Islamorada, Village of Islands
LOCAL PLANNING AGENCY MEETING

May 13, 2024 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. AGENDA: Requests for Deletion / Emergency Additions

IV. PUBLIC COMMENT

(This is general public comment. It provides an opportunity for the public to speak about matters not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)

V. CONSENT AGENDA

A. Approval of minutes from March 11, 2024 meeting. ()

VI. PUBLIC HEARINGS

A. Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Future Land Use Map of Parcel 00394480-000108 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA AGENT FOR SOJOURN SOUTH LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM CONSERVATION (C) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON LOWER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00394480-000108, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

B. Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Zoning Map for Parcel 00394480-000108 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA

AGENT FOR SOJOURN SOUTH LLC, TO AMEND THE OFFICIAL ZONING MAP FROM CONSERVATION (C) TO COMMERCIAL FISHING (CF) FOR THE SUBJECT PROPERTY, LOCATED ON LOWER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00394480-000108, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE

C. Ordinance Amendment Considering the Request of Tea Table Key LLC to Amend the Future Land Use Map for Parcel 00097000-000000. (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TEA TABLE KEY LLC TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL CONSERVATION (RC) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00097000-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

D. Ordinance Amendment Considering the Request of Tea Table Key LLC to Amend the Zoning Map of Parcel 00097000-000000. (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TEA TABLE KEY, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM NATIVE RESIDENTIAL (NR) TO TOURIST COMMERCIAL (TC) FOR THE SUBJECT PROPERTY, LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00097000-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

E. Ordinance Amendment Relating to Variances from Minimum Lot Area Requirements. (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30, "LAND DEVELOPMENT REGULATIONS," OF ARTICLE IV, "ADMINISTRATIVE PROCEDURES," SECTION 30-221, "VARIANCES IN GENERAL," OF THE VILLAGE CODE RELATING TO VARIANCES FROM MINIMUM LOT AREA REQUIREMENTS WHERE WORKFORCE/AFFORDABLE HOUSING IS PROVIDED; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION

IN THE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF COMMERCE.

F. Ordinance Amending Chapter 30 "Land Development Regulations" Article II "Rules of Construction and Definitions" Relating to Fronting. (John Quick, Interim Village Attorney, Jennifer DeBoisbriand , Planning Director)
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE II "RULES OF CONSTRUCTION AND DEFINITIONS", SECTION 30-32 OF THE VILLAGE CODE RELATING TO FRONTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

VII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS

VIII. FUTURE AGENDA ITEMS

IX. PLANNING DIRECTOR / VILLAGE MANAGER

A. Next meeting date.

X. VILLAGE ATTORNEY

XI. MOTIONS

XII. OTHER BUSINESS

XIII. ADJOURNMENT

Options for Viewing the Local Planning Agency Meeting:
The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from their personal computer, tablet or phone via the following link:
https://islamoradafl.portal.civicclerk.com/

Option 1: Email your comments.
1. Public comment should be submitted via email to: public.comment@islamorada.fl.us
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.
4. Public comment should be submitted by 9 a.m. the day before the meeting. Public comment will be sent to the LPA members for consideration prior to the meeting. Public comments will not be read during the meeting.

Option 2: Call in During the Meeting.
1. If phoning in, dial 305-224-1968 and enter the webinar **ID: 966 8605 3458** followed by #. When the Chair opens public comment pertaining to the agenda item you are interested in dial ***9** to be recognized by the Zoom meeting monitor. The Monitor will call you by the last four digits of your phone number. Please be sure to unmute your phone when you are called upon.

2. If watching online via Zoom: Open the Zoom webinar link **https://zoom.us/j/96686053458** and follow the prompts to join the webinar. When the Chair opens public comment use the "raise your hand" feature to be recognized by the meeting monitor. Public comments will be heard in the order in which they are received.

ADA Assistance:
These meetings are open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at (305) 664-6448 or by email at ADA@islamorada.fl.us at least 48 hours before the scheduled meeting

Islamorada, Village of Islands
LOCAL PLANNING AGENCY MEETING

March 11, 2024 - 5:30 PM
Founders Park Community Center
87000 Overseas Highway
Islamorada, FL 33036

MINUTES

I. CALL TO ORDER / ROLL CALL

Chair Deb Gillis called the meeting to order at 5:39 PM. Present were Cheryl Culberson, Patrick Foley, Tony Hammon, Susan Raffanello, James Rhyne, Vice Chair Lorie Lalonde and Chair Deb Gillis.

II. PLEDGE OF ALLEGIANCE

Ty Harris led the Pledge of Allegiance.

III. AGENDA: Requests for Deletion / Emergency Additions

TABs C and D will be postponed to the April 8th meeting.

IV. PUBLIC COMMENT

(This is general public comment. It provides an opportunity for the public to speak about matters not scheduled elsewhere on the agenda. The mayor opens public comment on agenda items throughout the meeting.)

Kevin O'Neil, Brian Scully, Van Cadenhead, Lisa Emmert, Ty Harris, Hermine Zavar, Cameron Davis, Frederick Schmid, Maria Newman (Zoom) provided public comment.

V. CONSENT AGENDA

A. Approval of the Monday, January 8, 2024 meeting minutes. ()

Tony Hammon made a motion to approve the minutes of the January 8, 2024 meeting. Cheryl Culberson seconded the motion. A vote was taken and the motion passed 7 - 0.

VI. PUBLIC HEARINGS

A. Ordinance Amendment Considering the Request of HVS82 Investments LLC to Amend the Future Land use Map of Parcel 00415840-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF SHARON MAHONEY ON BEHALF OF HVS82 INVESTMENTS LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL CONSERVATION (RC) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBER 00415840-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Acting Village Attorney Allison Smith read the Future Land Use and Zoning Map Amendments titles.Planning Director Jennifer DeBoisbriand presented on behalf of staff. The property was designated Suburban Commercial prior to incorporation from the Village. The village rezoned it to Native Residential. The Village Biologist said the remaining habitat is considered high quality habitat and no further clearing would be allowed.

The current Future Land Use Map is Residential Conservation. Surrounding properties include Residential Conservation, Mixed Use, Public / Semi Public and Residential Low. The current Zoning is Native Residential. Surrounding properties' zoning are Native Residential, Highway Commercial, Public / Semi Public and Residential Estate.

The Property Owner has indicated they intend on maintaining the property as it currently is with the existing green house. Staff is recommending approval of both map amendments at this time.

Chair Deb Gillis opened public comment. Lou Ann Buschlen, Van Cadenhead and Ty Harris provided public comment.

Susan Raffanello provided history on this parcel along with prior zoning. Ms. Rafanello was concerned with staff's approval of the amendments because of the uncertainty of the impact of the change. She indicated that this skips over the comprehensive plan to get the designations of highway commercial and mixed use.

Cheryl Culberson indicated that the lot was not bought as conservation but bought for the greenhouse. She mentioned the previous planning director riding up and down the Overseas Highway and designating large swaths of land as conservation. Ms. Culberson does not have a problem with this lot going back to what it was before the Village's incorporation.

Environmental Planner Daniel Parobok reiterated that regardless of any map amendment changes no further clearing can happen.

Further discussion ensued among the LPA.

Patrick Foley brought up that it appears that the map amendments brought up before him seem to rely on decisisions of the heart as opposed to rules and regulations.

Susan Raffanello brought up how she thinks there is supposed to be a review of the comprehensive plan every 7 years but there has not been.

Cheryl Culberson made a motion too approve the amendment to the Future Land Use Map as presented. Vice Chair Lorie Lalonde seconded the motion. A vote was taken and the motion passed 5 - 2.

B. Ordinance Amendment Considering the Request of HVS82 Investments LLC to Amend the Zoning Map for Parcel 00415840-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF SHARON MAHONEY ON BEHALF OF HVS82 INVESTMENTS LLC, TO AMEND THE OFFICIAL ZONING MAP FROM NATIVE RESIDENTIAL (NR) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBER 00415840-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Cheryl Culberson made a motion was made to approve the zoning map amendment from Native Residential to Highway Commercial. Lorie Lalonde seconded the motion. A vote was taken and the motion passed 5 - 2.

C. Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Future Land Use Map of Parcel 00394480-000108 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA AGENT FOR SOJOURN SOUTH LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM CONSERVATION (C) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON LOWER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00394480-000108, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

This amendment has been moved to the April 8, 2024 Local Planning Agency meeting.

D. Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Zoning Map for Parcel 00394480-000108 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA AGENT FOR SOJOURN SOUTH LLC, TO AMEND THE OFFICIAL ZONING MAP FROM CONSERVATION (C) TO COMMERCIAL FISHING (CF) FOR THE SUBJECT PROPERTY, LOCATED ON LOWER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00394480-000108, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE

This amendment has been moved to the April 8, 2024 Local Planning Agency meeting.

E. Ordinance Amendment Considering the Request of Island Community Church Inc to Amend the Future Land Use Map of Parcel 00402900-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA AGENT FOR ISLAND COMMUNITY CHURCH INC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM PUBLIC/SEMI-PUBLIC SERVICES (PS) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00402900-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Acting Village Attorney Allison Smith read the titles for the Future Land Use and Zoning Map Amendments.

Planning Director Jennifer DeBoisbriand explained that the remainder of the items on the agenda were being brought back as a procedural matter. There was an error in the posting of the items. These items were presented and voted on at the January 8 Local Planning Agency meeting.

Van Cadenhead and Ty Harris provided public comment.

Tony Hammon recused himself from the vote. A brief discussion ensued on the amendments,

Cheryl Culberson made a motion to approve the Future Land Use Map

amendment. James Rhyne seconded the motion. A vote was taken and the motion passed 6 - 0.

F. Ordinance Amendment Considering the Request of Island Community Church Inc to Amend the Zoning Map for Parcel 00402900-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF TY HARRIS PA AGENT FOR ISLAND COMMUNITY CHURCH INC, TO AMEND THE OFFICIAL ZONING MAP FROM PUBLIC/SEMI-PUBLIC SERVICES (PS) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBER 00402900-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Acting Village Attorney Allison Smith read the Future Land Use and Zoning Map titles.

Cheryl Culberson made a motion to amend the Zoning Map from Public Semi Public Service to Highway Commercial. James Rhyne seconded the motion. A vote was taken and the motion passed 6 - 0.

G. Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Future Land Use Map of Parcel 00405350-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY COVE, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405350-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.3:WINDLEY KEY MIXED USE AREA 1; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Acting Village Attorney read the titles for the Future Land Use Amendments and Zoning Map Amendments for the Windley Isles and Windley Cove properties. The corresponding presentations were made at the meeting on January 8, 2024.

Van Cadenhead and Jocelyn Tiedeman provided public comment.

The LPA discussed the ample parking at both these locations, which may indicate they were always planned to be vacation rentals.

Cheryl Culberson made a motion to approve amending the Windley Cove Future Land Use Map from Residential Medium to Mixed Use. Tony Hammon seconded the motion. A vote was taken and the motion was approved 5 - 2.

H. Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Zoning Map of Parcel 00405350-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY COVE, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405350-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Cheryl Culberson made a motion to amend the Zoning Map for Windley Cove from Residential Single Family to Highway Commercial. Tony Hammon seconded the motion. A vote was taken and the motion passed 5 - 2.

I. Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Future Land Use Map of Parcel 00405360-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.3:WINDLEY KEY MIXED USE AREA 1; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Tony Hammon made a motion to approve the amendment of the Future Land Use Map for Windley Isles from Residential Medium to Mixed Use. Cheryl Culberson seconded the motion. A vote was taken and the motion passed 5 - 2.

J. Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Zoning Map of Parcel 00405360-000000 (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY

COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

Cheryl Culberson made a motion to approve the Zoning Map amendment from Residential Single Family to Highway Commercial. Tony Hammon seconded the motion. A vote was taken and the motion passed 5 - 2.

VII. CHAIR AND LOCAL PLANNING AGENCY MEMBERS

Cheryl Culberson suggested placing signage on US1 or the Old Road in addition to the sign posted on the property, as it would be a benefit to have a sign on a major artery.

VIII. FUTURE AGENDA ITEMS

None.

IX. PLANNING DIRECTOR / VILLAGE MANAGER

A. Next meeting date.

Planning Director Jennifer DeBoisbriand asked the Local Planning Agency members to let her know as soon as possible if they could attend the next LPA meeting if it were held on Monday, April 8, 2024.

Susan Raffanello wants it stated for the record that in the last 2 years the LPA has never canceled a meeting due to a lack of a quorum.

X. VILLAGE ATTORNEY

None.

XI. MOTIONS

None.

XII. OTHER BUSINESS

None.

XIII. ADJOURNMENT

Tony Hammon made a motion to adjourn the meeting. Chair Deb Gillis seconded the motion and the meeting concluded at 8:06 PM.

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Jennifer DeBoisbriand , Planning Director
Date: May 13, 2024
Subject: Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Future Land Use Map of Parcel 00394480-000108

Background:
The applicant, Sojourn South LLC, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Conservation (C) to Mixed-Use (MU) designation on the subject property, located on a vacant site in Lower Matecumbe with the RE# 00394480-000108 , comprising 1.74 +/- acres. The site has historically been used for storage of lobster traps, repair of lobster traps and docking facilities for commercial fishing vessels. The site is adjacent to the Lobster Walk, one of only two remaining commercial fishing uses within the Village. The applicant/owner is requesting this amendment in support of returning the property to its zoning prior to Village incorporation. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from Conservation (C) District to Commercial Fishing (CF) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant's representative, Ty Harris, has submitted a Letter of Intent detailing the map amendment request.

Existing Use and Habitat:

The subject property is an approximately 1.74-acre vacant parcel, the property contains no significant habitat and is mostly devoid of all vegetation except on the shoreline. The property is not recognized as habitat to any state or federal listed animal species, and it is not within the state conservation recreation lands' boundary or critical habitat area. Pursuant to the Village's GIS data and records the parcel is not defined as any specific habitat.

Surrounding Future Land Use Map (FLUM) Designations:

The subject property currently has an existing Conservation (C) Future Land Use designation. The adjacent properties to the South are designated Mixed Use (MU) with commercial fishing operations. To the North the adjacent properties are designated Residential High (RH) and are currently vacant but have been permitted for 6 single family residences. The properties to the East across Overseas Highway are Conservation (C). To the West the property directly abuts the cove but across the cove the properties are designated Residential High (RH) with a mix of condominiums, duplexes and single family homes. The character of the subject property is vacant and the surrounding area is mixed-use with a collective of commercial fishing operations, multi-family dwelling units, single family residences and vacant land.

Existing Zoning: Conservation (C) District
Flood Zone: Zone AE 10

Analysis:
The proposed FLUM amendment, from Conservation (C) to Mixed Use (MU), in conjunction with the companion application for a Zoning Map Amendment from Conservation (C) District to Commercial Fishing (CF) District, would allow the uses that have continued to operate as legal non-conforming uses to operate legally.

Areas designated MU on the Future Land Use Map recognize the prevalent and historical mixed-use pattern of development in the Village. The MU designation shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations [Ref. Comprehensive Plan Objective 1-2.4].

Impact and Policy Analysis:

The proposed FLUM amendment would alter the development potential of the subject property. The following table is a comparison of the maximum residential density and non-residential intensity [or floor area ratio (FAR)] between the existing C FLUM and the proposed MU FLUM.

Existing FLUM Category	Maximum Residential Density	Maximum Non-Residential Intensity (FAR)
Conservation (C)	-	-
Proposed FLUM Category	**Maximum Residential Density**	**Maximum Non-Residential Intensity (FAR)**
Mixed Use (MU) Residential		
Residential Density Allowance	6 units per acre	-
With TDRs	12 units per acre	-
Affordable Housing	15 units per acre	-
Mixed Use (MU) Nonresidential		
Outside Village Activity Centers	-	.25
Outside Village Activity Centers with TDRs	-	.35
Inside Village Activity Centers	-	.35

Working Waterfronts - .35

Maximum Residential Density: The existing C FLUM does not allow for residential development. The proposed MU FLUM designation would allow market-rate residential density based on acreage (6 units per acre); and therefore, the minimal lot size to support one (1) market-rate residential unit would be 7,260 square feet or 0.16 acre. The MU FLUM category allows affordable housing at an allocated density of 15 units per acre that requires a minimum of 2,904 square feet to support one unit. If approved, the proposed FLUM amendment would result in an increase of either ten (10) market-rate residential dwelling units or up to twenty six (26) deed-restricted affordable residential dwelling units on the property.

Maximum Non-Residential Intensity (FAR): The existing C FLUM designation does not allow for nonresidential development. The proposed MU FLUM category would allow nonresidential intensity of 0.25 FAR for areas outside of the Village Activity Centers, and up to 0.35 FAR for areas inside the Village Activity Centers, Working Waterfronts and through utilizing the transfer of development rights (TDRs).

The proposed FLUM amendment, in conjunction with the companion application for a Zoning Map Amendment, would increase the development potential of the vacant property, thereby allowing the property owners to potentially redevelop the property as market-rate dwelling units, affordable dwelling units, nonresidential floor area or transient units through the transfer of development rights (TDR) procedure established in the Comprehensive Plan and the LDRs, though the applicant/owner has stated no intention to change the uses as existing on the site at this time.

Impact on Public Facilities:

Wastewater: The Village has adopted level of service (LOS) standards for wastewater management systems as required by Federal and State regulations. Currently, any permitted or replacement on-site wastewater treatment facility with a design flow less than or equal to 100,000 gallons per day (GPD) within the Village must comply with the 10/10/10/1 Best Available Technology (BAT) standard, as well as require approval from the Monroe County Health Department and/or the Florida Department of Environmental Protection. Any new development associated with the proposed FLUM amendment would be subject to this provision or would be mandated to hook up to a central sewer system when it is available. The proposed FLUM amendment is not projected to increase the existing wastewater LOS or the existing wastewater supply LOS below the adopted standard, as provided in Comprehensive Plan Policies 4-1.1.1 and 9-1.2.3.

Potable Water: The Village has adopted LOS standards for potable water. The LOS standard for the Village are 371.7 gallons per equivalent residential unit (ERU) per day. Based on water use data provided by FKAA and 2010 Census population data, the current amount of water consumed by an ERU in Monroe County is 219.42 gallons per day (GPD). Therefore, the actual demand is lower than the Village's LOS standard for ERUs of 371.7 GPD. Source: Islamorada 10-Year Water Supply Facilities Work Plan. The proposed FLUM amendment is not projected to increase the existing potable water LOS below the adopted standard, as provided in Comprehensive Plan Policies 4-1.1.3 and 9-1.2.3.

Solid Waste: The Village has adopted LOS standards for solid waste management. Pursuant to Comprehensive Plan Policies 4-1.1.4 and 9-1.2.3, minimum disposal quantity is 12.2 pounds per day per equivalent residential unit (ERU). The Village's solid waste LOS also requires that

sufficient capacity shall be available at a solid waste disposal site to accommodate all existing and approved development for a period of three years from the projected date of completion of the proposed development or use. Islamorada has no facilities within its jurisdiction for the disposal of solid waste. All solid waste generated from the Village is currently managed through a contract with Island Disposal and disposed of through existing authorized Monroe County and Miami-Dade County solid waste facilities. The proposed FLUM amendment is not projected to increase the existing solid waste LOS below the adopted standards, as provided in Comprehensive Plan Policies 4-1.1.3 and 9-1.2.3.

Stormwater: The Village has adopted LOS standards for stormwater management as currently mandated by State agencies, as defined in the Village's adopted Stormwater Management Master Plan, and as implemented in the Village's LDRs and Stormwater Design Criteria Technical Manual. Any development associated with the proposed FLUM amendment would be subject to these standards and is required to meet or exceed them as a condition of development approval. The proposed FLUM amendment is not projected to increase the existing stormwater LOS below the adopted standard, as provided in Comprehensive Plan Policies 4-1.1.2 and 9-1.2.3.

Recreation and Open Space: The Village has adopted a minimum LOS standard for recreation and open space of 3.79 acres per 1,000 population, pursuant to Comprehensive Plan Policy 9-1.2.3. According to the Village's most recent Public Facilities Capacity Assessment, there is an estimated functional population of 11,280 persons in 2012. Therefore, 42.75 acres of recreation and open space are required to meet the adopted LOS. The existing supply of recreation and open space area in the Village is approximately 132.3 acres, which exceeds the adopted LOS standard and provides for 11.73 acres per 1,000 persons. Therefore, the proposed FLUM amendment is not projected to decrease the existing recreation and open space LOS below the adopted standards, as provided in Comprehensive Plan Policy 9-1.2.3.

Roadways: The Village has adopted minimum LOS standards for roadways, pursuant to Comprehensive Plan Policy 9-1.2.3. The Property is located adjacent to Overseas Highway which shall have sufficient available capacity to operate at or above LOS as measured by peak hours volumes at all intersections including but not limited to all intersections of U.S.1.

The trip generation rate is based on the Institute of Transportation Engineers' Trip Generation, 8th Edition, using the single-family detached housing (210) and low-rise apartment (221) land use classifications. Therefore, the proposed FLUM amendment is not projected to increase the existing roadway LOS for U.S. 1 below the adopted standard, as provided in Comprehensive Plan Policy 9-1.2.3.

Schools: The Comprehensive Plan does not establish a LOS standard for schools, but Monroe County and state law require that school classroom capacity be available to accommodate all school-age children generated by proposed development or use. According to the 2012 Monroe County Public Facilities Capacity Assessment Report, all schools have adequate capacity to serve the growth anticipated in 2012 at the County's adopted LOS standard. Enrollment figures for the 2012-2013 through 2014-2015 school years indicate that there is adequate capacity in the Monroe County school system. The overall 2012-13 utilization is 63.39% of the school system capacity with a projected growth utilization of 6% through 2016. Therefore, the proposed FLUM amendment is not projected to increase the existing schools LOS below the County's adopted standard.

Compatibility with Comprehensive Plan Policies:

- Objective 1-4.9: Preserve Working Waterfronts
- Policy 1-4.9.1: Provide Regulatory Incentives
- Policy 1-4.9.2: Implement Working Waterfront Land Development Regulations
- Policy 1-4.9.3: Outline Working Waterfront Strategies

Comprehensive Plan Objective 1-4.9: Preserve Working Waterfronts
It is the intent of the Village to promote the responsible management of its coastal area, and to balance the protection of recreational and commercial working waterfronts with the provision of water-related recreational activities and with the preservation of coastal and natural resources. Properties identified as Working Waterfronts are identified in Appendix A of Islamorada's Working Waterfronts Preservation Master Plan, adopted by the Village on June 26, 2008.

Working Waterfronts are a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in the Village code, or provide access for the public to the navigable waters of the state. Working Waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state that are support facilities for recreational, commercial, research, or governmental vessels. These facilities may include utility pilings, fences, docks, lifts, davits, boat ramps, boat slips, seawalls, riprap, bulkheads, elevated walkways, fish cleaning stations and outside dining areas, wet and dry marinas, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, docking facilities and other support structures over the water.

The proposed FLUM amendment would assist in preserving this section of a working waterfront by allowing the continuation of commercial fishing operations.

Comprehensive Plan Policy 1-4.9.1: Provide Regulatory Incentives

Islamorada, Village of Islands shall implement a strategy that provides regulatory incentives and criteria to encourage the preservation and enhancement of its working waterfronts.

The proposed FLUM amendment would encourage the preservation and enhancement of a working waterfront.

