on how to eliminate, mitigate or minimize adverse impacts. The study shall be submitted for public review and comment to a joint session of the Key West Planning Board and the Key West Port Advisory Board. They shall make a joint recommendation to the City Commission. The cruise ship berth at the Outer Mole may remain in operation in order to allow the City to study such impacts, under the following conditions until the completion and implementation of the study.

During the pendency of the Quality of Life Study, the Outer Mole Pier shall have a limit on the

number of cruise ships of 230 cruise ships between October 1, 1999, and September 30, 2000; 240 cruise ships between October 1, 2000, and September 30, 2001; 250 cruise ships between October 1, 2001, and September 30, 2002; 260 cruise ships between October 1, 2002, and September 30, 2003.

The study shall analyze the need and desirability for limits, requirements and restrictions concerning the amount (in terms of port calls and passengers), location, timing, standards, mitigation measures and other actions necessary to ensure that the use of the Outer Mole Pier as a destination for cruise ships maintains the City's unique quality of life, does not exceed the capacity of the City's infrastructure, protects the environment and is in the best long term socio- economic interests of the City's residents.

Within one year of receipt of the study, or as otherwise recommended in the study, the City will react positively to the data, analysis and recommendations of the study through any necessary plan amendments, Land Development Regulations and/or other actions.

The study shall be completed within two years from the date of conveyance.

The study shall be based upon the best available data and analysis and shall specifically identify, analyze and assess the following impacts, if any, of existing and increased cruise ship activity, including that of future, larger ships:

1. The economic impact (both positive and negative) on existing businesses and attractions in the City.
2. The City's costs of construction, maintenance and operation of all relevant public facilities, services and amenities which are reasonably attributable to the cruise ship industry.
3. The impact on the marine environment, including an assessment of impacts on sediment and water quality, the resuspension of sediments, turbidity, seagrass beds and all living marine resources.
4. Any adverse economic impacts resulting from any environmental degradation found to exist, to businesses dependent upon the resources identified in subsection 3.
5. The impacts on the need for affordable housing units, and how any increased demand can be met.
6. The impact to the character of and quality of life in the City.

The study shall assess the feasibility and advisability of certain management strategies, including, but not limited to:

1. Limitations on port calls and "black out" days so that cruise ships would not land in Key West when tourist activities are already pronounced, such as, but not limited to, Fantasy Fest and New Year's Eve. Impacts such as pedestrian and vehicular traffic amounts and patterns, among other things, shall be considered in this analysis.
2. Practices such as increasing the minimum length of stay of cruise ships, increasing passenger spending, passenger management, increasing tariffs (including docking and disembarkation fees), berthing of small cruise ships, or other appropriate measures to maintain and increase revenues while reducing impacts of cruise ships.
3. The use of best management practices regarding dockside cleaning.
4. An assessment of the impacts of cruise ship activities upon public amenities, including recreational facilities and public waterfront access.
5. An assessment of the impacts of cruise ship activities upon infrastructure including transportation, water, sewer and solid waste facilities.

6. Specific strategies to eliminate, where possible, and minimize and mitigate adverse impacts.

The study shall be performed by an entity selected in accordance with the competitive procurement process set forth in Sections 2-796 and 2-827 of the City of Key West Code of Ordinances, subject to the following additional requirements:

- A. All entities wishing to participate in the competitive procurement process shall respond to a Request for Proposals (RFP) developed pursuant to subsections B and C of this Policy.
- B. The RFP shall be disseminated on a national basis and shall include, but is not limited to, its posting on the Internet with the Natural Resource Economics News Group maintained by the University of Kentucky and the News Group maintained by the Association of Regional Economists and the advertisement of the RFP in the Journal of the Association of Environmental and Natural Resource Economists.
- C. No entity responding to the RFP which proposes to perform the study contemplated by Policy 5B-1.A.5 shall be eligible for selection by the City if such entity currently or within the past two years represented or was employed by commercial cruise ship interests. The entity selected shall also agree not to represent or be employed by commercial cruise ship interests until the study is finalized and presented to the City. The entity selected shall have expertise in the disciplines necessary to perform the analysis required to implement Policy 5B-1.A.5.

The City shall contract with a university in a collaborative effort to develop the scope of services required for the Quality of Life Study set forth in Policy 5B-1.A.5. After completion of the Quality of Life Study, the same university which participated in the development of the scope of services shall review the Quality of Life Study to determine that the study was performed in conformance with the scope of work. (Subject to Amendment in 2014)

OBJECTIVE 5B-1.B: EXPANSION OF PORT FACILITIES AT THE TRUMAN WATERFRONT PARCEL, MINIMIZING POTENTIAL ADVERSE LAND USE AND ENVIRONMENTAL IMPACTS. Any expansion or siting of new port facilities at the Truman Waterfront Parcel, if approved, shall be consistent with all elements of the Comprehensive Plan in a manner which first avoids to the greatest extent possible and when avoidance is not practicable, then minimizes and mitigates the potential adverse environmental impacts as well as conflicts between the port and areas around the port. Expansion of port facilities, including ferry facilities, at the Truman Waterfront Parcel must meet the following objectives and policies. (Subject to Amendment in 2014)

Policy 5B-1.B.1: Expansion or Siting of New Port Facilities. Any expansion or siting of existing or new port facilities at the Truman Waterfront Parcel shall take place only after a finding by the City Commission, pursuant to the review process set forth in Policy 5B-1.B.2, that such facilities and their impacts will on balance contribute rather than detract from the quality of life for residents of Key West and protection of marine resources. (Subject to Amendment in 2014)

Policy 5B-1.B.2: Port Development/Expansion Consistency. In addition to The Development Plan Review Procedures as set forth for a major development in the Land Development Regulations the procedures set forth below shall be used for preparation and review of applications for expansion of existing port facilities at the Truman Waterfront Parcel or siting of new facilities at the Truman Waterfront Parcel. (Subject to Amendment in 2014)

The information required to be included in the development plan as well as the following additional information shall be included in port related development plan applications:

1. How will the project positively or negatively impact the areas targeted for redevelopment in the community, the community as a whole, and residents on a per capita basis?
2. What specific positive or negative impacts to the quality of life in the community will result from this project? Specific areas of concern include: Increased demand for housing, particularly affordable housing; jobs and job training programs; economic diversity; environmentally sensitive resources; public amenities including recreation and waterfront access; and, transportation and traffic.

The application including this information, together with the record of the public workshop(s) described under Policy 5B-1.B.3, shall form the basis for the finding of the City Commission that the proposal does or does not on balance, contribute to rather than detract from the quality of life for the residents of Key West and protection of natural resources.

Policy 5B-1.B.3.: Public Review Process for Port Expansion or Siting of New Facilities at the Truman Waterfront Parcel. In order to ensure adequate public discussion of port expansion activities during the development review process, a workshop to encourage public discussion of issues will be held after the development plan submittal to city staff and before the Planning Board makes a recommendation regarding the plan. This process is meant to supplement the existing development approval process as outlined in the Land Development Regulations. (Subject to Amendment in 2014)

1. A development plan shall be submitted to the Planning Director outlining proposed expansion plans and the impacts associated with the plan per the development plan submittal requirements of the Land Development Regulations, including the information in Policy 5B-1.B.2.
2. A joint workshop will be held between the Planning Board and the Port Advisory Board for the purposes of encouraging public discussion about the proposed expansion. The workshop will be chaired by the Planning Board Chairperson, according to the following guidelines.
 - a. The meeting will be held in a workshop format designed to encourage public discussion and interaction. The applicant will be encouraged to provide responses to questions and explain aspects of the application during the workshop. Board members will also be encouraged to enter the discussion or provide information. A hearing format is discouraged.
 - b. A neutral facilitation process can be used at the discretion of the Planning Director.
 - c. At the end of the workshop, the following findings will be made by the members present from both boards: is additional information necessary for the Planning Board and City Commission to consider the plan? And, is additional public workshop discussion needed to clarify the plan? The findings should not include recommendations for or against the project at this time. If additional discussion is needed, further workshops can be scheduled. Additional information can be provided either at future workshops, if they are scheduled, or as an amendment to the development plan.
 - d. The public workshop will be advertised in the local newspaper a minimum of seven days in advance of the meeting.

Policy 5B-1.B.4.: Prohibited Activities at the Truman Waterfront Parcel, Definition of Port Expansion at the Truman Waterfront Parcel, Procedure for Approval of Port Expansion. (Subject to Amendment in 2014)

1. The following port activities shall not be permitted at the Truman Waterfront Parcel:
 - a. Cruise ship home porting.
 - b. Car ferries.

2. The following activities at the Truman Waterfront Parcel shall constitute port expansion:
 - a. Any increase in cruise ship berthing capacity (other than the one existing cruise ship berth on the Outer Mole Pier, which shall be appropriately permitted by the State of Florida).
 - b. Development of new port facilities designed to accommodate ferry service, or use of the existing cruise ship berth at Outer Mole Pier to provide ferry service.
 - c. Development of new port facilities that require either new maritime related infrastructure or channel dredging.
3. No port expansion shall be permitted except through the major development review process set out in the City of Key West Land Development Regulations, as modified by Policy 5B-1.B.3.

Policy 5B-1.B.5.: Port Protection from Incompatible Land Uses. The Key West port at the Truman Waterfront Parcel shall be protected from encroachment of incompatible land uses through the implementation of the Comprehensive Plan Future Land Use Map and application of the Plan's implementing Land Development Regulations. (Subject to Amendment in 2014)

OBJECTIVE 5B-2: PORT FACILITIES AND ECONOMIC DEVELOPMENT AT THE TRUMAN WATERFRONT PARCEL. The City of Key West shall stimulate the local economy by providing port-of-call facilities to meet existing and future demand and facilitate activation and redevelopment of adjacent base reuse areas, so long as port expansion at the Truman Waterfront Parcel meets the criteria and process described in Objective 5B-1 and the objective's implementing policies.

Policy 5B-2.1: Maintain and Expand Port Contribution to Local Economy at the Truman Waterfront Parcel. The Key West Port shall generate significant economic benefits so long as port expansion at the Truman Waterfront Parcel meets the criteria and process described in Objective 5B-1 and the objective's implementing policies.

Policy 5B-2.2: Scheduled Port Improvements at the Truman Waterfront Parcel to Meet Service Demand. The city shall schedule all port improvements for the Truman Waterfront Parcel in the annually updated Capital Improvement Plan of the City of Key West Comprehensive Plan, which shall be adopted by the City Commission. Improvements which relate to port expansion activities shall only be included in the schedule if the expansion activity has been approved per the criteria and process described in Objective 5B-1 and the objective's implementing policies (see Table 5B-1).

OBJECTIVE 5B-3: PORT FACILITY IMPROVEMENTS AND HURRICANE EVACUATION AT THE TRUMAN WATERFRONT PARCEL. Consistent with the hurricane evacuation planning action as identified in the Coastal Management Element, the City of Key West shall identify opportunities for facilitating hurricane evacuation using high-speed ferries and other appropriate vessels at the Truman Waterfront Parcel.

Policy 5B-3.1: Multimodal Transportation Hurricane Evacuation. When negotiating new high-speed ferry operation contracts at the Truman Waterfront Parcel in Key West, identify parameters under which ferries can be used for hurricane evacuation.



CHAPTER 6: CONSERVATION ELEMENT

6-1: CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES. This section stipulates goals, objectives, and implementing policies for the Conservation Element pursuant to ¶163.3177, F.S.

GOAL 6-1: CONSERVATION. The coastal community of Key West shall conserve, protect, and appropriately manage the City's natural coastal resources in order to enhance the quality of natural systems within the community.

OBJECTIVE 6-1.1: PROTECT AIR QUALITY. The City shall continue to enforce Land Development Regulations including performance standards which ensure that development meets or exceeds the minimum air quality standards established by the Florida Department of Environmental Protection (FDEP) and shall continue to enforce regulatory programs to prevent and/or minimize non-point sources of air pollution (note: the City has no point sources of air pollution).

Monitoring Measure: Achievement of air quality standards.

Policy 6-1.1.1: Combat Erosion and Generation of Dust Particles. Land Development Regulations shall maintain performance standards which combat erosion and generation of fugitive dust particles. The regulations shall require that measures be taken on building sites or cleared areas which ensure that exposed, destabilized, or other altered soil is expeditiously covered with an acceptable erosion control material.

Policy 6-1.1.2: Soil Erosion and Sedimentation. The City shall continue to enforce Land Development Regulations that include performance criteria for soil erosion and sedimentation controls as well as nuisance abatement.

Policy 6-1.1.3: Reduction of Greenhouse Gasses: By 2015, the City shall achieve Commission goals of 15% reduction of greenhouse gas emissions from 2005 base year per actions including but not limited to the City's Climate Action Plan. The City shall prepare Land Development Regulations that achieve these goals. By 2015, the City shall create a Level of Service (LOS) standard for greenhouse gas emissions. By 2017, the City shall set energy, water, transportation and solid waste efficiency standards to support the greenhouse gas LOS.

Policy 6-1.1.4: Funding Mechanisms: By 2016, the City shall create and seek funding for a Sustainability Fund to help underwrite greenhouse gas reduction actions. Implement best practices for use of carbon credits as a funding mechanism to reach and maintain greenhouse gas reduction goals.

OBJECTIVE 6-1.2: WATER QUALITY AND QUANTITY. Maintain the environmental health of the Florida Keys Reef Tract to ensure that the ambient water quality of both near shore and reef waters is maintained and improved to the adopted standards for Class III Outstanding Florida Waters, or better, in order to protect the economic and social well-being of the citizens of the City of Key West.

Detrimental water quality impacts, including adverse impacts to the coral reef system shall continue to be combated by public facility improvements identified in the Public Facilities Element Goals, Objectives and Policies.

Implementation of the City of Key West Water Supply Facilities Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of the expected City population. The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, education, other services and level-of-service standards with the Florida Keys Aqueduct Authority, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

The City shall enforce performance criteria designed to conserve and protect the quality of current and projected future water sources and surface water run-off.

The City shall continue to coordinate with the South Florida Water Management District for purposes of using resources available through the State's Surface Water Improvement Management (SWIM) program in order to enhance water quality, especially surface waters which are directed to the Atlantic Ocean or the Gulf of Mexico.

Monitoring Measure: Achievement of water quality and quantity standards.

Policy 6-1.2.1: Water Quality, Surface Water Management and Land Use. The City shall continue to enforce standards in order to protect the quality of the City's water resources and to conform to policies of the City of Key West Critical Area of State Concern Program.

Policy 6-1.2.2: Regulate Wastewater Treatment Discharge to Preserve Water Quality. The City shall continue to enforce Land Development Regulations in order to protect water quality and regulate wastewater treatment discharge. All new residential subdivisions as well as multiple family and multi-residential development shall be required to connect to the City's central wastewater system.

Policy 6-1.2.3: Preserve and Enhance the Atlantic Ocean, Gulf of Mexico and Canal Shorelines. In order to stabilize areas susceptible to shoreline erosion, the City shall require that all new development preserve shoreline native vegetation and shall re-vegetate areas along shorelines demonstrating historically erosive tendencies. Where exotic vegetation is present, such vegetation shall be removed and shall be replaced with native plant species.

Policy 6-1.2.4: Protect Surficial Aquifer Recharge Areas. The City shall continue to enforce Land Development Regulations which require retention of open space for all development in order to:

1. Preserve the quality and quantity of water resources within the freshwater lens. In updating its Land Development Regulations, the City will evaluate the need to study the function and condition of the freshwater lens;
2. Promote improved surface water management; and
3. Create natural or landscaped urban green space for enhanced community aesthetics and passive pedestrian activities.

Policy 6-1.2.5: Protection and Conservation of Potable Water Supply. The City of Key West has no wellfields and has no need for a wellfield protection ordinance. In order to comply with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption, Land Development Regulations shall be amended to incorporate the following performance standards:

1. Where nonpotable alternative sources of irrigation water are available, potable water supplies

- may not be used to meet irrigation needs.
2. Require the use of high-efficiency water-saving plumbing fixtures on all new development.
 3. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), at least fifty (50%) percent of all landscaping material obtained from off-site sources for use on any site should be native plant material adapted to soil and climatic conditions existing on the subject site. Further, at least thirty (30%) percent of all trees used in landscaping shall be native species adapted to soil and climatic conditions existing on-site in order to lessen water demand.
 4. The City will explore and pilot innovative concepts in reuse of water, including use of cisterns for collecting rainwater for use in spray irrigation. In addition the City shall study the feasibility of reuse of treated effluent (gray water).
 5. In order to reduce demand for irrigation water, rainwater collection and gray water reuse (if feasible) will be identified.

Policy 6-1.2.6: Emergency Conservation of Water Sources. The City shall coordinate with the South Florida Water Management District (SFWMD) in implementing emergency water conservation measures based on the SFWMD plans for management of the region's water resources.

Policy 6-1.2.7: Protect and Conserve Salt Ponds, Outstanding Florida Waters. In order to protect the Atlantic Ocean, the Gulf of Mexico, and the Salt Ponds, the City shall continue to enforce Land Development Regulations designed to regulate against land development activities which adversely impact water quality, contribute to shoreline erosion and sedimentation, or otherwise threaten the long term existence of these water resources, tidal ponds, and freshwater wetlands. The intent of the regulatory measures shall be to conserve and protect these coastal resources from detrimental impacts of development.

Policy 6-1.2.8: Water Supply Demand. Implementation of the City Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the City may experience.

Policy 6-1.2.9: Coordinated Water Supply Planning. The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Florida Keys Aqueduct Authority, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy 6-1.2.10: Issue Response. If in the future there are issues associated with water supply, conservation or reuse, the City will immediately contact the Florida Keys Aqueduct Authority to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with the Florida Keys Aqueduct Authority to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse.

Policy 6-1.2.11: Efficient Equipment and Appliances. The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all retrofitted residential and commercial projects.

Policy 6-1.2.12: Efficient Equipment and Appliances. The City will require the use of high efficiency/ultra-low volume toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new residential and commercial projects.

Policy 6-1.2.13: Sub-metering for Multi-Unit Development. The City shall require the use of sub-metering for all multi-unit residential developments which will include: separate meter and monthly records kept of all major water-using functions, such as, cooling towers and individual buildings, in all new and redeveloped multi-family residential projects.

Policy 6-1.2.14: Landscape Guidelines. The City will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of cisterns, rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy 6-1.2.15: Water Savings Incentive Program. The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits, as recommended by the Lower East Coast Water Supply Plan.

Policy 6-1.2.16: Water Conservation Plan. The City shall coordinate with the Florida Keys Aqueduct Authority to submit a water conservation plan. Said plan shall be updated for the Florida Keys Aqueduct Authority's approval every five years following submittal and Conserve Florida Guide generated reports shall be filed annually at the close of the fiscal year.

Policy 6-1.2.17: Landscape Restrictions for Future Development. The City shall require all future developments to comply with the landscape restrictions for irrigation, as enumerated in Section 74-297 of the City Code, as amended.

Policy 6-1.2.18: Estimating Non-metered Water Usage. The City shall cooperate with the Florida Keys Aqueduct Authority in estimating non-metered water usage for regulatory reporting.

OBJECTIVE 6-1.3: MAINTENANCE OF FLOODPLAIN. The City shall continue to enforce Land Development Regulations which include performance criteria designed to protect the natural functions of the 100-year floodplain in order to protect and maintain its flood-carrying and flood storage capacity.

Monitoring Measure: Achievement of stormwater drainage Level of Service Standard.

Policy 6-1.3.1: Enforce Policies to Maintain Floodplain. The City shall continue to maintain its surface water management and flood damage prevention regulations. New development encroaching into the floodplain shall incorporate sufficient flood protection measures. The City's Stormwater Management and Flood Protection Ordinance shall maintain consistency with program policies of the Federal Emergency Management Agency (FEMA). The City shall continue to monitor new cost effective programs for minimizing flood damage.

Policy 6-1.3.2: Land Purchase through Save Our Rivers Program or Other Available State and Federal Programs. The City shall identify and recommend to the State and the South Florida Water Management District purchase of floodplains, wetlands, littoral zones, upland buffer areas, lands and migratory pathways that support threatened or endangered fish or wildlife, or other lands needed to retain or store water that would comply with program guidelines established under the Conservation and Recreation Lands (CARL) Program, the Save Our Rivers (SOR) Program or other land acquisition programs administered by the federal or state government.

OBJECTIVE 6-1.4: PROTECT AND PRESERVE WETLANDS. The City shall continue to enforce

Land Development Regulations which include performance criteria designed to protect and preserve wetlands from physical and hydrologic alterations.

Monitoring Measure: Acreage of protected wetlands in the City.

Policy 6-1.4.1: Wetland Development Restrictions. Wetlands (i.e., wetlands shall be determined based on hydric soils, hydrology, and wetland plant species identified by the DEP pursuant to Section 62-340.450, Florida Administrative Code) shall be protected from physical or hydrologic alterations in order to maintain natural functions. Wetland protection regulations shall be consistent with applicable State and federal regulatory policies affecting the specific sites. Wetlands have the following functions:

1. Wetlands serve important natural biological functions, including food chain production; and general habitat; and nesting, spawning, rearing, and resting sites for aquatic or land species;
2. Wetlands are an integral part of natural drainage systems impacting sedimentation patterns, salinity distribution, flushing characteristics, current patterns, and other environmental characteristics;
3. Wetlands can be significant in shielding other areas from wave action, erosion, or storm damage;
4. Wetlands serve as valuable storage areas for storm water and flood waters;
5. Wetlands can be prime natural recharge areas. Prime recharge areas are locations where surface water and groundwater are directly interconnected; and
6. Wetlands provide natural water filtration processes which serve to purify water.

No development is permitted within wetlands, except where state and/or federal agencies having jurisdiction provide for development rights.

Monitoring Measure: Achievement of stormwater drainage Level of Service Standard.

Policy 6-1.4.2: Protection of Upland Buffer Areas. The upland buffer is an area landward of the upland edge of a wetland (i.e., the upland/wetland jurisdictional line if applicable). The buffer area has a direct groundwater or surface water influence and provides an upland buffer which separates developed upland from a wetland area. The purpose of the buffer area is to ensure the continuing function of respective wetland communities, prevent pollutants from surface water runoff from entering the wetlands, and to enhance water quality. The City shall retain the right to prohibit development within the buffer area. Wetland protection regulations shall as a minimum be consistent with applicable State and federal regulatory policies affecting the specific sites. The boundary of an upland buffer area shall be established by field investigation and shall be consistent with South Florida Water Management District permitting standards for upland buffers adjacent to wetlands. The City shall research certification programs which encourage responsible business practices by plant professionals.

Monitoring Measure: Achievement of stormwater drainage Level of Service Standard.

Policy 6-1.4.3: Dedication of Conservation Easements or Reservations. The City shall continue to enforce Land Development Regulations designed to protect and preserve wetlands and upland buffer areas. The City shall utilize the Subdivision Ordinance and the Wetland Preservation Ordinance to provide for the dedication of conservation easements or reservations where the City finds that the dedication is reasonable in order to protect the value and function of a wetland. The City will explore using conservation easements to help preserve wetlands and natural areas.

Monitoring Measure: Achievement of stormwater drainage Level of Service Standard.

OBJECTIVE 6-1.5: COMBAT SOIL EROSION. The City shall continue to enforce Land Development Regulations designed to reduce the incidence of soil erosion caused by land clearing, breaches in stabilized shorelines, and lands having exposed soil without vegetative cover.

Monitoring Measure: Reduced incidence of soil erosion.

Policy 6-1.5.1: Implementing Erosion Control. The City shall continue to enforce Land Development Regulations which require that appropriate measures be taken during land clearing and building operations to ensure that exposed, destabilized or otherwise altered soil is expeditiously covered with an acceptable erosion control material.

OBJECTIVE 6-1.6: PREVENTING POTENTIAL ADVERSE IMPACTS OF FUTURE MINING OF MINERALS AND MINERAL EXCAVATION ACTIVITIES. No mining activities shall be permitted within the City since the City is characterized by natural systems which would potentially experience irretrievable losses from the impacts of such operations.