Comprehensive Plan Policy 1-4.9.2: Implement Working Waterfront Land Development Regulations

Islamorada, Village of Islands shall encourage the maintenance of community character, culture and traditional uses on the waterfront. To accomplish this, the Village shall within one (1) year adopt land development regulations to:
1. Protect the working waterfront by establishing that commercial fishing activities are an important community value and that impacts associated with these uses are normal and compatible with other uses of the waterfront;
2. Support mixed use development adjacent to and in marinas which provides a range of services and activities for boaters and their families, including restaurants, accessory shops, and other water-dependent activities for residents and visitors;
3. Ensure public access and creation of public spaces in the redevelopment of marine facilities by providing incentives for the provision of pedestrian access along and to the shoreline, protection of view sheds, and creation of public access to boat ramps, subject to the

limitations as may be established in the Land Development Regulations;
4. On parcels identified as Working Waterfronts, FAR bonuses may be given as an incentive to maintain and enhance the Working Waterfront uses;
5. Non-conforming structures containing Working Waterfronts uses that are legally established may be repaired or restored if damage or destroyed, provided that they are repaired or restored consistent with existing policies;
6. Encourage the protection and facilitate development of dockside facilities for the sale of fresh catch.

Comprehensive Plan Policy 1-4.9.3: Outline Working Waterfront Strategies

The strategy to protect commercial and recreational working waterfronts shall include the following actions:
1. Apply for inclusion in the Waterfronts Florida Partnership Program. This program helps participating communities develop a plan to revitalize, renew and promote interest in their waterfront with possible grant monies.
2. Partnering and working with key stakeholders, including Monroe County, the Department of Environmental Protection and the United States Army Corps of Engineers, with jurisdiction over waterfront areas and uses to ensure that their Comprehensive Plans include provisions and features that protect and preserve existing Working Waterfronts.
3. Land development regulations shall ensure that the overall density and intensity available for maintenance and enhancement of working waterfronts and public access is not significantly reduced over time and that Working Waterfronts are protected.
4. Encourage all marinas to participate in the Eco-Mariner Florida Bay and the Florida Department of Environmental Protection's Clean Marina programs. These programs promote enhanced nearshore water quality and resource protection in the Village's nearshore waters.
5. Coordinate with FDOT to support the efforts of the Organized Fishermen of Florida to ensure retention of current areas used for trap storage on property owned by FDOT.

The proposed FLUM amendment would continue to encourage the protection of Working Waterfronts.

Future Land Use Map (FLUM) Amendment Criteria

Pursuant to the Department of Commerce State Coordinated Review Submittal Guidelines, in the case of FLUM Amendments, the following information must be provided:

Explanation of how the application satisfies the applicable criteria in the Land Development Regulations, Comprehensive Plan, and Principles for Guiding Development:

1. A description of the availability of and the demand on the follow public facilities: sanitary sewer, solid waste, drainage, potable water, traffic circulation, schools, and recreation, as appropriate; and,

There is no new development being requested. The current site is not expected to change. The change in FLUM and Zoning will allow for the continued operation of the site as a commercial fishing operation. Any future changes will be subject to Village Site Plan Approval and/or BPAS allocation award.

2. Information regarding the compatibility of the proposed land use amendments with the

Comprehensive Plan future land use element objectives and policies, and those of other affected elements.

Any proposed future development will be subject to Village approval before it is constructed. Any future permitted work will not be averse to the Comprehensive Plan.

Compatibility with the Principles for Guiding Development:

The following shall be the principles with which any plan amendments must be consistent pursuant to the Florida Keys Area of Critical State Concern designation as set out in Chapter 380.0552(7), Florida Statutes.

Please note, the criterion is provided in italics while the Applicant and staff response is provided immediately below.

(a) To strengthen local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.

Applicant Response:
This application is consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern based on the most recent report to the Administration Commission outlined in the Work Program. The proposal protects existing commercial fishing resources within Islamorada.

Village Staff Response:
The proposed FLUM is consistent with Principle (a) of the Principles for Guiding Development as it is not anticipated to negatively impact local government capability for managing land use and development.

(b) To protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

Applicant Response:
Based on the attached habitat and vegetation report, the proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources.

Village Staff Response:
The proposed FLUM is consistent with Principle (b) of the Principles for Guiding Development. No new development is planned and the existing operations will have no negative impact on existing habitat.

(c) To protect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

Applicant Response:
Based on the attached habitat and vegetation report, the proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources.

Village Staff Response:

The proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development. No new development is proposed on the subject property however; if a new development were proposed, it would be required to meet environmental setback criteria, meet local Comprehensive Plan and Land Development Regulation requirements, and obtain appropriate permits from state and federal agencies as necessary.

(d) To ensure the maximum well-being of the Florida Keys and its citizens through sound economic development.

Applicant Response:
Protecting exiting commercial fishing achieves this element.

Village Staff Response:
The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Continuing the Commercial Fishing operations supports the maximum well-being of the Florida Keys citizens and the economic health of the area by encouraging the continuation of operations and not redevelopment on the property to preserve and protect the disturbed and sparsely vegetated area.

(e) To limit the adverse impacts of development on the quality of water throughout the Florida Keys.

Applicant Response:
The site is currently undeveloped. Any proposed development will need to comply with existing regulations governing stormwater.

Village Staff Response:
The proposed FLUM is consistent with Principle (e) of the Principles for Guiding Development. Any development would be required to adhere to all applicable land development regulations including the implementation of stormwater regulations which aid in protecting near shore water quality.

(f) To enhance natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.

Applicant Response:
This application protects the “historical character” of Islamorada. Many areas of the island chain have been re-developed with new land uses - which has displaced the commercial fishermen of the Florida Keys.

Village Staff Response:
The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development. The proposed FLUM amendment continues to allow commercial fishing within the Village which has historically been a driver of the local economy.

(g) To protect the historical heritage of the Florida Keys.

Applicant Response:
See answer above.

Village Staff Response:
The proposed FLUM is consistent with Principle (g) of the Principles for Guiding Development as there are no known archaeological or historical artifacts on the Property.

(h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:
1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection and disposal facilities;
3. Solid waste collection and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

Applicant Response:
The application has no impact on facilities as it does not propose any new uses or development.

Village Staff Response:
The proposed FLUM is consistent with Principle (h) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely impact the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

Applicant Response:
The application has no impact on facilities as it does not propose any new uses or development.

Village Staff Response:
The proposed FLUM is consistent with Principle (i) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely affect storm water management facilities, central sewage collection, treatment and disposal facilities, or the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(1) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

Applicant Response:
The application has no impact on facilities as it does not propose any new uses or development.

Staff Response:
The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development.

Any new development as a result of the proposed FLUM amendment would be required to be consistent with the requirements of § 381.0065(4)(1) and 403.086(10), Florida Statutes, and the Village's Comprehensive Plan and Wastewater Master Plan.

(k) To limit the adverse impacts of public investments on the environmental resources of the Florida Keys.

Applicant Response:
This application does not create adverse impacts on environmental resources or affect public investment in infrastructure.

Staff Response:
The proposed FLUM is consistent with Principle (k) of the Principles for Guiding Development. The proposed FLUM amendment is not anticipated to create adverse impacts on the environmental resources of the Florida Keys.

(l) To make available adequate affordable housing for all sectors of the population of the Florida Keys.

Applicant Response:
No impact as stated above.

Staff Response:
The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development. The proposed FLUM amendment is not anticipated to negatively impact affordable housing.

(m) To provide adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.

Applicant Response:
No impact as stated above.

Staff Response:
The proposed FLUM is consistent with Principle (m) of the Principles for Guiding Development. The proposed FLUM amendment would not affect the provision of adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan. Furthermore, all structures built within the Village must meet the requirements of the Village's Code of Ordinances and the Florida Building Code.

(n) To protect the public health, safety, and welfare of the citizens of the Florida Keys and maintain the Florida Keys as a unique Florida resource.

Applicant Response:
The application accomplishes this objective in that it preserves working waterfront.

Staff Response:
The proposed FLUM is consistent with Principle (n) of the Principles for Guiding Development. The proposed FLUM amendment would not negatively affect the health, safety, or welfare of the citizens of the Florida Keys and will maintain the Florida Keys as a unique Florida resource.

Budget Impact:
None

Staff Impact:
There is no anticipated impact to Staff other than updating of the official zoning maps.

Recommendation:
Staff has reviewed the request for a Future Land Use Map Amendment from C (Conservation) to MU (Mixed Use) and determined that the request meets criteria. Therefore, Staff recommends the Approval of this ordinance.

Attachments: None

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Jennifer DeBoisbriand , Planning Director
Date: May 13, 2024
Subject: Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Zoning Map for Parcel 00394480-000108

Background:
The applicant, Sojourn South LLC, has submitted a map amendment application requesting an approval for a Zoning Map Amendment from Conservation (C) District to Commercial Fishing (CF) District on the subject property, located on a vacant site in Lower Matecumbe with the RE# 00394480-000108 , comprising 1.74 +/- acres. The site has historically been used for storage of lobster traps, repair of lobster traps and docking facilities for commercial fishing vessels. The site is adjacent to the Lobster Walk, one of only two remaining commercial fishing uses within the Village. The applicant/owner is requesting this amendment in support of returning the property to its zoning prior to Village incorporation. This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from a Conservation (C) to a Mixed-Use (MU) designation, and the Zoning Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant's representative, Ty Harris, has submitted a Letter of Intent detailing the map amendment request.

Existing Use and Habitat:

The subject property is an approximately 1.74-acre vacant parcel, the property contains no significant habitat and is mostly devoid of all vegetation except on the shoreline. The property is not recognized as habitat to any state or federal listed animal species, and it is not within the state conservation recreation lands' boundary or critical habitat area. Pursuant to the Village's GIS data and records the parcel is not defined as any specific habitat.

Surrounding Land Uses and Zoning Districts:
The subject property currently has an existing Conservation (C) Zoning District designation. The adjacent properties to the South are designated Commercial Fishing (CF).

To the North the adjacent properties are designated as Mulitfamily (MF). The properties to the East across Overseas Highway are designated Conservtaion (C). To the West the property directly abuts the cove but across the cove the properties are designated Residential Duplex (R2) and Multifamily (MF). The character of the subject property is vacant and the surrounding area is mixed-use with a collective of commercial fishing operations, multi-family dwelling units, single family residences and vacant land.

Existing FLUM: Conservation (C)
Flood Zone: Zone AE 10

Analysis:
The proposed Zoning Map amendment, from a Conservation (C) District to a Commercial Fishing (CF) District in conjunction with the companion application for a FLUM Amendment from a Conservation (C) to a Mixed-Use (MU) designation, would allow the uses that have continued to operate as legal non-conforming uses to operate legally.

Pursuant to Section 30-694 the purpose of the Commercial Fishing (CF) zoning district is to protect the commercial fisheries in the village by designating lands for the continued use of commercial fishers while minimizing aesthetic and environmental impacts, and impacts on residential properties adjacent to or across a canal from the commercial fishing use.

Compatibility with Comprehensive Plan Policies:

- Objective 1-4.9: Preserve Working Waterfronts
- Policy 1-4.9.1: Provide Regulatory Incentives
- Policy 1-4.9.2: Implement Working Waterfront Land Development Regulations
- Policy 1-4.9.3: Outline Working Waterfront Strategies

Comprehensive Plan Objective 1-4.9: Preserve Working Waterfronts

It is the intent of the Village to promote the responsible management of its coastal area, and to balance the protection of recreational and commercial working waterfronts with the provision of water-related recreational activities and with the preservation of coastal and natural resources. Properties identified as Working Waterfronts are identified in Appendix A of Islamorada's Working Waterfronts Preservation Master Plan, adopted by the Village on June 26, 2008. Working Waterfronts are a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in the Village code, or provide access for the public to the navigable waters of the state. Working Waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state that are support facilities for recreational, commercial, research, or governmental vessels. These facilities may include utility pilings, fences, docks, lifts, davits, boat ramps, boat slips, seawalls, riprap, bulkheads, elevated walkways, fish cleaning stations and outside dining areas, wet and dry marinas, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, docking facilities and other support structures over the water.

The proposed FLUM amendment would assist in preserving this section of a working

waterfront by allowing the continuation of commercial fishing operations.

Comprehensive Plan Policy 1-4.9.1: Provide Regulatory Incentives
Islamorada, Village of Islands shall implement a strategy that provides regulatory incentives and criteria to encourage the preservation and enhancement of its working waterfronts.

The proposed FLUM amendment would encourage the preservation and enhancement of a working waterfront.

Comprehensive Plan Policy 1-4.9.2: Implement Working Waterfront Land Development Regulations

Islamorada, Village of Islands shall encourage the maintenance of community character, culture and traditional uses on the waterfront. To accomplish this, the Village shall within one (1) year adopt land development regulations to:
1. Protect the working waterfront by establishing that commercial fishing activities are an important community value and that impacts associated with these uses are normal and compatible with other uses of the waterfront;
2. Support mixed use development adjacent to and in marinas which provides a range of services and activities for boaters and their families, including restaurants, accessory shops, and other water-dependent activities for residents and visitors;
3. Ensure public access and creation of public spaces in the redevelopment of marine facilities by providing incentives for the provision of pedestrian access along and to the shoreline, protection of view sheds, and creation of public access to boat ramps, subject to the limitations as may be established in the Land Development Regulations;
4. On parcels identified as Working Waterfronts, FAR bonuses may be given as an incentive to maintain and enhance the Working Waterfront uses;
5. Non-conforming structures containing Working Waterfronts uses that are legally established may be repaired or restored if damage or destroyed, provided that they are repaired or restored consistent with existing policies;
6. Encourage the protection and facilitate development of dockside facilities for the sale of fresh catch.

Comprehensive Plan Policy 1-4.9.3: Outline Working Waterfront Strategies

The strategy to protect commercial and recreational working waterfronts shall include the following actions:
1. Apply for inclusion in the Waterfronts Florida Partnership Program. This program helps participating communities develop a plan to revitalize, renew and promote interest in their waterfront with possible grant monies.
2. Partnering and working with key stakeholders, including Monroe County, the Department of Environmental Protection and the United States Army Corps of Engineers, with jurisdiction over waterfront areas and uses to ensure that their Comprehensive Plans include provisions and features that protect and preserve existing Working Waterfronts.
3. Land development regulations shall ensure that the overall density and intensity available for maintenance and enhancement of working waterfronts and public access is not significantly reduced over time and that Working Waterfronts are protected.
4. Encourage all marinas to participate in the Eco-Mariner Florida Bay and the Florida Department of Environmental Protection's Clean Marina programs. These programs promote enhanced nearshore water quality and resource protection in the Village's nearshore waters.
5. Coordinate with FDOT to support the efforts of the Organized Fishermen of Florida to

ensure retention of current areas used for trap storage on property owned by FDOT. The proposed FLUM amendment would continue to encourage the protection of Working Waterfronts.

Procedures for Amendments to Zoning Map:

Pursuant to Section 30-411(d)(4)(b) of the Code of Ordinances, the Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of this section, and that the maintenance of the existing zoning on the property does not accomplish a legitimate public purpose. The Village Council shall make its determination on a finding of legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed Zoning District in the Village in relation to the amount of land currently zoned and available to accommodate that demand.

Pursuant to the Village's GIS data and records, there are approximately 11 parcels that are designated within the Commercial Fishing District, which represents approximately .002 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 11 parcels within the Commercial Fishing District, 1 parcel is vacant, which equates to approximately .09 percent of the total parcels.

2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed Zoning designation.

The site is currently operating as a use permitted in the proposed Zoning designation. There should be no additional impact.

3. Data errors, including errors in mapping, vegetative types and natural features described in the comprehensive plan.

There is no evidence that there are any errors in the Villages GIS data, records and other resources.

4. New Issues.

There are no new issues anticipated because there are no proposed changes to the subject property.

5. Recognition of a need for additional detail or comprehensiveness.

There is no need for additional detail because there are no proposed changes to the subject property.

6. Compatibility of the proposed district with the property surrounding the site of the requested rezoning and any applicable neighborhood or redevelopment plan.

As previously indicated, the surrounding properties to the South are designated as Commercial Fishing. This property will be compatible to the immediately adjacent properties and their uses.

Budget Impact:
None

Staff Impact:
There is no anticipated impact to Staff other than updating of the official zoning maps.

Recommendation:
Staff has reviewed the request for an Official Zoning Map Amendment from C (Conservation) to CF (Commercial Fishing) and determined that the request meets criteria. Therefore, Staff recommends the Approval of the ordinance.

Attachments:
1. Sojourn South CC Attachments

OBJECTIVE 1-4.9: - PRESERVE WORKING WATERFRONTS.

- It is the intent of the Village to promote the responsible management of its coastal area, and to balance the protection of recreational and commercial working waterfronts with the provision of water-related recreational activities and with the preservation of coastal and natural resources. Properties identified as Working Waterfronts are identified in Appendix A of Islamorada's Working Waterfronts Preservation Master Plan, adopted by the Village on June 26, 2008.

Working Waterfronts are a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in the Village code, or provide access for the public to the navigable waters of the state. Working Waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state that are support facilities for recreational, commercial, research, or governmental vessels. These facilities may include utility pilings, fences, docks, lifts, davits, boat ramps, boat slips, seawalls, riprap, bulkheads, elevated walkways, fish cleaning stations and outside dining areas, wet and dry marinas, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, docking facilities and other support structures over the water.

- Policy 1-4.9.1: - Provide Regulatory Incentives.

- Islamorada, Village of Islands shall implement a strategy that provides regulatory incentives and criteria to encourage the preservation and enhancement of its working waterfronts.

- Policy 1-4.9.2: - Implement Working Waterfronts Land Development Regulations.

- Islamorada, Village of Islands shall encourage the maintenance of community character, culture and traditional uses on the waterfront. To accomplish this, the Village shall within one (1) year adopt land development regulations to:

1. Protect the working waterfront by establishing that commercial fishing activities are an important community value and that impacts associated with these uses are normal and compatible with other uses of the waterfront;

2. Support mixed use development adjacent to and in marinas which provides a range of services and activities for boaters and their families, including restaurants, accessory shops, and other water-dependent activities for residents and visitors;

3. Ensure public access and creation of public spaces in the redevelopment of marine facilities by providing incentives for the provision of pedestrian access along and to the shoreline, protection of view sheds, and creation of public access to boat ramps, subject to the limitations as may be established in the Land Development Regulations;

4. On parcels identified as Working Waterfronts, FAR bonuses may be given as an incentive to maintain and enhance the Working Waterfront uses;

5. Non-conforming structures containing Working Waterfronts uses that are legally established may be repaired or restored if damage or destroyed, provided that they are repaired or restored consistent with existing policies;

6. Encourage the protection and facilitate development of dockside facilities for the sale of fresh catch.

- Policy 1-4.9.3: - Outline Working Waterfront Strategies.

The strategy to protect commercial and recreational working waterfronts shall include the following actions:

1. Apply for inclusion in the Waterfronts Florida Partnership Program. This program helps participating communities develop a plan to revitalize, renew and promote interest in their waterfront with possible grant monies.

2. Partnering and working with key stakeholders, including Monroe County, the Department of Environmental Protection and the United States Army Corps of Engineers, with jurisdiction over waterfront areas and uses to ensure that their Comprehensive Plans include provisions and features that protect and preserve existing Working Waterfronts.

3. Land development regulations shall ensure that the overall density and intensity available for maintenance and enhancement of working waterfronts and public access is not significantly reduced over time and that Working Waterfronts are protected.

4. Encourage all marinas to participate in the Eco-Mariner Florida Bay and the Florida Department of Environmental Protection's Clean Marina programs. These programs promote enhanced nearshore water quality and resource protection in the Village's nearshore waters.

5. Coordinate with FDOT to support the efforts of the Organized Fishermen of Florida to ensure retention of current areas used for trap storage on property owned by FDOT.

Ernest M. Piton, Jr., President
Florida Keys Commercial Fishermen's Association
Joint Committee on Natural Resources and Committee on Small Business
Oversight Hearing on:
"Restricted Access to Biscayne National Park and Implications for Fishermen, Small Businesses, the Local Economy and Environment"
Monday, August 3, 2015 at 10:00 AM

Chairman Bishop and members of the committee, my name is Ernie Piton and I am a second generation commercial fishermen residing in Key Largo, Florida. I have lived in the Florida Keys most of my life and began commercial fishing part-time at age 17 prior to my graduation from Coral Shores High School in Tavernier. I am proud to say I have been a commercial fisherman for 32 years with my sons Ernest, III now following in the family tradition and my youngest, Travis looking forward to full-time work in the fishery following his graduation next year. I am also president of the Florida Keys Commercial Fishermen's Association representing more than 150 members from Miami to Key West engaged in the harvest of spiny lobster, stone crab and finfish of all types.

As written, the General Management Plan (GMP) and the Fisheries Management Plan (FMP) advocated by Biscayne National Park (BNP) managers would result in profound, negative, socio-economic impacts and job loss in South Florida and the Upper Keys. The damage would be widespread impacting recreational, for-hire and commercial fishermen, bait and tackle shops, restaurants, fuel companies, marinas, consumers of domestically produced seafood and others.

During the 14 years the plan has been under development, changes in park management and personnel have disrupted the continuity of the process and provided little in the way of transparency to stakeholders from all user groups. Much of the science used to support the park's position on management changes is ancient history and working groups formed to advise park managers, have not met for more than 12 years. As a result, the majority of the management recommendations being made would severely restrict fishing of all types, while taking little or no action to address the root causes of park problems or activities that have the most negative impacts on water quality, fish populations, corals and benthic habitat.

CORE ISSUES

Water quality, education and law enforcement are the core issues not fishing. While our regulatory agencies are great at promulgating new rules and regulations, monies to address water quality, educate the public and provide for reasonable law enforcement are often not appropriated. Millions of gallons of only marginally treated effluent are being discharged daily into the marine environment including Biscayne Bay and adjacent waters. Over the past five years, an aging infrastructure in Miami-Dade County has resulted in several pipeline breaks with spills of more than 20 million gallons each of raw sewage into Biscayne Bay. Other factors affecting water quality are climate change and ocean acidification.

Educating park users is a major component of protecting park resources and important for all user groups. Tourists and locals alike are most likely not familiar with the intricacies and fragile nature of corals, sea-grasses and benthic habitat and for many this may constitute their first on-the-water or underwater experience. Strategic placement of signage and staffing to inform park visitors of rules and regulations and the fact they are entering a national park where more stringent rules and regulations apply should have a higher priority.

The lack of law enforcement in BNP and the greater Florida Keys National Marine Sanctuary is even more ominous. It is my understanding there are approximately 3-5 on-the-water law enforcement officers for all of BNP's 174,000 acres, most of which are water and accommodating 496,000 visitors annually or as many 1,348 per day (BNP). The park is located within the larger framework of the 2900 square mile Florida Keys National Marine

Sanctuary (FKNMS) which employs a total of 2 on-the-water enforcement officers. In turn, FKNMS contracts with the Florida Fish and Wildlife Commission (FWC) to provide additional law enforcement support. However, FKNMS just recently cut their funding to FWC from $700,000 to $400,000 annually thus reducing law enforcement assistance by nearly one-half.

A brief examination of the 2365 citations/warnings issued within BNP from 1998-2011 (BNP) indicates 51.2% were for possession of undersized fish and 29.7% were fishing with no license. Others in minimal percentages were: fishing in closed areas; over the bag limit; out of season harvest and harvest of ornamental or prohibited species. These types of citations/warnings are most commonly associated with recreational anglers and demonstrate the need for better education and law enforcement personnel – not closed areas to all fishing.