Monitoring Measure: No permitted mining activities in the City.

OBJECTIVE 6-1.7: PROTECT NATIVE VEGETATION AND MARINE HABITATS. The City shall continue to enforce Land Development Regulations designed to protect and retain major vegetative communities and marine habitats, including the beach and dune communities, the hardwood hammock community, tidal and freshwater wetlands, mangroves, near and offshore reefs, patch reefs, seagrasses, and other living marine resources.

Monitoring Measure: Acreage of protected vegetative communities and marine habitats.

Policy 6-1.7.1: Implementing Protection of Vegetative Communities and Marine Habitats. The City shall continue to enforce all adopted regulations which mandate restoration in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes and/or shorelines impacted by development.

Policy 6-1.7.2: Preservation of Native Plant Communities. The City shall continue to enforce all adopted regulations which mandate that new development preserve, as a minimum, all wetlands and ninety (90) percent of hardwood hammocks. No development is permitted in wetlands, except where State and/or federal agencies having jurisdiction provide for development rights. Wetland protection regulations shall at a minimum be consistent with applicable State and federal regulatory policies affecting the specific sites.

Policy 6-1.7.3: Removal of Undesirable Exotic Vegetation. The City shall continue to enforce all adopted regulations which require that prior to the issuance of a certificate of occupancy for a new development, the owner/applicant shall remove all nuisance and invasive exotic vegetation from the site for which a development order or permit is requested. Invasive species lists should be referenced from the peer reviewed rankings by Florida Exotic Pest Plant Council and the Florida Keys Invasive Exotic Task Force.

Policy 6-1.7.4: Protection of Manatee Habitats. Although the City of Key West is not a prime area for manatee habitats, there have been sightings of manatees. The City shall continue to promote protection of manatee habitats in a manner consistent with guidelines of the State. For instance, the City shall continue to comply with the following State Guidelines:

1. The City of Key West shall assist Monroe County, the State, the U.S. Fish and Wildlife Service, and other State and federal agencies, in developing an area-specific manatee protection plan and marina sighting plan in order to ensure long-range manatee and habitat protection.
2. Construction and expansion of multislip docking facilities and boat ramps shall be directed to locations where there is quick access to deep, open water, where the associated increase in boat traffic will be outside the areas of high manatee concentration, and where wetlands supporting manatee habitat will not be disturbed.
3. Permit applications for all boating facilities, including single family docks and dry storage, shall be evaluated in the context of cumulative impacts on manatees and marine resources.
4. The City shall assist the State in distributing State publications and educational materials on coastal and marine resource conservation, and manatees in particular, to boaters, and assist the display of such materials.
5. Slow or idle speed zones shall be adopted, with or without channel exemptions as appropriate, in areas frequented by manatees. Enforcement of speed zones should be improved.
6. The City shall assist the State in protecting manatees from injury and disturbance resulting from aquatic commercial and recreational activities.
7. Manatee food requirements shall be taken into account in all aquatic plant management activities where manatees may occur.
8. The City shall assist the State in ensuring the protection of habitat of special significance to manatees.

Policy 6-1.7.5: Increase of Native Plant Communities: The City shall increase use of native plants by creating an Urban Beautification Plan which calls for increased canopy cover, and highlights the use of natives, and flowering non-natives in discrete entry and accent locations.

Monitoring Measure: Achievement of stormwater drainage Level of Service Standard.

OBJECTIVE 6-1.8: PROTECTING FISHERIES, WILDLIFE AND WILDLIFE HABITATS The City shall continue to enforce Land Development Regulations which include performance criteria which prevent disturbance of seagrass beds, wetlands, mangroves, uplands and other habitats of endangered or threatened species. The performance criteria shall protect fisheries, wildlife, and wildlife habitats from the adverse impacts of development by regulating the location, density, and intensity of those activities which cause the adverse impact. The City shall continue to enforce these Land Development Regulations and shall coordinate with Monroe County, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the South Florida Water Management District, South Florida Regional Planning Council and the State in promoting protection of fisheries, wildlife, and wildlife habitats. The City shall enact or support certification programs which encourage environmentally responsible practices by businesses operating in or near natural areas.

Monitoring Measure: Inclusion of performance criteria and protection mechanisms in the Land Development Regulations.

Policy 6-1.8.1: Manage the Impacts of Development on Fisheries. The City shall continue to implement procedures for coordinating with the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Florida Department of Environmental Protection, and the South Florida Water Management District, as appropriate, in reviewing the implications of development proposals, including proposed subdivisions and site plan review petitions. Such coordination shall be designed to assist in identifying potential adverse impacts of proposed development on marine habitats and fisheries, especially the coral reef tract. The City shall continue to implement Land Development Regulations

which are designed to preserve the water quality and which protect marine grassbeds, tidal wetlands, mangroves, freshwater wetlands, and the coral reef tract in order to preserve marine habitats and fisheries.

Monitoring Measure: Achievement of stormwater drainage Level of Service Standard.

Policy 6-1.8.2: Protect Wildlife and Wildlife Habitats. The City shall continue to enforce Land Development Regulations which restrict development activities known to adversely impact endangered, threatened, or rare wildlife and wildlife habitats as well as wildlife and wildlife habitats of special concern. The regulations shall ensure that standards are incorporated to ensure preservation of habitats supporting threatened and endangered species. The City shall further protect wildlife and wildlife habitats by promoting public acquisition and the dedication of conservation easements or reservations as specified herein in Policy 6-1.4.3. The City shall continue to distribute educational pamphlets designed to promote knowledge and awareness of endangered and threatened species.

Policy 6-1.8.3: Prevention of Invasive Exotics. The City shall create Land Development Regulations to help protect wildlife and wildlife habitats from invasive exotic plants and animals. This will be done by prioritizing preventative policies, as well as building capacity for early detection rapid response actions for those species deemed highly invasive, with the exception of decorative plant species used in discrete entry and accent locations on public land and property, and implementing a comprehensive integrated pest management system. The City shall research certification programs which encourage responsible business practices by plant professionals.

OBJECTIVE 6-1.9: PROTECT CONSERVATION LAND RESOURCES. The City shall continue to enforce Land Development Regulations which ensure that designated conservation land resources, are protected based on locally determined criteria which further the goals, objectives and policies of the Conservation Element.

The Future Land Use Map series delineates conservation land resources defined as upland and wetland vegetative communities, coastal shoreline resources, and the 100 year flood plain.

All conservation land resources shall either remain undeveloped or shall undergo "restricted development." The term "restricted development" means those development options provided for pursuant to development rights and restrictions stipulated in the Comprehensive Plan and Land Development Regulations as may be hereinafter amended.

Monitoring Measure: Acres of designated conservation lands.

Policy 6-1.9.1: Designation of Environmentally Sensitive Areas. Coastal shoreline resources, wetlands, and upland habitats shall continue to be managed, protected and preserved through the regulatory framework. The Future Land Use Map series identifies these environmentally sensitive systems.

OBJECTIVE 6-1.10: HAZARDOUS WASTE MANAGEMENT. The City shall continue to coordinate with Monroe County as well as appropriate State and regional agencies in developing effective plans for managing hazardous waste. The City shall prohibit storage or disposal of hazardous waste in a manner which adversely impacts natural resources.

Monitoring Measure: Interlocal agreements for handling hazardous waste, and continued

prohibition of hazardous waste disposal in the City.

Policy 6-1.10.1: Detection and Elimination of Non-Stormwater Discharges. The City shall continue to detect and eliminate non-stormwater discharges to protect marine habitats and near shore water quality.

OBJECTIVE 6-1.11: INTERGOVERNMENTAL COORDINATION FOR MANAGING CONSERVATION ACTIVITIES. Continue to implement the intergovernmental coordination mechanism in order to manage natural resources and assist in implementing appropriate laws, ordinances, and plans of existing federal, State, regional and local agencies sharing responsibilities for managing natural resources within the City.

Monitoring Measure: Interlocal agreements and/or intergovernmental coordination mechanisms with agencies with jurisdiction over natural resources.

Policy 6-1.11.1: Implementing Policies for Intergovernmental Coordination in Managing Conservation Activities. Policy 5-1.12.1 in the Coastal Management Element identifies policies for coordinating planning issues surrounding natural resources within the City. These policies shall continue to be applied in managing intergovernmental activities associated with protecting, conserving, and preserving natural resources within the City. The City shall contact professionals with expertise in conservation resources, including the Urban Forester, Soil Conservationist, Agricultural Extension Agent and other similar professionals who may be employed with the County or the State in managing conservation issues including but not limited to protecting unique vegetative communities located within the City as well as other portions of Monroe County.

Monitoring Measure: Achievement of stormwater drainage Level of Service Standard.

OBJECTIVE 6-1.12: CONTINUING EVALUATION OF THE CONSERVATION ELEMENT EFFECTIVENESS. The City shall use the following policies as criteria in evaluating the effectiveness of the Conservation Element.

Monitoring Measure: Achievement of implementing policies.

Policy 6-1.12.1: Review the Impact of Changing Conditions on Conservation Policy. The City shall monitor and evaluate significant changes, including climate change, in the characteristics of natural resources within the City. Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 6-1.12.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing conservation goals, objectives, and policies.

Policy 6-1.12.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Conservation Element the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in conservation policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.

Policy 6-1.12.4: Achieve Effective Resolution of Conservation Goals, Objectives and Policies. The effectiveness of the Conservation Element shall be measured by the City's success in achieving conservation goals, objectives and policies. The Conservation Element incorporates a systematic planning process for identifying conservation problems and issues and implementing corrective measures.

OBJECTIVE 6-1.13: IMPLEMENTING POLICIES FROM THE 2011 CITY OF KEY WEST STRATEGIC PLAN. The City adopts the following conservation policies from the 2011 Strategic Plan:

Monitoring Measure: Achievement of the implementing policies.

Policy 6-1.13.1: Conduct an Environmental Scan. By 2014, the City shall conduct an Environmental Scan to provide a baseline for future environmental audits.

Policy 6-1.13.2: Develop an Environmental Education Plan. By 2015, the City shall develop and implement a comprehensive environmental education plan for residents and visitors which focuses on protecting and enhancing the environment.

Policy 6-1.13.3: Community-wide Environmental Agenda. By 2014, the City shall collaborate with state, Monroe County and partners to develop a community-wide Environmental Action Plan, including measurable goals and timetables.

OBJECTIVE 6-1.14: CARBON SEQUESTRATION THROUGH PLANTS. As part of an overall landscaping plan to increase beautification and walkability, the City shall incorporate greenhouse gas sequestration goals and priorities to meet the City's Climate Action Plan goals.

Monitoring Measure: Inclusion of greenhouse gas sequestration goals in landscaping and urban design plans.

OBJECTIVE 6-1.15: PLANNING FOR RESILIENCY AND ADAPTATION IN NATURAL AREAS. The City shall research and pilot conservation actions which enhance the resiliency and adaptation of fisheries, wildlife and wildlife habitats. This may include identification of Adaptation Action Areas.

Monitoring Measure: Identification of Adaptation Action Areas and implementation of pilot conservation projects.

OBJECTIVE 6-1.16: PROMOTION OF RESPONSIBLE STEWARDSHIP. The City shall research and implement business certification programs which encourage responsible conservation practices.

Monitoring Measure: Implementation of business certification programs.

CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT

§7-1: RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Recreation and Open Space Element pursuant to Florida Statute.

GOAL 7-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. Provide a comprehensive system of public/semi-public recreation and open space sites which incorporate urban design concepts and landscape best practices to meet the needs of existing and projected user groups.

OBJECTIVE 7-1.1: SYSTEM OF PARKS AND RECREATION. The City shall on an annual basis and prior to adoption of the annual capital budget, review the need, for new recreation sites and facilities and the need for improvements, repairs, and general preventive maintenance. The analysis shall be predicated on data, standards, and policies contained in the Comprehensive Plan. The analysis shall be directed toward maintaining a system of recreational sites and facilities which is responsive to user needs, serves all areas of the City, and is accessible to residents and visitors.

Monitoring Measure: Achievement of the Recreation and Open Space Level of Service Standard.

Policy 7-1.1.1: Level of Service Standards for Parks and Recreation Facilities. The City shall promote development of undeveloped and underdeveloped park land resources identified in the recreation and open space inventory and analysis contained in the Comprehensive Plan: Data Inventory and Analysis. The park development plans shall be programmed and scheduled in the capital improvement program and budget. System improvements, including the characteristics of sites shall be based on the level of service standards Policy 7-1.1.9, which are hereby adopted as the level of service standards for recreation sites. In addition to measuring acreage of facilities based on population, Level of Service will also be measured based on a radius standard.

Policy 7-1.1.2: Monitor and Update Recreation Demand and Supply Analysis. The City shall update on a continuing basis the recreation land and facility demand/supply analysis as evidenced in—the Recreational Facilities Radius Map, adopted herein.

Policy 7-1.1.3: Mandatory Land Dedication or Fees In Lieu Thereof. The City shall continue to enforce the Land Development Regulations to include provisions for the mandatory dedication of land for parks and recreation or fees in lieu thereof. The formula shall be a pro rata formula based on City demand and supply analysis. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development.

Policy 7-1.1.4: Future Recreation Capital Improvements. If in the future the City identifies recreation improvements for which public funds are needed, as opposed to developer financed improvements, the City shall schedule and incorporate such projects costing \$25,000 or more in the Capital Improvements Element.

Policy 7-1.1.5: Maintenance of Existing Recreation Land and Facilities. The City shall maintain existing recreation land and facilities through the use of proper management and funding techniques.

The City shall ensure that recreation facilities are sustainable, educational, well managed, well maintained, and that quality recreation programs are available to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvement, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system.

Policy 7-1.1.6: Utilize Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space. All plans for development or redevelopment of park land resources shall incorporate creative concepts of urban design and landscape. The plans shall be designed to enhance controlled access along the shoreline of the ocean and estuary systems. Active and passive recreation areas shall be planned in a manner compatible with unique natural features of the site. Park development plans shall be designed to preserve environmentally sensitive features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles. Lighting shall be minimally invasive, efficient and follow Dark Skies guidelines. Invasive exotic plants and animals will be controlled. All landscaping not need water or fertilizer after establishment. Adequate landscape and screening shall be integrated into park development plans to minimize land use conflicts, protect stability of established residential areas, and enhance community appearance.

Policy 7-1.1.7: Promote Environmental Concern as Part of Recreational Programs. The City shall promote environmental education and management as an integral part of park and recreation policies and programs. Support for cooperative programming between resource agencies and local educational advisors will provide park and recreation resources as an instrument for environmental teaching, and as a means for accomplishing this objective. The City shall promote development of nature trails at the Salt Ponds to provide opportunities for environmental education.

Policy 7-1.1.8: Designation or Acquisition of Natural Reservations. "Natural reservations" are areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or nonprofit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

As part of the City's annual review of needs for recreational sites and facilities (See Objective 7.1.1), the City shall consider waterfront redevelopment improvement needs, particularly the potential for new access points to the Ocean and the Gulf, including areas to support parking demands generated by shoreline access improvements.

As such land, facility, and improvement needs are identified; the City shall investigate the potential of funding such conservation programs through use of public or private not-for-profit agency resources.

Policy 7-1.1.9: Standards for Level of Service. The minimum acceptable Level of Service standard for recreation and open space facilities in the City of Key West shall be: five acres of recreation and open space per 1,000 permanent residents, and; the following radius standard:

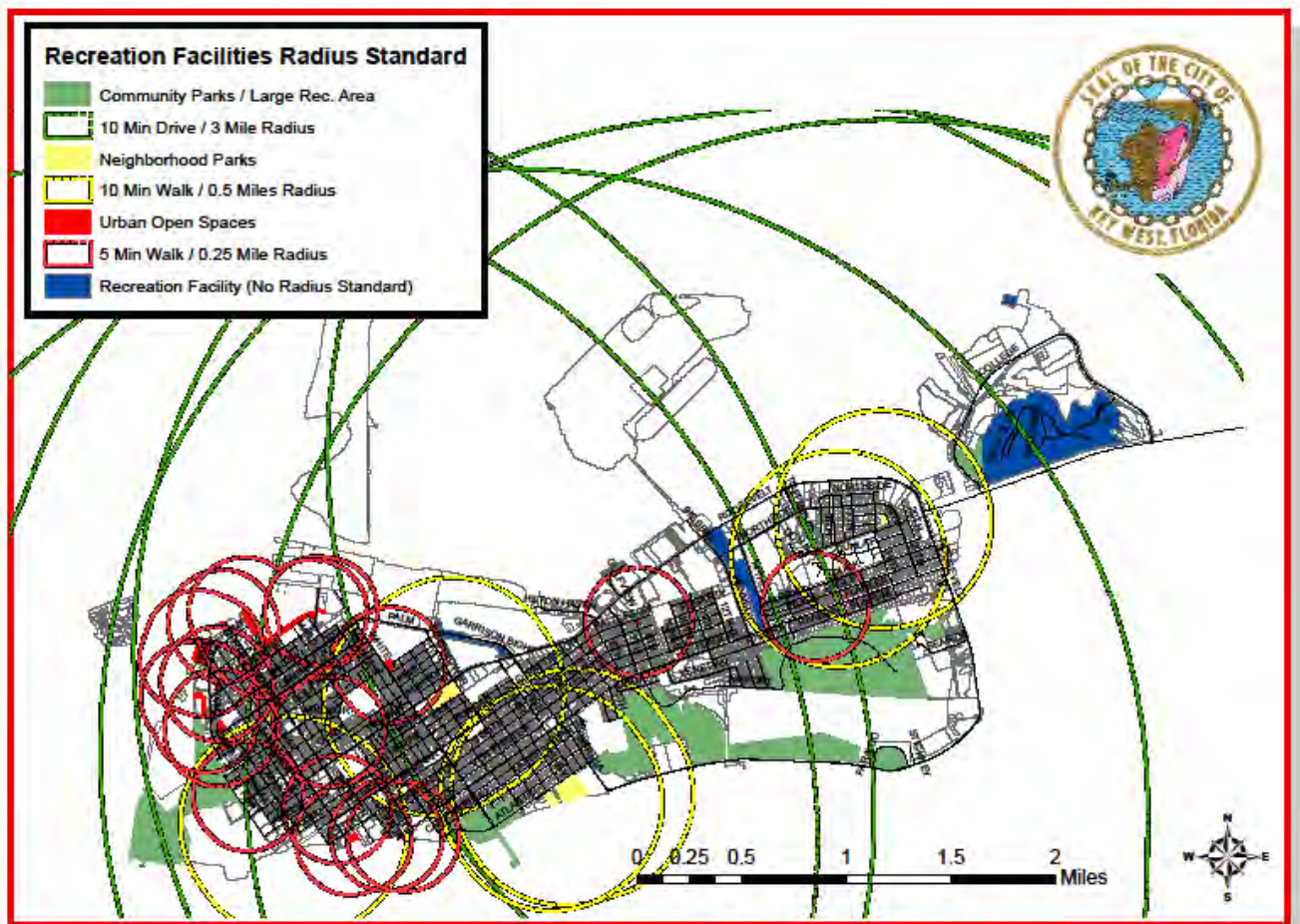
Table 7-1.1.9 Recreation Facilities Radius Standard:

Park Type	Acres	Service Radius
Urban Open Spaces	0 – 2.5	5 minute walk; .25 miles
Neighborhood	2.5 – 10	10 minute walk; .5 miles
Community	10 – 30	10 minute drive; 3 miles

Urban Open Space is understood to mean those areas designated in the City which are between 0 and 2.5 acres and typically contain landscaped areas but have limited or no facilities or other improvement. These areas could include pocket parks and community gardens. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas, as well as some limited recreational benefits. Some open space areas may serve as linear, pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks are understood to mean those designated areas that are “walk-to” facilities where residents may walk or bicycle to the park within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to, field games, court games, sports fields, playground apparatus area, picnic area, landscaping and community gardens or senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Parks are understood to mean an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, community gardens, gymnasiums, performing and community centers, wildlife trails. These facilities are designed to meet the recreation needs of the entire community.



MAP ROS - 1, CITY OF KEY WEST - Radius Map for Public Parks & Recreation Facilities

This same map in more detailed format is available at City Planning Department offices.

OBJECTIVE 7-1.2: PROTECT OPEN SPACE SYSTEMS. The City shall continue to enforce land development regulations which include performance criteria designed to protect lands designated as open space from incompatible land uses and such designated lands shall remain functionally intact.

Monitoring Measure: The inclusion of performance criteria in the Land Development Regulations.

Policy 7-1.2.1: Implementing Land Development Code and Ensuring Provision of Open Space. In addition to the subdivision ordinance mandatory park and recreation land and facilities regulation, the City's land development regulations shall continue to include specific open space definitions and standards for open space, natural vegetation, landscape, and signage. Regulations shall continue to include stipulations governing the provision and use of open space for buffering, protection of natural corridors, including drainage ways, as well as other commonly accepted uses.

Policy 7-1.2.2: Standards for Review and Maintenance. When public recreation and open space system improvements are proposed, the City shall carry out a site plan review process which shall ensure that site improvements adequately address access, adequate drainage, vehicular parking, pedestrian circulation, and perpetual maintenance. Land Development Regulations shall continue to include specific criteria for design of these improvements. During this site plan review process the City shall mandate that proposed recreation and open space improvements comply with adopted level of service standards for drainage. The City shall continue to implement the recommended drainage criteria by mandating that all proposed public recreation and open space systems comply with the adopted site plan review criteria.

OBJECTIVE 7-1.3: ACCESS FACILITIES. To the greatest extent possible, all public recreational facilities shall be made accessible to automobiles, bicycles and pedestrians.

Monitoring Measure: The inclusion of accessibility improvements to City parks in the Capital Improvements Schedule.

Policy 7-1.3.1: Right-of-Way Improvements. The City has established vehicle access facilities serving all public and private recreational sites. As future roadway improvements are analyzed, the City shall provide for nonmotorized transportation needs using FDOT design standards for bicycle facilities. No new roadway improvements are currently scheduled by the City.

Policy 7-1.3.2: Design of Access Facilities. Public parks and facilities shall be designed and constructed with accessways which are compatible with the character and quality of on-site natural resources. No new land acquisitions are scheduled.

Policy 7-1.3.3: Bicycle/Pedestrian Access Ways. All neighborhood parks are provided with bicycle and pedestrian accessways. In planning and designing these accessways, the City shall remove barriers limiting access to the physically handicapped.

Policy 7-1.3.4: Parking Areas and Bicycle Accommodations. The City shall continue to provide for the provision of parking spaces and bicycle racks at recreation sites.

Policy 7-1.3.5: Facilities for Handicapped and Elderly. The City shall assure that public and private facilities including recreation improvements are designed in a manner which incorporates facilities accessible to the handicapped and the elderly.

OBJECTIVE 7-1.4: ACCESS TO THE ATLANTIC OCEAN AND THE GULF OF MEXICO. The City shall continue to preserve and improve access to the Atlantic Ocean and the Gulf of Mexico.

Monitoring Measure: Acreage/percentage of public beaches and shoreline that is accessible to residents and visitors.

Policy 7-1.4.1: Require Access Points to be Provided as Needed. The City shall continue to seek to maintain and improve public access to natural and renourished beaches.

OBJECTIVE 7-1.5: PUBLIC AND PRIVATE COORDINATION IN PLANNING AND IMPLEMENTING RECREATION IMPROVEMENTS. During its annual review of recreation site and facility needs, the City shall coordinate planning for recreation improvements with each level of government, including the Monroe County School Board, major environmental interest groups, and the private sector in order to promote recreational opportunities, including environmental education activities, in a cost effective manner.

Monitoring Measure: Interlocal agreements to meet recreation and open space needs.

Policy 7-1.5.1: Joint School-Park Concept. The City shall promote the implementation of the joint school-park concept by working with the Monroe County School Board. The City shall attempt to maximize joint use of school sites for both school and recreational activities. This concept promotes economy and efficient use of potential park and recreation resources centrally located to potential user groups.