ECONOMIC IMPACTS

Park managers have characterized the commercial fishing industry as having a diminishing presence in South Florida and the Keys; however, this is completely false. The number of Saltwater Products License (SPL) holders in Monroe County alone has increased by 20% since 2011 (Source: FWC). Phasing out commercial fishing in Biscayne National Park would have a direct impact on approximately 150 permit holders engaged in the spiny lobster, stone crab and shrimping industries from the Miami River area, Florida City and the Upper Keys, plus an additional two crew members on average per permit holder. Economic impact based on ex-vessel turnover alone in the spiny lobster and stone crab fisheries would amount to more than $40 million dollars annually in the affected area.
As yet uncalculated economic impacts would befall boat manufacturers, marinas, bait and tackle shops, fish houses, fishing tournaments and other related activity.

The FMP does not provide for transfer of commercial fishing permits and proposes a phase out of commercial fishing, other than ballyhoo harvest by lampara nets, by attrition or within 10 years. Many stakeholders with more than 30 years of fishing history would be prevented from passing their businesses on to their children or even continue in their own businesses if they were incapacitated due to illness or other complications and had no recorded landings in any given year.

SECONDARY IMPACTS OF THE PROPOSED ACTIONS

A commercial closure would force relocation of more than 50,000 spiny lobster and stone crab traps into the Upper Keys and the Florida Keys National Marine Sanctuary which is also looking to reduce and restrict fishing effort. Relocation of this gear would result in forced over-capitalization of both the spiny lobster and stone crab programs instituted by State and Federal agencies through the Trap Reduction Program initiated in 1998. Fishermen spent millions of dollars buying into the program that included fishing territory in Biscayne National Park. Phasing out commercial fishing will also have profound social and cultural impacts on small coastal communities from the Miami River to Key West. It will ultimately eliminate fishermen that have plied their trade for four or more generations. Forced relocation for employment purposes will impact schools, churches, businesses, mortgage companies, banks and ripple through fragile, local economies.

There are currently 18 Special Preservation Areas (SPAs) within the Florida Keys National Marine Sanctuary (FKNMS). The only restricted activity in those SPAs is fishing of any type. Yet, those 18 areas have suffered the greatest impacts to corals and benthic habitat; more than any other area within the sanctuary due to diver impacts. Yet, BNP plans advocate for more mooring buoys to accommodate divers even though studies done in 2010 (Camp) and 2013 (Krieger/Chadwick) documented a direct correlation between the number of mooring buoys and the amount of damage in the SPAs located in the Florida Keys National Marine Sanctuary. They also documented an average of 18 interactions per diver per dive in spite of pre-diving briefings not to interact with corals.

Under the proposed GMP, Biscayne National Park managers are also considering eliminating the two-day recreational lobster mini-season. This would most likely result in an estimated 15-20,000 divers annually taking their harvesting efforts into the Upper Keys in addition to the estimated 30,000 that already invade the area wreaking environmental havoc on corals and hard bottom habitat. These inexperienced divers, arguably, cause more coral damage in a two day period than occurs in a year from all other activities.

We are not aware of any carrying capacity studies done by the park to limit the number of site visitations by vessels or by divers/snorkelers. And to the best of our knowledge there has never been a study to measure juvenile lobster mortality associated with the two-day mini season. Divers pay no user fees to mitigate damage inflicted by their activities or other compensation such as park entrance fees.

SCIENCE

Regrettably, the data bases used to begin the development of the GMP more than a decade ago are no longer germane to current stock levels or the condition of sea grasses, corals and other benthic habitat. Park managers find it far too convenient to blame fishing for all of the ills facing the park because it is the easiest to regulate.

NOAA Southeast Data Assessment Reviews (SEDAR), stock assessments, conducted within the past 3-5 years on key indicator species such as yellowtail and mutton snapper, black, gag and red grouper and spiny lobster have rated all of them as being in good to excellent condition. Stock assessments measure the health of a fishery throughout its range and a high extraction rate in one area does not mean a stock is undergoing overfishing or overfished. Existing fishing rules and regulations including size and bag limits, spawning closures and Annual Catch Limits (ACLs) have proven to be effective measures in preventing and eliminating overfishing on all of these stocks, so much so that, NOAA declared an end to overfishing with their implantation in January of 2011.

The primary issues affecting corals and several species such as spiny lobster and stone crab occur naturally. An El Nino in 1997-98 and a severe cold snap in 2010 account for a significant portion of the damage done to Acroporid corals (staghorn and elkhorn). The Panulirus-Argus Virus (PaV1) in spiny lobster and the Hematodinium blood virus triggered by red tides in stone crabs are largely responsible for fluctuations in recruitment of these two species -- not fishing.

An analysis of a recently released study on marine debris has been largely debunked citing data accumulated in 2006 by the researchers in a post-hurricane season that included Wilma, Katrina and Rita and the worst storm surge seen in the Florida Keys in 46 years. In addition a limited number of stakeholder surveys included in the report on the amounts of lost fishing gear were also taken in post–hurricane years and found to be 13 to 21 years old and most likely inflated in hopes of procuring FEMA funding.

Genetic studies conducted on spiny lobster by Tringali/Hunt found that Florida's spiny lobster population is almost exclusively externally recruited and harvest of all legal lobsters in South Florida would have little or no bearing on the subsequent year's recruitment. Lobsters in a closed area might achieve a larger size in a year following the closure but would soon be harvested outside of the closed area due to their high mobility, spawning habits and social nature of the animals.

Both U.S. Rep. Joe Garcia and BNP Superintendent Brian Carlstrom were invited and on board commercial spiny lobster and shrimping vessels for fishing trips in BNP within the past two years to observe first-hand the methods of harvest and analyze by-catch. On the shrimping trip there was only minimal by-catch and all of it was released alive. On the lobster harvesting trip there was zero by-catch. Several studies have been conducted on by-catch in both fisheries by the University of Miami Rosenstiel School of Science and found that virtually all of it is returned to the marine environment alive and in a healthy condition.

The commercial fishing industry in South Florida and the Florida Keys has engaged in numerous Cooperative Research Programs with the FFWCC and NOAA to protect the environment and enhance and improve the fisheries. I know of no other fishing organization that has been as pro-active in that regard in this region.

DEVELOPMENT OF THE FMP, GMP & THE PUBLIC SCOPING PROCESS

The development of the GMP is now 14 years old and again, working groups assembled to help in the formulation of the plan have not met for at least 12 years. A number of scheduling conflicts occurred between scoping meetings for BNP taking place on the same dates as scoping or Sanctuary Advisory Council meetings addressing their own GMP. In one instance in Florida City, the meeting facility was double-booked and a note was placed on the door at the last minute directing participants to another location.

Little or no notice was given to interested parties on meeting dates or locations though local venues such as radio and newspaper announcements. BNP may have met legal requirements by posting the meetings in the Federal Register but stakeholders do not as a rule, read that publication on a regular basis.

Working Group meetings utilized facilitators and 'steering' proved to be a typical to achieve pre-planned outcomes and consensus. Facilitators routinely stated that Preferred Alternative #1 – No Action was not an option and selection of one of the other recommended alternatives was the objective. The meetings were routinely broken into smaller roundtables for discussion. The intent is to diffuse public opinion because each smaller group is not privy to the discussions taking place at the other tables. A spokesperson is selected for each roundtable that may or may not convey the consensus of the group as a whole because of dissimilar positions on issues.

BNP further complicated the process by developing two management plans: a Fisheries Management Plan and a General Management Plan. Simply digesting that amount of information was a task in and of itself for most stakeholders. By and large, fishermen had little say in the Fisheries Management Plan with much of it developed to their exclusion by the NPS with other agencies. Accessing details of both management plans was also an exercise in patience and perseverance. One individual described it this way, "I consider myself computer savvy but felt I needed to be a computer hacker to locate the management plans on the park website."

Continually adding various alternatives to the management plans further complicated matters and Alternatives 6,7 and 8 were never presented for public scoping meetings.

SOCIAL AND CULTURAL IMPACTS

Next to tourism, commercial fishing is the second largest economic engine and employer in the Florida Keys. During the recent recession, Monroe County maintained one of the lowest unemployment rates in the State/Nation due to a vibrant and robust commercial fishing industry. We also represent enormous economic value to the State as its largest commercial seaport. Not all of our communities are interested in or capable of shifting to a tourist based economy and both the Miami River Area and the Florida Keys have a heritage of commercial fishing dating back well over 100 years.

In areas like the Miami River or Key West, the commercial fishing industry is more than 51% Hispanic and a phase-out would severely impact a specific ethnic group. It would devastate fishermen, fish houses and restaurants in those areas, popular as meeting places for their respective communities, where strong social ties are developed.

The plan affords no buy-outs for commercial fishermen; no funding for job relocation or job training. It would render established businesses worthless despite life-times of investment by stakeholders.

RECOMMENDATIONS

- Re-initiate and re-convene the working groups for additional discussions to find common ground. If a facilitator is used, the person selected should be an independent third party. Based on previous experience, a representative from the Inspector General's Office should also be present.

- In 2011 under the South Atlantic Council's Spiny Lobster Amendment 11 the commercial fishing industry was the lead in developing 60 new coral protection sites from Key Biscayne to the Dry Tortugas. We are more than willing to work with BNP to develop appropriate closed areas beneficial to habitat without significant negative impacts to user groups.

- Provide for additional input from stakeholders and give greater weight to anecdotal information provided by this sector. Many of the fishermen in the affected area have been in business for 30 years or more and have extensive knowledge of the fishery and the marine habitat.

- Call for an independent peer-reviewed Environmental and Socio-Economic Impact Statement.

- Provide for an independent cultural anthropologist, experienced in marine issues and communities, to conduct a thorough evaluation and assessment of the impacts on these small coastal communities.

- Insist on up to date, peer-reviewed science to support any management changes.

- Be consistent and non-discriminatory in applying any new rules and regulations to all user groups.

- Analyze law enforcement records of citations and marine violations to identify trends that have developed over the years to assist in pinpointing problem areas.

- Develop stronger relationships with industry through Cooperative Research Programs.

Chairman Bishop and members of the committee, thank you for your interest and assistance in addressing both the Fisheries Management Plan and the General Management Plan for Biscayne National Park. Actions initiated by these plans will affect all of us for 20 years or more. A thorough and transparent analysis will show that issues affecting BNP are not driven by fishing activity and simply reflect the mind-set that closing areas is simply the most expeditious method to achieve results. Unfortunately, it fails to address the real causes of problems affecting the park which we have identified as water quality, education and law-enforcement.

Bordering the 8th largest metropolis in the United States and allowing for consumptive uses can have balance. The process to achieve such a result needs a major overhaul and to that end we are committed to working with park and fisheries managers to identify and implement acceptable solutions without causing irreparable harm to our fishing communities or the environment.

Sincerely,

s/Ernest M. Piton, Jr.

Ernest M. Piton, Jr.

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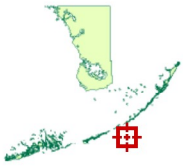
Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00394480-000108	**Alternate ID**	8660464	**Owner Address**	SOJOURN SOUTH LLC
Sec/Twp/Rng	20/64/36	**Class**	NON AGRICULTURE		555 NE 15th St
Property Address	VACANT LAND				Ste 2C
	LOWER MATECUMBE KEY				Miami, FL 33132
District	50VI				

Brief Tax Description MATECUMBE SANDY BEACH PB3-127 LOWER MATECUMBE KEY PT TRACT 5 (2.85AC) OR879-1294 OR987-44/51 OR1035-245/46 OR1373-488/89 OR1421-1671/74 OR1480-554/63 OR1485-1528/32 OR1489-2297/98 OR1502-1514 OR3224-2428
(Note: Not to be used on legal documents)

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Ty Harris P.A.
110Plantation Shores Drive
Tavernier, FL 33070
tyharrispa.com
tyharrispa@gmail.com (386) 956-8776

July 7, 2023

VIA E-MAIL DELIVERY

Jennifer L. DeBoisbriand
Planning Director
Islamorada, Village of Islands
Village Administrative Center
86800 Overseas Highway
Islamorada, FL 33036

RE: FLUM & Re-Zoning Application for Sojourn South

Dear Jennifer,

This law firm represents Sojourn South, LLC, the owner of Parcel #00394480-000108 commonly referred to as "Sojourn South". This application is to restore the previous commercial fishing FLUM and zoning for the property.

The Property: Is a 1.74 +/- acre vacant site on Lower Matecumbe which has historically been used for the storage of lobster traps, the repair of lobster traps, and docking facilities for commercial fishing vessels. Since the effective date of the Village Comprehensive Plan, these uses have continued as legal nonconforming uses. Prior to the Village adopting its own regulations, the property was within the Monroe County Commercial Fishing Special District 18 Zoning District. The site is adjacent to Lobster Walk, one of only two remaining commercial fishing uses within the Village of Islamorada. The existing FLUM is Conservation ("C"), and the Zoning is Conservation ("C").

The property contains no significant habitat and is mostly devoid of all vegetation, except on the shoreline adjacent to a man-made boat basin, which separates the property from Captains Cove. The property is not recognized as habitat to any state or federally listed animal species. Additionally, the property is not within the state conservation recreation lands' boundary or critical habitat area.

Prior Approval History: None.

Needs Analysis and Supporting Data: The applicant is required to submit all information required to adequately address the filing requirements adopted by the Florida Department of

Economic Opportunity ("DEO"). In addition, the applicant must submit all other information necessary to address the comprehensive planning criteria of the Village. Pursuant to the DEO State Coordinated Review Submittal Guidelines, in the case of FLUM amendments, the following information is provided.

1. *A description of the availability of and the demand on the following public facilities: sanitary sewer, solid waste, drainage, potable water, traffic circulation, schools and recreation, as appropriate*.

Letters of coordination have been submitted for the Sojourn Plat directly to the north of the property. At the present time, no development is contemplated for the property and the existing uses are to remain the same.

2. *Information regarding the compatibility of the proposed land use amendments with the Comprehensive Plan future land use element objectives and policies, and those of other affected elements*.

The following Comprehensive Plan elements are applicable to this application:
OBJECTIVE 1-4.9: - PRESERVE WORKING WATERFRONTS.

• It is the intent of the Village to promote the responsible management of its coastal area, and to balance the protection of recreational and commercial working waterfronts with the provision of water-related recreational activities and with the preservation of coastal and natural resources. Properties identified as Working Waterfronts are identified in Appendix A of Islamorada's Working Waterfronts Preservation Master Plan, adopted by the Village on June 26, 2008.

Working Waterfronts are a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in the Village code, or provide access for the public to the navigable waters of the state. Working Waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state that are support facilities for recreational, commercial, research, or governmental vessels. These facilities may include utility pilings, fences, docks, lifts, davits, boat ramps, boat slips, seawalls, riprap, bulkheads, elevated walkways, fish cleaning stations and outside dining areas, wet and dry marinas, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, docking facilities and other support structures over the water.

• Policy 1-4.9.1: - Provide Regulatory Incentives.

• Islamorada, Village of Islands shall implement a strategy that provides regulatory incentives and criteria to encourage the preservation and enhancement of its working waterfronts.

• Policy 1-4.9.2: - Implement Working Waterfronts Land Development Regulations.

• Islamorada, Village of Islands shall encourage the maintenance of community character, culture and traditional uses on the waterfront. To accomplish this, the Village shall within one (1) year adopt land development regulations to:

1. Protect the working waterfront by establishing that commercial fishing activities are an important community value and that impacts associated with these uses are normal and compatible with other uses of the waterfront;

2. Support mixed use development adjacent to and in marinas which provides a range of services and activities for boaters and their families, including restaurants, accessory shops, and other water-dependent activities for residents and visitors;

3. Ensure public access and creation of public spaces in the redevelopment of marine facilities by providing incentives for the provision of pedestrian access along and to the shoreline, protection of view sheds, and creation of public access to boat ramps, subject to the limitations as may be established in the Land Development Regulations;
4. On parcels identified as Working Waterfronts, FAR bonuses may be given as an incentive to maintain and enhance the Working Waterfront uses;
5. Non-conforming structures containing Working Waterfronts uses that are legally established may be repaired or restored if damage or destroyed, provided that they are repaired or restored consistent with existing policies;
6. Encourage the protection and facilitate development of dockside facilities for the sale of fresh catch.

- Policy 1-4.9.3: - Outline Working Waterfront Strategies.

The strategy to protect commercial and recreational working waterfronts shall include the following actions:
1. Apply for inclusion in the Waterfronts Florida Partnership Program. This program helps participating communities develop a plan to revitalize, renew and promote interest in their waterfront with possible grant monies.
2. Partnering and working with key stakeholders, including Monroe County, the Department of Environmental Protection and the United States Army Corps of Engineers, with jurisdiction over waterfront areas and uses to ensure that their Comprehensive Plans include provisions and features that protect and preserve existing Working Waterfronts.
3. Land development regulations shall ensure that the overall density and intensity available for maintenance and enhancement of working waterfronts and public access is not significantly reduced over time and that Working Waterfronts are protected.
4. Encourage all marinas to participate in the Eco-Mariner Florida Bay and the Florida Department of Environmental Protection's Clean Marina programs. These programs promote enhanced nearshore water quality and resource protection in the Village's nearshore waters.
5. Coordinate with FDOT to support the efforts of the Organized Fishermen of Florida to ensure retention of current areas used for trap storage on property owned by FDOT.

The Village has only three Commercial Fishing ("CF") designated properties left. Casa Mar is located on Plantation Key, 90773 Old Highway, The Rhodus Building, located at 74560 Overseas Highway on Lower Matecumbe Key, and Lobster Walk, located at 74580 Overseas Highway. Of the three CF zoned properties, only two are actively engaged in commercial fishing – Casa Mar and Lobster Walk. The Sojourn parcel is already utilized for commercial fishing activities but does not enjoy the protection of the CF zoning district. The current zoning of Conservation is not consistent with the historic use and smacks of a political zoning to preserve the ocean view of Captains Cove. Florida law does not guarantee the residential owners of Captains Cove a view of the Ocean. Their riparian rights terminate at the boat basin, not at the Atlantic Ocean.

The proposed FLUM amendment and re-zoning request is consistent with the Goals, Objectives, and Policies, in 1-4.9 of the Village Comprehensive Plan because the application protects working waterfront, specifically commercial fishing, which is the point of Policy 1-4.9.1 and Policy 1-4.9.2.

3. *All proposed FLUM amendments must be consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern, pursuant to § 380.0552(7), Florida Statutes. The Principles are listed below*.

(a) *Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation*. This application is consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern based on the most recent report to the Administration Commission outlined in the Work Program. The proposal protects existing commercial fishing resources within Islamorada.

(b) *Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat*. Based on the attached habitat and vegetation report, the proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources.

(c*) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat*. Based on the attached habitat and vegetation report, the proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources.

(d) *Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development*. Protecting exiting commercial fishing achieves this element.

(e*) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys*. The site is currently undeveloped. Any proposed development will need to comply with existing regulations governing stormwater.

(f) *Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys*. This application protects the "historical character" of Islamorada. Many areas of the island chain have been re-developed with new land uses - which has displaced the commercial fishermen of the Florida Keys.

(g) *Protecting the historical heritage of the Florida Keys*. See answer above.

(h) *Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:*

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate. The application has no impact on facilities as it does not propose any new uses or development.

(i) *Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems*. The application has no impact on facilities as it does not propose any new uses or development.

(j) *Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems*. The application has no impact on facilities as it does not propose any new uses or development.
(k*) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys*. This application does not create adverse impacts on environmental resources or affect public investment in infrastructure.
(l) *Making available adequate affordable housing for all sectors of the population of the Florida Keys*. No impact as stated above.
(m) *Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan*. No impact as stated above.
(n) *Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource*. The application accomplishes this objective in that it preserves working waterfront.

The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors:

1. *Demand for the proposed FLUM category in the village in relation to the amount of land currently assigned the FLUM designation and available to accommodate that demand*.

Commercial fishing is one of the key export industries in Monroe County/Florida Keys accounting for between 5-8% of the total income or jobs in the local economy. The number of Saltwater Products License (SPL) holders in Monroe County alone has increased by 20% since 2011 (Source: FWC); however, the amount of land available for commercial fishing within the Village has decreased with the down zoned Sojourn tract.

2. *Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed FLUM category*.

The site has been used for commercial fishing activity for over fifty (50) years. The site's physical and environmental features have been shaped by this use over time. The proposed change to the FLUM and zoning will have no impact on these criteria.

3. *Data errors, including errors in mapping, vegetative types and natural features described in the comprehensive plan*.

There are no errors in the mapping and natural features – the property contains no listed species and is largely devoid of vegetation except along the shoreline of the man-made boat basin.

4. *New issues*.

None.

5. *Recognition of a need for additional detail or comprehensiveness. However, in no event shall an amendment be approved which will result in an adverse community change.*

The proposed re-zoning and FLUM will not have an adverse impact on the community since the existing use will not change and the zoning and FLUM request serve to protect that use as provided for in the Village of Islamorada Comprehensive plan.

Enclosures.

1. Application Fee & Deposit.
2. Application letter.
3. Agent Authorization.
4. Application for Map Amendment & Re-zoning.
5. Property Record Card.
6. Warranty Deed.
7. Needs Analysis & Data.
8. Vegetation Report for Property.
9. Survey.
10. Existing site condition photographs.

If you have any questions, please do not hesitate to contact me at (386) 956-8776 or email tyharrispa@gmail.com.

Kind regards,

Ty Harris

Environmental Report

Legal Description
Matecumbe Sandy Beach
Lower Matecumbe Key

Real Estate Number
00394480-000108

Owner
Sojourn South LLC

June 10, 2023

71 Tingler Lane, Marathon, FL 33050 **julie_cheon@hotmail.com**
Phone (305) 395-1985
Fax (305) 743-4587

Background

This report was completed to document the existing habitat at the above referenced property. Site visit was completed on June 10, 2023.

Existing Conditions

According to Monroe County Property Appraiser records the parcel encompasses 2.85 acres. As shown in Figure 1, the parcel contains uplands and a portion of the Captains Cove basin.

Figure 1 - Subject Parcel

The parcel is bordered on the east by a scarified parcel, on the west by a developed parcel, on the north by the Captains Cove basin and on the south by an access road adjacent to the Overseas Highway. For purposes of this report the front of the property is that which borders the access road.

The substrate is comprised of compacted fill. Vegetation is sparse and species diversity is extremely low. The vast majority of vegetation is located along the shoreline but some large *Conocarpus erectus* (Buttonwood) were observed outside of the shoreline. The parcel is currently and has historically been used to store and repair lobster and/or crab traps. Several boats were observed docked on the shoreline.

Portions of the basin were a sawn-cut vertical edge and others were more sloping with a relatively wide rock shelf. Shoreline vegetation includes Red Mangrove, White Mangrove, Black Mangrove, Buttonwood and Sea-daisy. Additional details are provided in Attachment A – Vegetation Map. Species observed on basin's edge included sponges, feather duster worms and upside-down jellyfish.

One invasive exotic species, Portia Tree, was observed in the northwest corner of the property.

Wildlife

No significant wildlife was observed. Several Green Iguanas were observed. The parcel is not on the US Fish and Wildlife Service's Species Focus Area or 500 Meter Buffer Area lists.

Classification and Summary

Due to the scarified nature of the parcel, the compacted fill substrate and lack of appreciable vegetation, the parcel would be classified as disturbed. **Note: This classification is not official until verified by the Village of Islamorada.**

Cheon Environmental Consulting
Julie_Cheon@hotmail.com - 71 Tingler Lane Marathon, FL 33050 - (305) 395-1985

Attachment A – Species List

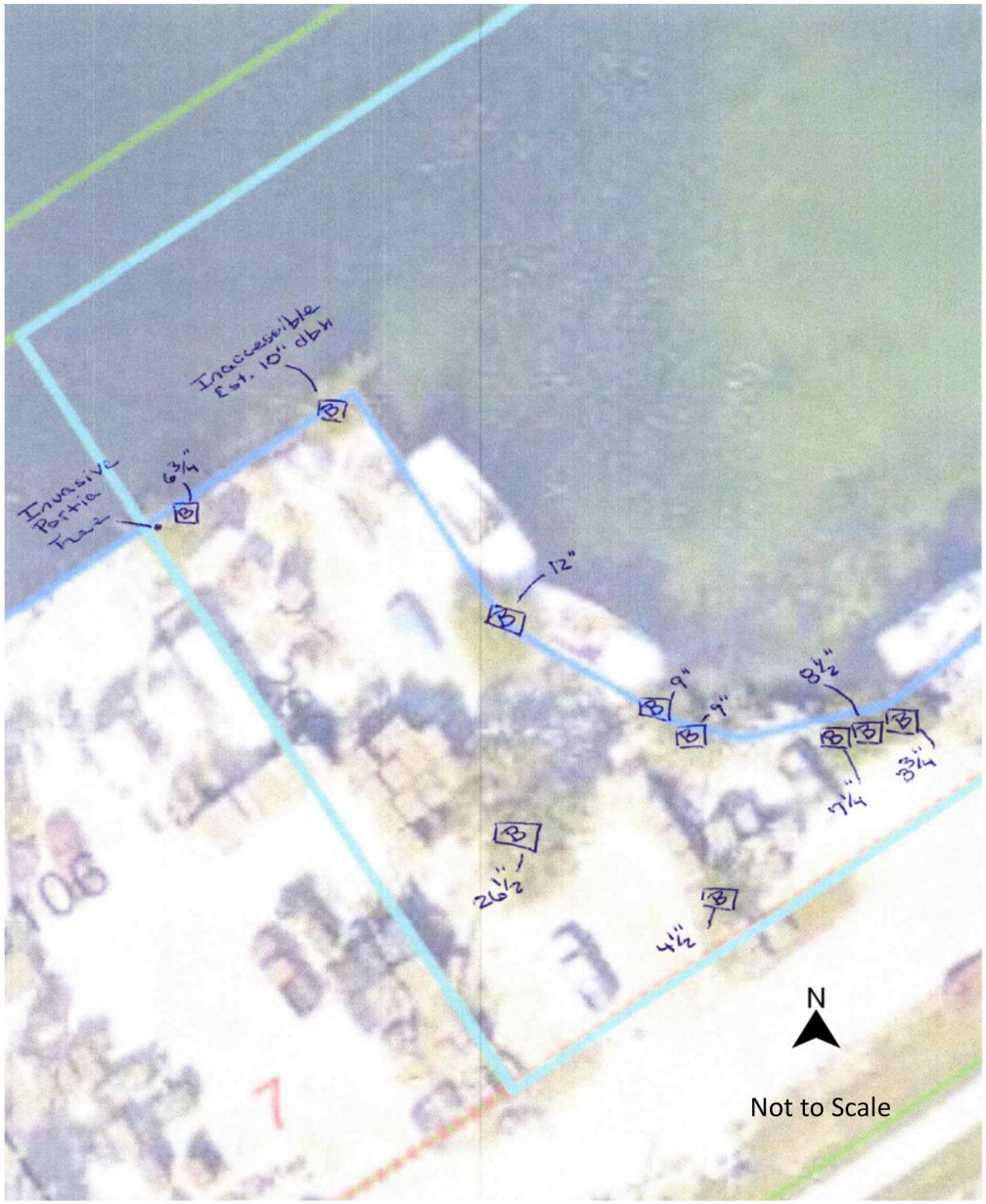
Scientific Name	Common Name	Status	Map Symbol	Notes
Avicennia germinans	Black Mangrove	N	-	State Protected
Conocarpus erectus	Green Buttonwood	N	B	
Fimbristylis cymosa (aka F. spathacea)	Hurricane Grass	N	-	
Laguncularia racemosa	White Mangrove	N	-	State Protected
Rhizophora mangle	Red Mangrove	N	-	State Protected
Thespesia populnea	Portia Tree	IEX	-	
	Misc. Grass & herbs		-	

Status Key			
END	Endangered	N	Native
ex	Exotic	RI	Regionally Important
IEX	Invasive Exotic		

Cheon Environmental Consulting
Julie_Cheon@hotmail.com - 71 Tingler Lane Marathon, FL 33050 - (305) 395-1985

Attachment B – Vegetation Map (Page 1 of 4) Overview Page

Attachment B – Vegetation Map
(Page 2 of 4) Inset A



B = Buttonwood

All measurements are diameter at breast height (dbh) in inches.

Attachment B – Vegetation Map
(Page 3 of 4) Inset B

B = Buttonwood

All measurements are diameter at breast height (dbh) in inches.

N

Not to Scale

Attachment B – Vegetation Map
(Page 4 of 4) Inset C

B = Buttonwood

All measurements are diameter at breast height (dbh) in inches.

Attachment C - Site Photos

West Side of Property

East Side of Property

Center

Shoreline

Shoreline

West Side of Property

Christian
Bianca
MIAMI FL

Monroe County 2010-2030

Population Projections

March 15, 2011

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Appendix 1 – Monroe County Planning Department Population Study

Appendix 2 - FKAA Seasonal Methodology

Appendix 3 - County Population with Seasonal Replacement Calculations

Appendix 4 – Response to DCA Review Notes/Request for Additional Information

1.0 Background - Forecast Approach

The population forecast was prepared[1] for unincorporated Monroe County through year 2030 for the update of the County's Comprehensive Plan. Population is identified according to upper/middle/lower (UML) keys. It is based on the countywide functional population control total forecast through 2030; functional population is the sum of permanent plus seasonal population.

The Keith and Schnars (K&S) team begins with a permanent population forecast and a seasonal population forecast at the county level. The seasonal population series is based on the Florida Keys Aqueduct Authority (FKAA) data series. This series includes estimates of seasonal residences, RV's, hotel/motel, camps, boat liveaboards, mobile home, and other. The Department of Community Affairs (DCA) has recommended using the FKAA series for the purposes of estimating the seasonal population component, with appropriate updates to the methodology.

The permanent population series is the latest published by the University of Florida, Bureau of Economic and Business Research (BEBR). In as much as ROGO has been in place since 1993, BEBR population projections reflect a ROGO constrained growth trend. This means permanent population growth projections implicitly assume the continuation of the ROGO constraint and the effects of the ROGO constraint are implicitly embedded in the history.

2.0 ROGO Based Permanent Population Series

The ROGO based permanent population series will be used in the Comp Plan update as one component of the functional population. At the county level, for control totals, DCA has recommended using the latest BEBR annual estimates and the BEBR Medium series population projections from PS 156, published March 2010 for permanent population estimates.

3.0 Analysis of Permanent Population Data

University of Florida annual population estimates for municipalities and unincorporated areas indicates permanent population fell in the Keys from 2006-2008, with some a return to growth evidenced in 2009. The effect of the short term decline is to drive the long term population projections down. Thus, both recent history and future projections from BEBR suggest a downward trend in permanent population. This is reflected in the resulting Functional Population series shown in Fi**gure 1.** This series represents the sum of the most recent BEBR permanent projection and the FKAA seasonal projection.

[1] The population forecast was prepared by Fishkind and Associates with support from Keith and Schnars, P.A.

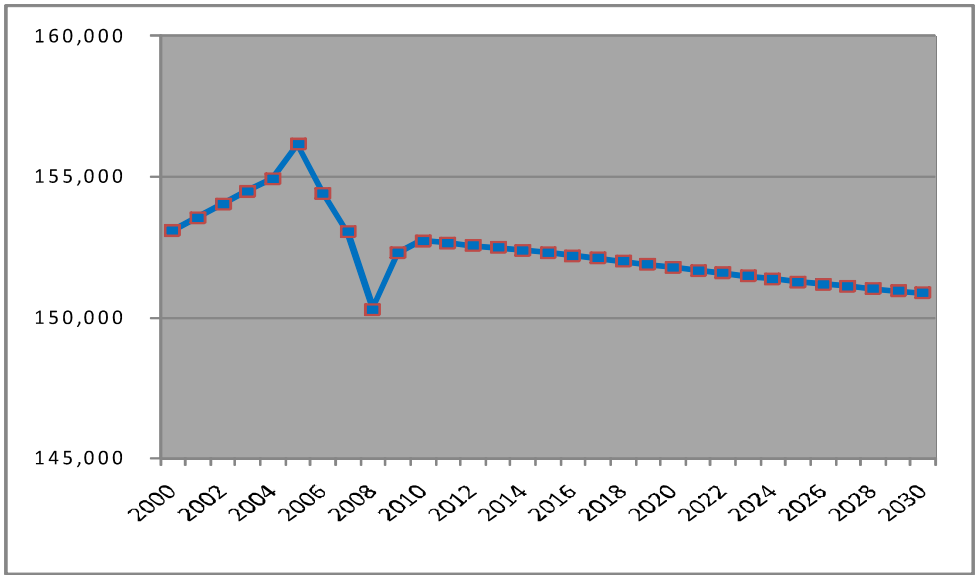

Figure 1 – Preliminary Functional Population Projection

4.0 Analysis of Seasonal Population Data

There is ongoing ROGO based residential growth and there is a substantial inventory of non-conforming, substandard, live-aboard and RV camp housing. Substandard, non-conforming units are being gradually removed from inventory, however, not at a rate fast enough to net out all residential growth. It is our view a portion of the permanent population losses have occurred as a result of the recession, a rise in foreclosures, depletion of affordable housing and increased unemployment. Nearly 3,500 units have been foreclosed throughout the Keys since 2005. The rise in home prices and threat of hurricanes has also contributed in our view to some permanent population loss. Losses associated with some of these conditions may be temporary, resulting in renewed growth after the recession. The BEBR annual permanent population estimate for 2009 indicated, net positive permanent population growth in 2009 and small losses in 2010.

On the other hand, of all the new single family housing growth in Monroe County since 1999, nearly 70% has been in non-homesteaded units. It is likely this is a function of both growth in seasonal population as well as permanent population loss, which may cause once permanently occupied existing units to become non-homesteaded. This latter aspect represents a shift from existing permanent population to seasonal population and is why the non-homesteaded mix is so high.

5.0 Seasonality

Seasonal population is one component of Functional population. K&S has researched three functional population series. The three functional series in this analysis include permanent populations based on Census, BEBR and FKAA. In each of these scenarios the same Seasonal series, from FKAA, is used. The FKAA seasonal series is the seasonal series developed by Monroe County Planning Department (MCPD). The detailed methodology for the Seasonal series is found in the MCPD report included as Appendix 1. The FKAA seasonal series methodology generated from the MCPD report is found in **Appendix 2**.

As permanent population has fallen we must examine whether and the degree to which it is replaced by seasonal population. The American Communities Survey from 2005, 2008 and the Census 2000 data indicate a substantial increase in housing units held for seasonal use. These data indicate the number of seasonal units has risen from 12,628 in 2000 to 15,262 in 2005 to 19,195 in 2008 (**Table 2**). This is an increase of 6,567 seasonal units. This would represent a shift into seasonal population by as much as 16,418 persons. During the same period permanently occupied units have fallen from 35,086 to 29,084, some 6,002 units or a decline of 15,005 persons (**Table 1**). Based on the ACS and Census data, the loss in permanent population is approximately equivalent to the gain in seasonal population since year 2000.

Table 1- H1 – Vacant and Occupied Unit Counts

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2000 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	13,866	3,496	17,362	6,850	24,212	28.29%
1, attached	1,045	1,503	2,548	1,655	4,203	39.38%
2	480	1,598	2,078	453	2,531	17.90%
3 or 4	306	1,875	2,181	589	2,770	21.26%
5 to 9	215	1,042	1,257	897	2,154	41.64%
10 to 19	403	425	828	899	1,727	52.06%
20 to 49	375	180	555	1,039	1,594	65.18%
50 or more	346	1,043	1,389	444	1,833	24.22%
Mobile home	4,468	1,945	6,413	3,401	9,814	34.65%
Boat, RV, van, etc.	396	79	475	304	779	39.02%
Total	21,900	13,186	35,086	16,531	51,617	32.03%

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2005 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	16,618	2,024	18,642	7,448	26,090	28.55%
1, attached	1,427	2,106	3,533	2,978	6,511	45.74%
2	621	973	1,594	636	2,230	28.52%
3 or 4	52	1,521	1,573	638	2,211	28.86%
5 to 9	458	482	940	1,440	2,380	60.50%
10 to 19	597	46	643	505	1,148	43.99%
20 to 49	132	1,125	1,257	1,198	2,455	48.80%
50 or more	435	532	967	203	1,170	17.35%
Mobile home	2,876	1,485	4,361	3,904	8,265	47.24%
Boat, RV, van, etc.	405	46	451	0	451	0.00%
Total	23,621	10,340	33,961	18,950	52,911	35.81%

Table H1. Housing Units by Vacancy Status and Tenure by Units in Structure, 2008 - Monroe County

Monroe County Units in Structure	Occupied Units			Vacant Units	Total Units	Vacant %
	Owner	Renter	Total			
1, detached	15,019	3,344	18,363	10,351	28,714	36.05%
1, attached	490	1,233	1,723	3,209	4,932	65.06%
2	371	803	1,174	764	1,938	39.42%
3 or 4	283	699	982	1,581	2,563	61.69%
5 to 9	272	845	1,117	2,158	3,275	65.89%
10 to 19	170	202	372	1,011	1,383	73.10%
20 to 49	161	56	217	828	1,045	79.23%
50 or more	463	504	967	816	1,783	45.77%
Mobile home	2,739	1,121	3,860	4,011	7,871	50.96%
Boat, RV, van, etc.	164	145	309	0	309	0.00%
Total	20,132	8,952	29,084	24,729	53,813	45.95%

Table 2-H3

Table H3. Number of Vacant Units by Vacancy Status, 2000 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	1,663	10.06%
For sale only	759	4.59%
Rented or sold, not occupied	304	1.84%
For seasonal, recreational, or occasional use	12,628	76.39%
For migrant workers	48	0.29%
Other vacant	1,129	6.83%
Total	16,531	100.00%

Table H3. Number of Vacant Units by Vacancy Status, 2005 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	943	4.98%
Rented, not occupied	458	2.42%
For sale only	448	2.36%
Sold, not occupied	123	0.65%
For seasonal, recreational, or occasional use	15,738	83.05%
For migrant workers	0	0.00%
Other vacant	1,240	6.54%
Total	18,950	100.00%

Table H3. Number of Vacant Units by Vacancy Status, 2008 - Monroe County

Monroe County Vacancy Status	Vacant Units	%
For rent	1,581	6.43%
Rented, not occupied	53	0.22%
For sale only	1,545	6.28%
Sold, not occupied	441	1.79%
For seasonal, recreational, or occasional use	19,195	78.03%
For migrant workers	0	0.00%
Other vacant	1,914	7.78%
Total	24,729	100.53%

Source: US Census and American Communities Survey;
Prepared by the South Florida Regional Planning Council

Contributing to the support of the seasonal increase phenomenon is the rate of foreclosures and the Monroe County Property Appraiser data regarding homestead exemptions. It is generally believed non-homesteaded properties represent seasonal vacant, second homes, or for-rent units. Population in these should be distinguished from

short-term tourist visitors. However, in times of high foreclosure rates, a shift to non-homestead may represent a temporary loss in permanent population.

During the housing bubble from 2003-2008 in fact non-homesteaded units did rise. This coincided with a rise in foreclosures, as well as speculative investing and reported permanent population losses. There were 3,431 foreclosures in Monroe County from 2005-2009.

During the 2000-2009 period, total homesteaded units increased from 16,005 to 16,698 units, a net increase of 693 units. Non-homesteaded units moved from 20,784 to 22,197, a net increase of 1,413 units. This compares with the 3,431 foreclosures from 2005-2009, recognizing it is likely as much as half of the foreclosed units may have been resold since the initial foreclosures which began in 2005, and some tendency to for those units to return to a homesteaded status. By 2009, after speculative investing ceased, the share of non-homesteaded properties went back down, falling to 2003 levels. This is consistent with the expectation of resold foreclosures regaining homesteads (**Figure 2**). Also, as noted, permanent population increased during 2009 according to BEBR, supporting an increase in permanent population.

The non-homestead rate for all units is now 57.1%. This is essentially the same rate both pre and post bubble. Single family non-homestead rates began to move up more closely in concert with rising foreclosures (**Figure 2**). This supports our belief a considerable portion of permanent population losses may be attributable to foreclosures arising from the speculative housing bubble, and thus temporary. The expectation is some permanent population may return to these units over the course of the planning horizon – thus permanent population may increase over this period in substantially greater numbers than the growth in new housing units. To the degree this condition occurs, the BEBR medium series permanent population projection will be in error and will under-project permanent population growth. Planning for this contingency in the face of an unknown resolution to thousands of foreclosures is necessary. Thus, reflecting the population associated with portions of these foreclosed units as non-homestead and seasonal population will also correct and compensate for this potential longer term problem with the BEBR projection.

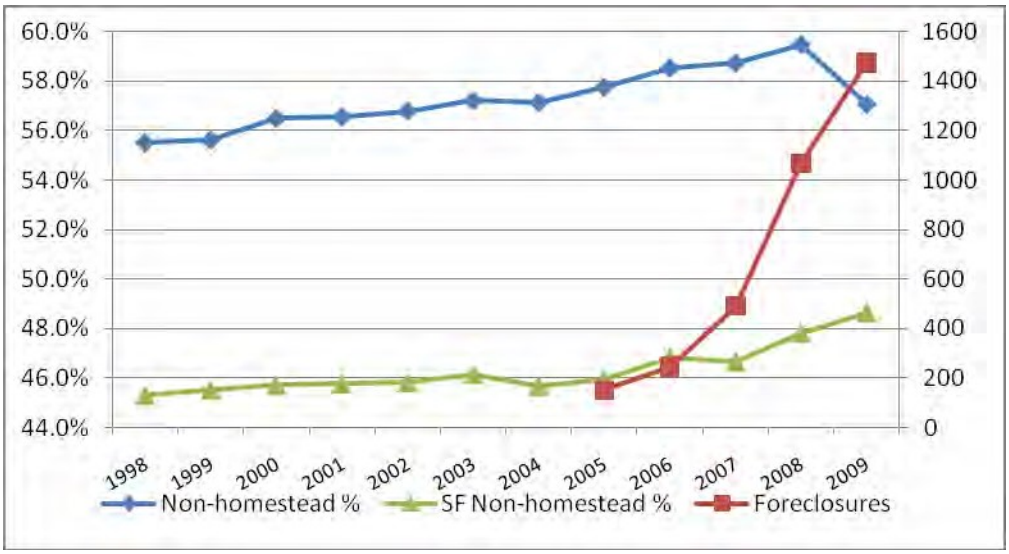

Figure 2- Monroe County – Foreclosures and The Percent of Non-Homestead Residential Units

There has been an increase in vacant units from 2005-2009. During this period both the Census and BEBR indicated permanent population loss. From 2005 to 2008 the ACS indicated an increase in seasonal vacancy of 3,457 units. During the 2005-2009 period, foreclosure data indicated there were 3,431 foreclosures, as noted earlier. Thus, the ACS data indicates, on net, the permanent population losses and associated housing vacancy is being shifted into seasonal units. Further, it is believed there is associated seasonal (non-permanent population) associated with these vacant units. With a reported permanent population growth in 2009 and increasing homestead exemptions in 2009 on one hand and coinciding numbers of foreclosures and seasonal increase through ACS, it is equally possible in our view, the permanent population loss is temporary and due as much to the end of the housing bubble, foreclosures and rising unemployment as it is due to a shift from permanent to seasonal residency. It is likely both conditions exist and are occurring.

6.0 Methodological Flaw in MCPD and FKAA Regarding Seasonal Shift

The MCPD seasonal population methodology and the FKAA seasonal population methodology did not contemplate or recognize the shift of the existing population base from permanent to seasonal. The MCPD methodology considered residential unit growth only and the depletion of available buildable lots, when contemplating the future level of either permanent or seasonal populations. This is partly due to the MCPD methodology not having the benefit of the data beyond year 2000 which shows a more pronounced shift among existing units from permanent/homesteaded units to non-homesteaded units, and the American Communities Survey data, which supports the seasonal shift.

The failure to consider or incorporate the shift in the existing population base is the reason for the change that has been made to the previously approved FKAA population methodology in this update. The methodological change employed here is to both shift some of the projected dwelling unit growth into seasonal residences ***and*** account for the loss of existing permanent residents through an offsetting shift to seasonal residents. Further, in the MCPD analysis, rather than showing seasonal population increasing as it has been, on pages 32 and 33 of the MCPD report it states an assumption was employed causing the seasonal population to decline in a similar fashion to anticipated permanent population decline.

The MCPD methodology employed an assumption called the "drag factor" of .1% per year to reduce the growth of seasonal populations over time. The "drag factor" is used to illustrate the assumption of seasonal population declines from the historic actual. However there is no analysis or data which is presented to support the use of the "drag factor", nor the .1% level of the "drag factor" with respect to seasonal populations. Further there is no mention or discussion in the MCPD analysis which recognizes that the loss in the existing permanent population base may be offset by an increase in the seasonal population. The current population projections in this report correct this methodological flaw.

The discussion of the "drag factor" assumption is found in the MCPD permanent population methodology on page 30 and is excerpted below:

> A "drag" factor was applied to each year's percent increase figures by PAED. This drag factor increases by .1% each year over the ten year period, so that by 2015, the rate of increase in permanent resident population by PAED will have declined by 1.1%. This drag factor was employed as an assumption that the availability of building permits will decline as the carrying capacity of the Keys is reached. It is also likely that the availability of building sites will also decline in the early years of the twenty-first century. Analysis has shown that a 1.1% decline in mean percentage increases in population over a ten year period would not significantly affect the validity of the population forecasts. It is important to note this methodology reveals the beginnings of a decline in the total number of permanent residents in unincorporated Monroe County by 2014.

Source: Appendix 1; MCPD, Pg 30 re: discussion of permanent population

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The use of the "drag factor" assumption as applied to growth in seasonal population is found in the methodology on page 33 is excerpted below:

> A similar methodology was employed to determine the seasonal resident and vacation rental visitor population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's population figures. The product of this equation was then added to the previous year's population to estimate the following year's total seasonal resident and vacation rental visitor population. A "drag" factor was applied to each year's percent increase figures by PAED (similar to the one applied to the permanent resident population figures). This drag factor increases by .1% each year over the ten year period, so that by 2015, the percent increase in seasonal resident and vacation rental visitor population by PAED will have declined by 1.1%. It is important to note this methodology reveals the beginnings of a decline in the total number of seasonal residents and visitors in vacation rentals in unincorporated Monroe County by 2013, one year prior to similar declines expected for the permanent resident population forecasts.

Source: Appendix 1, MCPD; Pg 33 re: discussion of seasonal population

In this analysis the attempt has been made to analyze and determine whether and to what degree the existing permanent base has shifted to seasonal population, and to correct the population projections to reflect this phenomenon.

7.0 Seasonality in Retail Sales

In a further test of seasonal conditions K&S examined historic monthly retail sales from 1998-2009 to determine if seasonal trends were becoming more pronounced. In this investigation we conducted a regression analysis using inflation adjusted monthly gross retail sales for Monroe County as the dependent variable. The econometric model developed tests both the effects of cyclical economic conditions and seasonal variations as predictors of retail sales. We further tested this model to determine if, over time, the seasonal pattern became more pronounced.