Policy 7-1.5.2: Private Recreation and Open Space Systems. The recreation needs of the City shall be met by the City without reliance on the private sector. However, passive recreational open space required as a condition of development approval shall be provided and maintained in perpetuity by the applicant or successors in title. Upon plan adoption the Land Development Regulations shall include criteria requiring that where such passive recreational open space is required as a condition of development approval, the applicant shall provide written assurances acceptable to the City's legal counsel who ensures the perpetual use and maintenance of the recreational open space. Notwithstanding, the City and an applicant for development approval may enter into an agreement whereby the applicant dedicates the recreational open space to the City, thereby ensuring the recreational use and maintenance of said property in perpetuity.

Policy 7-1.5.3: Coordinate with the Private Sector. The City shall continue to enforce Land Development Regulations to include a mandatory recreation land dedication, regulation or fee in lieu thereof. On a continuing basis through the subdivision administration process, the City shall coordinate with the private development sector in providing needed improvements in recreation facilities by enforcing the recreation land and facility dedication or fee in lieu ordinance.

Policy 7-1.5.4: Evaluate Lands for Open Space Potential. The City shall continue to investigate the possible use of drainage easements as public passive recreation and open space. The City shall research the use of abandoned utility pole easements as public passive recreation and open space. On an on-going basis and as feasible, the City shall examine all lands currently used as open space, but not currently owned by the City, for feasibility of purchase, purchase options, trade for City owned property, or other negotiated arrangements.

Policy 7-1.5.5: Pursue All Available Funding Sources. The City shall ensure that the advantages of all

appropriate local and non-local sources of financial and technical assistance are sought and received. Alternative funding sources and impacts must be monitored continually so that appropriate evolving State and federal assistance programs shall be aggressively pursued to ensure the attainment of recreation objectives in a cost effective and fiscally equitable manner.

Policy 7-1.5.6: Improve Coordination With Other Human Service Planning Efforts. The City shall ensure realistic plans and responsive action to meet identified needs in a cost-effective and fiscally equitable manner by encouraging the use of local park and recreation resources for a wider range of human delivery services (i.e., health information, consumer protection, nutrition, etc.). Coordination should include planning activities to provide a hike and bike trail system throughout the City and within open space, park and street corridors. All future recreation facilities shall be designed for multi-purpose use where appropriate.

Policy 7-1.5.7: Inform Citizens of Existing Recreation Opportunities and Issues. The City shall, on a weekly basis, post information and updates on the City Website in order to advise local residents through a public service calendar of activities and special events taking place at City parks weekly or monthly. Outreach efforts shall target residents, such as the handicapped or economically disadvantaged, who do not regularly participate in recreation programs, as well as more traditional user groups.

Policy 7-1.5.8: Cooperative Programs. Park and recreation resources shall be used by the City as an instrument for environmental education as well as other adaptive educational programs. This effort shall facilitate the use of local parks as year round community education and recreation facilities for all age groups.

Policy 7-1.5.9: Review Plans and Policies. Review and amend as necessary existing plans and policies based on continuing analysis of problems and issues related to parks, recreation and open space. These analytical efforts shall include evaluation of major shifts in the indicators of supply and demand and shall be reviewed on a continuing basis. Identified future land and capital improvements shall be scheduled and programmed in the capital improvement program and budget.

Policy 7-1.5.10: Fiscal Management. Review and evaluate park land acquisition proposals and recreation development programs to determine changing fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated, and refined to reflect current program priorities for parks, recreation and open space. The capital improvement program shall reflect changes in recreation needs based on consumer demands and the impact of development trends and shifts in population magnitude and distribution.

CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT

§8-1: INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Intergovernmental Coordination Element pursuant to Florida Statutes.

GOAL 8-1: PROVIDE MECHANISMS FOR IMPROVED INTERGOVERNMENTAL COORDINATION. The City shall undertake actions necessary to establish governmental relationships designed to improve the coordination of public and private entities involved in development activities, growth management, and resource conservation.

OBJECTIVE 8-1.1: INTERGOVERNMENTAL COORDINATION AND COORDINATION OF COMPREHENSIVE PLAN WITH MONROE COUNTY, THE REGION AND THE STATE. As the Comprehensive Plan is being amended, or implemented, the City shall systematically coordinate the development and implementation of the City's Comprehensive Plan with the plans of Monroe County, the Monroe County School Board, and other units of local government. In addition, impacts of the City Comprehensive Plan upon adjacent jurisdictions, the region or the State shall be coordinated with public agencies in the region and with the State. As a minimum, the process of coordination shall occur every six months as the Plan is considered for amendment. The intent is that coordination occurs on a continuing basis.

The City shall continue to enforce Land Development Regulations which include administrative and site plan review criteria that require applicants for development approval to obtain permits from County, regional and State agencies having jurisdiction prior to granting a final development order.

Monitoring Measure: Achievement of the implementing policies.

Policy 8-1.1.1: Responsible Entity for Intergovernmental Coordination. The City Commission shall be responsible for ensuring an effective intergovernmental coordination program for the City.

Policy 8-1.1.2: Coordination with Adjacent Jurisdictions. The City shall request that Monroe County transmit copies of its proposed comprehensive plans amendments for the City's review for purposes of intergovernmental coordination and to promote consistency with the City's adopted Plan.

Policy 8-1.1.3: Principles and Guidelines to be used in Coordination of Development and Growth Management Issues. Considering the growth and development limitations in Monroe County as a whole resulting from hurricane evacuation requirements, level of service standards, and environmental constraints, and considering the impact that growth and development in the City of Key West will have on the rest of Monroe County, the City shall coordinate with Monroe County and the Cities of Key Colony Beach, Village of Islamorada, City of Marathon, and Layton regarding the allocation of additional development. The City shall maintain a multi-agency development review process in order to coordinate intergovernmental and resource management issues surrounding proposed development and redevelopment. The City shall also continue to enforce procedures in the Land Development Regulations to ensure that all issues surrounding development impacts on wetlands or other resources under federal and/or state jurisdiction are managed based on timely coordination, exchange of information, and appropriate follow-up by the City and all agencies having jurisdiction over the issue. The City shall request jurisdictional determinations from all appropriate agencies prior to the issuance of development orders or building permits for all sites within the City.

The City shall pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction. Issues of regional and state significance shall be coordinated with the South Florida Regional Planning Council, the South Florida Water Management District, and/or State agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following:

1. Impacts of development proposed in the Comprehensive Plan on Monroe County, the region or the State.
2. Monroe County land development activities adjacent to the City's corporate limits.
3. Research regulatory framework and implementation of affordable housing programs to implement the guidelines established by the Florida Keys Affordable Housing Task Force.
4. The City shall ensure that the development review process for proposed sighting and improvements of foster care or group home facilities is coordinated through the Department of Health and Rehabilitative Services.
5. In addition to historic preservation activities which shall be carried out by the City's Historic Architectural Review Commission, improvements involving rehabilitation or adaptive reuse shall be coordinated with the State Division of Historical Resources. Also, the City shall investigate using the Inner City Ventures Fund of the National Trust for Historic Preservation, the Neighborhood Housing Services model or other public and semi-public funding sources.
6. City of Key West land development activities adjacent to the unincorporated area of the County.
7. Potential annexation issues.
8. Coordinate with Monroe County in resolving intergovernmental coordination, technical, political and financial management issues surrounding the potential expansion of City of Key West sewerage services to Key Haven and South Stock Island.
9. Area wide drainage and stormwater management master plan, proposed improvements, and implementing programs.
10. Research, engineering, and strategies for managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the City and adjacent unincorporated areas.
11. Level of service standards for infrastructure system impacting the City and adjacent unincorporated areas.
12. Natural resource conservation, including protecting and enhancing water quality; protecting living marine resources, especially the coral reef; wetland preservation; seagrass protection; and preservation of tidal lands and other environmentally sensitive lands in the Salt Ponds. Developing effective regulatory frameworks for managing impacts of development on these coastal resources and coordinating program structures for land acquisition using public or conservation trust funds.
13. Coordination and implementation of the FDOT 5-year Transportation Plan and County road improvement strategies managed through the Monroe County Joint Transportation Coordinating Committee.
14. Application of South Florida Water Management District (SFWMD) programs and resources in order to enhance water quality and acquire strategic lands for littoral zones, buffer areas, wetland preservation, storm water retention, floodplain protection or other applicable purposes.
15. Management of land use adjacent to the Key West International Airport in order to ensure that future land use in the area is consistent with FAA regulations and does not encroach upon established noise attenuation envelopes (contours) or hazard zones. The City of Key West shall continue to coordinate with the FAA and Monroe County through the multi-agency development review committee whenever proposed developments in the vicinity of the airport are submitted to the City for review. In addition, the City shall coordinate any proposed changes in the Land Development Regulations which impact the airport, airport operations, or adjacent land uses.
16. Coordination of hurricane evacuation plans, shelter space allocations, and post disaster recovery management plans with Monroe County. The City shall implement the hurricane and transportation

conclusions and policies relative to residential units' allocation which are adopted by Monroe County and all municipalities as described in the Memorandum of Understanding dated July 2012. The City shall amend its comprehensive plan to include policies related to permanent and non-permanent residential allocations, requisite density restrictions, and other policies such as land acquisition or other measures necessary to avoid a taking of private property without just compensation. Finally, the City shall seek federal and state funds required to purchase private property for purposes of responding in a lawful manner to growth management issues impacting an area of state critical concern.

17. Coordination with the Monroe County School Board in implementing a system of joint school parks.
18. Coordinate approaches to regulating live-aboards with the State and Monroe County. The live-aboards currently anchor offshore on State-owned bay bottoms. The City shall, within its very limited jurisdiction, continue to prohibit the use of these waters for water dependent activities that are contrary to the public interest and do not satisfy a community need. Use of on-land and mobile City-owned pump-out facilities shall continue to be mandatory for all vessels and live-aboard units in City mooring fields. An implementing regulatory program shall require participation by the federal, State and County since the vessels and live-aboards are located on waters of the State.

Policy 8-1.1.4: Annexation Studies. The City of Key West acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. In addition, the City desires to develop a plan for managing potential annexation, including areas such as South Stock Island and Key Haven.

Therefore, by 2017 the City of Key West shall prepare an annexation study which analyzes the potential for incorporating Key Haven, and by 2020 the City shall prepare an annexation study which analyzes the potential for incorporating South Stock Island. The studies shall document issues surrounding potential development within the unincorporated urban areas. In the event that the studies conclude that it is feasible to move forward with the potential annexation(s), the City shall enter into a joint agreement with Monroe County for the purpose of encouraging planning activities in advance of any potential jurisdictional changes. The City of Key West annexation studies shall include:

1. Review and evaluation of Monroe County land development forecasts and supportive documentation associated with development within the unincorporated urban areas comprising South Stock Island and Key Haven.
2. The analysis should consider at a minimum:
 - a) Population and housing projections.
 - b) Traffic circulation linkages and issues of mutual City/County concern.
 - c) Water and wastewater service systems, including intergovernmental coordination issues.
 - d) Drainage and natural water basins.
 - e) Natural features restricting development.
3. Identify linkages established by employment and/or consumer good markets which may effectively link residents of South Stock Island and Key Haven with the City of Key West.
4. Analyze infrastructure issues, including improvement needs based on development forecasts.
5. Determine unincorporated areas which should logically be serviced by the City of Key West. Identify relative advantages and disadvantages.
6. Recommend a strategy for improving, planning and managing development within South Stock Island and Key Haven, including annexation alternatives. The recommendations shall include but not be limited to:
 - a) Procedures for intergovernmental coordination of land use policy governing development within these unincorporated areas; and
 - b) Policies and or actions for developing efficient systems for:
 - 1) Delivering municipal services; and

- 2) Achieving diversification of the municipal tax base.

OBJECTIVE 8-1.2: CONFLICT RESOLUTION. The City shall seek to resolve intergovernmental conflicts and disputes through the appropriate forums.

Monitoring Measure: Achievement of the implementing policies.

Policy 8-1.2.1: Informal Mediation Process. The City shall work with and support Monroe County efforts to establish an informal mediation process for solving intergovernmental coordination problems among local governments and other units of local governments providing services but not having regulatory authority over the use of land.

Policy 8-1.2.2: Coordination with the South Florida Regional Planning Council. Where the City is unable to resolve intergovernmental conflicts, the City Commission shall use informal mediation processes provided by the South Florida Regional Planning Council. The dispute resolution process shall, within a reasonable set of timeframes, provide for: voluntary meetings among the disputing parties; if those meetings fail to resolve the dispute, initiation of mandatory mediation or a similar process; if that process fails, initiation of arbitration or administrative or judicial action, where appropriate.

OBJECTIVE 8-1.3: INFRASTRUCTURE SYSTEMS AND LEVEL OF SERVICE STANDARDS. The City shall enforce Land Development Regulations which include a concurrency management program that is coordinated with all State, regional, or local agencies or private entities having jurisdiction over facilities and services.

Monitoring Measure: Achievement of the implementing policies.

Policy 8-1.3.1: Coordinate Regional and City/County Infrastructure Issues. The City shall work with various Monroe County special committees on matters including wastewater service to South Stock Island and Key Haven, fire and police mutual aid and assistance and other similar committees in addressing issues surrounding regional or city/county infrastructure systems. Specific issues are referenced in Policy 8-1.1.3.

Policy 8-1.3.2: Cooperation with the South Florida Regional Planning Council (SFRPC). The City shall cooperate with the South Florida Regional Planning Council in the review of regional policies and standards which require coordination with local governments. The City of Key West shall coordinate with the SFRPC in all matters of regional significance in which the SFRPC desires City input, including but not limited to, development of regional impact (DRI's), comprehensive plan review, intergovernmental coordination and review of projects of regional significance (ICR projects).

Policy 8-1.3.3: Capital Improvement Program Coordination. During preparation of the annual capital improvements program, the City shall evaluate all applicable State, regional, and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

Policy 8-1.3.4: Coordinated Plans. The City shall coordinate the adopted Comprehensive Plan with the plans of the Monroe County School Board, Florida Keys Aqueduct Authority, and other units of local government providing services but not having regulatory authority over the use of land, and with the Comprehensive Plan of Monroe County, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan and Lower East Coast Water Supply Plan Update.

Policy 8-1.3.5: Coordinated Facility Planning. The City shall coordinate the planning of potable water

and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Florida Keys Aqueduct Authority, South Florida Water Management District and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy 8-1.3.6: Consistency of Level of Service Standards. Ensure and identify the consistency of local level of service standards by annually contacting all local governments to which water service is provided and provide current information, including: populations, level of services, service areas, and water supply facilities, and evaluate if future modification to either the service agreement or level of service standards should be included in subsequent Comprehensive Plan Amendments.

Policy 8-1.3.7: Interlocal Agreements. Negotiate or renew interlocal agreements with water supply providers, ensuring contractual agreement of the adopted level of service standards, service area, populations and time periods for services provided.

OBJECTIVE 8-1.4: MULTI-JURISDICTIONAL ENVIRONMENTAL ISSUES. The City shall utilize its multi-agency development review process in order to coordinate intergovernmental and resource management issues surrounding proposed development and redevelopment. The City's Land Development Regulations shall include procedures to ensure that all issues surrounding development impacts on wetlands or other resources under federal and/or state jurisdiction are managed based on timely coordination, exchange of information, and appropriate follow-up by the City and all agencies having jurisdiction over the issue.

As a minimum, twice annually the City shall coordinate with Monroe County to ensure consistent and coordinated management of multi-jurisdictional environmental issues. The City shall similarly coordinate annually with the U.S. Coast Guard, the U.S. Army Corp of Engineers, the U.S. Fish and Wildlife Service, and state agencies having jurisdiction on matters surrounding preservation of water quality, and other development issues impacting marine resources.

Policy 8-1.4.1: Liaison with Permitting Agencies. Establish formal liaison with County, State, and federal agencies that have permitting responsibility within the City.

Policy 8-1.4.2: Management of Water Quality, Tidally Influenced Lands, and Other Resource Management Issues Impacting the City and Outstanding Florida Waters. In order to effectively manage the impacts of development on natural resources, the City shall coordinate with the South Florida Water Management District in using currently available programs. The City will also coordinate issues impacting the Florida Key Critical Area of State Concern Program.

OBJECTIVE 8-1.5: DATA BASE MANAGEMENT AND COORDINATION. The City of Key West Planning Department shall consistently update and maintain an appropriate concurrency management system in order to further the goals, objectives, and policies of the Comprehensive Plan.

Monitoring Measure: Achievement of Level of Service standards.

Policy 8-1.5.1: Generate Necessary Data. The City of Key West shall predicate growth management policies and land development strategies upon quantifiable data, where appropriate, that are consistent with recognized area-wide projections and forecasts.

In addition, the City shall maintain a concurrency management analysis which shall include the capacity of infrastructure components together with available capacity.

Infrastructure

Principal Entities Supplying Data

Roadways	City of Key West, Monroe County, Florida Department of Transportation
Potable Water	City of Key West, Florida Keys Aqueduct Authority, South Florida Water Management District, Monroe County
Wastewater Service	City of Key West, Key West Resort Utilities, Florida Department of Environmental Protection, U.S. Environmental Protection Agency
Solid Waste	City of Key West, Monroe County
Drainage	City of Key West, Florida Department of Environmental Protection, South Florida Water Management District, U.S. Army Corps of Engineers
Parks and Recreation	City of Key West, Monroe County, Monroe County School Board

Policy 8-1.5.2: Consideration of Area-wide Data Resources. The City shall collect and analyze data developed by Monroe County, the Monroe County School Board, and other public entities providing services but not having regulatory authority over the use of land.

CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT

§9-1: CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.

This section stipulates goals, objectives, and implementing policies for the Capital Improvements Element pursuant to Section 163.3177(3) (a), F.S.

GOAL 9-1: MANAGEMENT OF CAPITAL IMPROVEMENTS. The City of Key West shall undertake actions necessary to adequately provide and protect public facilities and to develop aesthetically pleasing and desirable public spaces and connectivity generally, important to residents and visitors alike.

OBJECTIVE 9-1.1: PROVISION OF CAPITAL IMPROVEMENT NEEDS. Based on the scheduled timeframe in the Capital Improvements Program, the City shall commit necessary resources for capital improvements needed to implement goals, objectives and policies of the Comprehensive Plan. The fiscal commitment is stipulated in the Capital Improvements Schedule and is predicated on the analysis of capital improvement needs within the Transportation, Public Facilities and Recreation and Open Space Elements together with adopted level of service. Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing worn-out or obsolete facilities.

Monitoring Measure: Annual adoption of a financially feasible Capital Improvements Program.

Policy 9-1.1.1: Intent of Capital Improvement Element. The City is committed to growth management which incorporates appropriate and sustainable fiscal management practices and procedures. The City shall consider the use of all legal and equitable fiscal management techniques to achieve delivery of public services and facilities needed by existing and anticipated future populations. The capital improvement program presented herein identifies capital improvements needed by the existing population to satisfy levels of service standards incorporated within this Comprehensive Plan. The City shall consider performance standards as well as legal and equitable impact fees, where appropriate, to ensure that new developments provide in advance of development a sufficient level of public facilities and services (or fees in lieu thereof) in order to cover the costs of needed facilities and services, the demands for which are specifically attributable to such new development.

This element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Comprehensive Plan. The capital improvements program and budgeting process provides an on-going process for continuing planning and review of the City's capital outlays, including their location, timing, estimated cost, relative priority, and potential funding sources. The capital improvement program and budget process is an advisory planning function. Capital outlays are approved only by the City Commission.

Policy 9-1.1.2: Capital Improvement Program. A capital improvement project is defined as a project that is self-contained and that will usually be constructed or purchased as a unit. A capital improvement generally includes only those items constructed or purchased that have a useful life extending beyond a ten year period following their acquisition, and usually involve a cost in excess of \$25,000 or involve the acquisition or disposal of land regardless of cost. Minor recurring annual expense items, including routine maintenance and repairs, are excluded. All projects that are to be financed from bond funds are included. Similarly, preliminary engineering studies for such infrastructure improvements as the design

of improvements to the drainage system are generally itemized as capital expenditure items due to their significant cost and their impact on the capital improvement program.

The capital improvement program and budget is concerned with the assessment of need, assignment of priorities, and efficient allocation of the City's existing and potential fiscal resources for major community improvements or acquisitions over a five to ten year period. The fundamental purposes of the capital programming process are as follows:

1. To consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement programs.
2. To establish a system of procedures and priorities by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts.
3. To schedule future capital outlay projects pursuant to identified needs and priorities.
4. To set forth a financing program that identifies potential funding sources, including but not limited to ad valorem taxes/general obligation bonds; user fees/revenue of excise tax bonds; grant programs; equitable contributions or exactments; as well as performance standards and other components of growth management which may be used as a fiscal strategy for obtaining needed capital improvements in developing areas.
5. To coordinate joint projects involving participation by one or more local governments, as well as regional, state, or federal agencies.

Policy 9-1.1.3: Capital Improvement Program and Budget as a Plan Implementation Device. The capital improvements program shall be used for achieving orderly urban growth and development. By providing a planned and reasonably reliable schedule of public projects, the capital improvement program and budget shall provide a guide for both public and private capital investment decisions affecting community development patterns. The capital improvement programming and budgeting process is a primary tool for closely coordinating land use planning and fiscal management required to successfully carry out the Comprehensive Plan.

Policy 9-1.1.4: Availability and Scheduling of Capital Improvements. The City shall include within the five-year schedule of capital improvements contained within this Element all capital improvements which are identified in any of the respective elements of the City's Comprehensive Plan. Also, the capital improvement program and budgeting process shall be used to plan for needed infrastructure improvements to serve projects for which development orders were issued prior to plan adoption. The City shall also promote regulations enforcement as a means to ensure availability of such services as deemed appropriate.

Policy 9-1.1.5: Priorities in Allocating Capital Improvements. In allocating priorities for scheduling and funding capital improvement needs, the City shall assign highest priority to capital improvement projects in the five-year schedule of improvements which are designed to correct existing deficiencies.

Policy 9-1.1.6: Capital Improvement Project Evaluation Criteria. Proposed capital improvement projects shall be evaluated by the City Commission according to the following guidelines:
Whether the project is financially feasible and:

1. Protects public health and safety and natural resources of the area.
2. Fulfills the City's legal commitment to provide facilities and services.
3. Preserves or achieve full use of existing facilities.

4. Maintains compliance with plans of state agencies or the South Florida Water Management District that provide public facilities within the City of Key West.

Whether the project accomplishes the following:

1. Increases efficiency of existing facilities.
2. Prevents or reduces future improvement costs.
3. Provides service to developed areas lacking full service or promotes in-fill development or redevelopment.

Whether the project represents a logical extension of facilities and services for new development in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.

OBJECTIVE 9-1.2: LIMITATION ON PUBLIC INVESTMENTS IN THE COASTAL HIGH HAZARD AREA. The City shall continue to limit public expenditures that subsidize development permitted in coastal high-hazard areas to restoration or enhancement of natural resources. In addition, public funds for improved public facilities such as existing state and local roadways, central wastewater system improvements included in the capital improvements element, and water dependent structures such as beach access ways, piers, and beach renourishment activities may be permitted where approved by state and/or federal agencies having jurisdiction. These facilities are necessary to implement goals, objectives, and policies, of the traffic circulation, public facilities, coastal management, conservation, and recreation and open space elements of the Comprehensive Plan. Any public subsidy of development in the coastal high hazard area shall only be approved where found to be needed to protect the health and safety.

Monitoring Measure: Capital expenditures in Coastal High Hazard Areas.