The model's initial results indicate seasonal patterns are the strongest and most significant predictor of monthly retail sales. Cyclical factors including Gross Domestic Product, gasoline prices, unemployment and housing starts are also all significant predictors of retail sales. It is these cyclical factors which led to the 2006-2009 overall decline in sales. Thus these declines are not permanent as would be the case with a loss in permanent and seasonal population. Despite population losses in Monroe County estimated by BEBR for year 2010, retail sales did not decline, further validating the cyclical nature of sales.

The second part of the test indicates that the seasonal pattern did not increase over time compared with the average seasonality. The econometric model results are shown below in Table 3. These results indicate the overall predictive ability of the model is very high (R2=.963). Further, the seasonal dummy variable (SeasDum1), which tests seasonality over the historic test period, is highly significant (t=11.2) and finally, a second set of seasonal dummy variables to test for additional seasonality after 2005 and also for

additional peak season seasonality after 2005 (SeasDum2 and SeasDum3) both resulted in a lack of significance (t=.27 and t=.16 respectively). Thus, we conclude seasonal sales patterns are not changing nor were they becoming more pronounced from 2005-2009 compared with the 1998-2004 period. We believe this supports the theory that permanent population losses has been offset and replaced by a new type of seasonal population which spends, travels and behaves similarly to permanent population. This could be the case if a) homeowners lose a home to foreclosure and are forced to rent causing a shift to non-homesteaded (seasonal) units but still remain present in the market or b) newly built seasonal units are rented out for increasing periods and durations throughout the year, mimicking a "permanent" household. Anecdotal evidence supports both these conditions are presently occurring.

Other significant variables in the model include Gross Domestic Product, national gasoline prices, national housing starts and national unemployment rates. Interestingly, the change in Monroe County permanent population growth was not a significant predictor of retails sales, despite permanent population losses and a decline in of sales in 2007, 2008 and 2009. In such a case one would expect negative population growth would cause retail sales declines. Because this was not evident in the statistical analysis, our belief that the decline in retail sales was cyclical garners greater support. Thus we conclude economic recession and seasonal activity determine sales volumes but declining permanent population, which is not statistically significant, does not.

Again, the retail model analysis supports the view as permanent population is lost; it has been replaced by longer duration seasonal population or renters with no change in retail spending patterns. This would explain that while permanent population falls, there may be limited change in functional population due to seasonal replacement, as evidenced by retail sales.

Table 3 - Econometric Test Results for Increasing Seasonality

	SUMMARY OUTPUT			
	Regression Statistics			
	Multiple R	0.981816		
	R Square	0.9639626		
	Adjusted R S	0.9447427		
	Standard Err	9209659		
	Observations	24		
	ANOVA			
		df	*SS*	*MS*
	Regression	8	3.40318E+16	4.25E+15
	Residual	15	1.27227E+15	8.48E+13
	Total	23	3.53041E+16	
		Coefficients	*Standard Error*	*t Stat*
	Intercept	14947330	70400081.75	0.21232
GDP00	X Variable 1	28577.724	8869.439916	3.222044
WGAS	X Variable 2	-136177.6	110696.9446	-1.23018
HUSTQ	X Variable 3	27846.359	6935.672302	4.014947
RUQ	X Variable 4	-8224690	2684043.539	-3.06429
SeasDum1	X Variable 5	60680019	5395979.787	11.24541
SeasDum2	X Variable 6	2884055.9	10598795.93	0.272112
SeasDum3	X Variable 7	1368525.4	8297684.899	0.164929
Pop Ch	X Variable 8	1473.2782	2520.714671	0.584468

Table 4 - Florida Keys Visitors

Florida Keys Visitor Person-Trip Estimates

	2003	2004	2005	2006	2007	2008	2009
Key West Overnight Visitors	1,309,559	1,303,633	1,046,111	1,063,752	1,094,647	1,112,978	1,165,327
Key West Day Trippers	242,268	241,172	237,460	196,794	202,510	205,901	206,263
Cruise Ship Passengers	1,067,222	934,070	925,795	888,183	816,919	739,218	859,409
Total Key West Visitors	2,619,049	2,478,875	2,209,366	2,148,729	2,114,076	2,058,097	2,230,999
All Keys Overnight Visitors	2,425,110	2,414,135	1,937,244	2,030,062	2,089,021	2,169,565	2,092,732
All Keys Day Trippers	448,645	446,615	439,742	375,561	386,469	401,369	370,414
Cruise Ship Passengers *(Key West Only)*	1,067,222	934,070	925,795	888,183	816,919	739,218	859,409
Total All Keys Visitors	3,940,977	3,794,820	3,302,781	3,293,806	3,292,409	3,310,152	3,322,555
Monroe County Lodging Occupancy %:	72.2%	71.2%	70.0%	66.5%	68.1%	67.5%	70.3%

Sources: Monroe County Tourist Development Council; Smith Travel Research

Further, the seasonal stability and long term growth trend in retail sales is not attributed to additional retail spending by tourists or cruise ship passengers. Cruise ship and other tourists have declined over the past six years (**Table 4**) indicating the underlying retail sales growth pattern does not appear to be tourist related.

8.0 Long term Trends in Retail Sales and Traffic

Retail sales have been trending up on an inflation adjusted basis over time (**Figure 3**). Total trend based growth is about 4% from 1998-2009. The declines in sales in 2007, 2008 and 2009 are as a result of rising gasoline prices in 2008 which reduced trips and travel and the cyclical effects of recession. As the recession ended retail sales stabilized and sales through November 2010 indicated no further loss in year over year retail sales countywide, despite a decline in permanent population in 2010 as reported by BEBR annual population estimates.

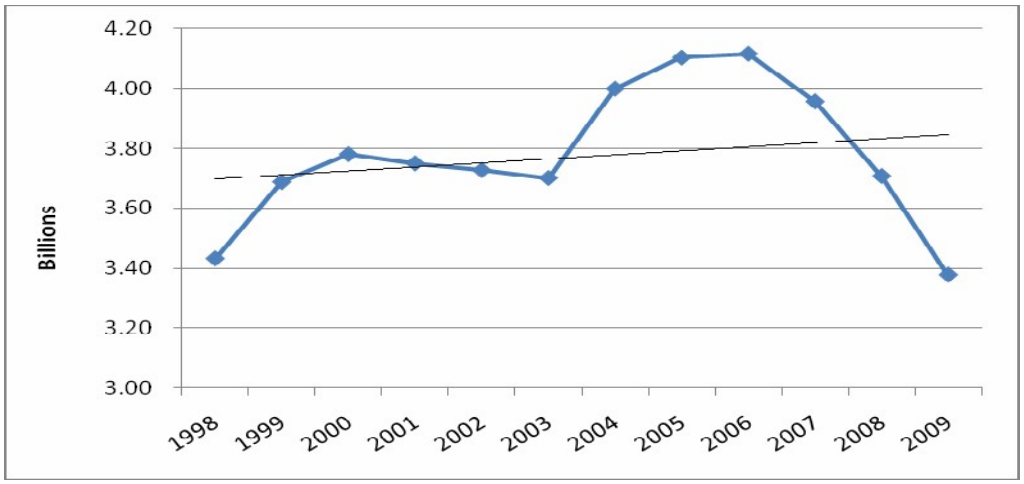

Figure 3 - Monroe County Annual Retail Sales (inflation adjusted)

Similarly, in average daily traffic flows, the long term trend has been gradually increasing. Total trend based growth is about 6% (see Figure 4). This is generally consistent with and of similar magnitude to the trend in retail sales data. Based on sales and traffic it appears that the permanent population losses are being replaced by seasonal residents and there is no permanent net decline in economic activity (sales and traffic), as would be suggested by sustained permanent population losses without replacement.

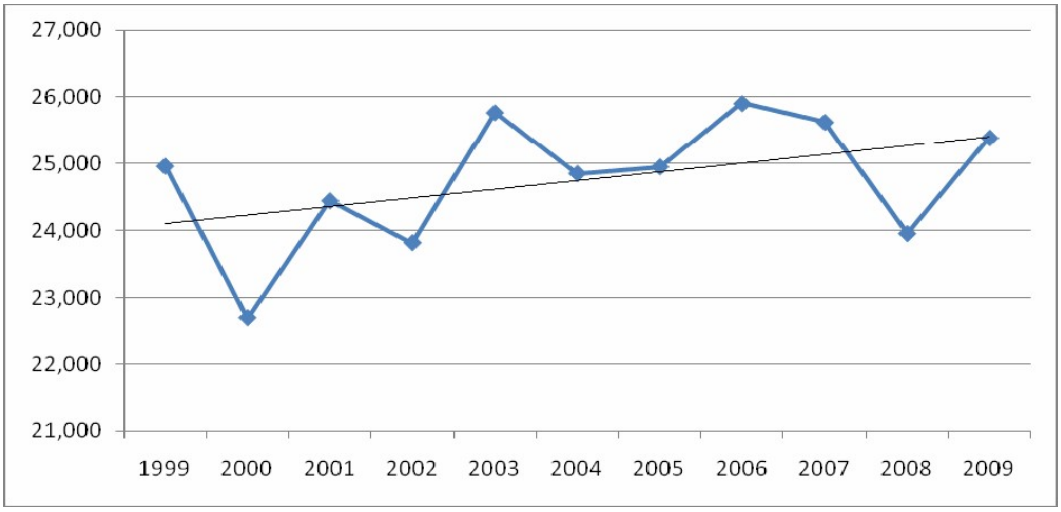

Figure 4 - Annual Average Daily Traffic Counts (Average of Selected Count Stations)

The trend analysis of traffic data was examined in a variety of ways. These included selection of data stations to reflect only single locations per Key and data for which the entire history was available in a consistent fashion. This prevented overweighting by location or the effects of changing data collection methodologies. The trend analysis was conducted looking at 1999-2009, as well as 1999-2007 (eliminating the most recent highly volatile recession years and the period of highly volatile gasoline prices). A third approach was taken comparing the average of traffic counts from 1999-2002 with 2006-2009. The average of these three methods results in a 6% growth rate over time.

The overall statistical significance of the trend line from 1999-2007 improved substantially over the 1999-2009 trend line through removal of the volatile outlying data points, however the magnitude of the trend line increase did not substantially change. After careful review of the traffic data we conclude the increasing trend in traffic counts is both valid and significant. This means traffic activity is not declining despite a decline in permanent population. We conclude then the growth in traffic is supported by a shift from permanent to seasonal population.

9.0 Countywide Functional Population

The best available data in our view indicates a loss in permanent population with likely replacement through an increase in seasonal residents. Further, both sales and traffic are trending up by similar magnitude suggesting there is limited growth, and no sustained decline in economic activity. This volume of limited growth is consistent with growth which occurs under the ROGO cap.

American Communities Survey data and homestead exemption data support the growth of seasonal population. Total non-homesteaded units are 57% today compared with 55% in 1998. Among single family units only, the non-homestead share has risen from 45% in 1998 to 49% in 2009. For single family units, 70% of the growth since 1998 has been in non-homestead units, and the American Communities Survey indicates a substantial rise in seasonal households during the 2000-2008 time period. This supports an increase in non-permanent/seasonal occupancy, which offsets the permanent population losses.

As a decline in permanent population has occurred, there is a real increase in non-permanent/seasonal replacement as evidenced by an increase in the trend in auto-traffic volume, an increase in the trend in inflation adjusted retail sales, an increase in non-homesteaded residential properties, and an increase in seasonal population shown in the American Communities Survey.

A complicating aspect is the 2008 permanent population figures from both the annual Census population and American Communities Survey population data which indicate permanent population in the Keys is now between 70,000 and 72,000; this is well below the BEBR 2009 estimate of 78,000. There is some probability the April 2010 Census count may indicate a sharply reduced permanent population level. With the understanding that permanent losses do appear to be replaced by seasonal population, and some losses in permanent population may be temporary and cyclical due to recession and foreclosures, if all of the recent Census or ACS based permanent losses were shifted into the seasonal population, the resulting 2030 functional population would still likely demonstrate small levels of growth consistent with the ROGO allocations.

Based on this analysis, K&S prepared a county level functional population series to reflect these conditions. This series begins with the medium series population projection from the BEBR medium series projection, PS156, published in 2010. Next, the FKAA seasonal series through 2025 was used and to this was applied the 2000-2025 CAGR growth rate of the FKAA seasonal series to extend the series from 2025 to 2030. In addition, from 2006-2030 K&S has added 70% of the permanent population loss as forecast by BEBR to the seasonal population. Further, we have added the equivalent of 70% of the ROGO growth to seasonal population to the FKAA seasonal series, reflecting the seasonal shift component not evidenced in FKAA's original data. The resulting functional population is seen in **Figure 5** and **Table 7**.

K&S believes this data series is the most reflective of actual economic and market conditions and is most representative of the long term functional population outlook. Our findings are based on extensive analysis of multiple data series. K&S recommends the use of this functional population data series for use in the 2010 EAR comp plan update.

It is also noted, for units shifting to seasonal status and for seasonal population associated with ROGO growth, a persons-per-household figure of 2.7 was used. On pages 34 and 36 of the MCPD population report in **Appendix 1**, it is noted the measures of seasonal persons per household were greater than 2.7.

Further supporting the use of 2.7 persons per household for seasonal population, Property Appraiser data (**Table 5**) suggests a steady increase in persons per household through year 2008, as described by an increase in the number of bedrooms per unit. This increase in bedrooms also suggests an increase in overall unit size; however, the Monroe County Property Appraiser data for unit size is unavailable. K&S believes seasonally occupied homes and rentals have a greater number of bedrooms and higher person per household occupancy due to the increasing size of newly built units. Newly built units today are primarily non-homesteaded and likely to have a higher proportion of seasonal residents. For these reasons, as well as the data analysis presented in the original MCPD population study, 2.7 persons per household was used for seasonal household size.

Table 5 - Average Number of Bedrooms per Single Family Unit by Year Built

2.1	Pre-1970
2.4	1970-1989
2.5	1990-1999
2.8	2000-2008

Source: Monroe Co. Property Appraiser, Fishkind & Associates, Inc.

The preliminary population series shown in **Figure 5** represents the BEBR medium series projection plus the FKAA seasonal series. The Final Revised series is recommended for use. This series represents this same data as the preliminary with the addition of the seasonal replacement population, which offsets the permanent population loss. The Final series is the recommended series and corrects the FKAA methodological flaw. This flaw finds the original MCPD study looked only at growth and did not contemplate the shift of the existing population from permanent to seasonal.

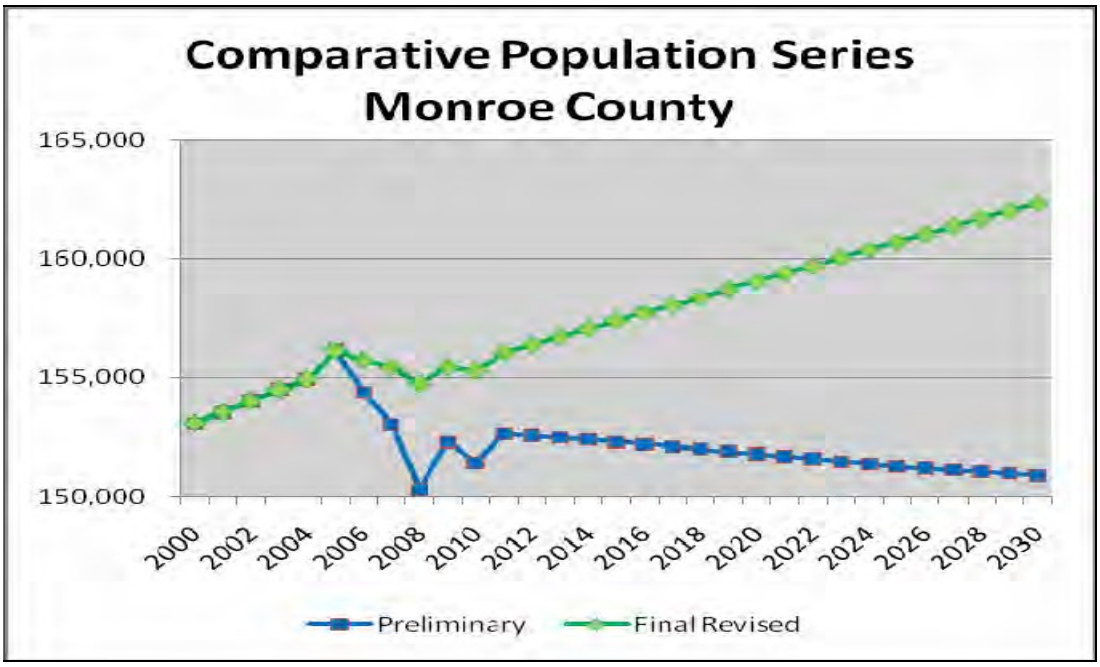

Figure 5 – Recommended Functional Population

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Table 7- Recommended Functional Population Series

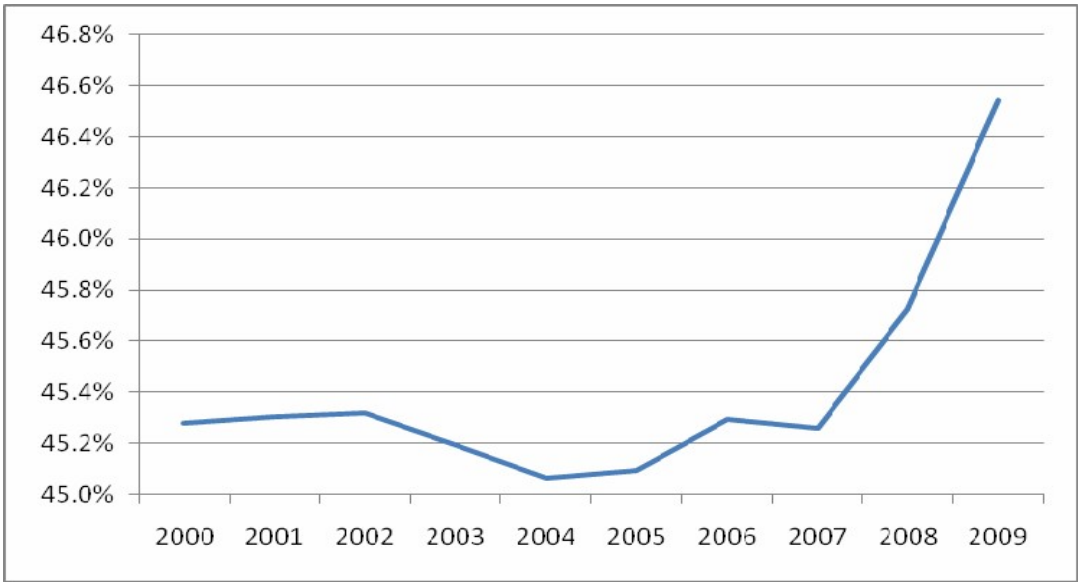
Monroe County Population Projection Seasonal Replacement Series			
YEAR	Permanent	Seasonal	Functional
2000	79,589	73,491	153,080
2001	80,011	73,540	153,551
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,236	73,688	154,924
2005	82,413	73,737	156,150
2006	80,510	75,228	155,738
2007	78,987	76,453	155,440
2008	76,081	78,647	154,728
2009	77,925	77,516	155,441
2010	76,887	78,401	155,288
2011	78,080	77,974	156,054
2012	77,960	78,431	156,391
2013	77,840	78,887	156,727
2014	77,720	79,343	157,063
2015	77,600	79,800	157,400
2016	77,460	80,270	157,730
2017	77,320	80,740	158,060
2018	77,180	81,211	158,391
2019	77,040	81,681	158,721
2020	76,900	82,151	159,051
2021	76,760	82,622	159,382
2022	76,620	83,092	159,712
2023	76,480	83,562	160,042
2024	76,340	84,033	160,373
2025	76,200	84,503	160,703
2026	76,060	84,973	161,033
2027	75,920	85,444	161,364
2028	75,780	85,914	161,694
2029	75,640	86,384	162,024
2030	75,500	86,855	162,355

Source: Fishkind & Associates, Inc.; Fl Keys Aqueduct Authority; Univ. FL BEBR, PS 156 and annual estimates

10.0 Determination of Unincorporated Area Functional Population

Permanent Population

The unincorporated population as a share of countywide population has increased from 45.3 percent in 2002 to 46.5 percent in 2009. **Figure 6** shows the 10 year trend in the unincorporated share, based on the University of Florida annual population estimates.



Source: University of Florida, Annual Population Estimates

Figure 6 - Unincorporated Population Share of Countywide Population

The unincorporated permanent share has increased in the past three years likely due to foreclosures and conversions from permanent to seasonal in incorporated areas. As foreclosures abate, the change in unincorporated permanent population as a share of countywide totals will stabilize. Further, the permanent population share in the unincorporated area is likely to fall as unoccupied homes in municipal areas once again become occupied and come under ownership. Based on this discussion, for the future estimates of permanent population as a share of countywide totals we have used 46 percent as the stabilized figure representing the unincorporated share of permanent population over time.

Seasonal Population

The unincorporated areas contain 46 percent of all non-homesteaded residential units in Monroe County, based on 2009 Monroe County Property Appraiser Tax Roll data. This represents some 11,664 units. Using seasonal persons per household size of 2.7 the seasonal population in residential housing units is 29,160.

In addition, the unincorporated areas contain 27 percent of all hotel motel space in Monroe County. This converts to an estimated 2,197 hotel/motel rooms within the unincorporated area. With average annual hotel occupancy of 69.8% (based on Smith Travel Hotel Trends Reports 2003-2010) and average persons per room of 2.73, the hotel based seasonal population in the unincorporated areas is 5,558.

Further, the original MCPD/FKAA population methodology did not include the functional population associated with Keys Tourist Day Trips. This is a daily number which increases the functional population. Based on the average share of annual unincorporated day trips divided by 365, the number of unincorporated day trippers represents an addition of 325 persons to the functional population, as described in **Table 8.**

Table 8 – Day Trippers As A Component of Unincorporated Seasonal Population

	2003	2004	2005	2006	2007	2008	2009
All Keys Day Trippers	448,645	446,615	439,742	375,561	386,469	401,369	370,414
Key West Day Trippers	242,268	241,172	237,460	196,794	202,510	205,901	206,263
All Else Keys Day Trippers	206,377	205,443	202,282	178,767	183,959	195,468	164,151
Other Municipal Day Trip	69,659	69,344	68,277	60,340	62,093	65,977	55,407
Uninc Keys Day Tripers	136,718	136,099	134,005	118,427	121,866	129,491	108,744
Functional Day Trippers	***375***	***373***	***367***	***324***	***334***	***355***	***298***

Source: Monroe County Tourist Development Council, Fishkind & Associates, Inc.

Combining the household based seasonal populations, hotel based seasonal population, day trippers, and adjusting for non-standard dwelling units populations including those in camps, liveaboards and other, it is estimated there are 35,053 seasonal residents throughout unincorporated Monroe County, in 2009. This represents 45 percent of the 2009 countywide seasonal population as shown in Table 4. Applying this percentage to the countywide seasonal population projection yields a seasonal population in the unincorporated areas of 39,226 by year 2030. **Table 9** provides the permanent, seasonal and functional population for unincorporated Monroe County, through year 2030.

Total unincorporated functional population is expected to increase from 71,311 in year 2009 to 73,956 by year 2030. This represents an increase of 2,645 persons over the entire planning horizon. **Table 9** provides the determination of unincorporated permanent and seasonal population.