Policy 9-1.2.1: Public Improvements in the Coastal Preservation Zone. The City shall not use public funds to subsidize development within the coastal high hazard area unless requisite federal, state and regional agencies have granted all necessary approvals. This provision shall not preclude infrastructure investments for purposes of improving water quality and sanitary conditions. Similarly, drainage improvements may be recommended as part of a proposed city-wide drainage improvement plan for purposes of managing stormwater runoff and improving water quality controls. No other infrastructure improvements shall be undertaken excepting facilities required to enhance shoreline access, resource restoration, or traffic improvements designed to promote and further public safety within developed high hazard areas.

OBJECTIVE 9-1.3: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS. The City shall continue to maintain a concurrency management implementation system as part of the Land Development Regulations which shall mandate that applicants for development or redevelopment shall be required to provide a pro rata share of all capital improvements the need for which shall be generated by the respective proposed developments or provide funds in lieu thereof. The concurrency management system shall ensure that such improvements are in place concurrent with the impacts of development and meet adopted minimum level of service standards.

Monitoring Measure: Achievement of Level of Service standards.

Policy 9-1.3.1: Ensuring Availability of Adequate Public Facilities and Assessing New Development

a Pro Rata Share of Public Facility Costs. The City shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements cited in this Element have been satisfied. The adequate facilities ordinance shall mandate that future applications for development shall pay a pro rata cost for public facility needs which shall be identified during the concurrency management assessment. As part of the concurrency management review process all applicants for development shall file an application which shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, and the transportation system. Prior to issuing a development order or permit the City shall ensure that provisions of concurrency management established in this Element have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall meet the concurrency management criteria. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

OBJECTIVE 9-1.4: FISCAL RESOURCE MANAGEMENT. The City shall continue to manage fiscal resources to ensure provision of needed capital improvements for previously issued development orders and for future development and redevelopment. The City shall continue to utilize a concurrency management spread sheet which includes the designed capacity of public facility components, the available surplus capacity and formulas for assessing and allocating impacts and capacity to new development and redevelopment. The determination of available capacity shall include an assessment and consideration of infrastructure needs of developments approved prior to Plan adoption that have and maintain valid plans and permits.

Monitoring Measure: Achievement of Level of Service Standards.

Policy 9-1.4.1: Capital Improvements Program. The City shall continue to prepare and adopt a five-year capital improvement program and annual capital budget as part of its budgeting process.

Policy 9-1.4.2: Grantsmanship. The City shall pursue available grants or private funds in order to finance the provision of needed capital improvements.

Policy 9-1.4.3: Replacement and Renewal of Capital Facilities. The City shall continue to annually analyze public facility needs prior to adopting a capital improvement budget for the next fiscal year. The analysis shall include review of the public facilities and infrastructure improvement needs identified in the Comprehensive Plan together with any new engineered assessment of infrastructure components in order to identify needed replacement or renewal of capital facilities.

OBJECTIVE 9-1.5: CONCURRENCY MANAGEMENT. The City's concurrency management system stipulated herein is adopted with the Comprehensive Plan and shall continue to be utilized. Pursuant to Chapter 163, F.S., the City shall ensure that facilities and services needed to support development are available concurrent with the impacts of such development. No development order or permit shall be issued which would result in a reduction of adopted levels of service. The capital improvement schedule establishes the City's Plan of improvements, costs of public improvements and methods of funding required meeting existing deficiencies and maintaining the level of service standards in the future.

In order to ensure that future development maintains adopted level of service standards, the City shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the City that adopted level of service standards for public

facilities, including water and wastewater services, drainage, solid waste, and recreation will be maintained and that improvement needs shall be planned in a manner that satisfies concurrency management criteria. Specific policies for managing development orders and ensuring provision of concurrency facilities are cited in this Element.

Monitoring Measure: Achievement of Level of Service standards.

Policy 9-1.5.1: Resolving Concurrency Issues. The City shall continue to require that all developments requiring a development order as part of the review process (including comprehensive plan amendments, rezoning amendments, subdivision approvals, site plan approvals, or building permit approvals) shall, at the time the subject application is filed, submit narrative and graphic information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

In order to establish an orderly review process, the City's Land Development Regulations shall continue to stipulate specific narrative and/or graphic data and information required at the time an application for comprehensive plan amendment or zoning regulations amendment, subdivision or replat approval, site plan approval, or building permit approval is filed with the City. As a minimum, the information shall include the following:

1. The specific land use(s) and the proposed density and/or intensity of the use(s);
2. Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved lane age, traffic signalization, proposed methods for controlling access and egress, and other similar improvements;
3. Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards.
4. Conceptual plan for accommodating stormwater run-off and demonstrated evidence that the proposed drainage improvements shall accommodate stormwater run-off without adversely impacting natural systems or the City's adopted level of service for storm drainage;
5. In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted;
6. Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted;
7. Other information which the City determines is necessary to assure that the concurrency requirement shall be satisfied without adversely impacting existing levels of service or the City's ability to adequately service anticipated developments which are consistent with adopted plans and policies of the City.

All such information submitted pursuant to this subsection shall incorporate proposed funding sources, including any identification of improvements which the applicant anticipates shall be funded by the City or other public or private entity other than the applicant.

OBJECTIVE 9-1.6: REQUIRING DEVELOPMENT ORDERS AND PERMITS COMPLIANT WITH CONCURRENCY MANAGEMENT, LEVEL OF SERVICE STANDARDS, GREEN BUILDING STANDARDS, AND THE CAPITAL IMPROVEMENT SCHEDULE. Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the City's adopted Land Development Regulations, and requirements for adequate public facilities meeting stated levels of service criteria. The City shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards and meet existing and future needs.

All new construction projects and renovations where the cost of construction is equal to or greater than 50% of the buildings replacement cost must meet at least LEED Silver, Green Globes Two Globes, Florida Green Building Coalition Silver, or other nationally recognized, high performance green building rating system. All renovations where the cost of construction is less than 50% of the buildings replacement cost must meet at least the lowest tier of LEED, Green Globes, Florida Green Building Coalition, or other nationally recognized, high performance green building rating system.

In determining the availability of services or facilities, a developer may propose and the City of Key West may approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the standards required by CH 163.3180, F.S.

If any change in the Comprehensive Plan future land use map is proposed, no such amendment shall be approved until the impacts of proposed new land use activities on existing infrastructure as well as infrastructure included in the City's adopted capital improvement program have been identified and evaluated. The plan amendment shall be approved only if the projected impacts have been resolved through amendments to the capital improvements program or through an enforceable development agreement which ensures that any public facility needs generated by the proposed change in land use shall be met concurrent with the impacts of development and that adopted level of service criteria shall be met.

Monitoring Measure: Issuance of development orders contingent upon the provision of facilities and services.

Policy 9-1.6.1: Level of Service Standards. The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities. The City shall strive to overachieve by conserving more than the LOS standards, and by creating future conservation LOS standards that public facilities will attain:

Sanitary Sewerage System Level of Service:

Residential Uses: 100 gallons per capita per day for permanent residents and 90 gallons per capita per day for seasonal residents

Non-Residential Uses: 660 gallons per acre per day

Treatment Standard:

The effluent concentrations for the City's Richard Heyman Environmental Protection Facility shall comply with Florida Administrative Code Rule 62.600.420(1)(a).

The City's Richard Heyman Environmental Protection Facility shall meet all State water quality requirements, including the chlorine residual standard. Dechlorination may be necessary should the chlorine residual in the effluent exceed the maximum limits at the end of the discharge pipe which would

cause a violation of State standards. The wastewater treatment facility contains dechlorination facilities.

Level of Service for Wastewater Treatment Plant Effluent.

To help minimize the eutrophication of ocean waters by ocean outfall which contain nutrients, the wastewater treatment plant effluents shall not exceed the following nutrient levels on an average annual basis:

Total Nitrogen Concentration: 6 mg/l; and
Total Phosphorus Concentration: 4mg/l.

Private sewage treatment facilities shall provide no less than tertiary level of treatment defined as nutrient stripping meeting a standard of no more than 1.5 parts per million of total phosphorus as the average over two (2) consecutive quarters and no more than five parts per million (5 ppm) of total nitrogen content. The permit-holder shall monitor and test effluent and submit reports to the City Commission documenting that these nutrient stripping standards are being met. If these treatment standards are not met for two (2) consecutive quarters, the subject permit shall come before the City Commission for review and possible revocation. Monitoring and testing standards shall be conducted as required by the State.

Potable Water Level of Service:

Residential
100 gal/capita/day

Solid Waste Disposal Level of Service:

Level of Service (lb/capita/day)

<u>Land Use</u>	<u>Total Waste Generation</u>	<u>Recyclable Waste Generation</u>
Residential	2.66	0.5
Non-Residential	6.37	0.25

The City shall not approve development applications unless the City demonstrates that sufficient capacity is available to accommodate projected solid waste disposal needs for all existing and approved development for a period of three (3) years.

Drainage:

The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
- b. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25, Section 25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, FAC. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025(9), FAC.

- c. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, FAC.

Recreation Standards for Facilities:

The minimum acceptable Level of Service standard for recreation and open space facilities in the City of Key West shall be: five acres of recreation and open space per 1,000 permanent residents, and; the following radius standard:

Table 9-1.6.1.a: Recreation Facilities Radius Standard:

Park Type	Acreage	Service Radius
Urban Open Spaces	0 – 2.5	5 minute walk; .25 miles
Neighborhood	2.5 – 10	10 minute walk; .5 miles
Community	10 – 30	10 minute drive; 3 miles

Urban Open Space is understood to mean those areas designated in the City which are between 0 and 2.5 acres and typically contain landscaped areas but have limited or no facilities or other improvement. These areas could include pocket parks and community gardens. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas, as well as some limited recreational benefits. Some open space areas may serve as linear, pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks are understood to mean those designated areas that are “walk-to” facilities where residents may walk or bicycle to the park within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to, field games, court games, sports fields, playground apparatus area, picnic area, landscaping and community gardens or senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Parks are understood to mean an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, community gardens, gymnasiums, performing and community centers, wildlife trails. These facilities are designed to meet the recreation needs of the entire community.

Transportation Standards:

The Level of Service (LOS) determination of thresholds shall be calculated using the best available methodology. The City hereby adopts the following peak hour roadway level of service standards based on functional classification (for U.S. 1, the LOS shall be assessed based on a peak direction analysis of the highest 15 minute period of the 100th highest hourly volume of the year, or K100):

Table 9-1.6.1.b: Transportation Standards:

Roadway Facilities	Segment	Min LOS Standard Peak Hour
State Urban Principal Arterials		C ⁽¹⁾
U.S. 1	N. Roosevelt Blvd.	C ⁽¹⁾
	Truman Ave	Physically Constrained ⁽¹⁾
	Whitehead St.	Physically Constrained ⁽¹⁾

Roadway Facilities	Segment	Min LOS Standard Peak Hour
County Urban Minor Arterials		D
County Urban Collectors		D
City Urban Collectors		D

⁽¹⁾ Due to physical constraints that would make U.S. 1 improvements cost prohibitive, the segments from Eisenhower Drive to Whitehead Street and from Truman Avenue to Fleming Street are designated as constrained. These segments have an existing operating condition below the LOS C standard. Constrained facilities level of service shall be C plus five (5) percent.

Policy 9-1.6.2: Adequate Facilities Ordinance. The City shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements have been satisfied pursuant to Statute.

The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a development order or permit the City shall ensure that provisions of concurrency management established in Objective 9-1.5 and Policy 9-1.5.1 have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall be in place concurrent with the impacts of development as defined in and pursuant to Objective 9-1.5. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

Policy 9-1.6.3: Evaluation Criteria for Comprehensive Plan Amendments and Development. Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

- a. Does the proposed action contribute to a condition of public hazard as described in the Public Facilities and/or Coastal Management Elements;
- b. Does the proposed action exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Circulation, Public Facilities, and/or Recreation and Open Space Elements;
- c. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
- d. Does the proposed action conform with the future land uses designated on the Future Land Use Map within the Future Land Use Element;
- e. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;
- f. If the proposed action requires that any public facilities be provided by the City, there shall be a demonstration of financial feasibility; and
- g. Does the proposed action impact facility plans of any State agencies or facility plans of the South Florida Water Management District.
- h. Does the proposed action have adverse impacts on natural and environmental resources, including near shore waters, the reef tracts, and marine resources.

- i. Does the proposed action have adverse impacts on air quality, by greatly increasing levels of greenhouse gasses?

Section 9-2: IMPLEMENTING CAPITAL IMPROVEMENTS. This section stipulates a five year schedule of Capital Improvements together with criteria for monitoring and evaluating the Capital Improvements Element.

Policy 9-2.1: Five Year Schedule of Improvements. The “Five Year Schedule of Improvements” contained herein, establishes the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective Comprehensive Plan Elements and the City’s adopted budget. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

Section 9-3: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT. The Capital Improvements element shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The City Commission shall take action as it deems necessary in order to refine/update the Capital Improvements Element.

The monitoring and evaluation procedure shall incorporate the following considerations:

1. **Data Update and Refinements.** Determine if any corrections, updates, and/or modifications should be undertaken, such considerations shall include, but not necessarily be limited to, the following:
 - a) Estimated costs
 - b) Revenue sources
 - c) Recently constructed capital improvements
 - d) Dedications
 - e) Scheduled dates of improvements projects
2. **Consistency Review.** Determine whether changes to the Capital Improvements Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.
3. **Implications of Scheduled Master Plans.** The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in various on-going improvement plans and studies.
4. **Capital Improvement Evaluation Criteria.** Annually, the Finance Director and the City Planner shall review the criteria used to evaluate capital improvement projects in order to ensure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.
5. **Level of Service Standards.** Annually, the Finance Director and City Planner shall evaluate the City’s effectiveness in maintaining the adopted level of service standards and recommend any needed action to address problem areas.
6. **County, State and Regional Improvement Programs.** The City Planner shall annually review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of County, State and Regional agencies, as well as private entities that provide public facilities within the City's jurisdiction.
7. **Private Sector Improvements, Dedications or Fees in Lieu Thereof.** The City Planner shall evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments.

8. **Impact of Other Jurisdictions in Maintaining Level of Service Standards.** The City Planner shall coordinate with the City Engineer in evaluating the success and failure of intergovernmental coordination in achieving an areawide approach to achieving central water and wastewater systems, areawide transportation improvements, as well as drainage improvements, which may be required to maintain levels of service standards.
9. **Outstanding Indebtedness.** Annually the City Manager's Office shall evaluate the ratio of outstanding indebtedness to the property tax base.
10. **Grantsmanship.** The City Planner and City Engineer shall evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements.
11. **Fiscal Management.** The City Planner and City Engineer shall evaluate the City's progress in finding effective funding mechanisms for promoting road and drainage improvements as well as other capital improvement needs identified in the scheduled drainage, traffic circulation, water, solid waste master plan and wastewater improvement plans.
12. **Evaluation Criteria.** The City Planner and City Engineer shall evaluate the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment.
13. **Update Schedule of Improvements.** The City Planner and City Engineer shall review the City's success in implementing the five-year capital improvement program and refine the schedule to include any new projects required to support any development during the latter part of the five-year schedule.
14. **Climate Change Preparation:** The City Planner and City Engineer shall review the latest science and predictions for sea level rise and other climate change related issues and recommend any needed action to address currently scheduled or future projects.
15. **Sustainability:** The City Planner shall review the effectiveness of this element in meeting the City's greenhouse emissions reduction goals.

Section 9-4: IMPLEMENTING THE WATER SUPPLY PLAN AND INTERGOVERNMENTAL COORDINATION FOR WATER SUPPLY.

Objective 9-4.1: Concurrency Management Procedures. Appropriate mechanisms will be developed and adopted with the Florida Keys Aqueduct Authority and South Florida Water Management District in order to assure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the City shall consult with the Florida Keys Aqueduct Authority to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy. Furthermore, the City will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

Monitoring Measure: Achievement of Potable Water Level of Service Standard.

Policy 9-4.1.1: Coordination of Land Use and Water Service and Deliver Systems. The City will ensure the financial feasibility of the public water infrastructure system by coordinating its land development practices with the Florida Keys Aqueduct Authority water service production and delivery systems.

Policy 9-4.1.2: Intergovernmental Procedures with Florida Keys Aqueduct Authority. The City shall provide monthly data to the Florida Keys Aqueduct Authority, or as required by such entity, to track the amount of water to be allocated for new use.

Policy 9-4.1.3: Capital Improvement Schedules of Other Agencies. The City shall incorporate capital

improvements affecting City levels of service by referencing the Capital Improvements Schedules of the Florida Keys Aqueduct Authority (2011/2012 through 2015/2016), state agencies and other units of government providing services but not having regulatory authority over the use of land into its 5-year Schedule of Capital Improvements (Fiscal Years 2012/2013 through 2017/2018). The City Schedule shall be maintained and updated annually.



**CITY OF KEY WEST
FIVE YEAR SCHEDULE OF IMPROVEMENTS**

Project	Programmed City Funding Sources (a)	Other Programmed Funding Sources	Total Project Cost	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17 & beyond
I. PUBLIC FACILITIES									
A. Wastewater System Capital Improvements (a)									
1. Fleming Key Bridge Wastewater Piping Repair			\$950	\$370	\$580				
		Navy	<\$ 218.5>	<\$85.1>	<\$133.4>				
City Obligation	Sewer Fund		\$731.5	\$284.9	\$446.6				
2. Citywide Cap. Expansion			\$1,065.5		\$1,065.5				
		Navy	<\$91.1>		<\$91.1>				
City Obligation	Sewer Fund		\$974.4		\$974.4				
3. N. Roosevelt Force Main			\$260	\$160	\$100				
		Navy		<\$13.7>	<8.6>				
City Obligation	Connection Fees	Carryover of \$125.3	\$3,850	\$65.6	\$91.4				
	Sewer Fund			\$80.7					
4. Lightning Protection Rehab			\$124.7	\$124.7					
		Navy	<\$28.7>	<\$28.7>					
City Obligation	Sewer Fund	Carryover of \$125.3	\$96	\$96					
5. Pump Station Rehab			\$420		\$140		\$280		
		Navy	<\$25.2>		<\$8.4>		<\$16.8>		
City Obligation	Sewer Fund		\$394.8		\$131.6		\$263.2		
6. Pump Station Improvements			\$3,243.5			\$250	\$2,993.5		
		Navy	<\$256>				<\$256>		
City Obligation	Sewer Fund		\$2,987.5			\$250	\$2,737.5		
7. Sewer Lift Station VFA	Sewer Fund		\$1,550		\$250	\$1,300			
8. Sewer Vactor Truck	Sewer Fund		\$250		\$250				
TOTAL CITY SHARE			\$6,971.9	\$527.2	\$1,894	\$1,550	\$3,000.7		
TOTAL NAVY SHARE			\$641.8	\$127.5	\$241.5		\$272.8		
TOTAL WASTEWATER SYSTEM CAPITAL IMPROVEMENTS			\$7,613.7	\$654.7	\$2,135.5	\$1,550	\$3,273.5		
I. PUBLIC FACILITIES									
B. Drainage System Capital Improvements									
1. George Street Basin Outfall			\$3,797.5	\$2,530.8	\$1,266.7				
		FEMA	<2,772.2>	<\$1,847.5>	<\$924.7>				
City Obligation	Storm Water Fees	Carryover of \$316	\$1,025	\$683.3	\$342				
2. Outfall & Culvert Cleaning	Storm Water Fees		\$455		\$30	\$425			

Project	Programmed City Funding Sources (a)	Other Programmed Funding Sources	Total Project Cost	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17 & beyond
3. E. Front Street Basin Gravity Wells			\$2,400	\$1,200	\$1,200				
		FEMA	<\$1,800>	<\$900>	<\$900>				
City Obligation	Storm Water Fees		\$600	\$300	\$300				
TOTAL CITY SHARE			\$2,080.3	\$983.3	\$672	\$425			
TOTAL FEMA SHARE			\$4,572.2	\$2,747.5	\$1,824.7				
TOTAL DRAINAGE SYSTEM CAPITAL IMPROVEMENTS			\$6,652.5		\$2,496.7	\$425			
I. PUBLIC FACILITIES									
C. Potable Water System Capital Improvements (a)									
1. 18" Main Replacement at North Roosevelt Blvd.		FCAA	\$200	\$100	\$100				
2. Administration Building Improvements		FCAA	\$2,500	\$500	\$500	\$500	\$500	\$500	
3. Replacement of Piping and Valves at Truman Annex		FCAA	\$932	\$557	\$225	\$150			
4. Hydrants for Truman Annex		FCAA	\$114	\$15	\$33	\$33	\$33		
5. Demolition & Replacement of Water Storage at Trumbo Point		FCAA	\$475			\$150	\$325		
6. Replacement of Piping and Valves at Trumbo Point		FCAA	\$600			\$150	\$150	\$300	
7. Piping & Hydrant Install at Navy Medical		FCAA	\$125					\$125	
TOTAL POTABLE WATER SYSTEM CAPITAL IMPROVEMENTS (a)		FCAA	\$4,946	\$1,172	\$858	\$983	\$1,008	\$925	
I. PUBLIC FACILITIES									
D. Solid Waste System Capital Improvements (b)									
1. Heavy Equipment			\$235				\$235		
TOTAL SOLID WASTE SYSTEM CAPITAL IMPROVEMENTS (b)			\$235				\$235		
II. TRANSPORTATION									
1. Bus Fleet Replacement			\$9,125			\$4,600	\$4,525		
2. Transit Facility			\$2,000	\$2,000					
		FDOT	<\$2,000>	<\$2,000>					
City Obligation									
		FTA (100%)	<\$440>	<\$440>					
TOTAL GRANTS			\$11,565	\$2,440		\$4,600	\$4,525		
TOTAL TRANSPORTATION IMPROVEMENTS			\$11,565	\$2,440		\$4,600	\$4,525		

Project	Programmed City Funding Sources (a)	Other Programmed Funding Sources	Total Project Cost	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17 & beyond
III. GENERAL IMPROVEMENTS									
A. General Infrastructure Surtax									
1. Replace Seawall and Pier Rearrangement	7% Infrast. Surtax	Carryover of \$1,200							
2. City Software (R)	7% Infrast. Surtax		\$1,700	\$380	\$550	\$240			
3. City Cemetery Mausoleums	7% Infrast. Surtax	Carryover of \$89	\$300	\$100	\$100	\$100			
4. Facility Maintenance Team	7% Infrast. Surtax		\$200	\$200					
5. City Cemetery Road Resurfacing	7% Infrast. Surtax		\$170	\$170					
6. City Cemetery Office	7% Infrast. Surtax	Carryover of \$220							
7. Heavy Equipment	7% Infrast. Surtax		\$175	\$35	\$70		\$70		
8. Heavy Equipment (R)	7% Infrast. Surtax		\$305	\$35	\$50	\$130	\$90		
9. Communication Upgrade	7% Infrast. Surtax		\$491.8		\$491.8				
10. Video Surveillance System	7% Infrast. Surtax		\$300		\$75	\$75	\$75	\$75	
11. SCBA (R)	7% Infrast. Surtax		\$110	\$30	\$40	\$40			
12. Heavy Equipment (R)	7% Infrast. Surtax		\$670		\$120	\$550			
13. Community Center Renovation	7% Infrast. Surtax		\$310	\$110	\$100	\$100			
14. Navy City Gatehouse	7% Infrast. Surtax	Carryover of \$300	\$300	\$300					
15. Truman Master Plan	7% Infrast. Surtax		\$2,500	\$500	\$500	\$500	\$500	\$500	
16. Fort Street Parking Lot	7% Infrast. Surtax		\$400	\$400					
17. Truman Waterfront Roadway	7% Infrast. Surtax	Carryover of \$514							
18. Tennis Pro Shop Renovation	7% Infrast. Surtax		\$30	\$30					
19. Hockey Rink Resurfacing	7% Infrast. Surtax		\$200	\$180					
		Hockey League	<\$20>	<\$20>					
20. Indigenous Park Master Plan	7% Infrast. Surtax		\$130	\$60	\$70				
21. Resod. Recreation Fields	7% Infrast. Surtax		\$504.1	\$504.1					
22. Heavy Equipment (R)	7% Infrast. Surtax		\$285	\$35	\$110	\$140			
23. New City Hall	7% Infrast. Surtax	Carryover of \$17,456.3							
TOTAL GRANT/CONTRIBUTION SHARE		Hockey League		\$20					
TOTAL IMPROVEMENTS FROM INFRASTRUCTURE SURTAX			\$8,550.9	\$3,089.1	\$2,276.8	\$1,875	\$735	\$575	
III. GENERAL IMPROVEMENTS									
B. Internal Improvements									
1. Repaving Program	INTIMP		\$2,750	\$550	\$550	\$550	\$550	\$550	
2. Duval Pedestrian Signals	INTIMP		\$82.3	\$82.3					
3. SRTS - Poinciana Elementary	INTIMP		\$372.1	\$372.1					
		FDOT	<\$372.1>	<\$372.1>					
TOTAL CITY SHARE			\$2,832.3	\$632.3	\$550	\$550	\$550	\$550	
TOTAL GRANT SHARE		FDOT	\$372.1	\$372.1					
TOTAL IMPROVEMENTS FROM INTERNAL IMPROVEMENT FUND			\$3,206.4	\$1,004.4	\$550	\$550	\$550	\$550	

Project	Programmed City Funding Sources (a)	Other Programmed Funding Sources	Total Project Cost	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17 & beyond
III. GENERAL IMPROVEMENTS									
C.(A) Bight Funds									
1. Trumbo Docks	KWB		\$290	\$290					
2. Harbor Walk Dock Replacement	KWB	Carryover of \$249.5	\$300	\$300					
3. 907 Caroline St. Tie Bean	KWB		\$89.3	\$89.3					
4. 201 William St. Concrete Repair	KWB		\$168	\$168					
5. Lazy Way Repair	KWB		\$42	\$42					
6. Schooner Warf Rebuild	KWB	Carryover of \$372							
7. Turtle Kraals Wall Rebuild	KWB		\$55	\$55					
8. Common Area Revitalization	KWB	Carryover of \$333	\$666	\$333	\$333				
9. Ferry Terminal Renovations	KWB		\$160	\$160					
10. Ferry Term Pier Extension	KWB		\$717.4	\$100					
		FDOT	<\$617.4>	<\$617.4>					
TOTAL CITY SHARE			\$1,870.3	\$1,537.3	\$333				
TOTAL GRANT SHARE			\$617.4	\$617.4					
TOTAL IMPROVEMENTS FROM KEY WEST BIGHT FUND			\$2,487.7	\$2,154.7	\$333				
III. GENERAL IMPROVEMENTS									
C.(B) Garrison Bight Fund									
1. Tarpon Pier	GARB	Carryover of \$800	\$80	\$80					
TOTAL IMPROVEMENTS FROM GARRISON BIGHT FUND			\$80	\$80					
TOTAL OF ALL GENERAL INFRASTRUCTURE IMPROVEMENTS			\$14,325	\$6,328.2	\$3,159.8	\$2,425	\$1,285	\$1,125	
SUBTOTAL OF ALL CAPITAL IMPROVEMENTS			\$45,337.2	\$10,594.9	\$8,650	\$9,983	\$10,326.3	\$2,050	

Notes: Amount in Thousands

Total does not include carryover

Public Facilities: All projects funded by the City are funded through the Wastewater Enterprise Fund.

Cost based on deep injection well.

All Potable Water System Projects are programmed by the Florida Keys Aqueduct Authority

All Solid Waste Projects are funded by the Solid Waste Enterprise Fund



**CITY OF KEY WEST
2012 UPDATES TO THE DATA AND ANALYSIS
FOR EAR-BASED COMPREHENSIVE PLAN AMENDMENTS APPENDIX A**

Introduction

The City completed its first Evaluation and Appraisal Report (EAR) in 2005, and due to the State mandated schedule was required to update the 2005 EAR the following year. There is very little difference between the two reports or the resulting recommendations. It is now the City's desire to implement the recommendations from the two EAR documents, however due to the years that have passed, the supporting data and analysis needs to be updated in order to be meaningful and to provide the most accurate amendments to the Comprehensive Plan.

The Planning Department identified several areas that needed updating, and these are as follows:

- **Affordable Housing Needs Analysis**
- **Population Estimates**
- **Hurricane Evacuation Analysis**
- **Land Use Analysis**
- **Level of Service Analysis**

The following provides some background from the 2005 and 2007 EARs and the updated analysis in the areas identified above.

Chapter 1. Affordable Housing Needs Analysis

The 2005 EAR listed "Affordable Housing" as one of the issues to be addressed during the updates to the Comprehensive Plan. Some of the contributing factors to the need for affordable housing included lower wage tourism based jobs; loss of military families that lived in housing subsidized by the government; increased demand for second homes; government limitations on growth; the loss of housing due to conversion to guesthouses; and the lack of available vacant land. In the 1990s the construction of transient units was permitted pursuant to the City's Building Permit Allocation System (BPAS), and as a result, approximately 874 transient units were built. However, due to Comprehensive Plan policy 1.3.12.3, which limits the percent of new units that may be allocated for transient use, no new transient allocations can be granted under the City's existing BPAS.

Policy 3-1.1.3 of the City's Comprehensive Plan requires that 30 percent of units constructed each year be affordable. At the time of the 2005 EAR, it was noted that this policy has been successful, however at that time there was still a recognized shortage of affordable units. In 2005, the City adopted a workforce housing ordinance which requires that 30 percent of new market rate housing units be affordable to members of the workforce who earn at or less than 80 percent of the median household income. The affordability of units permitted under these policies is maintained through deed restrictions. It is estimated that 504 units have been allocated affordably since the implementation of the BPAS; however, not all of these units were subject to the requirements in the 2005 workforce housing ordinance. The current policy is that the affordability periods for these units remain in place for perpetuity; however some of the earlier units have affordability periods that have or will expire. It is estimated that approximately 233 affordable deed restrictions have expired. However, it is important to

note that not all of these units have been allocated as part of the BPAS.

In addition to requiring private developers to provide a percentage of affordable units, the City has historically taken a proactive approach in providing affordable units. The City has worked within the limits of the BPAS policies and, while being mindful of evacuation planning, has signed agreements with the State and with private developers to allow more affordable units. On the legislative side, the City has implemented policies to allow accessory apartments to single family homes, to facilitate infill of affordable units, and to facilitate apartments above commercial developments.

The 2005 EAR identifies methods in which the City has sought community involvement to address the affordable housing issue. On March 30, 2001 the City held a special summit meeting of residents to gain insight on ways to address housing. From that meeting, there were approximately 40 suggested actions that would address the problem from many different angles. Many creative suggestions were made, including ideas on how to preserve the housing stock, ways to seek out additional funding sources and suggestions to build new units or subsidize rents. In 2009, Florida International University’s Metropolitan Center conducted a Housing Needs Assessment for Monroe County that included information specific to the City of Key West. In order to update the City’s housing needs assessment, the information contained in the 2005 EAR and 2009 Housing Needs Assessment was revised in 2012 using the most recently available information from the 2010 Census, the University of Florida’s Shimberg Center for Affordable Housing, and other relevant data sources.

The provision of decent, safe, sanitary and affordable housing to all residents continues to be one of the most daunting challenges that the City of Key West faces. The City’s scarcity of land for new development, growth in the second home market, high quality of life and desirability, and unique and historic housing stock all contribute to property and housing values that are among the highest in the State. The City’s economy is largely based on tourism and service industries, which generally pay lower wages than many other industries. These dynamics result in a pronounced affordability gap that continues to challenge the City even in the current economic downturn.

A summary of the estimates of the City’s existing housing stock is provided on Table A1-1 below. As can be seen, there is a small discrepancy between the figures from the Affordable Housing Needs Assessment (AHNA), the Census, and a May 2010 estimate prepared by City staff. For the purpose of this report, the 2010 Census figure will be used since it is the most recent, and because it is closer to the City estimate than the AHNA or the U.S. Census 2009 American Fact Finder data. Use of the City’s estimate is constrained by the lack of information about occupancy or tenure.

Table A1-1. City of Key West’s 2010 Housing Stock by Type and Tenure

	Total Units	Occupied Units	Owner Units	Renter Units
09 AHNA	13,307	11,017	5,024	5,993
2010 Census	14,107	10,929	4,520	6,409
2009 US Census Bureau American FactFinder	13,274	8,925	4,175	4,757
May 2010 Estimate	14,452 permanent plus 440 mobile homes			

The median single family home sales price in the City of Key West in 2010 was \$382,450. This value is higher than the 2001 median value of \$305,000, but significantly lower than the median value of

\$776,000 in 2005. The median condominium sales price in 2010 was \$318,000, higher than the 2001 sales price of \$222,000 but lower than the peak of \$575,000 in 2005. The decrease in sales prices between 2005 and 2010 is reflective of the economic downturn. The 2010 median gross rent for a rental unit in the City was \$1,359.¹

“Housing cost burden”, defined as the percent of a household’s income that is used to pay for housing costs, is frequently used as a measure for determining whether or not housing is affordable. According to federal housing program guidelines and the Shimberg Center, housing costs should not exceed 30 percent of a household’s income in order to be considered affordable. Federal guidelines define an extremely low income household as a household whose income is at or below 30 percent of the median household income for the area, a very low income household as a household whose income is at or below 50 percent of the median household income for the area, a low income household as a household whose income is between 50 and 80 percent of the median for the area, and a moderate income household as a household whose income is between 80 and 120 percent of the median for the area.

The median household income in the City in 2010 was \$52,004², while the average annual wages earned by a worker in the City are approximately \$37,844³. In order to be affordable, an owner-occupied home should not cost more than three times a household’s annual income. In order to be affordable to a household at the median level, a home should therefore cost no more than \$156,012. In order to be affordable to the average wage-earner in the City, a home should cost no more than \$113,532 (Note that this does not account for combined household incomes). In order to be affordable to a household earning at or less than 80% of the median for the area, a home should cost no more than \$124,891. The 2010 median sales price of \$382,450 for a single family home indicates an affordability gap of \$226,438 for households earning at or below the median household income, while the median sales price of \$318,000 for a condominium unit indicates a lower but still significant affordability gap of \$161,988.

The 2010 median gross monthly rent in the City was \$1,359. In order to be affordable to a household at the median income level, monthly rent should be no more than \$1,300.10. In order to be affordable to the average wage-earner in the City, monthly rent should be no more than \$946. In order to be affordable to a household earning at or below 80% of the median, monthly rent should be less than \$1,040. Approximately 50% of the City’s rental units are affordable to residents at the median income level, while approximately 37% are affordable to average wage-earners and households at 80% of the median⁴.

Table A1-2 below identifies and projects the number of households in the City by income level for the period between 2000 and 2030.⁵ The projections contained in this Table, provided by the Shimberg Center, are not consistent with the noted trend toward a slight population decrease in the City. Generally, however, they do provide a proximate count of households by income type for 2010. This Table indicates that 12% of the City’s housing stock should be affordable to households earning less than 30% of the median, 11% should be affordable to households earning between 30% and 50% of the median, 18% should be affordable to households earning between 50% and 80% of the median, 24% should be affordable to households earning between 80% and 120% of the median, and 34% should be affordable to households earning over 120% of the median.

1 University of Florida Shimberg Center for Affordable Housing, Housing Needs Summary, Florida Housing Data Clearinghouse, 2012

2 2005-2009 American Community Survey, US Census Bureau

3 Quarterly Census of Employment and Wages, Quarter 2 Year 2011, Florida DEO Labor Market Statistics Center

4 2005-2009 American Community Survey, US Census Bureau

5 University of Florida Shimberg Center for Affordable Housing, Housing Needs Summary, Florida Housing Data Clearinghouse, 2011

Table A1-2. Projected Households by Income 2000 – 2030

	2000	2010	2015	2020	2025	2030
0-30%	1,295	1,295 (12%)	1,378	1,469	1,543	1,605
30 – 50%	1,200	1,203 (11%)	1,297	1,399	1,487	1,559
50 - 80%	1,995	1,857 (18%)	1,873	1,892	1,906	1,913
80 – 120%	2,724	2,518 (24%)	2,516	2,515	2,507	2,497
120%+	3,744	3,620 (34%)	3,665	3,715	3,735	3,750
Total	10,958	10,493	10,729	10,990	11,178	11,324

Table A1-3 below documents the number of cost burdened households in the City by tenure for 2010.⁵ As can be seen, 35 percent of homeowner households and 42 percent of renter households in the City are paying more than 30 percent of their income for housing. Table A1-4 documents cost burdened households by income type. As expected, the level and severity of cost burden increases as income levels decrease.

Table A1-3. Cost Burdened Households by Tenure, 2009

% of income paid for housing	0-30%	30-50%	50% plus	Total
Owners	3,325 (65%)	909 (18%)	844 (17%)	5,078
Renters	3,065 (58%)	1,159 (22%)	1,050 (20%)	5,274

Table A1-4. Cost Burdened Households by Income Group, 2009

% of income paid for housing	0-30%	30-50%	50% plus	Total
0-30% median income	357 (28%)	160 (13%)	754 (59%)	1,271
30 – 50% median income	357 (30%)	355 (30%)	464 (39%)	1,176
50 – 80% median income	855 (46%)	611 (33%)	373 (20%)	1,839
80% + median income	4,821 (79%)	942 (15%)	303 (4%)	6,066

⁵ University of Florida Shimberg Center for Affordable Housing, Housing Needs Summary, Florida Housing Data Clearinghouse, 2011

Table A1-5 below indicates the deficit or surplus of affordable housing units by income category in the City for 2010.⁶ This information provides perhaps the best indication of unmet affordable housing need. As can be seen, there is a deficit of housing units affordable for all income types, with the exception of rental units for households at 120 percent of the median.

Table A1-5. Affordable Housing Deficit/Surplus by Income Group, 2009

	30% of median	50% of median	80% of median	120% of median	200% of median
Owners	-500	-851	-1,571	-2,225	-2,101
Renters	-349	-796	-214	+270	-288

The City of Key West has taken a proactive approach to addressing the affordable housing needs of its residents. There are currently a total of 508 federally, State and locally assisted units and 581 public housing units in the City. In order to encourage the provision of private sector affordable and workforce housing, single family units are allowed and encouraged to have accessory units that provide a more affordable housing option for the City’s workforce and residents. In 2005 the City adopted a workforce housing ordinance which requires that 30 percent of new market rate housing units be affordable to members of the workforce who earn at or less than 80 percent of the median. In addition, Peary Court, a military housing complex, is transitioning from military ownership to civilian ownership, providing an additional 160 market rate housing units. Application of the workforce housing requirement would provide an additional 48 affordable or workforce housing units.

Gauging the need for special needs housing and homeless assistance is another important consideration for the City. There are currently approximately 136 beds for special needs housing, 122 beds for transitional housing, and 175 homeless shelter beds in the City. Based on a count conducted in 2011, 246 homeless persons were identified in the City. A partial listing of special needs and transitional housing facilities is provided below:

1. AIDS Help – 96 Units
2. Kathy’s Hope – 16 rooms with communal facilities
3. Samuels House – 13 rooms with communal facilities
4. Casa de Meredith – 9 units
5. Florida Keys Outreach Coalition – One s.f house (2 bedroom)
6. Neece Center – 20 beds for men
7. Poinciana – 102 beds for men and women

Chapter 2. Population Estimates

Population projections are an important component of local comprehensive plans. They provide the statistical framework for future development and redevelopment, and for projecting the ability to provide key infrastructure and services at adopted levels of service. The population of Key West, a built-out community with natural and policy constraints that limit future development potential, is projected to decrease slightly during the short, mid and long range planning periods, as documented in the following analysis.

⁶ University of Florida Shimberg Center for Affordable Housing, Affordable Housing Needs Assessment, 2011

It is important to note that the projections are not predictions of the future. Projections are simply an extrapolation of past trends coupled with knowledge of the residential capacity of the area. They assume that past trends provide some indication of the likely range of futures for the community. They assume that there will be no major disasters, such as hurricanes, floods, or prolonged droughts. They assume that government and other agencies will continue to maintain and expand urban infrastructure and services as needed. The planning process calls for ongoing monitoring of urban change and the projections may be amended as future conditions warrant.

In the 2005 EAR, the discussion on the population of Key West gives a detailed breakdown of the different types of population due to the unique character of the city. The discussion begins with this sentence “Stating the population of Key West is not an easy task and it is very important to know how the number will be used.” This is still true today. The 2005 report breaks down the population into five components:

1. Permanent resident
2. Seasonal resident
3. Tourist/event overnight
4. Day tourist
5. Commuter from other Keys

These different population groups all have different reasons for being on the island, and are there during different times of the year. For this reason, the population fluctuates greatly. In 2005, it was estimated that the population would range between 32,000 and 58,000 on any given day.

The potential for the population to increase is limited by the Rate of Growth Ordinance (ROGO) policies. This number is limited based on the ability to evacuate the Florida Keys in the event of a hurricane. In 2005, there were approximately 300 new units in the ROGO “bank”. Some of the units could be built as small apartments of 600 square feet or less and would be counted as .55 of a unit. In 2005 it was expected that the majority of the new units would be occupied by seasonal residents. Day populations were also expected to increase due to the potential for more commuters and cruise ship passengers.

In the 2007 EAR, the US Census data was updated, and it was estimated that the permanent population of the island had decreased by six (6) percent to 23,935. It was noted that the decrease was most likely due to the economy, the lack of affordable housing and to the effects of Hurricane Wilma.

Information from the Florida Office of Demographic and Economic Research, the 2010 Census and local conditions provides a basis for updating the City’s current and projected population. In 2012, the Florida Legislature adopted HB 7081, which specifies that “absent physical limitations on population growth, population projections for each municipality, and the unincorporated area with a county, must, at a minimum be reflective of each area’s proportional share of the total county population and the total county population growth”. Key West clearly has physical limitations on population growth, but these limitations are shared with the rest of the County. For this reason, the proportional share methodology is acceptable for projecting population change in Key West. The Florida Office of Demographic and Economic Research’s published population projections for Monroe County are detailed in Table A2-1 below. In 2010, 33.7 percent of Monroe County’s population resided in Key West, a proportionate share expected to remain stable through the planning period.

Table A2-1. Population Projections City of Key West, Florida 2010

	2000	2010	2015	2020	2025	2030
Key West	25,478	24,649	24,348	23,997	23,660	23,350
Monroe County	79,589	73,090	72,248	71,210	70,209	69,289

The City’s 2010 population is therefore estimated to be 24,649 (civilian and military), and is projected to decrease slightly during the five, ten, 15 and 20 year planning periods. Another indicator of potential population growth is future development potential. Since 1993 the City has regulated growth in accordance with adopted Rate of Growth policies and limitations on the number of new building permits that can be approved. The purpose of these policies is to reduce the City’s hurricane evacuation clearance times from 35 hours in 1990 to 24 hours in 2010.

There are currently 100 units available to be permitted under the City’s Building Permit Allocation System (BPAS)⁷. The remaining unallocated units in this system are reserved for potential beneficial use claims based on an assessment of potentially developable vacant single family lots in the City. The average household size in the City, as per the 2010 Census, is 2.15. It is therefore estimated that maximum build-out of vacant single family lots could increase the City’s permanent population by 215 people.

The permanent residential population is important for calculating the need for such services as parks and schools. The City of Key West is a popular and world-renowned tourist destination, however, and seasonal and short term visitors also impact the need for certain services, as well as emergency management and evacuation planning. The 2010 Census identifies 1,935 seasonal units that are occupied by “part-time” residents, often for protracted periods of time. It is estimated that these units can accommodate approximately 4,160 “seasonal” residents. It should also be noted that these units could transition to permanent units during the planning period, with a concomitant impact on the permanent population.

Short-term transient units, including motel/hotel rooms, guesthouses, bed and breakfasts, and short-term residential units, also impact the number of people in Key West at any time. In 2010, City staff conducted a transient survey in order to find out more about this group. According to City records, there were 6,104 licensed, 247 phantom (unlicensed), and 114 unassigned transient units in the City in 2010, broken down as follows: 701 transient residential units; 3,955 hotel/motel rooms; 967 rooms in guesthouses or bed and breakfasts; 210 short-term residential units, and; 271 residential combination units. The 2010 survey indicated that the average travel party size associated with a motel/hotel room is 2.4, while a guesthouse/bed & breakfast is 2.15, and a short-term residential unit is 3.66. It is therefore estimated that full occupancy of these units could increase the City’s temporary population by approximately 14,652. On an average day, the Monroe County Tourism Development Council estimates that there are 14,241 overnight visitors on Key West, with a highest daily average of 16,881.

In addition to overnight visitors, Key West is also a popular destination for “day-trippers”, visitors who travel to Key West by cruise ship, ferry or automobile but who spend the night elsewhere. A substantial number of these guests (approximately 68%) arrive via cruise ships. The Monroe County Tourism Development Council reports that there were approximately 1,029,026 “day trip” visitors in 2008. There is a maximum potential of approximately 6,000 cruise ship passengers at a single time, with a

⁷ City of Key West Building Permit Allocation System Annual Report, 2010/2011

daily average of approximately 2,399 and a highest daily average of 3,123. It is estimated that an average of 2,734 day trip visitors are in Key West at any time, with a highest daily average of 3,123.

Key West’s population also includes residents who live on boats anchored in City waters. In 2009 the City reported that there were 1,066 transient boat dockage agreements in the City. City staff estimates that there are currently 105 live-aboards in City waters at Garrison Bight and Key West Bight. As with accessory units or small apartments, it is assumed that the average size of households residing in live-aboards will be smaller than the City’s average household size of 2.15. For the purposes of this analysis, the average household size for live-aboards is assumed to be 1.5. Therefore, the permanent maritime population is approximately 158 people.

The temporary population of Key West is also impacted by commuters who work in Key West but reside elsewhere in Monroe County. It is estimated that between 3,836 and 3,977 Monroe County residents commute to work in the City. Estimates are based on traffic counts, employment numbers, and license studies conducted by City staff. A number of Monroe County residents also travel to Key West to shop. As noted in the EAR, a rough estimate of the number of shoppers at any given time can be approximated by doubling the number of commuters. It is therefore estimated that there are approximately 7,994 commuters and shoppers in Key West at any given day.

The total number of people on Key West on an average day (functional population), including permanent residents, seasonal residents, the maritime population, overnight tourists, day-trippers, cruise ship visitors, commuters, and shoppers, is estimated to be 53,936. This number would likely spike significantly during special events such as Fantasy Fest or New Year’s Eve.

In contrast to the declining permanent population, Monroe County estimates that its seasonal population will increase during the planning period (see Table A2.2. below). In accordance with the preceding analysis, the City estimates that its 2010 seasonal and temporary population (seasonal, marine live-aboards, overnight visitors and day visitors) population was 21,704. Key West’s proportionate share of the County’s seasonal population is therefore estimated to be 27.7 percent. If the proportionate share methodology is calculated through the planning period, Key West’s seasonal and temporary population will increase to 24,059 by 2030.

Table A2.2. Seasonal and Temporary Population Projections in Monroe County and Key West 2010 - 2030⁸

	2010	2015	2020	2025	2030
Key West	21,704	22,104	22,756	23,407	24,059
Monroe County	78,401	79,800	82,151	84,503	86,855

The functional population of Key West, as opposed to the permanent population, is anticipated to increase slightly during the planning period due to the projected increase in seasonal residents and visitors (the number of commuters is assumed to remain static). Key West’s projections for its functional population increase during the planning period are outlined on Table A2.3 below. As can be seen the City anticipates only a 1.9 percent functional population increase during the planning period.