Table 9- Unincorporated Functional Population Series

	Unincorporated Population Projection Seasonal Replacement Series		
	Permanent	Seasonal	Functional
2000	36,036	33,241	69,277
2001	36,250	33,263	69,512
2002	36,452	33,285	69,737
2003	36,543	33,307	69,850
2004	36,606	33,329	69,935
2005	37,164	33,351	70,515
2006	36,466	34,019	70,485
2007	35,749	34,568	70,317
2008	34,788	35,550	70,338
2009	36,268	35,043	71,311
2010	35,368	35,440	70,808
2011	35,917	35,249	71,166
2012	35,862	35,453	71,315
2013	35,806	35,658	71,464
2014	35,751	35,862	71,613
2015	35,696	36,067	71,763
2016	35,632	36,277	71,909
2017	35,567	36,488	72,055
2018	35,503	36,698	72,201
2019	35,438	36,909	72,348
2020	35,374	37,120	72,494
2021	35,310	37,330	72,640
2022	35,245	37,541	72,786
2023	35,181	37,752	72,933
2024	35,116	37,962	73,079
2025	35,052	38,173	73,225
2026	34,988	38,384	73,371
2027	34,923	38,594	73,518
2028	34,859	38,805	73,664
2029	34,794	39,016	73,810
2030	34,730	39,226	73,956

Source: Fishkind & Associates, Inc.

11.0 Unincorporated Population in Upper/Middle/Lower Keys

Permanent Population - Upper/Middle/Lower

With the functional unincorporated population determined, the distribution between upper, middle and lower regions is based on the permanent population, ratio of seasonal to permanent population plus the distribution of hotel/motels by sub-area.

Permanent population is based on the on-line service I-Site which provides updated block group information based on US Census data (**Table 10**). The distribution of permanent population based on these data is shown in **Table 11.**

Table 10 - Unincorporated Monroe County-Distribution of Permanent Population

	Upper Keys	Middle Keys	Lower Keys	Total
Population (1990)	44%	3%	52%	100%
Population (2000)	42%	3%	55%	100%
Population (2009)	41%	3%	56%	100%
Population (2014)	40%	3%	57%	100%

Source: Fishkind & Associates, Inc.; I-Site online demographic database

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Table 11 – Permanent Population Distribution by Sub-Area

	Unincorporated Permanent Population Projection Seasonal Replacement Series		
	Upper	Middle	Lower
2000	15,135	1,081	19,820
2001	15,185	1,087	19,978
2002	15,229	1,094	20,130
2003	15,226	1,096	20,221
2004	15,212	1,098	20,296
2005	15,402	1,115	20,647
2006	15,073	1,094	20,299
2007	14,737	1,072	19,940
2008	14,263	1,044	19,481
2009	14,797	1,088	20,383
2010	14,430	1,061	19,877
2011	14,654	1,078	20,185
2012	14,632	1,076	20,154
2013	14,609	1,074	20,123
2014	14,586	1,073	20,092
2015	14,564	1,071	20,061
2016	14,538	1,069	20,025
2017	14,511	1,067	19,989
2018	14,485	1,065	19,953
2019	14,459	1,063	19,916
2020	14,433	1,061	19,880
2021	14,406	1,059	19,844
2022	14,380	1,057	19,808
2023	14,354	1,055	19,772
2024	14,327	1,053	19,735
2025	14,301	1,052	19,699
2026	14,275	1,050	19,663
2027	14,249	1,048	19,627
2028	14,222	1,046	19,591
2029	14,196	1,044	19,554
2030	14,170	1,042	19,518

Source: Fishkind & Associates, Inc.

Seasonal Population - Upper/Middle/Lower

Seasonal population within the upper/middle/lower unincorporated areas is estimated based on the ratio of unincorporated seasonal population to unincorporated permanent population, multiplied by the permanent population distributions by sub-area (**Table 12**).

Table 12- Seasonal Population Distribution by Sub-Area

Unincorporated Seasonal Population Projection			
	Seasonal Replacement Series		
	Upper	Middle	Lower
2000	14,048	1,056	18,137
2001	14,020	1,057	18,185
2002	13,993	1,058	18,234
2003	13,966	1,058	18,283
2004	13,938	1,059	18,332
2005	13,910	1,060	18,381
2006	14,150	1,080	18,789
2007	14,339	1,096	19,133
2008	14,665	1,126	19,759
2009	14,388	1,111	19,545
2010	14,550	1,122	19,768
2011	14,472	1,117	19,660
2012	14,555	1,123	19,775
2013	14,639	1,129	19,890
2014	14,722	1,135	20,005
2015	14,806	1,141	20,120
2016	14,891	1,148	20,238
2017	14,977	1,154	20,357
2018	15,063	1,160	20,475
2019	15,149	1,167	20,593
2020	15,235	1,173	20,712
2021	15,321	1,179	20,830
2022	15,407	1,185	20,948
2023	15,493	1,192	21,067
2024	15,579	1,198	21,185
2025	15,665	1,204	21,304
2026	15,751	1,211	21,422
2027	15,837	1,217	21,540
2028	15,923	1,223	21,659
2029	16,009	1,230	21,777
2030	16,095	1,236	21,896

Source: Fishkind & Associates, Inc.

Based on these data we are able to determine the functional population for unincorporated Keys according to the upper/middle/lower sub-areas of the unincorporated portion of Monroe County. **Table 13** presents the functional population for unincorporated Monroe and the sub-areas.

Table 13 – Unincorporated Functional Population Distribution by Sub-Area

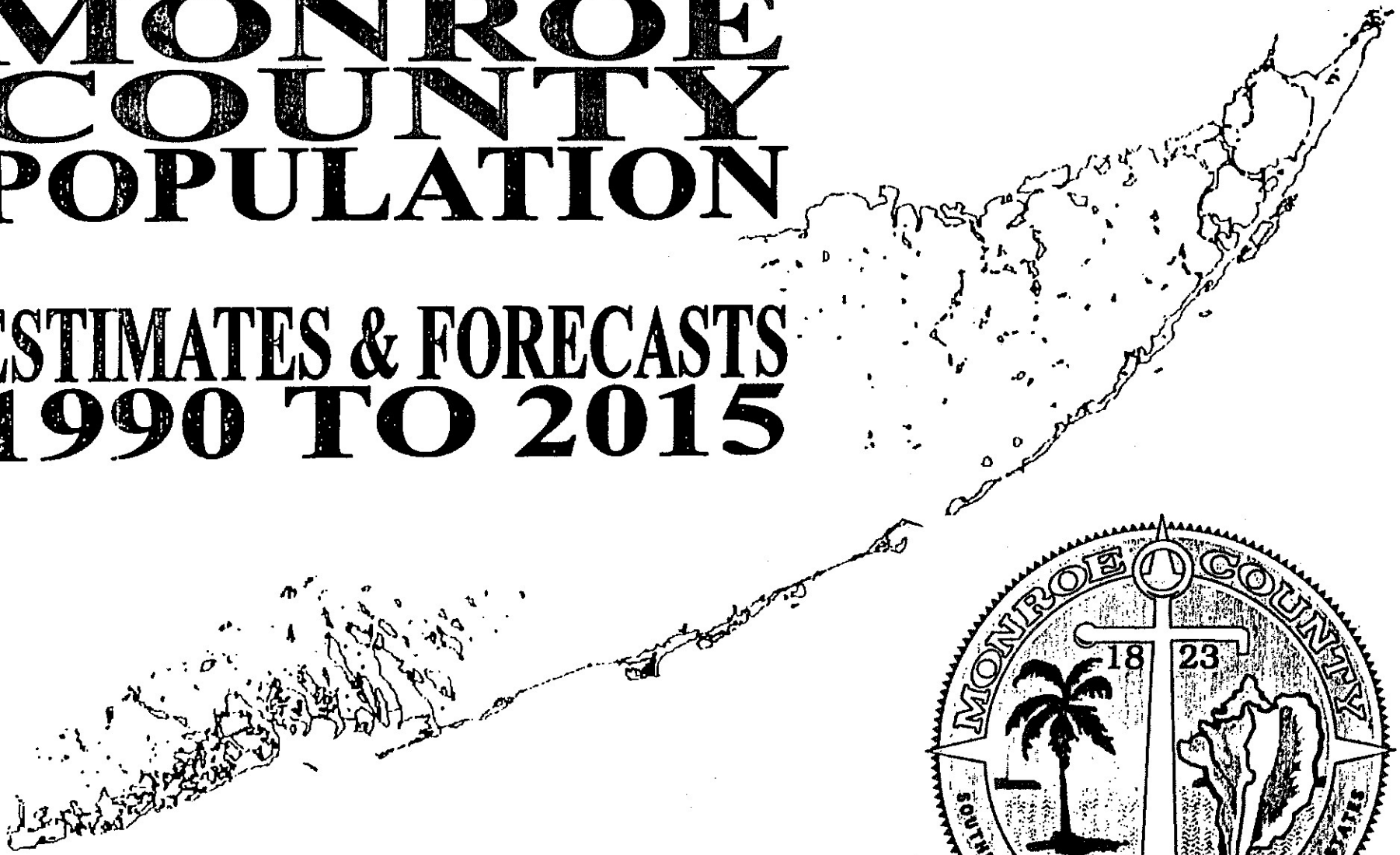
Unincorporated Functional Population Projection Seasonal Replacement Series				
	Upper	Middle	Lower	TOTAL
2000	29,183	2,138	37,957	69,277
2001	29,205	2,145	38,163	69,512
2002	29,222	2,151	38,364	69,737
2003	29,192	2,155	38,504	69,850
2004	29,150	2,157	38,628	69,935
2005	29,313	2,175	39,027	70,515
2006	29,222	2,174	39,089	70,485
2007	29,075	2,169	39,073	70,317
2008	28,928	2,169	39,240	70,338
2009	29,185	2,199	39,927	71,311
2010	28,980	2,183	39,645	70,808
2011	29,126	2,194	39,846	71,166
2012	29,187	2,199	39,929	71,315
2013	29,248	2,203	40,013	71,464
2014	29,309	2,208	40,097	71,613
2015	29,370	2,212	40,181	71,763
2016	29,429	2,217	40,263	71,909
2017	29,489	2,221	40,345	72,055
2018	29,549	2,225	40,427	72,201
2019	29,608	2,230	40,510	72,348
2020	29,668	2,234	40,592	72,494
2021	29,728	2,238	40,674	72,640
2022	29,787	2,243	40,756	72,786
2023	29,847	2,247	40,838	72,933
2024	29,907	2,252	40,921	73,079
2025	29,966	2,256	41,003	73,225
2026	30,026	2,260	41,085	73,371
2027	30,086	2,265	41,167	73,518
2028	30,145	2,269	41,249	73,664
2029	30,205	2,274	41,332	73,810
2030	30,265	2,278	41,414	73,956

Source: Fishkind & Associates, Inc.

APPENDIX 1

MONROE COUNTY POPULATION

ESTIMATES & FORECASTS 1990 TO 2015



February, 2000

Monroe County Planning Department

MONROE COUNTY POPULATION
ESTIMATES AND FORECASTS 1990 TO 2015
February, 2000

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EXECUTIVE SUMMARY

This report will present and discuss the population estimates and forecasts for Monroe County for the years 1990 to 2015. The report considers the functional, permanent resident, and peak seasonal populations. Information on the population in both incorporated and unincorporated areas of the county is presented. This report was developed to update the tables on population found in the Year 2010 Comprehensive Plan Technical Document. The report has five major sections: background, analysis, methodology, assumptions, and appendices. The report also contains twelve summary charts on population trends in the County.

The background section explains why this report was prepared, and how the information is organized. It also presents some preliminary information on how to interpret the information.

The analysis section indicates that the functional population is expected to grow by more than 16,000 people from 1990 to 2015, an increase of almost eleven percent (11%) over the twenty-five year period. In 1999, over sixty percent (60%) of the functional population is located within unincorporated portions of Monroe County, but by 2000, the incorporated portions of the county will contain fifty-three percent (53%) of total functional population. Throughout the years under study, the Upper Keys sub-district will have the largest portion of the functional population in unincorporated Monroe County, however, the Lower Keys is expected to have the highest growth rates over the twenty-five year period. In terms of the composition of the functional population, there are more permanent residents than the peak seasonal population on any given evening. However, permanent resident figures are annual while peak seasonal population figures are for any given evening. If seasonal population figures were annual, they would far exceed permanent resident population figures. The growth rates for permanent residents are expected to

out pace the growth rates in the peak seasonal population as a percentage of the functional population. PAED 4a is expected to have the largest numerical increases in population as well as the highest rates of population increase for permanent residents. PAED 22 is expected to have the slowest growth rates. The drag factors applied to the permanent and seasonal resident data indicate that these population's growth rates will begin to level-off and decline after the year 2014 if current trends continue.

The methodology section explains the various steps taken to prepare and present the data contained in the report.

The assumptions section explains the assumptions made in the preparation of these estimates and forecasts, and why the assumptions had to be made.

The appendices contain the summary tables of all the data developed as a part of this report. There are eleven appendices, one containing original population data, one containing PAED maps, eight containing data developed for this report, and one containing footnotes on the data collected.

The information in this report is the best available, but as new data and/or dimensions of the population become apparent, the Planning Department may update it. Errata sheets may also be prepared from time to time. Any questions regarding this data or analysis can be directed to the Monroe County Planning Department.

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Appendix 2: Monroe County Planning Area Enumeration District (PAED) Maps

Appendix 3: Summary Table of Permanent, Seasonal, & Functional Population 1990-2015

Appendix 4: Summary Table of Permanent Resident Population 1990-2015

Appendix 5: Summary Table of Peak Number of Seasonal Residents and Visitors by PAED 1990-2015

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BACKGROUND

This report is an update of Monroe County's official population estimates currently contained within Tables 2.28, 2.29, and 2.30 of the Year 2010 Comprehensive Plan Technical Document. These tables are attached as Appendix 1. The information presented in the tables was compiled in 1991 as part of the data and analysis required for the preparation of the Monroe County Year 2010 Comprehensive Plan. The data was drawn from a variety of sources, including the 1990 Census of Population, previous Monroe County planning documents, the work of several consultants, and studies prepared by the State of Florida.

The information contained within the Tables 2.28, 2.29, and 2.30 is organized by Planning Area Enumeration District, or PAED. These PAEDs are the combination of the previously utilized Monroe County "Planning Areas" and the US Census Bureau's "Enumeration Districts". These two units of geographical analysis were combined by the Planning Department in 1987 for ease of use. A map of the PAEDs is included as Appendix 2.

The information in Tables 2.28, 2.29, and 2.30 deals with the time span from 1990 up to 2010, and is summarized by sub-district (Upper, Middle, and Lower Keys). It is important to note that the tables do not include population information for Key West, Key Colony Beach, and Layton.

Table 2.28 presents information on the number of permanent residents. These are people who live in unincorporated Monroe County throughout the year. Table 2.29 quantifies the seasonal population in unincorporated Monroe County. This is the *peak* number of people in unincorporated Monroe County who are seasonal residents and visitors on *any given night*. Table 2.30

represents the functional population. The functional population is the sum of permanent residents and the peak number of seasonal residents and visitors.

During 1999, the Planning Department updated the population estimates and forecasts to ensure that the numbers are as accurate as possible. This report contains the results of that update.

The updated Monroe County population estimates and forecasts are contained within several appendices to this report. Appendix 3 is the summary table showing the permanent resident, peak seasonal resident/visitor, and functional population by PAED for Monroe County from 1990 to 2015. Appendix 3 is composed of information taken from the tables in Appendices 4 and 5. Appendix 4 is the permanent resident population table, and Appendix 5 is the summary table for the peak number of seasonal residents and visitors in Monroe County. The information in the table in Appendix 5 comes from five subsidiary tables:

- Appendix 6: Table of Peak Number of Seasonal Residents
- Appendix 7: Table of Peak Number of People in Hotels & Motels
- Appendix 8: Table of Peak Number of People in Campsites & Recreational Vehicles
- Appendix 9: Table of Peak Number of People Staying with Friends/Relatives
- Appendix 10: Table of Peak Number of People on Live Aboard Vessels

Appendix 11 is a series of footnotes relating to the tables found in Appendices 4-10. Each of these appendices will be discussed in greater detail in the Methodology Section of this report.

Each table of data found in the appendices has some common features. Each column in a table is numbered at its top. Below this column number is the column's heading, which describes what the data in the column represents. Below the heading of some of the columns is an operation shown in parenthesis "( )", which describes the calculations performed to derive the data in the column. The numbers in parenthesis correspond to the column numbers in the table. For example, the column heading for column # 6 may read "*Total Population (4 x 5)*". This means that the numbers found in column 6 were derived by multiplying the numbers in column 4 by the numbers in column 5.

The data found in a table is the result of an equation, not the verbatim typing of a particular number. As a result, the numbers found in the tables are carried out several decimal places, but have been rounded by the computer for display purposes. As a result, some of the numbers found in the tables may not add up. This is a function of the rounding performed by the computer, not an error in the equations.

One item to note in the tables is that four of the PAEDs (12a, 12b, 13, and 14) are removed from the unincorporated Monroe County population figures after 1997 to account for the incorporation of Islamorada, Village of Islands. Likewise, the data for three additional PAEDs (7, 8, and 9) are removed from the unincorporated Monroe County population figures after 1999 to account for the incorporation of Marathon. Another item of note is that the population found in the mainland portion of Monroe County and the Dry Tortugas is not included in these estimates and forecasts. Neither of these areas is included within a PAED, and both are under the jurisdiction of the National Park Service.

GENERAL ANALYSIS

This section of the report presents an analysis of the population estimates and forecasts. This section will provide the following:

- a discussion of the functional population trends in Monroe County
- a comparison of the permanent resident and peak seasonal populations
- an analysis of the fastest and slowest growing areas of Unincorporated Monroe County

Functional Population Trends in Monroe County

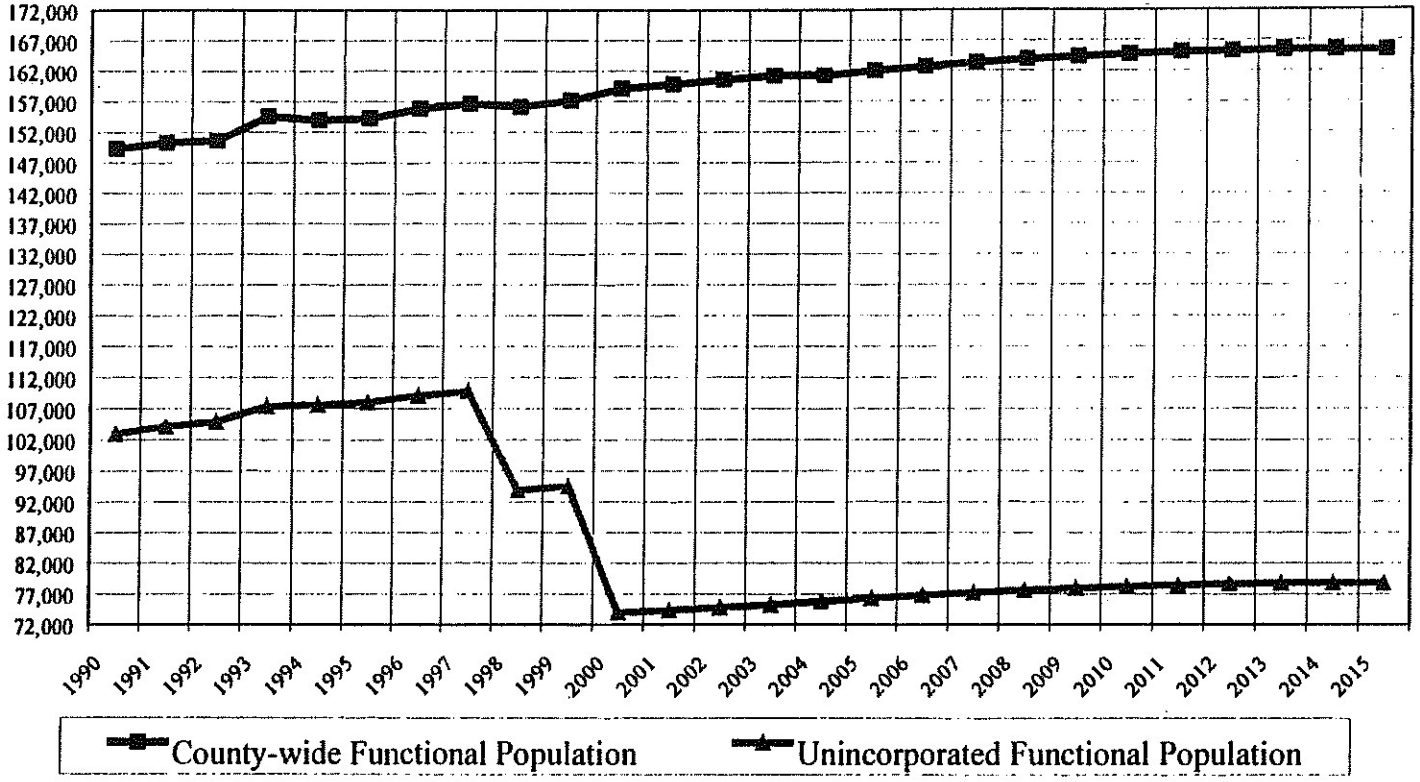
This section will examine the functional population trends for all of Monroe County, including the incorporated areas. This section will also explore the different trends in functional population between the incorporated and unincorporated areas, and compare regional trends in functional population inside the unincorporated areas. The functional population is the sum of the number of permanent residents plus the peak number of seasonal residents and visitors in Monroe County on any given evening.

Functional Population of Monroe County 1990-2015

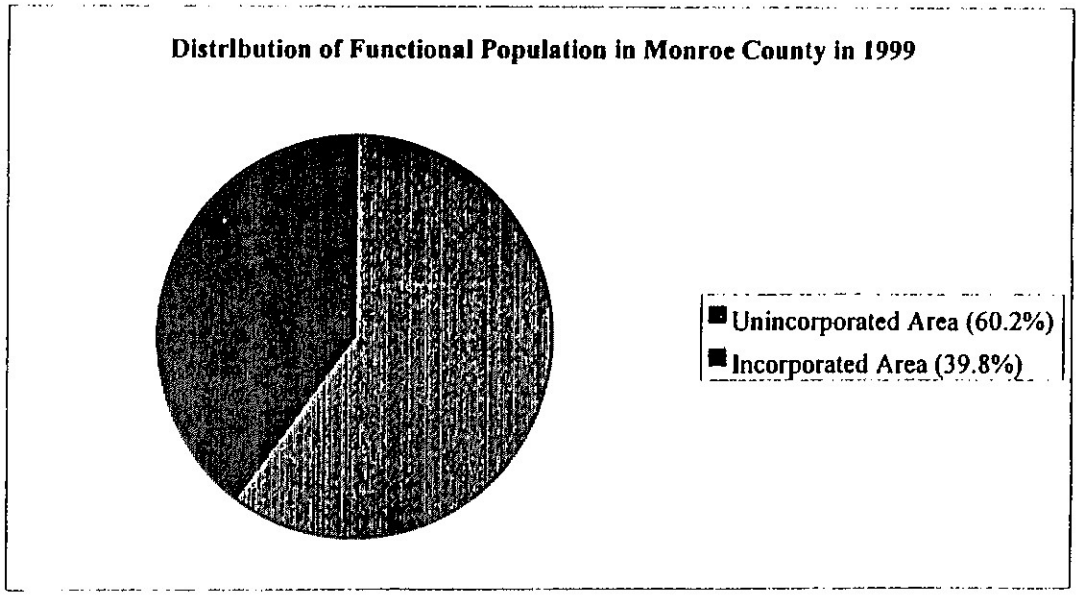
Year	Functional Population	Numerical Change	Percent Change
1990	149,348	*	*
1995	154,255	4,907	3.29%
2000	159,113	4,857	3.15%
2005	162,041	2,929	1.84%
2010	164,769	2,727	1.68%
2015	165,366	597	0.36%

According to the table above, the functional population of Monroe County is expected to grow by more than 16,000 people from 1990 to 2015. This represents an increase of almost eleven percent (11%) over the twenty–five year period. However, the numerical and percent change columns show that the *rate* of increase is expected to slow dramatically over the same time period. In other words, the growth rate in the Monroe County functional population is beginning to level off by the year 2000. It is important to note that the Summary Table of Functional Population in Appendix 3 predicts a yearly decrease in functional population after the year 2014. The graph on the next page shows the trends in functional population over the period from 1990 to 2015. It also compares the functional population in unincorporated areas to that in the incorporated areas of Monroe County.