⁸ Monroe County 2010–2030 Population Projections, March 15, 2011, Keith & Schnars PA. Fishkind & Associates

Table A2.3. Functional Population Projections in Key West, 2010 – 2030⁸

	2010	2015	2020	2025	2030
Key West	54,347	54,446	54,747	55,061	55,403

Chapter 3. Hurricane Evacuation Analysis

Hurricane evacuation planning is one of the most important aspects of comprehensive planning in the Florida Keys. This is particularly true for Key West, as its population has the longest distance to travel to reach the mainland. As such, it is a complicated, ever evolving process and it was included in the 2005 EAR as an issue of importance to the residents. Not only does hurricane evacuation planning touch on many aspects of community development, it is a regional issue and involves significant intergovernmental coordination. A natural disaster evacuation plan is one of the planning and administration elements that is required by the City’s Principles for Guiding Development, Rule 28-36.003(2)(a)7, Florida Administrative Code.

In the 2005 EAR it was noted that five of the elements of the Comprehensive Plan have policies related to hurricane safety. Many of these policies advocate regional coordination of evacuations and setting limits on growth.

In 2005 it was suggested that the Comprehensive Plan policies continue to further these ideologies, while providing some very specific measures that could be taken to prepare for and recover from hurricanes. Additionally, the report recommended that the Comprehensive Plan should be modified to address the issue that evacuation out of the Keys without a clear safe refuge on the mainland continues to place citizens at risk. The City should consider more options for providing refuge closer to home, rather than using all planning efforts on evacuation scenario modeling.

The 2006 South Florida Regional Hurricane Evacuation Traffic Study, prepared by the South Florida Regional Planning Council, provided a summary and analysis of evacuation of Key West and Monroe County population via U.S. 1 and Card Sound Road. This analysis included an estimate of the clearance times required to evacuate the County using these two roadways. The study identified evacuation zones, critical roadway segments, and clearance times based on development patterns, functional population, and behavioral analysis.

Based on a Category 4-5 hurricane, the analysis indicated that an early, phased evacuation of tourist and mobile home residents would result in evacuation clearance times for the Monroe County population of less than 24-hours. It was assumed in the analysis that the evacuation of tourists would begin approximately 48 hours in advance, followed by a 36-hour advance evacuation of mobile home residents, and a 30-hour advance evacuation of permanent residents.

With updated data available from coastal flooding models, the 2010 U.S. Census, updated traffic modeling and current City building permit/certificate of occupancy information, the Regional Planning Councils have begun to revise the 2006 Statewide Regional Evacuation Model to depict evacuation clearance times for the population of the Keys.

Monroe County Hurricane Evacuation Clearance Time Working Group meetings were held in

⁸ Monroe County 2010–2030 Population Projections, March 15, 2011, Keith & Schnars PA. Fishkind & Associates

January, February, April and June of 2012. The intent of the Working Group was a regional agreement for the next ten years of Countywide Building Permit Allocations (BPAS) based on a 24 hour evacuation clearance time. A Memorandum of Understanding outlines the new BPAS System based on hurricane evacuation clearance times that are modeled on jointly agreed upon assumptions and variables. The Working Group consists of representatives from Monroe County, the municipalities within the County, the Florida Division of Emergency Management and the State Land Planning Agency (DEO).

The variables considered during this modeling effort consisted of evacuation participation rates (the percentage of the population that will evacuate during storm events) and unit occupancy rates. Human behavioral surveys show that: 70% of the population evacuates in the event of a Category 3 storm; 80% of the population evacuates in the event of a Category 4 storm, and; 90% of the population evacuates in the event of a Category 5 storm. However, it was agreed upon that the assumed participation rates for the modeling are 100% for tourist units and mobile home units and 90% of site-built units in a Category 5 storm. Occupancy rates are measured for all site built structures and are based on the 2010 Census for seasonal population.

The assumptions considered during this modeling effort consisted of the following: a 12 hour response curve; population of Monroe County (including the municipalities within the County); evacuation termination at Florida City; a Level C/Category 5 storm event; roadway capacity as established by Florida Department of Transportation (FDOT); and a 48 hour phased evacuation. The 12 hour response curve is used due to the fact that behavioral studies indicate that there is an evacuation preparation time needed before people will leave their homes. The population for Monroe County was determined by 2010 Census population figures. The evacuation termination point has been determined to be to Florida City, and therefore the traffic modeling for anywhere north of this point is assumed not to be considered in this model. This is based on Florida Administrative Code 28-18, 28-19 and 28-20. Roadway capacity considers the traffic flow on US-1 related to the number of vehicles that can be accommodated during a phased evacuation. This is determined by traffic flow rate analysis prepared by FDOT. Finally, the assumption is that the evacuation procedures will be instituted through a phased evacuation, in which different populations will evacuate at different times. The transient population will evacuate first, followed by the permanent residential population. The non-essential military personnel and families and the majority of mobile home residents are included in the transient population for evacuation modeling purposes. As a result of the conditions of the State mandated Hurricane Evacuation Modeling Workshops, and the completion of amendments to the Comprehensive Plan, the City will be allocated 91 new BPAS allocations annually, beginning in 2013.

Chapter 4. Land Use Analysis

The City of Key West occupies a 7.4 square mile area encompassing the island of Key West, the portion of Stock Island north of U.S. 1, Sigsbee Park (north, originally known as Dredgers Key), Fleming Key (north), and Sunset Key (west). Both Fleming Key and Sigsbee Park are part of Naval Air Station Key West. The City is the southernmost municipality in the continental United States, and is the County seat of Monroe County. Land access is provided by US 1, air access is provided by the Key West International Airport, and sea access by the Port of Key West. The island's natural perimeter restricts the expansion of its boundaries. Unincorporated Monroe County to the north is the only adjacent local government. The City has not expanded in size through annexations since the date of the adoption of the Comprehensive Plan.

The City of Key West is substantially developed, with limited opportunities for new development. In the 2005 EAR the vacant land was described as falling into four categories: large upland sites (over an acre), small upland sites (less than an acre), land owned by the military and land formerly owned by the

military. The large upland sites consisted of approximately 11 identified sites, with approximately half of these sites already having obtained some degree of development approval. Two of the remaining sites include the 2800 block of Flagler Avenue, and vacant land at the Stadium Mobile Home property. In 2005, there were approximately 200 small upland sites, primarily vacant lots in residential areas identified. Based on research that has been performed since that time, it is estimated that there are approximately 84 vacant upland sites that the City estimates may have the potential to be developed for single family residential use. The vacant property owned by the Federal government is a significant land area within the City; however, the regulation of its use is not within the jurisdiction of the City, and therefore not affected by the Comprehensive Plan. The most significant vacant area within the City is the 30 acre Truman Waterfront site acquired from the U.S. Navy.

The Future Land Use Map represents the City’s vision for its development and redevelopment during the short-, mid-, and long-range planning periods. The Future Land Use Map and designations serve as the foundation for the more detailed Land Development Regulations and special area plans adopted by the City. These regulations and plans must be consistent with and further the implementation of the Future Land Use Element and its goals, objectives and policies, as well as be consistent with the state adopted Principles for Guiding Development in Key West. The City’s Future Land Use Map is detailed by permitted use, density and intensity, and acreage on Table A4-1 below. Development and redevelopment in the City has occurred in conformance with the Future Land Use Plan Map. There have been four amendments to the Future Land Use Plan Map since its adoption.

Table A4-1. Existing Future Land Uses in Key West

<u>Land Use</u>	<u>Area</u>	
	Acres	Density/intensity
Residential		
Low Density Residential Coastal	10.02	1 unit per acre
Single Family Residential	553.4	8 units per acre
Medium Density Residential Coastal	34.40	8 units per acre
Medium Density Residential	135.99	16 units per acre
High Density Residential	29.94	22 units per acre
Commercial Development		
Limited Commercial	27.3	.8 FAR, 16 units per acre
General Commercial	224	.8 FAR, 16 units per acre
Salt Pond Tourist Commercial	22.88	.8 FAR, 16 units per acre

<u>Land Use</u>	<u>Area</u>	
	Acres	Density/intensity
Mixed-Use New Town Development		
Residential/Office	30.39	.8 FAR, 16 units per acre
Planned Redevelopment and Development	130.67	.8 FAR, 16 units per acre
Old Town Historic Preservation		
Residential/Office	32.09	1.0 FAR, 16 units per acre
High Density Residential / Commercial Core	133.13	1.0 FAR, 22 units per acre
Medium Density Residential	269.09	1.0 FAR, 16 units per acre
Special Medium Density Residential	24.18	8.6 units per acre
Planned Redevelopment and Development	70.67	1.0 FAR, 16 – 22 units per acre
Neighborhood Commercial	97.65	1.0 FAR, 16 units per acre
Tourist Commercial	33.15	1.0 FAR, 16 units per acre
Public Service, including Recreation & Open Space	91.43	1.0 FAR
High Density Residential	93.04	1.0 FAR, 22 units per acre
Institutional		
Public Services, incl. Recreation, Schools, Public & Semi-Public Land	297.15	.8 FAR
Military	1,084.16	n/a
Airport	154.26	.3 FAR
Conservation		
Outstanding Waters of the State	202.55	n/a
Freshwater Wetlands	12.69	n/a
Tidal Wetlands of the State	132.71	n/a
Mangrove	73	n/a
Upland Hammock	11.83	n/a

Table A4-1 indicates acreage by Future Land Use District in the City. The City’s ultimate development capacity (absent the limitations placed by the Building Permit Allocation System and Rate of Growth Ordinance) can be calculated based on the acreage and maximum permitted residential density in each of the districts. A total of 27,981 units could be permitted in the City if all Future Land Use Districts are built out to the maximum residential density allowed in the Comprehensive Plan. There are currently 14,107 units in the City. Based on the average household size of 2.15 persons per unit, if the City were built out to the maximum residential capacity permitted in the Comprehensive Plan, a population of approximately 60,158 could be accommodated. In actuality, the City projects that its permanent population will decrease slightly in the planning period from 24,649 in 2010 to 22,991 in 2030. The Comprehensive Plan is therefore providing an adequate supply of residential lands to meet existing and current demand. Maintaining an adequate supply of non-residential lands to support the City’s planning program is also an important consideration. The City currently has 853.08 acres in commercial, office or mixed use categories. Based on the 2010 population of 24,649, the City is currently providing 34.61 acres of commercial lands per 1,000 permanent residents. This is indicative of the City’s compact mixed-use development pattern and function as a full service community with a diversity of residential and non- residential uses. The Future Land Use Map therefore provides adequate commercial lands to meet the City’s needs through the planning period.

The City currently does not distinguish between Comprehensive Plan Future Land Use categories and zoning districts. While this situation facilitates consistency between the Comprehensive Plan and Land Development Regulations, it limits the City’s ability to exert more precise controls over land use within zoning districts. The City is proposing reducing the number of Future Land Use Districts to ten; however, the existing maximum permitted density and intensity of each zoning district with the exception of the new Historic Special Medium Density Residential will remain as they are currently with a back date of January 1, 2012. The existing maximum permitted density and intensity of the Historic Special Medium Density Residential Zoning District will remain as it is currently, with a back date of August 1, 2012.

Table A4-2. Proposed Future Land Use Districts

<u>Proposed FLUM District</u>	<u>Existing FLUM Districts</u>	<u>Density/Intensity Total Combined Acreage and Total Potential Units</u>
Low Density Residential	Low Density Residential Coastal; Single Family	Max 8 units per acre 563.42 acres (4,507.36 units)
Medium Density Residential	Medium Density Residential Coastal; Medium Density Residential; Planned Redevelopment and Development	Max 16 units per acre 8 FAR 393.05 acres (6,288.61 units)
High Density Residential	High Density Residential; Residential/Office	Max 22 units per acre 8 FAR 60.33 acres
Historic Commercial	Historic Residential/Office; Historic Residential Commercial Core; Historic Neighborhood Commercial; Historic Commercial Tourist	22 units per acre 1.0 FAR 296.02 acres (6,512 units)

<u>Proposed FLUM District</u>	<u>Existing FLUM Districts</u>	<u>Density/Intensity Total Combined Acreage and Total Potential Units</u>
Commercial	Salt Pond Tourist Commercial; General Commercial; Limited Commercial	16 units per acre 8 FAR 274.18 acres (4,386.88 units)
Military	Military	1084.16 acres
Public Service	Public Service; Airport	.8 FAR 451.41 acres
Conservation	Freshwater Wetlands; Outstanding Waters of the State; Tidal Wetlands of the State; Upland Hammock; Mangrove	432.78 acres
Historic Residential	Historic High Density Residential; Historic Medium Density Residential; Historic Planned Redevelopment and Development; Historic Special Medium Density Residential	22 units, 1.0 FAR 457.06 acres (10,055.32 units)
Historic Public & Semi-Public	Historic Public Services	1.0 FAR 91.43 acres

If regulatory measures were not in place that limit density and intensity, the proposed Future Land Use amendment that reduces the number of Future Land Use District categories could allow a potential maximum density of 33,077 units, a potential increase of 5,096 units over the existing maximum potential density. Based on the average household size of 2.15 persons per unit, the proposed Future Land Use amendments could accommodate a population of approximately 72,803. The maximum potential commercial, office or mixed use land development would be 1,480.62 acres, an increase of 627.54 acres over existing maximum potential intensity. It should be emphasized that factors such as the Building Permit Allocations System, the existing density of each zoning district, dimensional requirements in the land development regulations, and site constraints will ultimately limit development capacity far below the maximum densities and intensities potentially allowed by the proposed Future Land Use Map and in the Comprehensive Plan.

The City of Key West has a number of unique characteristics that require special consideration and focus in the Comprehensive Plan. A total of 1,084.16 acres, approximately 24 percent of the incorporated area, are occupied by the Key West Naval Air Station Key West and other facilities. The City coordinates its land use and planning efforts with the military in accordance with Florida Statutes.

In June of 2011, the Florida Legislature approved HB 7207, which included statutory requirements for local governments to address compatibility of development with military installations in the Future Land Use element of the Comprehensive Plan, as well as to address the exchange of information between local governments and military installations. In order to comply with the new legislation, updates to the City of Key West Comprehensive Plan Data, Inventory, and Analysis (1993) are also included. The amendment must provide the following information:

- An updated depiction of the current military presence within the City;
- Updated land acreages for military lands located adjacent or proximate to the corporate City limits;

- Demonstration of the economic impact that the military presence has in the City of Key West;
- The 2007 Air Installations Compatible Use Zones (AICUZ) Study prepared for Naval Air Station Key West; and
- The Encroachment Challenges Synopsis provided by representatives from Naval Air Station Key West.

The military presence in Key West dates back to 1822, and has become an important asset within the community, furthering national security priorities as well as bolstering the local economy. Currently, the military installations located adjacent to or proximate to incorporated Key West support operational and readiness requirements for the Department of Defense, Department of Homeland Security, National Guard, federal agencies, and allied forces. These installations are located on the following properties:

Table A4-3. Navy Properties Listing

<u>Installation Name</u>	<u>Acres</u>
Demolition Key	24
Fleming Key Annex	322.93
Key West Cemetery Maine Memorial	0.12
Navy Branch Health Clinic	15.23
Sigsbee Park Annex	351.91
Truman Annex	232.54
Trumbo Point Annex	137.43
Total:	1084.16

According to statistics provided by the Key West Chamber of Commerce, the largest employer within Monroe County, based on a survey of public and private employers, is the U.S. Armed Services (inclusive of civilian support and contractors). According to the Key West Chamber of Commerce Monroe County Major Employers Summary, dated March of 2010, military installations employ approximately 2,882 personnel. Further, the Chamber of Commerce also estimates that family members, personnel present for temporary training, as well as retired military members recreating in the City generate approximately 2,139 more people. Based on these numbers, U.S. military facilities adjacent or proximate to the City of Key West attract approximately 5,021 people, based on a number of variables. The population impacts from the military have been incorporated into the permanent and visitor population counts.

In 2007, the Department of the Navy prepared an AICUZ study for Naval Air Station Key West, providing updated aircraft noise contours and accident potential zones, as well as analyzing aircraft noise and safety. The AICUZ study was prepared as a measure for Monroe County and the City of Key West to incorporate AICUZ recommendations into their respective Comprehensive Plans in order to provide mechanisms for encroachment protection. Additionally, Naval Air Station Key West provided to the City an Encroachment Challenges Synopsis, outlining different types of encroachment sources.

The City’s long and colorful history and excellent collection of historic and architecturally-significant

buildings and homes make historic preservation a cornerstone of its planning program. The Key West Historic District, the largest historic district in the State of Florida, is the physical manifestation of the City's 189 year existence. The 190- block district contains approximately 3,200 buildings and homes noted for their consistency of general features and diversity of details. The district is the largest and most important collection of wooden buildings in the nation, and provides the City with a character and quality of life that is the foundation of the tourist industry, a key component of the economic base and the backbone of the land use pattern.

As in most older cities, redevelopment is an important challenge and consideration in the City of Key West. The City has established a Community Redevelopment Agency to address blighted conditions and spearhead redevelopment programs within the 127- acre Community Redevelopment Area. The City's Community Redevelopment Area is comprised of two subareas: Bahama Village and the Caroline Street corridor. Bahama Village, located west of Duval Street, is primarily residential with interspersed neighborhood commercial uses. The area also contains some of the City's recreation facilities and most important civic structures, including churches and community gathering places. The Caroline Street subarea is comprised of the Caroline Street commercial corridor and the Key West Bight historic seaport district, and is characterized by water-dependent and water-related commercial uses, lower intensity commercial uses, and transient and residential uses. Both areas demonstrate localized blighted conditions and deteriorated infrastructure, as well as vibrant commercial and residential areas and redevelopment successes.

Chapter 5. Level of Service Analysis

5.1 Sanitary Sewer

Existing Level of Service Standard

Residential Uses:	100 gallons per capita per day for permanent residents; 90 gallons per capita per day for seasonal residents
Non-Residential Uses:	660 gallons per acre per day

Analysis

Permanent population:	24,649 - 2,464,900 gallons per day
Seasonal population:	4,160 - 374,400 gallons per day
Non-residential uses inclusive of transient uses:	7,806,431 s.f. building area, 179.21 acres - 118,278 gallons per day
Total daily capacity required based on existing LOS standards:	2,957,578 gallons per day
Actual daily use:	4.5 million gallons per day

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

5.2 Potable Water

Existing Level of Service Standard

Residential Uses:	93 gallons per capita per day
Non-Residential Uses:	650 gallons per acre per day

Analysis

Residential:	24,649 residents - 2,292,357 gallons per day
Non-residential uses:	7,806,431 s.f. building area, 179.21 acres - 116,487 gallons per day
Total capacity required:	2,408,844 gallons per day
Actual daily use:	6,310,000 gallons per day

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: the South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

5.3 Solid Waste

Existing Level of Service Standard

1994-2010 Level of Service (lb/capita/day)

	<u>Total Waste Generation</u>	<u>Facility Capacity</u>
Residential	2.66	2.05
Non-Residential	6.37	4.90

Analysis

Residential:	24,649 permanent residents - 65,566 lbs per day
Non-residential:	estimate 29,698 non-permanent residents - 189,176 lbs per day
Total capacity required:	254,742 lbs per day
Actual daily use:	295,128 lbs per day

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and

non-residential development, during the short and long range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

5.4 Stormwater Drainage

Existing Level of Service Standard

The Drainage level of service standard below is applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard applies:

Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24 hour duration.

Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 17-25, Section 25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 17-302, Section 17-302.500, FAC. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 17-25.025 (9), FAC.

Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, FAC."

Analysis

Under the Concurrency Management System, new developments are required to make or provide for improvements necessary to maintain or exceed these standards. This also implements the requirement in the Principles for Guiding Development 28-36.003(1)(a)3 that "Development shall not be approved which is inconsistent with or exceeds the services specified in the (Capital Improvement) Plan."

The City's Stormwater Utility (Utility) is responsible for the planning, operation, construction and maintenance of the City's stormwater drainage systems. The missions of the Utility are to reduce flooding and standing water, and to reduce the pollutant load discharge into Outstanding Florida Waters. The existing stormwater management policy and practice implements and is consistent with the Principles for Guiding Development objective, Rule 28-36.003(1)(c) "to minimize the adverse impacts of development of the quality of water in and around the City of Key West and throughout the Florida Keys." Additionally, it is consistent and implements objective Rule 28-36.003(1)(b) "Protection of Tidal mangroves and associated shoreline and marine resources and wildlife."

The Utility operates under a Generic Permit for Discharge of Stormwater from Phase II Municipal Separate Storm Sewer Systems. This Permit contains a plan indicating how the City will comply with the National Pollutant Discharge Elimination System. The City has taken action to implement the plan, and will continue to implement projects, programs and improvements to provide stormwater drainage and reduce pollutant discharge.

5.6 Transportation

Existing Level of Service Standard

The City's Level of Service (LOS) Standard for roadways is calculated using a speed based methodology. The following LOS measurement standards represent roadway operating conditions, and the driver's perception of these conditions:

- LOS A - free flow traffic operations at average travel speeds;
- LOS B - stable flow with other users in traffic stream;
- LOS C - uncongested with other users causing significant interactions;
- LOS D - congested stable flow with major delays;
- LOS E - very congested with traffic at or near capacity, and;
- LOS F - extremely congested with breakdown flows.

The City’s adopted Level of Service Standard for roadways is documented on Table A5-1 below:

Table A5-1 Adopted LOS for Roadways

<u>Roadway Facilities</u>	<u>Segment</u>	<u>Minimum LOS Standard Peak Hour</u>
State Urban Principal Arterials		C ⁽¹⁾
U.S. 1 & S.R. A1A	N. Roosevelt Blvd.	C ⁽¹⁾
	Truman Ave	Physically Constrained ⁽¹⁾
	Whitehead St.	Physically Constrained ⁽¹⁾
County Urban Minor Arterials		D
County Urban Collectors		D
City Urban Collectors		D

(1) Due to physical constraints that would make U.S. 1 improvements cost prohibitive, the segments from Eisenhower Drive to Whitehead Street and from Truman Avenue to Fleming Street are designated as “constrained.” These segments have an existing operating condition below the LOS C standard. Constrained facilities level of service shall be C plus five (5) percent.

Analysis

A. Functional Classifications

State Maintained Roads

U.S. 1 and South Roosevelt Boulevard/S.R. A1A are the only state roads in the City. U.S. 1 originates in Key West on Whitehead Street at the corner of Fleming Street. S.R. A1A begins at the intersection of Bertha Street and South Roosevelt Boulevard, extending eastward past the Key West Airport before terminating at the intersection with U.S. 1 at the east end of the island. The functional classification for U.S. 1 and S.R. A1A is Urban Principal Arterial.

County Maintained Roads

The Monroe County Engineering Department oversees the design and construction of Monroe

County’s roads, public rights of way, bridges, most sidewalks, and bike paths, although the City is responsible for maintenance of many of the sidewalks. The following are the County maintained roads within Key West:

- Duval Street - Truman Avenue to Eaton Street (curb to curb)
- Flagler Avenue - White Street to S. Roosevelt Boulevard (curb to curb)
- Whitehead Street - Fleming Street to Eaton Street (curb to curb)
- Eaton Street - Whitehead Street to White Street
- First Street - Flagler Avenue to N. Roosevelt Boulevard

- Bertha Street - Flagler Avenue to S. Roosevelt Boulevard
- Palm Avenue - White Street to N. Roosevelt Boulevard

The functional classification for all County roads except First Street/Palm Avenue is County Minor Arterial. First Street/Palm Avenue is classified as a County Urban Collector.

City Maintained Roads

The City of Key West maintains the remainder of the roadways which fall into one of two functional classifications, City Urban Collector or Local Roads.

B. Existing Conditions

The City’s 2011 Carrying Capacity Study for Transportation⁹ measured roadway levels of service based on average speed thresholds documented in the 2000 Highway Capacity Manual (HCM).¹⁰ Table A5-2 identifies the actual Levels of Service for the City’s roadways.