Graph of Functional Population in Monroe County 1990-2015



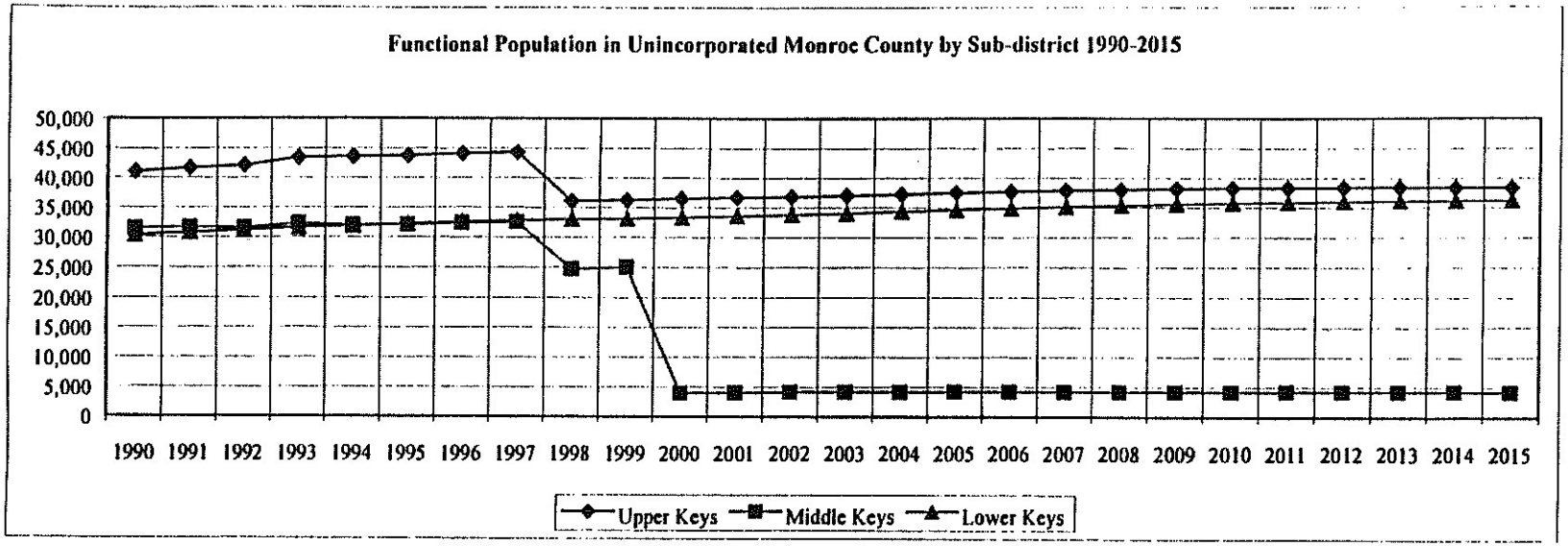
In 1999, a larger portion of the functional population in Monroe County is located within the unincorporated areas of the county. The unincorporated portions of Monroe County had a functional population of 94,565 people, while the incorporated areas had a functional population of 62,607 people. The percentages of each are depicted in the chart below:



In 1999, the City of Key West accounted for around twenty-seven percent (27%) of the total functional population, while the Village of Islamorada accounts for around ten percent (10%). The cities of Key Colony Beach and Layton compose about two percent (2%) of the total functional population in Monroe County. The newly incorporated city of Marathon is expected to occupy about thirteen (13%) of the 2000 total functional population of Monroe County. As indicated in the chart above, the incorporated areas account for forty percent (40%) of the total functional population, while the unincorporated areas account for

about sixty percent (60%) in 1999. After the year 2000, the relative distribution of functional population between incorporated and unincorporated areas is expected to reverse. By 2000, the functional population in incorporated areas is expected to grow to over 85,000 people, or fifty-three percent (53%) of the total functional population of Monroe County.

The graph below compares the distribution of the functional population among the three sub-districts in the unincorporated portions of Monroe County.



The Upper Keys sub-district is composed of PAEDs 15 to 22, which run from Tavernier Creek to the Miami-Dade County line, including north Key Largo. The Middle Keys contain PAEDs 7 to 11, or the area from Knight's Key to the Channel 5 Bridge

east of Fiesta Key. The Lower Keys sub-district includes PAEDs 1 to 6, from southern Stock Island to the eastern end of the Seven Mile Bridge. A map of the Keys PAEDs can be found in Appendix 2 of this report.

Regionally, the Upper Keys accounted for the largest portion of the 1990 unincorporated functional population (41,081 people, or 40% of the total). This is followed by the Middle Keys, which comprised 30.6% (31,533 people) of the total 1990 functional population; and finally, the Lower Keys, which contained 30,387 people, or 29.5% of the unincorporated functional population.

The incorporation of Islamorada in 1998 accounts for the drop in unincorporated functional population in the Upper and Middle Keys sub-districts. The functional population in the Middle Keys sub-district declined more than twenty percent (20%) with the incorporation of Islamorada, while the Upper Keys sub-district lost twelve percent (12%) of its functional population. The Lower Keys sub-district grew more than eight percent (8%) from 1990 to 1998. Further declines in the unincorporated functional population will appear in 2000 based upon the incorporation of Marathon in 1999.

By the year 2015, the Upper Keys, with a functional population of 38,657 people, is expected to contain 48.6% of the unincorporated functional population. The Lower Keys are projected to have a functional population of 36,263 people in 2015, or 46% of the unincorporated total, while the Middle Keys will been reduced to 4,206 people, or 5.3% of the unincorporated county total.

The table below illustrates the changes in functional population by unincorporated Keys sub-district:

Percent Change in Unincorporated Monroe County by Sub-district 1990-2015

	1990 Functional Population	1998 Functional Population	Percent Change 1990-1998	2000 Functional Population	Percent Change 1998-2000	2015 Functional Population	Percent Change 2000-2015
Upper Keys	41,081	36,138	-12.0%	36,615	1.3%	38,362	4.8%
Middle Keys	31,533	24,765	-21.5%	3,944	-84.1%	4,206	6.6%
Lower Keys	30,387	33,036	8.7%	33,410	1.1%	36,263	8.5%
Unincorporated Total	103,000	93,939	-8.8%	73,969	-21.3%	78,831	6.6%

If current trends continue, the Lower Keys sub-district will be the fastest-growing area of unincorporated Monroe County by 2015. The Upper Keys sub-district will continue to grow, but by the slowest rate. The Middle Keys sub-district functional population is expected to rebound after the incorporation of Marathon, growing over six percent (6%) from 2000 to 2015. It is interesting to note that by 2015, the functional populations in the Upper and Middle Keys are expected to begin a decline, while the functional population in the Lower Keys is expected to increase.

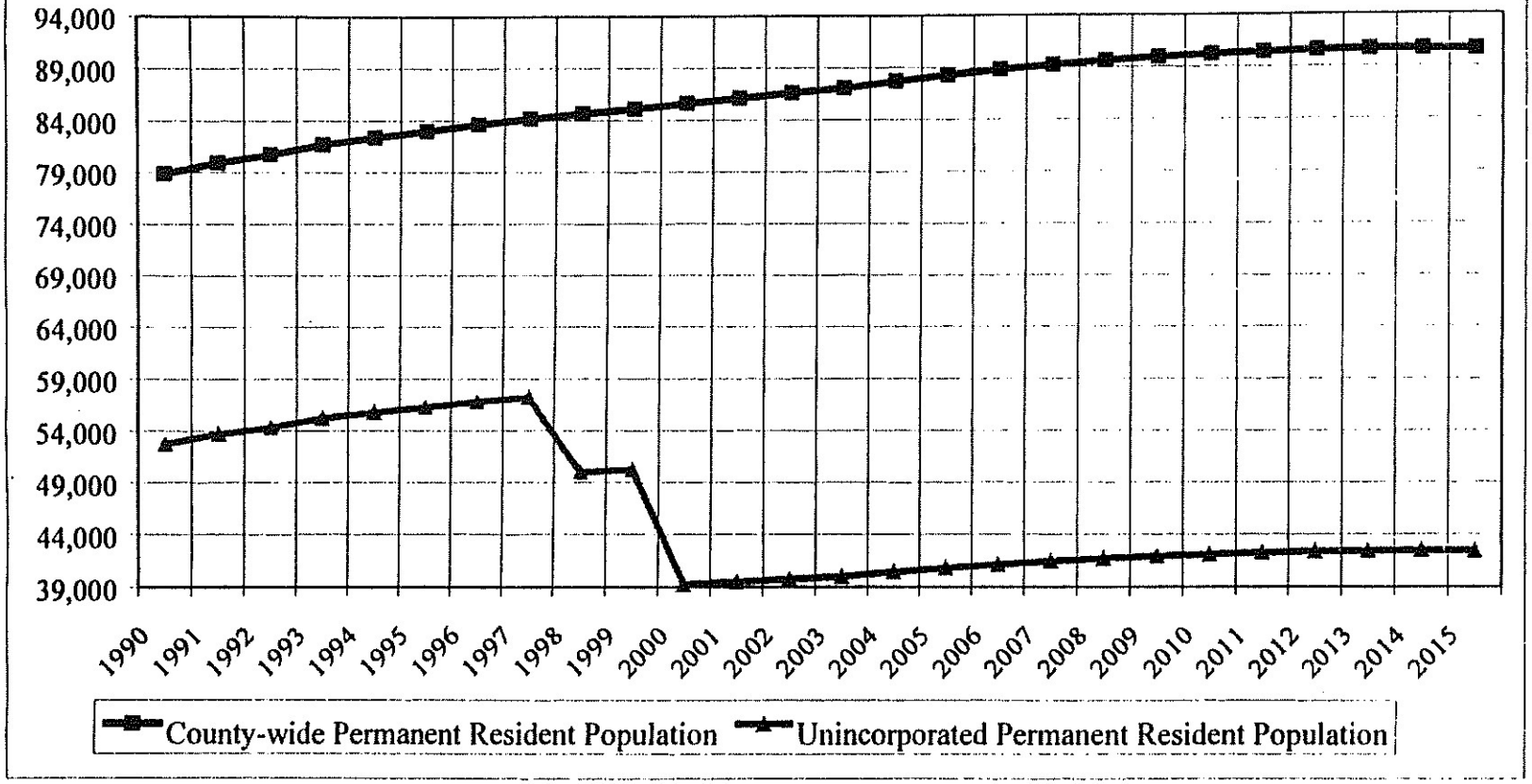
Permanent Resident and Peak Seasonal Population

This section of the report will investigate the permanent resident population versus the peak seasonal population for all of Monroe County. The changes in permanent and seasonal population over time will also be explored for both the incorporated

and unincorporated areas of the county. Trends in the permanent versus the peak seasonal population will also be considered at the sub-district level.

The graph on the next page shows the past and future trends in the permanent resident population for all of Monroe County as well as the unincorporated areas. The total permanent resident population in Monroe County has grown from 78,855 people in 1990 to 90,654 people by 2015, an increase of fifteen percent (15%) over the twenty-five year period. The permanent resident population as a percentage of the functional population fluctuates between 52.8% and 54.8% over the period. The years 1991 and 1993 were the only ones where the county-wide permanent resident growth rate exceeded one percent (1%) per year. Growth rates are expected to remain under 1% per year for the remainder of the years under study, and are expected to decline after the year 2003. The declines in the permanent resident population in unincorporated areas as illustrated in the graph can be attributed to the incorporation of Islamorada in 1998 and Marathon in 1999.

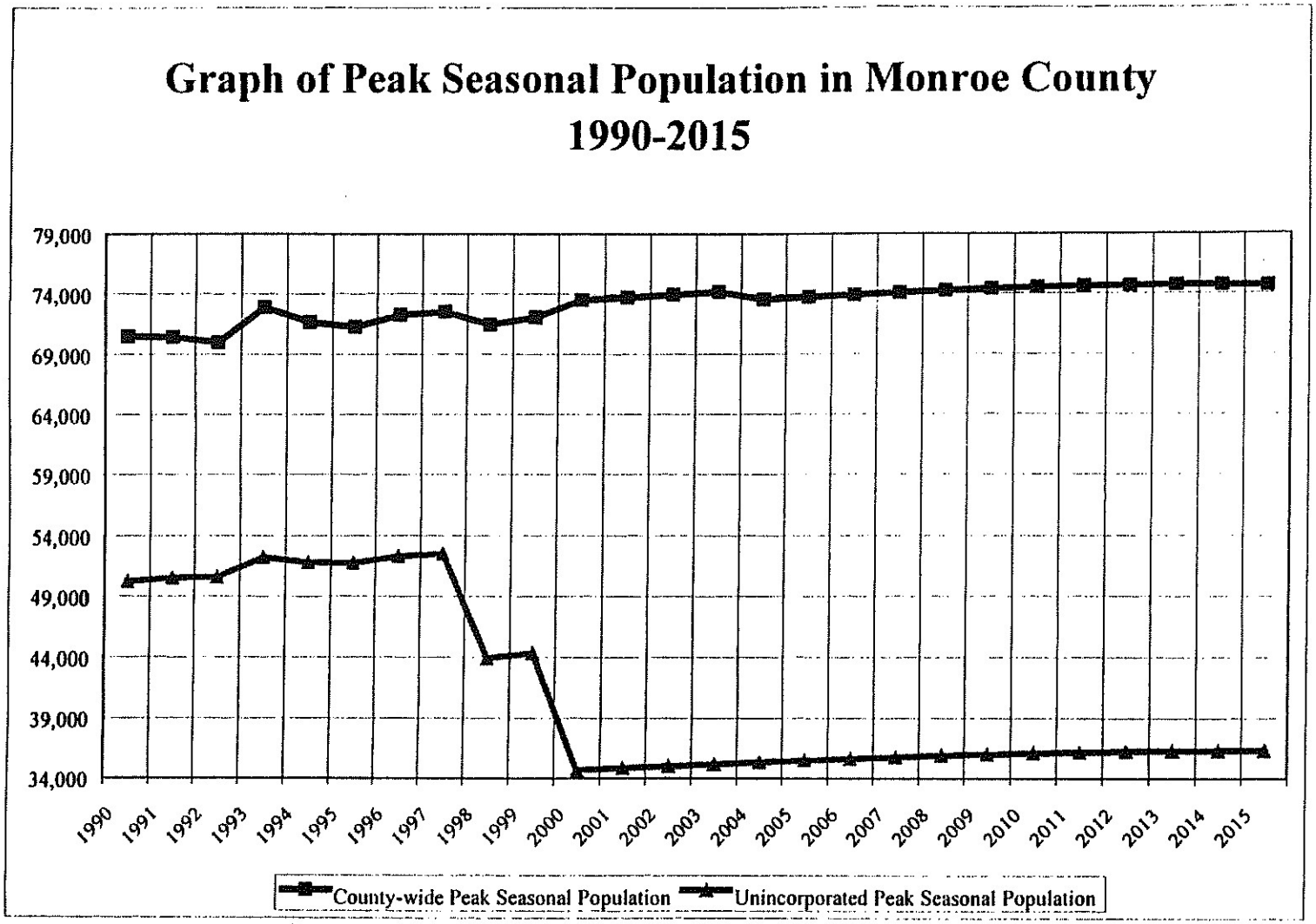
Graph of Permanent Resident Population in Monroe County 1990-2015



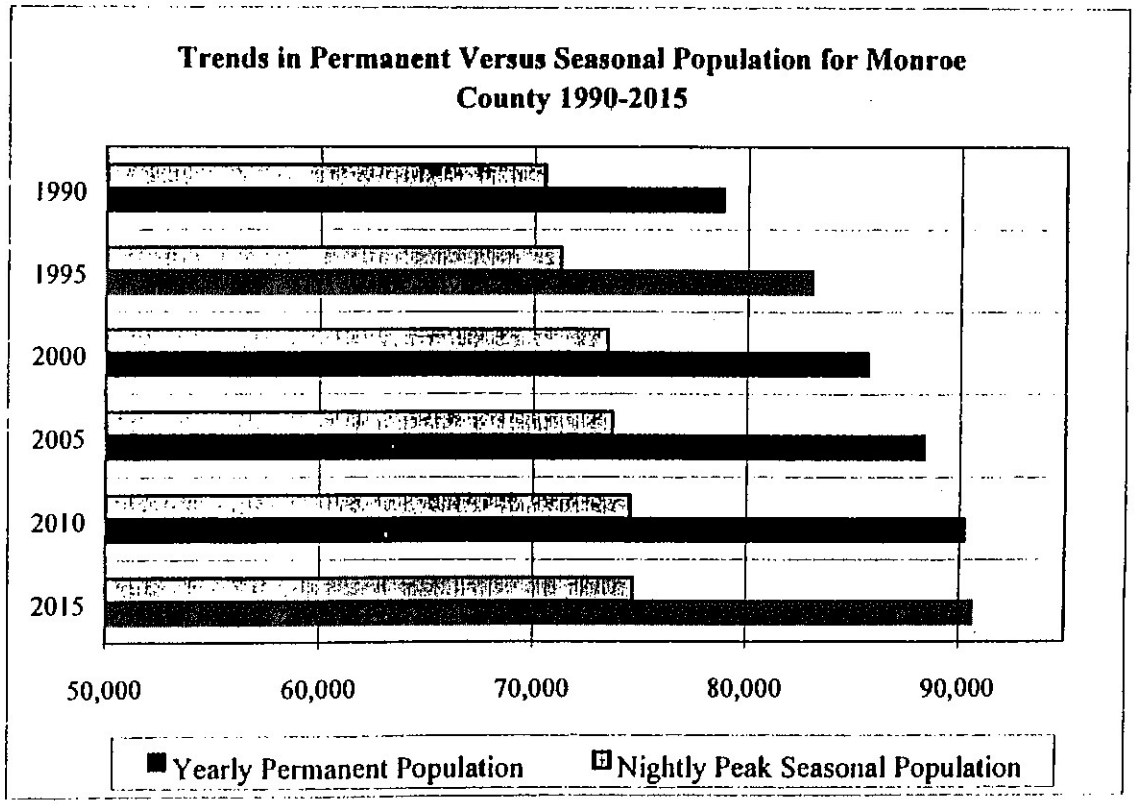
Permanent resident population figures show the total number of permanent residents at the end of a calendar year, while the peak seasonal population is the maximum or peak number of seasonal residents and visitors that can be accommodated on any given evening. Peak seasonal population figures are *not* the total number of seasonal residents or visitors in the county over the calendar year, but rather are the maximum number who could stay on any given night given the capacity for accommodating these people. The peak seasonal population figures are not the actual number of seasonal residents and visitors who *did* stay, the peak seasonal population figures show the total number of seasonal residents and visitors who *could* stay given the space available. The peak seasonal population figures include data on the number of seasonal residents, the number of people staying in hotels, motels, vacation rentals, campsites, recreational vehicles, live aboard vessels, and those staying with friends and relatives.

The graph on the next page shows the past and future trends in the peak seasonal population for all of Monroe County as well as the unincorporated areas. The peak seasonal population in Monroe County has grown from 70,493 people in 1990 to 74,712 people by 2015, an increase of six percent (6%) over the twenty-five year period. The peak seasonal population as a percentage of the functional population fluctuates between 45.2% and 47.2% over the period. The county-wide peak seasonal population growth rate exceeded four percent (4%) in 1993. Growth rates fluctuated between –1.7% and 1.9% for the remainder of the years under study, and are expected to steadily decline after the year 2003. The 1998 and 1999 declines in the peak seasonal population in unincorporated areas can be attributed to the incorporation of Islamorada and Marathon.

Graph of Peak Seasonal Population in Monroe County 1990-2015



The graph below compares the trends in permanent resident and peak seasonal population for all of Monroe County *on any given evening* in the year shown.

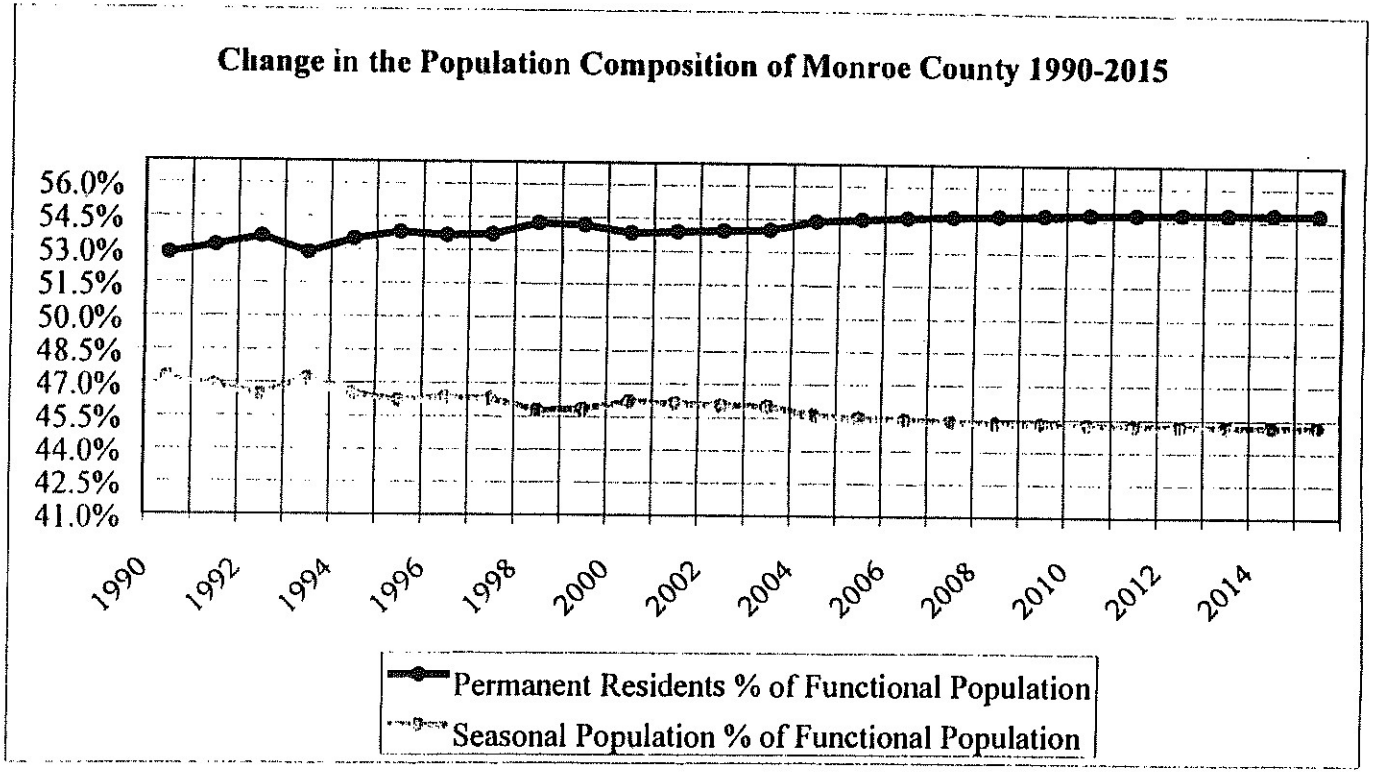


The chart shows that while the absolute numbers of permanent residents and potential peak number of seasonal residents and visitors will increase from 1990 to 2015, the growth rates are expected to slow down. If current trends continue, the growth rate

in the number of permanent residents will continue to outpace the growth rate in the potential peak number of seasonal residents and visitors on any given evening.