Table A5-2 Actual LOS for Roadways - 2011

Road	Classification	LOS Required	Existing
Fleming St.	Local	D	D
Southard St.	Local	D	D
Duval St.	Minor Arterial	D	F
Whitehead St.	Principal Arterial	D	D
Simonton St.	Collector	D	D
South St.	Local	D	C
United St.	Collector	D	C
White St.	Collector	D	C
Palm Ave.	Minor Arterial	D	E
Eaton St.	Minor Arterial	D	D
Flagler Ave.	Collector	D	C
Truman Ave.	Principal Arterial	C	F
US-1	Principal Arterial	C+5%*	E

As can be seen on Table A5-2, a number of the City’s roads are not meeting the Level of Service standard. These roadways and failing conditions are listed below¹¹:

- Duval Street is operating at LOS E and LOS F during the mid-day peak hour for the northbound and southbound directions, respectively. Duval Street is also failing in both directions during the PM peak hour.

* (5% more vehicles than the maximum number of vehicles that would constitute a LOS of C) (1) Highest measurement - segments may be operating at better levels during certain times.

⁹ City of Key West Carrying Capacity Traffic Study, Calvin Giordano & Associates, December 2011

¹⁰ Highway Capacity Manual Fourth Edition, National Research Council, Transportation Research Board, 2000

¹¹ City of Key West Carrying Capacity Traffic Study, Calvin Giordano & Associates, December 2011

- First Street (segment between Flagler Street and N. Roosevelt) is operating at LOS E during the PM peak hour in the southbound direction.
- Truman Avenue is operating at LOS D during the mid-day peak hour in the westbound direction. Truman Avenue is also operating at LOS D and LOS F during the PM peak hour for the eastbound and westbound directions, respectively.
- US-1/N. Roosevelt Boulevard is operating at LOS D during the AM peak hour in the westbound direction and during the PM peak hour in both directions.
- US-1/ N. Roosevelt Boulevard is also operating at LOS E in the westbound direction during the mid-day peak hour.

Due to the built-out nature of the City, it is not feasible to recommend adding lanes to relieve congested roadways. Furthermore the island is a compact, relatively dense community with flat topography, where most trips consist of short distances and parking is expensive and scarce. This scenario lends itself to encouraging many modes of transportation that are an alternative to a car. Many people are already using bikes, scooters, electric cars, city transit, taxis and private shuttles in addition to walking.

The 2005 EAR states that significant progress has been made to accommodate bicycles, city transit, taxi stands, and instituting a traffic impact fee to new development. The existing plan contains policy 2-1.1.3 which recommends designating the Historic District as a Transportation Concurrency Management Area, which would further promote public transit and other non-automobile modes. In order to demonstrate its commitment to multi-modal transportation accessibility, the City is adopting Level of Service standards for bicycles and pedestrians. The City's standards are based on those outlined in the 1994 article "Bicycle and Pedestrian Levels of Service Performance Measures and Standards for Congestion Management Systems" by Linda B. Dixon.

In addition to approximately 80 miles of roadways, the City of Key West's transportation system is comprised of many other transportation facilities, systems and modes. The City's Department of Transportation provides transit services throughout the lower Keys. The City's transit system consists of six routes and a fleet of 17 accessible 24- or 32- passenger buses. Traffic counts at intersections conducted for the 2011 Traffic Carrying Capacity Study found that 8% of the total vehicles counted were bicycles. The City has a number of bicycle lanes or shared use paths. Other popular transportation modes include pedi-cabs, scooters, electric cars, and trolleys. The City is also well-suited for pedestrianism, with approximately 40 miles of sidewalks on most major streets, although sidewalk conditions vary and some are deteriorating.

It is important to estimate the total number of vehicles in the City for a number of reasons, including evacuation planning and identifying parking needs. The City's 2010 Transit Development Plan¹² states that 18.9 percent of the City's households do not have a car, 47 percent have one car, 28.9 percent have two cars, and 5.1 percent have three or more cars. The 2010 Census indicates that there are 8,925 households in the City, and there is an average of 1.28 automobiles per household. It is therefore estimated that City residents have approximately 11,424 automobiles.

In 2010 the City conducted a transient survey in order to collect key data, including transportation data, regarding visitors. This survey indicated that 66 percent of motel guests, 60 percent of guesthouse/bed and breakfast guests, and 81 percent of residential short-term guests arrive by automobile. In addition the Tourist Development Council estimates that there are 2,634 day trippers (excluding cruise ship passengers) on an average day. Based on these percentages, it is estimated

¹² Key West, Florida Transit Development Plan, 2009-2010, City of Key West Transportation Department

that there will be approximately 6,699 visitor automobiles in the City on an average day. There are 1,935 seasonal residential units in the City. If the residential short-term automobile rate is applied to these units, it is estimated that seasonal residents could have approximately 1,567 automobiles in the City at any given time. In addition, it is estimated that 7,994 persons drive to the City to work or shop each day. It is therefore estimated that there are approximately 29,619 automobiles in Key West on an average day.

C. Future Conditions

All future development within the City is limited by the BPAS Ordinance which allocates units for new development as part of tying new growth to hurricane evacuation times. Based on the maximum potential unit of increase of 910 new units in the ten year planning horizon (*1.28 cars per household), the projected traffic impact is 1,165 new automobiles.

The City projects a slight permanent population decrease and a slight functional population increase during the short and long range planning periods, so the current roadway capacity should remain adequate, with the exception of the four roadway segments identified above. Due to the built-out nature of the City, it is not feasible to recommend adding lanes to relieve congested roadways. Multimodal improvements and other strategies are a more viable solution.

5.7 Parks and Recreation

Level of Service Standard

The City has adopted an acreage standard and a facilities standard for recreation and open space. These standards are as follows:

TABLE A5-3. LEVEL OF SERVICE STANDARDS FOR RECREATION SITES

Park Facility	Location	1,000 Population	Population Served	Desirable Park Area (Ac)	Facilities
Neighborhood Park	Neighborhood areas, adjacent to elementary school when feasible	2.5 acres	up to 5,000	Minimum of 2.5 acres	Plan apparatus areas, recreation building, sports fields, paved multi-purpose courts, senior citizens area, picnic area, open or free play area, and landscaping.
Community Park	Serves residents of a group of neighborhoods, adjacent to Jr. or Sr. High School when feasible	2.5 acres	up to 25,000	Minimum of 10 acres	All the facilities found in a neighborhood park plus facilities to service the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic area, passive and active recreation areas, multi-purpose courts, and recreation building.

TABLE A5-4. RECREATION STANDARDS FOR FACILITIES

FACILITIES	STANDARD
Tennis Courts	1 Court per 7,500 pop.
Racquetball/Handball Courts	1 Court per 10,000 pop.
Basketball Courts	1 Court per 5,000 pop.
Softball/Baseball Diamond	1 Diamond per 4,500 pop.
Swimming Pool	1 Pool per 45,000 pop.
Golf Course	1 18-hole per 50,000 pop.
Boat Ramps	1 Ramp per 9,500 pop.
Football/Soccer Fields	1 Field per 11,000 pop.
Bocce Courts	1 Court per 9,500 pop.

Analysis

The City of Key West’s 2010 permanent residential population is 24,649. In order to meet the acreage Level of Service Standard, 123.24 acres of parks need to be provided. The City of Key West presently has approximately 282 acres in parks and 158 acres at the municipal golf course, totaling 440 acres of recreational lands. The City is therefore meeting its acreage Level of Service Standard for recreation and open space.

In order to meet the facilities standard, three football/soccer fields, one 18-hole golf course, four tennis courts, three racquetball courts, five basketball courts, six softball/baseball fields, one pool, two boat ramps, and three bocce courts should be provided. The City is meeting or exceeding these standards, with the exception of two soccer/football fields, three racquetball courts, and one boat ramp. Some City residents do have access to non-city owned but publicly accessible facilities, including fields at school facilities.

2013 Comprehensive Plan Update Key Dates and Deadlines

CITY OF KEY WEST 2013 COMPREHENSIVE PLAN UPDATE KEY DATES AND DEADLINES APPENDIX B

DATE	PLAN UPDATE
Annual	<ul style="list-style-type: none"> Public Facilities Policy 4-1.3.1 Capital Improvements Policy 9-4.1.3 - Update Capital Improvements Schedule by Ordinance (December)
July 2013 Completed	<ul style="list-style-type: none"> Land Use Policy 1-1.12 - Update BPAS System
2014	<ul style="list-style-type: none"> Land Use Policy 1-1.4.6 - Climate Adaptation Planting Plan
2014	<ul style="list-style-type: none"> Land Use Objective 1-1.7 - Water Supply Plan Update
2014	<ul style="list-style-type: none"> Conservation Policy 6-1.13.1 - Environmental Scan to provide baseline for environmental audits
2014	<ul style="list-style-type: none"> Conservation Policy 6-1.13.3 - Coordination with County, agencies on communitywide environmental action plan
2015	<ul style="list-style-type: none"> Land Use Policy 1-1.9 - Update Land Development Regulations to ensure consistency with updated Comprehensive Plan
2015	<ul style="list-style-type: none"> Land Use Policy 1-1.5.3 - Urban Design Plan
2015	<ul style="list-style-type: none"> Transportation Policy 2-1.1.10 - Bicycle Master Plan
2015	<ul style="list-style-type: none"> Transportation Policy 2-1.1.12 – Level of Service Standard for Greenhouse Gas Emissions Conservation Policy 6-1.1.3 – Reduction of Greenhouse Gasses
2015	<ul style="list-style-type: none"> Coastal Management Policy 5-1.2.2.5.n – Program for annual inspection of marinas
2015	<ul style="list-style-type: none"> Coastal Management Policy 5-1.2.2.6.h – All marinas to become FDEP Clean Marina certified
2015	<ul style="list-style-type: none"> Conservation Policy 6-1.13.2 – Comprehensive Environmental Education Plan
2016	<ul style="list-style-type: none"> Public Facilities Policy 4-2.1.2 – Program to investigate feasibility of providing reclaimed water for irrigation

DATE	PLAN UPDATE
2016	<ul style="list-style-type: none"> • Conservation Policy 6-1.1.4 – Create, seek funding for “Sustainability Fund”
2017	<ul style="list-style-type: none"> • Land Use Objective 1-1.8 - Annexation Study • Intergovernmental Coordination Policy 8-1.1.4 - Key Haven Annexation Study
2017	<ul style="list-style-type: none"> • Public Facilities Policy 4-4.1.1 - Freshwater Lends Study (if feasible)
2017	<ul style="list-style-type: none"> • Conservation Policy 6-1.1.3 - Establish energy, water, transportation and solid waste standards to support greenhouse gas LOS
2020	<ul style="list-style-type: none"> • Land Use Objective 1-1.8 - South Stock Island Annexation Study • Intergovernmental Coordination Policy 8-1.1.4 - South Stock Island Annexation Study
2020	<ul style="list-style-type: none"> • Coastal Management Policy 5-1.2.2.6.h - All boatyards to become FDEP Clean Boatyard certified
No date	<ul style="list-style-type: none"> • Housing Policy 3-1.1.5 - Set up Affordable Housing Trust Fund
No date	<ul style="list-style-type: none"> • Coastal Management Policy 5-1.2.2.5.m - Comprehensive study of need for additional public/private marinas
No date	<ul style="list-style-type: none"> • Coastal Management Policy 5-1.5.3 - Establish Adaptation Action Areas (non-mandatory)
No date	<ul style="list-style-type: none"> • Conservation Policy 6-1.13.1 - Urban Beautification Plan



**CITY OF KEY WEST
WATER SUPPLY FACILITIES WORK PLAN
APPENDIX C**

1.0 INTRODUCTION

The purpose of the City of Key West Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within its jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. The City of Key West was granted an extension to complete the Work Plan and transmit it to the Department of Economic Opportunity (DEO). For informational purposes, the Monroe County Water Supply Plan was adopted on November 25, 2008. An update to the County Comprehensive Plan including Potable Water was completed in July 2011 (Technical Document) and is referenced herein.

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

The City of Key West Work Plan will, by reference, include the data, projected supply and demand numbers, conservation initiatives and capital improvements already identified in the FKAA 20-Year Water System Capital Improvement Master Plan (FKAA Master Plan dated December 2006) because Key West is a retail buyer and FKAA is the sole provider of water to the City. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The City of Key West Work Plan will address a 13-year planning period and identify projects from the FKAA Work Plan consistent with this planning period.

The City's Work Plan is divided into five sections, Figures and Attachments:

- Section 1 – Introduction
- Section 2 – Background Information
- Section 3 – Data and Analysis
- Section 4 – Work Plan Projects/Capital Improvement Element/Schedule
- Section 5 – Goals, Objectives, Policies

FIGURES
ATTACHMENTS

1.1 Statutory History

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

1.2 Statutory Requirements

The following highlights the statutory requirements:

1. Coordinate appropriate aspects of the comprehensive plan with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S., effective July 1, 2005]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department (DEO) for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permits, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S., effective July 1, 2005].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
 - c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]
5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element (Chapter 6) to assess projected water needs and sources for at least a 10-year planning period, considering the SFWMD Lower East Coast Water Supply Plan, as well as the Florida Keys Aqueduct Authority's consumptive use permit. [s.163.3177(6)(d), F.S.]

If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167(9), F.S.]

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1., F.S.]
8. Address in the Evaluation and Appraisal Report, the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2), F.S.]

2.0 BACKGROUND INFORMATION

2.1 Overview

The City of Key West was incorporated in 1828, making it the 1st municipality established in Monroe County. This was 17 years before Florida became a state. The City is at the beginning of island chain known as the Florida Keys (See Figure C1). The City boundaries incorporate the entirety of the main island and also the Northern one-half of Stock Island to the East. It also includes the Navy's properties of Fleming Key and Sigsbee. The current permanent population is 24,649 residents based on the 2010 U.S. Census.

The City also has a significant "seasonal population" (approximately 4,000), "transient residents" (over 14,000 on average), cruise ship visitors (high daily average of 3,100), "day trippers" (3,100), and commuters into the City (averaging 3,900). All of these population segments will utilize the City's potable water resources. The combined amount of all population segments above and others represents the "daily functional population" of the City and is estimated to be approximately 58,000 during peak periods. Based on factors unique to Key West, including the Building Permit Allocation System (BPAS), the daily functional population should remain constant throughout the planning period.

The City of Key West has a BPAS that limits new residential and transient development growth based on hurricane evacuation times. In 1993, the City was allocated 1,093 Equivalent Single-Family Units (ESFU) for development, to be distributed over the following 10 years. Since then no new units have been allocated. Additionally, the City is substantially built-out.

The functional population projections shown in Table C3.1 are compared with the service area functional population projections contained in the FCAA Master Plan. The Monroe County Planning Department's permanent and seasonal population projections were used to develop this functional population for

FKAA’s service area through 2025. The projected population was then multiplied by FKAA’s projected per capita demand to project customer demand in the service area.

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. Consumptive water use permits are issued for a fixed period of time and allow the holder to withdraw a specified amount of water from the ground (aquifers) or a canal, lake or river (surface water) for reasonable-beneficial uses. Consumptive water use permits require water conservation to prevent wasteful uses, such as the reuse of reclaimed water (treated wastewater). The permits also set limits on how much water can be withdrawn at each location in the aquifer or from surface water. These limits protect existing residents' water supplies and protect aquifers from saltwater intrusion damage, and surface water sources from drying up. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule-making to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007, as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs mandates the development of alternative water supplies, and increasing conservation and reuse.

3.0 DATA AND ANALYSIS

The intent of the data and analysis section of the Work Plan is to describe the information that local governments need to provide to state planning and regulatory agencies as part of their proposed comprehensive plan amendments, particularly those that would change the Future Land Use Map (FLUM) to increase density and intensity.

3.1 Population Information

The City of Key West existing and future population figures are derived from the 2010 U.S Census. Table C3.1 shows the City’s permanent and functional population projections through 2025.

**Table C3.1
2010-2025: Population Projections**

Year	Permanent Population	Functional Population
2010	24,649	58,000
2015	24,235	58,000
2020	23,820	58,000
2025	23,405	58,000

This decline in permanent population growth is reflective of the fact that the City is substantially built-out, with future development potential and population growth limited by the scarcity of vacant and developable land and the BPAS.

3.2 Maps of Current and Future Areas Served

The maps contained in the Figure C2a map series depict the FKAA Water System in its entirety.

The map depicting current and future City boundaries served by the FKAA is provided in Figure C3. At this time, there are no areas anticipated to be annexed.

3.3 Potable Water Level of Service Standard

Both Policies 4-1.1.1 (Public Facilities Element) and 9-1.6.1 (Capital Improvements Element) provide for a Level of Service Standard of 93 gal/capita/day for residential uses and 650 gal/acre/day for non-residential uses. For comparison, Monroe County standards are 66.5 gal/capita/day for residential uses and 0.35 gal/square foot/day for commercial (non-residential) uses. If calculated per acre the Monroe County LOS for non-residential would be equivalent to 15,246 gallons per day (assuming an FAR of 1.0 for properties both in Key West and in the unincorporated area). The non-residential LOS is recommended to be deleted as a separate standard. The rationale for this recommendation is that depending on the non-residential use, a wide range of the number of gallons of water used is possible. For example, a 20,000 square foot parking lot would require a fraction of water used in a 20,000 square foot laundry facility. More typically, most municipal water supply plan LOS in the State of Florida are calculated on a “gallons/capita/day” basis.

**Table C3.3
Potable Water Level of Service**

	City of Key West	Monroe County
Residential	93 gallons/capita/day	66.5 gallons/capita/day
Non-Residential	650 gallons/acre/day	0.35 gallons/square foot/day

The goal of the FKAA for potable water consumption is to maintain an overall level of service standard of 100 gallons/capita/day. As part of this Water Supply Plan, it is recommended that the City adopt this as its standard, providing for consistency with the goals of the water service provider. In addition, it is recommended that the City adopt water conservation policies, as outlined in this Plan and the associated Goals, Objectives and Policies.

3.4 Population and Potable Water Demand Projections by Local Government and Utility

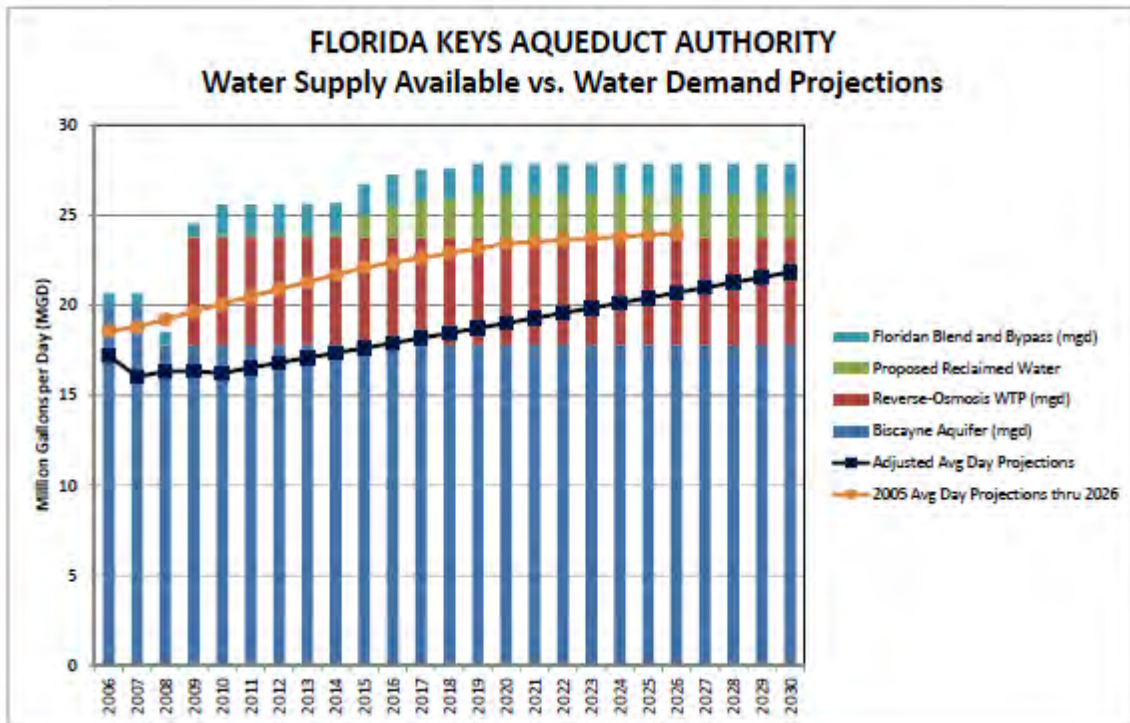
**Table C3.4
City of Key West
Population and Water Supply Demands**

SERVICE AREA	WATER SUPPLY UTILITY SERVICE WITHIN WATER DISTRIBUTION SERVICE AREA							
	POPULATION PROJECTIONS				WATER SUPPLY DEMAND Million Gallons per Day (MGD)			
	YEAR	2010	2015	2020	2025	2010	2015	2020
TOTAL FKAA SERVICE POPULATION*	157,933	158,511	159,091	160,173	20.07	22.08	23.41	23.88

* SFWMD CUP Number: 13-00005-W (FKAA), March 13, 2008
According to the FKAA, the actual 2010 water demand within the City was 5.96 MGD

WATER SUPPLY UTILITY SERVICE WITHIN WATER DISTRIBUTION SERVICE AREA								
SERVICE AREA	POPULATION PROJECTIONS				WATER SUPPLY DEMAND Million Gallons per Day (MGD)			
YEAR	2010	2015	2020	2025	2010	2015	2020	2025
CITY OF KEY WEST								
Permanent Population	24,649	24,235	23,820	23,405				
Daily Functional Population	58,000	58,000	58,000	58,000				
Total (Permanent)					2.46	2.42	2.38	2.34
Total (Functional)					5.80	5.80	5.80	5.80

Table C3.4a



3.5 Water Supply Provided by Local Government

The FKAA is a retailer service provider to residents, businesses and other entities requiring water services; therefore, water supply is not provided by the City.

3.6 Water Supply Provided by Other Entities

The Biscayne and Floridan Aquifers are the sources of the FKAA's water supply. The Authority's wellfield is located in a pineland preserve west of Florida City, in southern Miami-Dade County (See Figure C4 – Miami-Dade County Wellfield Protection Areas). The water is treated at the FKAA's Water Treatment Facility in Florida City, which has a maximum design capacity of 29.8 Million Gallons per Day (MGD). A secondary water treatment facility at this location is the Reverse Osmosis (RO) plant that is capable of producing 6 MGD (included in the 29.8 MGD). Also, two saltwater RO plants (located on Stock Island and Marathon) can produce water under emergency conditions. Their design capacities are 2.0 and 1.0 MGD, respectively. Under CUP 13-0005-W (valid through March 13, 2028), the FKAA is allowed an annual withdrawal from the aquifers of 8.751 billion gallons of water.

Water from these facilities, with the aid of booster pump stations, travels the length of the Keys, terminating at Key West (approximately 130 miles). Distribution is generally through a 36-inch diameter transmission line, decreasing in size to an 18-inch diameter line upon entering the City. From that line, a feeder system disperses the water through-out the community.

This integrated system also includes 45.2 million gallons of total storage capacity in reservoirs and tanks. The FKAA Master Plan includes a proposal to increase storage to 90 MG by 2025, which would provide a 10 day supply of water at 50% of the annual average daily flow based on 2010 consumption rates.

Notably, the FKAA system is a closed system, therefore, not connected to any other system.

3.7 Conservation

A high priority is placed on water conservation by the SFWMD, FKAA, Monroe County and the City of Key West. It is a mandate to implement Best Management Practices, in addition to various irrigation, xeriscaping, plumbing fixture efficiency and wastewater reuse requirements.

3.7.1 County-wide Issues

Monroe County and the City of Key West have a Building Permit Allocation System (BPAS) that limits new residential and transient development growth based on hurricane evacuation times. Water conservation continues to be of the highest priority within the Lower East Coast region of Florida, no more so than in Monroe County. The use of potable water for irrigation is regulated by Year Round Water Conservation Rules, Consumptive and General Water Use Rules, Chapter 40E-2 and -20, F.A.C. Other programs that have been instituted by the FKAA, as outlined in its 2007 Water Conservation Plan include: leak detection, a public information program, the Florida-Friendly Landscape Ordinance/Permanent Irrigation Ordinance, plumbing fixture efficiency standards, filter backwash recycling, reuse of wastewater, and metering.

3.7.2 Specific Actions, Programs, Regulations, or Opportunities

The City will coordinate future water conservation efforts with the FKAA, the SFWMD and Monroe County, as necessary to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The City will continue to actively support the SFWMD, FKAA and Monroe County in the implementation of new regulations or programs that are designed to conserve water. As stated previously, the goal of the FKAA for potable water consumption is to maintain an overall level of service standard of 100 gallons/capita/day. As part of this Water Supply Plan, it is recommended that the City adopt this as its standard, providing for consistency with the goals of the water service provider. In addition, it is recommended that the City adopt water

conservation policies, as outlined in this Plan and the associated Goals, Objectives and Policies. Subsequent to those recommendations, if accepted, revisions to the City's Land Development Regulations shall be adopted.

3.8 Reuse

The City does have a wastewater facility but would require upgrades and additional infrastructure for distribution.

3.8.1 Regional and County-wide Issues

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

The City supports water reuse policies and programs being implemented by the SFWMD, Monroe County and FKAA. The FKAA has committed to implement water reuse/reclaimed water projects. Reclaimed water serves as an alternative water supply. The benefits of using reclaimed water include the disposal of effluent (sewage) in an environmentally friendly manner (such as irrigation) and extending the life of water sources. Both the Big Coppitt Wastewater Treatment Plant and the Hawk's Cay/Duck Key Wastewater Treatment Plant are water reclamation facilities, permitted to provide reclaimed water to a portion of their service areas.

3.8.2 Specific Actions, Programs, Regulations, or Opportunities

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

4.0 CAPITAL IMPROVEMENTS

4.1 Work Plan Projects

The City's Five Year Capital Improvements Program for FY 2011/2012 – 2015/2016 does not include improvements to the Potable Water System, which is owned and operated by the FKAA. See 4.2.1 below for FKAA proposed system wide improvements.

4.2.1 Capital Improvements Element/Schedule

Table 8.4 - FCAA Budget and Financial Plan – FY ending September 2011

Description	2011	2012	2013	2014	2015	Five year total expenditures
AMI meter replacement	\$2,000,000	\$2,000,000	\$2,000,000	\$1,500,000		\$7,500,000
Distribution replacements	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,000,000
Distribution replacement (accelerated)	\$1,724,000	\$2,446,800	\$1,110,000			\$5,280,800
Marathon RO improvements	\$1,000,000					\$1,000,000
Stock Island RO plant upgrades	\$500,000					\$500,000
Boca Chica Bridge – 24" WM	\$1,800,000					\$1,800,000
Key West 18" main replacement (N.	\$3,700,000					\$3,700,000
Key West Administration building	\$700,000					\$700,000
Reclaimed water system – Duck Key, Big	\$1,500,000	\$1,500,000				\$3,000,000
Sewer lateral connections for Marathon &	\$135,000					\$135,000
Hawk's Cay advanced water treatment &	\$1,268,500					\$1,268,500
Pump station & force main to connect Navy	\$100,000					\$1,300,000
Property for expanded Navy capacity at Big	\$1,000,000					\$1,000,000
Property for expanded Navy capacity at Big	\$1,000,000					\$1,000,000
Navy Water Improvements	\$677,000	\$677,000	\$677,000	\$677,000	\$677,000	\$3,385,000
North Key largo 12" water main		\$250,000	\$500,000			\$750,000
Florida City 5 mg storage tank			\$2,600,000	\$2,600,000		\$5,200,000
Marathon 4 mg storage tank				\$50,000	\$4,100,000	\$4,150,000
Marathon customer service building				\$3,000,000	\$1,000,000	\$4,000,000
TOTAL	\$19,104,500	\$10,073,800	\$8,887,000	\$9,827,000	\$7,777,000	\$55,669,300

Source: FCAA

5.0 GOALS, OBJECTIVES AND POLICIES

CHAPTER 1: LAND USE ELEMENT

Policy 1-1.7.1: The City of Key West, through the Land Development Regulations, will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.

CHAPTER 4: PUBLIC FACILITIES ELEMENT

Policy 4-1.1.1: Level of Service Standards.

* * *

Objective 4-1.2: The City of Key West shall comply with its Water Supply Facilities Work Plan 2012-2025 (Work Plan) adopted March 19, 2013, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on February 15, 2007. The Work Plan will be updated, at a minimum, every 5 years. The City's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and identify those water supply projects, using all available technologies, necessary to meet the City's water demands for the planning period.

Policy 4-1.2.1: The City of Key West shall comply with its Water Supply Facilities Work Plan (2012–2025) which is incorporated by reference into the Comprehensive Plan.

Policy 4-1.2.2: Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted February 15, 2007, with the Florida Keys Aqueduct Authority (FKAA) 20-Year Water System Capital Improvement Master Plan adopted December 2006 and with the Monroe County Water Supply Plan adopted November 25, 2008 (as necessary). The City shall amend its Comprehensive Plan and Work Plan, as required to provide consistency with the District, County and FKAA plans.

Monitoring Measure:

The Work Plan shall remain consistent with the Florida Keys Aqueduct Authority 20-Year Water System Capital Improvement Master Plan, which is compatible with the FKAA Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

CHAPTER 6: CONSERVATION ELEMENT

Policy 6-1.2.8: Implementation of the Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the City may experience.

- Policy 6-1.2.9:** The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the FKAA, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.
- Policy 6-1.2.10:** If in the future there are issues associated with water supply, conservation or reuse, the City will immediately contact the FKAA to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with the FKAA to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse.
- Policy 6-1.2.11:** The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all retrofitted residential and commercial projects.
- Policy 6-1.2.12:** The City will require the use of high efficiency/ultra-low volume toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new residential and commercial projects.
- Policy 6-1.2.13:** The City shall require the use of sub-metering for all multi-unit residential developments which will include: separate meter and monthly records kept of all major water-using functions, such as, cooling towers and individual buildings, in all new and redeveloped multi-family residential projects.
- Policy 6-1.2.14:** The City will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of cisterns, rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.
- Policy 6-1.2.15:** The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits, as recommended by the Lower East Coast Water Supply Plan.
- Policy 6-1.2.16:** The City shall coordinate with the FKAA to submit a water conservation plan. Said plan shall be updated for the FKAA's approval every five years following submittal and Conserve Florida Guide generated reports shall be filed annually at the close of the fiscal year.
- Policy 6-1.2.17:** The City shall require all future developments to comply with the landscape restrictions for irrigation, as enumerated in Section 74-297 of the City Code, as amended.
- Policy 6-1.2.18:** The City shall cooperate with the FKAA in estimating non-metered water usage for regulatory reporting.

CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT

- Policy 8-1.3.4:** The City shall coordinate the adopted Comprehensive Plan with the plans of the school board, FKAA, and other units of local government providing services but not

having regulatory authority over the use of land, and with the Comprehensive Plan of Monroe County, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan and Lower East Coast Water Supply Plan Update.

Policy 8-1.3.5: The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the FKAA, South Florida Water Management District and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy 8-1.3.6: Ensure and identify the consistency of local level of service standards by annually contacting all local governments to which water service is provided and provide current information, including: populations, level of services, service areas, and water supply facilities, and evaluate if future modification to either the service agreement or level of service standards should be included in subsequent Comprehensive Plan Amendments.

Policy 8-1.3.7: Negotiate or renew interlocal agreements with water supply providers, ensuring contractual agreement of the adopted level of service standards, service area, populations and time periods for services provided.

CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT

Policy 9-1.6.1: Level of Service Standards.

* * *

Objective 9-4.1: Appropriate mechanisms will be developed and adopted with the FKAA and South Florida Water Management District in order to assure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the City shall consult with the FKAA to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy. Furthermore, the City will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

Policy 9-4.1.1: The City will ensure the financial feasibility of the public water infrastructure system by coordinating its land development practices with the FKAA water service production and delivery systems.

Policy 9-4.1.2: The City shall provide monthly data to the FKAA, or as required by such entity, to track the amount of water to be allocated for new use.

Policy 9-4.1.3: The City shall incorporate capital improvements affecting City levels of service by referencing the Capital Improvements Schedules of the FKAA (2011/2012 through 2015/2016), state agencies and other units of government providing services, but not having regulatory authority over the use of land, into its Five-Year Schedule of Capital Improvements (Fiscal Years 2011/2012 through 2015/2016). The City Schedule shall be maintained and updated annually.

FIGURES

Figure C1 – General Location Map

Figure C2 – FCAA Planning Area (Map series C2a through C2d)

Figure C3 – Water Service Area within City Boundaries

Figure C4 – Miami-Dade County Wellfield Protection Areas

REFERENCES

FCAA 20-Year Capital Improvement Master Plan *Final* (December 2006)

Monroe County Comprehensive Plan Technical Document Element

Chapter 8.0 – Potable Water (July 2011)

FIGURES

Figure C1 – General Location Map

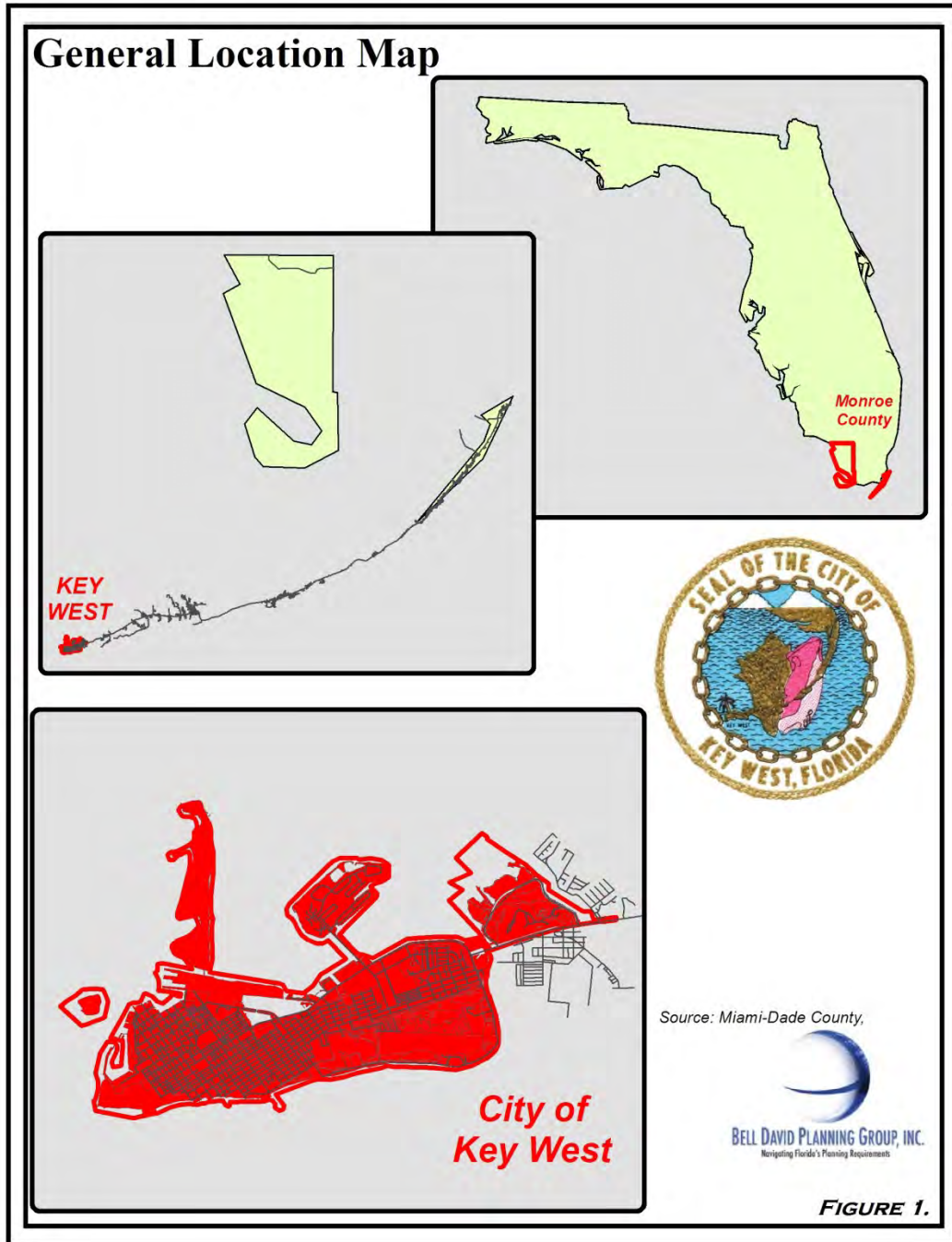


Figure C2a – FCAA Planning Area (Lower Keys)

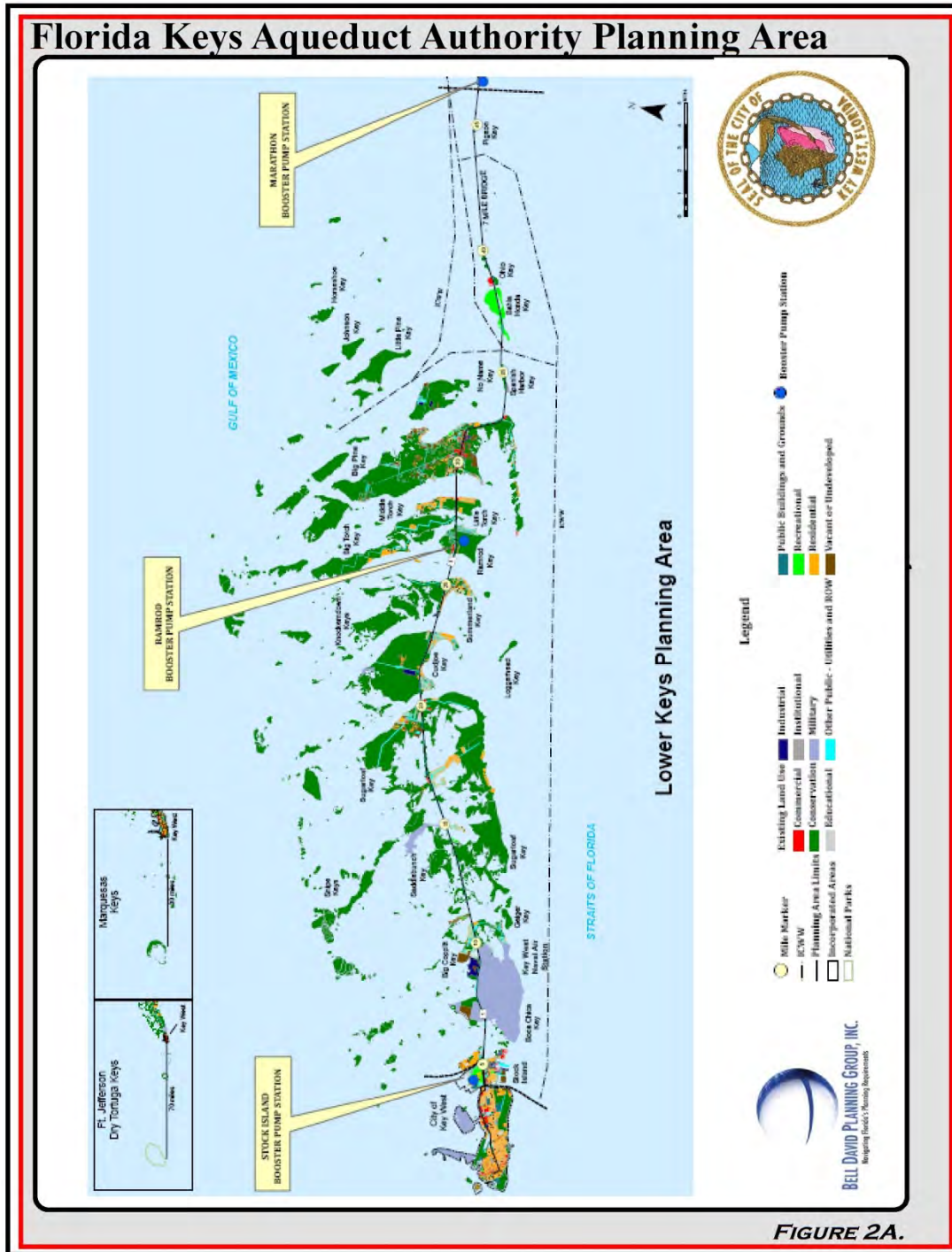


Figure C2b – FKAA Planning Area (Middle Keys)

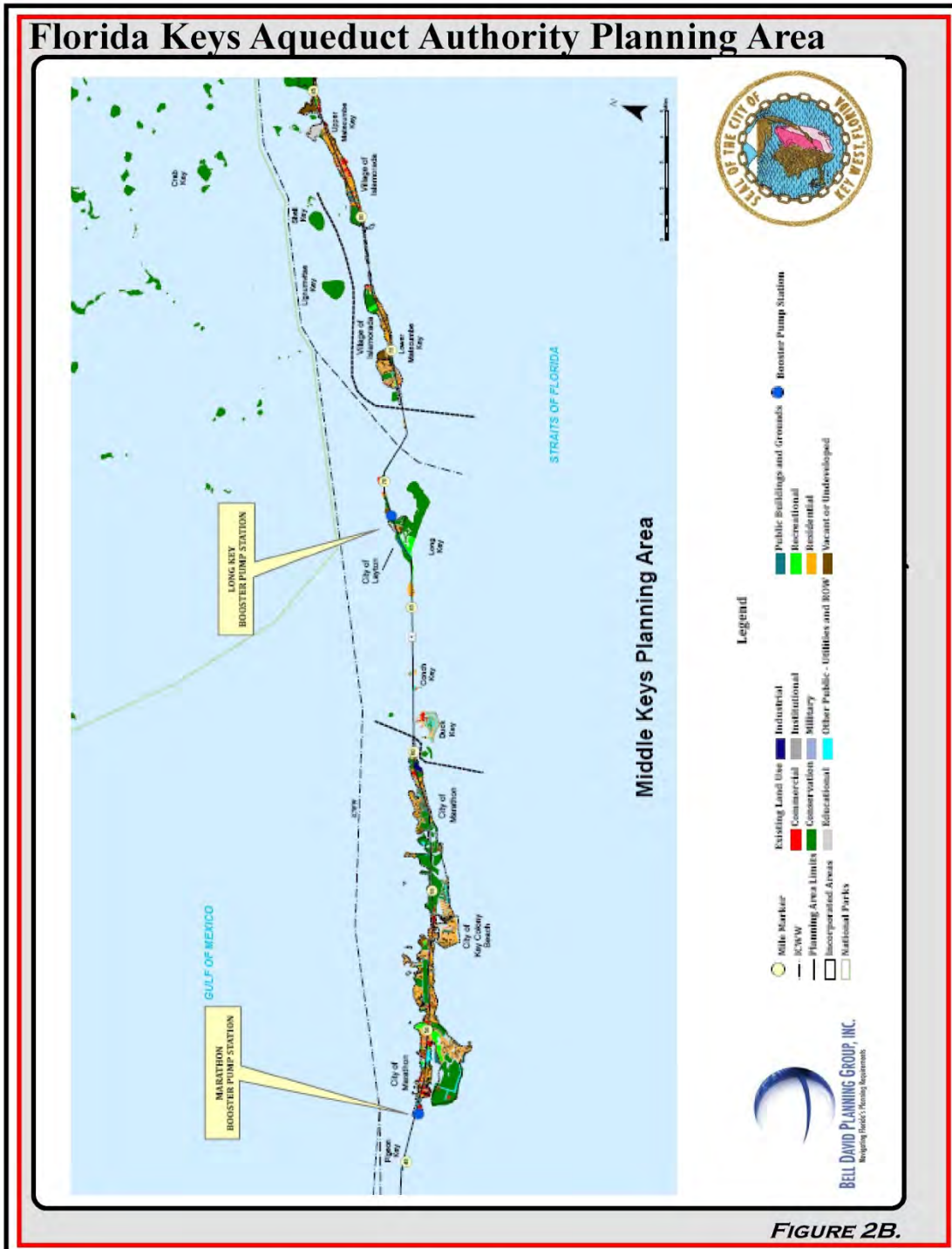


Figure C2d – FKA Planning Area (Mainland)

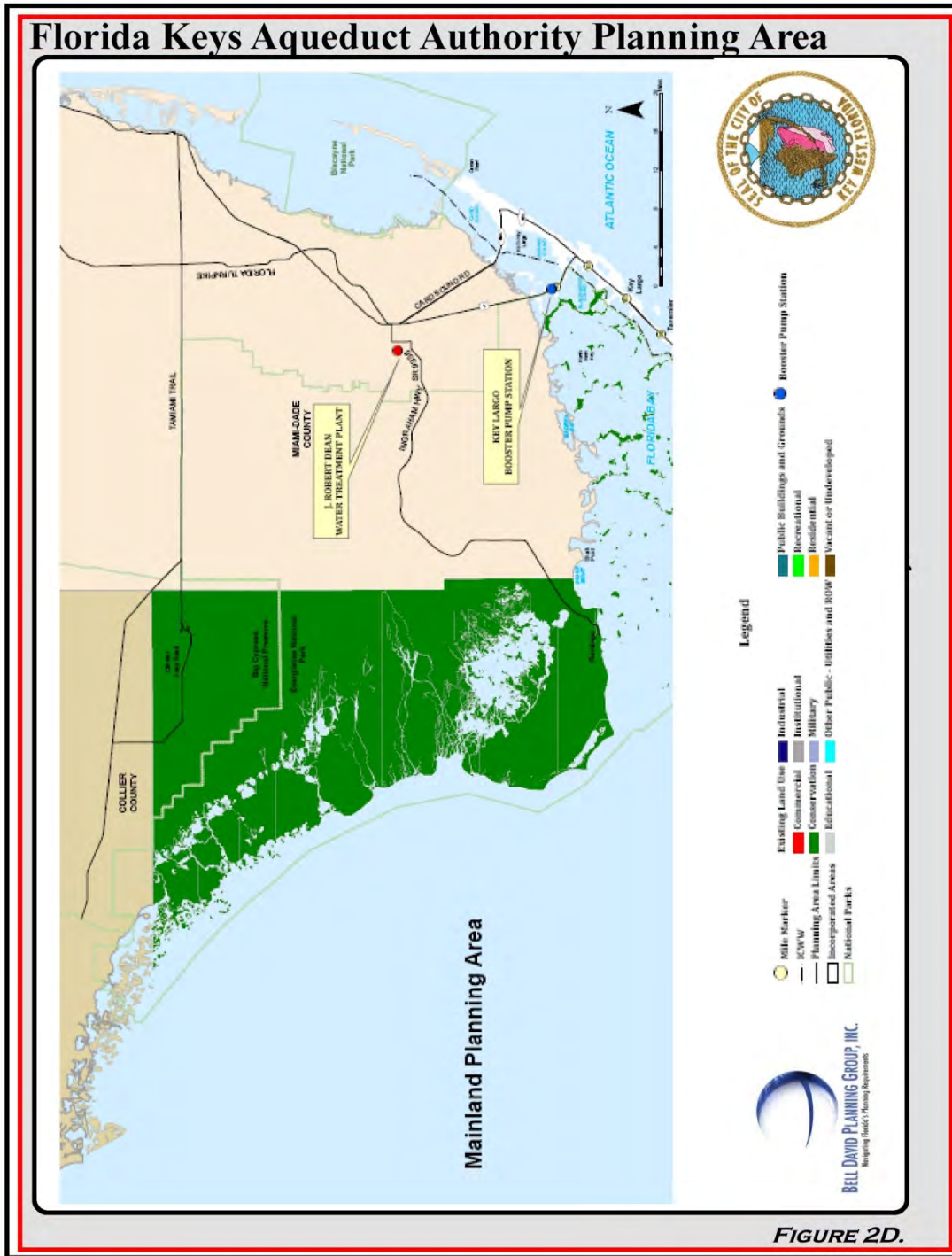


Figure C3 – Water Service Area



Figure C4 – Wellfield Cones of Influence