It is important to remember that the permanent resident figures are *annual* data, while the peak seasonal population data is based on the potential number of people on any given *evening*. The total number of seasonal residents and visitors who spent the night in the Keys over an entire year is not available based upon this data. However, it is a safe assumption that over the course of a year, there are many more seasonal residents and overnight visitors in Monroe County than permanent residents.

The trends in the distribution of peak seasonal population to the permanent population as a percentage of the total functional population are shown in the graph on the next page.



This graph shows that the nightly peak seasonal population is expected to decline as a percentage of the total functional population relative to the permanent resident population over the period from 1990 to 2015. In other words, seasonal residents and visitors will occupy less of the total functional population over the next fifteen years as compared to permanent residents. It is interesting to note that the permanent resident population consistently occupies a higher proportion of the county-wide functional population.

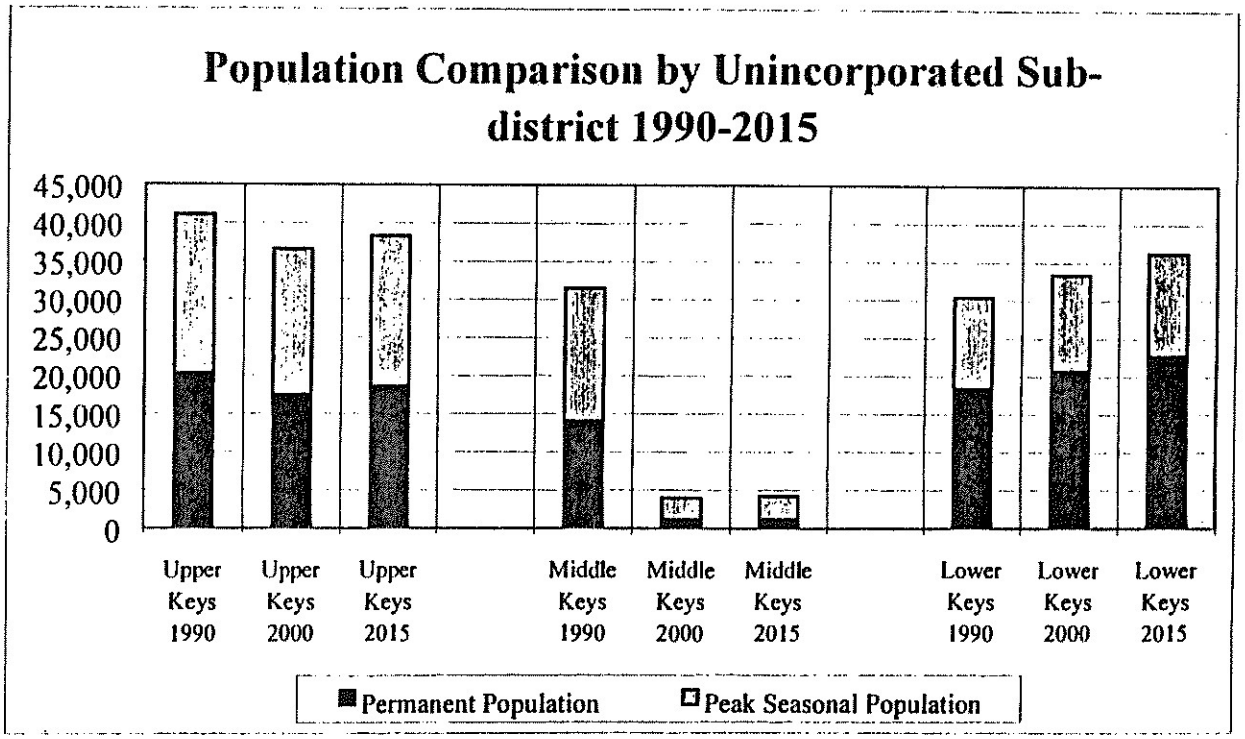
The table below shows the distribution of permanent residents to the peak seasonal population in the incorporated and unincorporated portions of Monroe County from 1990 to 2015.

Population Comparison Between Incorporated and Unincorporated Areas of Monroe County 1990-2015

	1990			2000			2015		
	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal
Incorporated Areas	46,348	56.3%	43.7%	85,144	54.4%	45.6%	86,535	55.7%	44.3%
Unincorporated Areas	103,000	51.2%	48.8%	73,969	53.1%	46.9%	78,831	53.9%	46.1%
Monroe County Total	149,348	52.8%	47.2%	159,113	53.8%	46.2%	165,366	54.8%	45.2%

As the table indicates, a higher percentage of the functional population of Monroe County as a whole is composed of permanent residents, and this trend is expected to continue and grow more visible from 2000 to 2015. A similar trend can be expected in the unincorporated portions of the County. The incorporated areas are also dominated by the permanent population as a percentage of the functional population. The percentage of the functional population occupied by the seasonal population is expected to be higher in 2000 and 2015, but is expected to peak by 2002. It is important to remember that the permanent figures are annual figures, while the seasonal figures represent the peak potential population on any given evening. The seasonal population figures are not annual figures. If the nightly seasonal population amounts were summed, the total would far exceed the permanent population.

The chart below compares the permanent and seasonal populations in the unincorporated portion of Monroe county by sub-district.



From 1990 to 2000, the Upper Keys declined by 2,770 permanent residents and 1,696 seasonal residents and visitors, due to the incorporation of Islamorada. The Middle Keys lost 12,994 permanent residents and 14,595 seasonal residents and visitors due to the incorporations of Islamorada and Marathon. The Lower Keys added 2,295 permanent residents and 729 additional seasonal residents and visitors.

From 2000 to 2015, the Upper Keys are expected to add 1,134 permanent residents for a permanent resident population of 18,569 people. The Middle Keys are expected to add only 74 permanent residents for an ultimate permanent resident population of 1,172 people by 2015. The Lower Keys are expected to add 1,992 permanent residents from 2000 to 2015, for a permanent resident population of 22,733 people.

In terms of the peak seasonal population from 2000 to 2015, the Upper Keys are expected to add an additional 613 seasonal residents and visitors, bringing its peak seasonal population to 19,793 people. The Middle Keys are expected to add 188 additional seasonal residents and/or visitors for an ultimate peak seasonal population of 3,034 people. The Lower Keys are expected to add an additional 861 seasonal residents and visitors for a seasonal population of 13,530 people by 2015. It is interesting to note that by 2015, the Lower Keys are expected to have the most permanent residents of all three sub-districts, while the Upper Keys are expected to retain the highest peak seasonal population.

Fastest and Slowest PAED Population Growth

The chart on the next page shows the projected changes in permanent resident, seasonal, and functional populations in each PAED in unincorporated Monroe County from 2000 to 2015. It also indicates the numerical and percent changes in the population figures over the fifteen years.

PAED Population from 2000 to 2015 Ranked by Change in Functional Population

PAED	Permanent Population Numerical Increase 2000 2015	Permanent Population Percent Increase 2000 2015	Seasonal Population Numerical Increase 2000 2015	Seasonal Population Percent Increase 2000 2015	Functional Population Numerical Increase 2000 2015	Functional Population Percent Increase 2000 2015
4a	1,028	20.7%	530	16.7%	1,558	19.1%
5	646	12.9%	208	6.3%	854	10.3%
17	557	18.0%	236	8.8%	793	13.7%
15	328	11.0%	162	9.2%	490	10.3%
3	357	16.3%	66	3.8%	422	10.8%
19-20	157	5.7%	83	3.5%	240	4.7%
10	62	8.7%	157	18.8%	219	14.1%
18	136	3.0%	76	1.7%	213	2.3%
21	38	2.3%	63	2.0%	101	2.1%
4b	39	66.8%	15	66.8%	54	66.8%
2	39	1.2%	14	1.1%	53	1.1%
11	12	3.1%	31	1.5%	42	1.8%
22	0	-0.1%	2	1.5%	2	0.9%
6	-28	-6.4%	17	0.9%	-11	-0.5%
1	-88	-1.9%	11	0.8%	-77	-1.3%
16	-82	-3.5%	-9	-0.2%	-90	-1.3%
UNINC. TOTAL	3,200	8.1%	1,662	4.8%	4,862	6.6%

As indicated in the table, PAED 4a (Cudjoe, Summerland, Ramrod, and the "Torch" Keys) is expected to experience the largest increases in permanent and seasonal population from 2000 to 2015. In addition to experiencing the largest absolute numerical

increases, this PAED is also expected to experience some of the highest growth rates in the unincorporated portions of Monroe County. The percent increase figures shown for PAED 4b (No Name Key) are misleading since the Key has only forty-four homes, most of which were built over the 1990's. Given the Rate of Growth guidelines, it is not likely that there will be any additional homes on No Name Key, but the population model is based upon past trends in certificate of occupancy issuance, not future permitting probabilities.

According to the table, PAED 5 (Big Pine Key) can also expect a large increase in the permanent resident population. However, it is not likely for this growth to be realized due to current building limitations on Big Pine Key. This phenomenon is similar to the No Name Key scenario, where the population model predicts growth based upon historical trends in certificate of occupancy issuance. Building permits have been limited in PAED 5 since 1994, and therefore, historical rate of certificate of occupancy issuance can not be sustained as we move into the twenty-first century. The model incorrectly predicts Big Pine Key growth rates based upon historical trends not future probabilities. Despite these problems, it is a logical assumption that PAEDs 17 (Rock Harbor), 15 (Tavernier), and 3 (Sugarloaf Key) will likely experience increases in permanent resident and seasonal populations.

PAED 22 (Cross Key, or the 18-Mile-Stretch) will likely experience the slowest growth rate in Monroe County from 2000 to 2015, as no new permanent or transient housing is expected for this area. Three PAEDs are expected to experience declines in permanent resident population from 2000 to 2015: PAED 1 (Stock Island), PAED 6 (MM 35 to 47), and PAED 16 (MM 94 to 98). In addition to a decline in permanent residents, the model forecasts that PAED 16 will experience a slight decline in the seasonal population over the period as well. The reason for these declines can be attributed to the "drag" factor applied to the

percent increase calculations of population after 2003. As the drag factor is applied consistently from 2004 to 2015, the net result is a slight decrease in population from 2000 to 2015. Regardless of whether or not these three PAEDs experience a loss in population, it is likely that they will be among the slowest growing areas of the unincorporated County.

Summary

This section presents a general analysis of the population data gathered for this report on Monroe County population estimates and forecasts for the years 1990 to 2015. The data and analysis indicates that the functional population is expected to grow by more than 16,000 people from 1990 to 2015, an increase of almost eleven percent (11%) over the twenty-five year period.

In 1999, over sixty percent (60%) of the functional population is located within unincorporated portions of Monroe County, but by 2000, the incorporated portions of the county will contain fifty-three percent (53%) of total functional population.

Throughout the years under study, the Upper Keys sub-district will have the largest portion of the functional population in unincorporated Monroe County, however, the Lower Keys is expected to have the highest growth rates over the twenty-five year period.

In terms of the composition of the functional population, there are more permanent residents than the peak seasonal population on any given evening. However, permanent resident figures are annual while peak seasonal population figures are for any given evening. If seasonal population figures were annual, they would far exceed permanent resident population figures. The growth

rates for permanent residents are expected to out pace the growth rates in the peak seasonal population as a percentage of the functional population.

PAED 4a is expected to have the largest numerical increases in population as well as the highest rates of population increase for permanent residents. PAED 22 is expected to have the slowest growth rates.

The drag factors applied to the permanent and seasonal resident data indicate that these population's growth rates will begin to level-off and decline after the year 2014 if current trends continue.

METHODOLOGY

This section will discuss the methodology used to determine the functional population of Monroe County. The functional population is a measurement which considers both the number of people who live in an area throughout the year (permanent residents), and those persons who visit an area (seasonal population) on any particular evening or evenings. As has been stated previously, the seasonal population is not a measurement of all the people who stayed in an area throughout the year, it is a measurement of the number of people who are visiting an area on any given evening. Additionally, the seasonal population is considered to be a peak figure, or a figure which represents the maximum number of people who could reasonably be accommodated in existing transient or guest facilities in the Keys on any given evening. Therefore, the seasonal population figures presented in this report can be considered as the peak number of people who could be accommodated on any given evening given the capacity of existing facilities devoted to the temporary housing of guests and/or visitors.

The functional population is the sum of the permanent population and the peak seasonal population, and is used by the government in determining the potential impacts, expected usage amounts, and required capacity for a wide variety of public services and expenditures. The process for determining the functional population used in this report is explained below, beginning with the methodology for determining the permanent resident population.

Permanent Resident Population

The methodology discussed here relates to the table titled Summary Table of Permanent Resident Population 1990-2015 (Appendix 4). The population estimates and the forecasts up to the year 2004 are based upon changes in the number of housing units available. The population forecasts after 2003 rely on historical trends in the percent increase in the number of permanent residents. All estimates and forecasts are based on a calendar year, and indicate the population as of December 31st of any particular year.

The first step in determining the number of permanent residents was to compare the boundaries between the 1990 census tracts and block groups with the Monroe County Planning Area Enumeration Districts (PAEDs). A map of the PAEDs can be found in Appendix 2 of this report. In most cases, the boundaries between census tracts and PAEDs were coterminous. In some situations, the PAED boundary didn't match with the census tract. In these cases, block group boundaries were used. However, in some cases, even the block group boundaries didn't match up with the PAED boundaries. Footnotes A-H in Appendix 11 discuss how data was separated or agglomerated to account for any boundary discrepancies. The ultimate goal of this step was to determine

how Census data would be broken down from census tracts or block groups into PAEDs. This information is summarized in Columns 1, 2, and 3 of the Summary Table of Permanent Resident Population 1990-2015 found in Appendix 4.

The next step was to use the 1990 Census of Population and Housing Summary Tape File 1A to obtain seven critical pieces of information by PAED: the total population in a PAED as of April 1, 1990, the total number of housing units in a PAED as of April 1, 1990, the total number of households (occupied housing units) in a PAED as of April 1, 1990, the total number of owner-occupied housing units in a PAED as of April 1, 1990, the total number of renter-occupied housing units in a PAED as of April 1, 1990, the number of vacant housing units in a PAED as of April 1, 1990, and finally, the number of housing units held for occasional or seasonal use. Again, all of this data was broken down from census tracts or block groups and agglomerated into PAEDs based upon the actions explained in Footnotes A-H. This information is found in Columns 4-11 of the Permanent Resident Table in Appendix 4.

The next step was to determine the number of persons per housing unit by PAED. This was accomplished by dividing the total population by the total number of housing units. The number yielded by this operation is not the number of persons per household, it is the number of persons per housing unit. The typical persons per household measurement equals the total population divided by the number of *occupied* housing units. The Monroe County model relies on a more generic persons per housing unit figure instead of a persons per household figure since vacancy rate information is required to determine occupancy status. Since information on intra-county vacancy rates over time is not generally available, the total persons per housing unit figure was used so as to limit the number of assumptions needed to forecast population. This information is found in Column 13 of the Permanent Resident Table.

At this point, the baseline population data for 1990 had been obtained from the Census, and re-aggregated into Monroe County PAEDs. However, this baseline data is as of April 1, 1990, but the Monroe County model is based upon a calendar year. In order to develop a population estimate for December 31, 1990, nine additional months of housing data had to be added to the baseline census information on the total number of housing units. The Building Departments of Monroe County and the other municipalities were used as a source for certificate of occupancy data. Certificates of occupancy (as opposed to building permits) were used as a surrogate for the number of housing units brought on-line during a year since a housing unit is more likely to be occupied shortly after a certificate of occupancy is issued.

Once the number of dwelling units which were completed from April 2, 1990 to December 31, 1990 were compiled and aggregated by PAED (based upon the number of certificates of occupancy issued), these numbers could then be added to the total number of dwelling units as of April 1, 1990 listed by the Census. This operation yielded the total number of dwelling units in existence on December 31, 1990 as shown in Column 15 of the Permanent Resident Table in Appendix 4.

Once the total number of housing units in existence on December 31, 1990 was known, the number of permanent residents living in those units could be derived by applying the number of persons per housing unit figure found in Column 13. This operation yields the total number of permanent residents by PAED as of December 31, 1990, as shown in Column 17 of the table in Appendix 4.

The next step is to determine the number of permanent residents by PAED in 1991. To accomplish this, the number of certificates of occupancy issued from 1/1/91 to 12/31/91 was obtained from the various Building Departments and divided up

into the appropriate PAEDs. The number of units built during 1991 was then added to the total number of dwelling units as of December 31, 1990. Once again, the resident population was derived by applying the persons per permanent resident dwelling unit found in Column 13.

This process was repeated to yield the permanent resident population estimates for 1992 through 1999. A slightly different process was used for making the population forecasts for 2000 and beyond.

The forecasts for the years 2000-2003 are based upon the potential number of building permits available, and historical trends in the number of permits issued. The majority of unincorporated Monroe County and the municipalities of Islamorada, Marathon, and Key West are all bound by the Rate of Growth Ordinance, which limits the number of building permits available over any given year. Layton, Key Colony Beach and the northernmost portion of Monroe County are not subject to the Rate of Growth Ordinance provisions, and as such, their population forecasts have been based upon historical trends in housing unit permitting.

The Rate of Growth guidelines found within the "Five Year Work Program" of the Monroe County Year 2010 Comprehensive Plan limits the number of building permits available to portions of Unincorporated Monroe County, Islamorada, and Marathon to a maximum of 204 per year until July of 2003. The City of Key West is limited to a maximum of 33 building permits per year based upon the Rate of Growth Guidelines, but a different allocation formula used by Key West makes it more problematic to apply this methodology to their expected population growth. As a result, population forecasts provided by Key West were used in this model. The northern portion of Unincorporated Monroe County, Key Colony Beach, and Layton are not subject to the rate of Growth guidelines, so historical trends in building permit issuance were used to calculate population forecasts for these areas.

The potential number of building permits available to portions of the County, Islamorada, and Marathon were used as the basis for predicting how many new housing units would come on-line each year from 2000 to 2003 in these areas. The potential 204 new dwellings available each year from 2000 to 2003 were aggregated by PAED based upon that PAED's percentage of the total number of dwelling units built from 1990 to 1999. The total number of units constructed in each PAED from 1990 to 1999 is shown in Column 54 of the Permanent Resident Table. Each PAED's total number of units constructed was divided by the sub-district total for the same period. This operation yields each PAED's share of the number of units constructed in a sub-district from 1990-1999 as shown in Column 55. This percentage was applied to the total number of building permits available to a sub-district each year from 2000 to 2003, and yields the forecasted number of dwelling units which will be built in a particular PAED during a particular year. Once the potential number of dwelling units constructed in a PAED was determined, the normal model process described in the paragraphs above was employed to determine the annual population by PAED for 2000 to 2003.

The Rate of Growth Ordinance is set to expire in 2003, and as such, there is little guidance as to how permits will be issued in Monroe County after the year 2003. As a result, the basis of the modeling process changes after 2003 from the number of housing units constructed to the historical percent change total permanent resident population.

The forecasting process begins with determining the average percent increase in total permanent resident population over the period from 1990 to 2003 by PAED as shown in Column 85 of the Permanent Resident Population Table in Appendix 4. This percentage is derived from obtaining the percent increase in resident population by PAED for each year, and then taking the average of these percent increase figures over the thirteen year period. This average percent increase figure is then applied to the

total permanent resident population in 2003. The product of this equation was then added to the 2003 total population to yield the estimated total permanent resident population in 2004 by PAED.

A similar methodology was employed to determine the permanent resident population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's permanent resident population figures. The product of this equation was then added to the previous year's population to estimate the following year's total permanent resident population. A "drag" factor was applied to each year's percent increase figures by PAED. This drag factor increases by .1% each year over the ten year period, so that by 2015, the rate of increase in permanent resident population by PAED will have declined by 1.1%. This drag factor was employed as an assumption that the availability of building permits will decline as the carrying capacity of the Keys is reached. It is also likely that the availability of building sites will also decline in the early years of the twenty-first century. Analysis has shown that a 1.1% decline in mean percentage increases in population over a ten year period would not significantly affect the validity of the population forecasts. It is important to note this methodology reveals the beginnings of a decline in the total number of permanent residents in unincorporated Monroe County by 2014.

The methodology described above is not representative of the process used to develop the City of Key West figures. Key West developed population forecasts as a part of their Evaluation and Appraisal Report on their Comprehensive Plan. The methodology used by Key West differs from that used by the County. In the interest of being inclusive of the County-wide population, this report adopted the Key West figures, and manipulated them slightly so as to provide yearly data similar to that provided for the other areas of the County.

Peak Seasonal Resident and Visitor Population

The methodology discussed here relates to the table titled Summary Table of Peak Number Seasonal Residents and Visitors by PAED 1990-2015 (Appendix 5). As mentioned earlier, the peak seasonal population figures are not the total number of seasonal residents and visitors who come to the Keys over the year, but only those who could be accommodated (based upon available facilities) on any given evening. The information contained in seasonal population summary table stems from five sub-models, which relate to: the number of seasonal residences, the number of hotel and motel rooms, the number of recreational vehicle and campsites, the number of people staying with friends and relatives, and the number of people staying on live aboard vessels. The methodology used in each of the five sub-models is discussed below.

1. Seasonal Residents and Vacation Rental Visitors

The first step is to obtain the number of dwelling units used for seasonal purposes from the permanent resident population table found in Appendix 4. The preliminary number of seasonal housing units comes from the 1990 Census of Population and Housing (Column 11 of the Summary Table of Permanent Resident Population found in Appendix 4). The number of seasonal housing units completed between April 1, 1990 and December 31, 1990 is derived by applying the percentage of seasonal housing units to the total number of housing units as of December 31, 1990 (Column 15 of the Permanent Resident Table found in Appendix 4). The addition of these two figures yields the total number of seasonal units by PAED as of December 31, 1990.

The next step is to determine the number of persons per group who stay in seasonal residences and/or vacation rentals. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida*

Keys/Key West. This report was prepared by Vernon Leeworthy for the Nature Conservancy and NOAA in 1996. This report indicates that the largest group sizes occur in the winter season, and amount to 2.67 people per group on average. This figure was applied to the total number of seasonal residences (which includes vacation rentals) to determine the potential peak number of seasonal residents or visitors staying in vacation rentals by PAED. This methodology was used to determine the peak number of seasonal residents and visitors in vacation rentals by PAED for the years 1990 through 2003.

Because the peak seasonal resident sub-model also rests on the number of dwelling units (similar to the permanent resident population model), it is subject to the problem which occurs after 2003, when we are no longer sure how new dwelling units will be permitted. As a result, this model also makes the shift from a dwelling-unit based foundation to a population-based foundation after 2003 (just as the permanent resident population model does). The percentage increases in the number of seasonal residents and visitors in vacation rentals by year by PAED are determined in Columns 34 through 46 of the Peak Population in Seasonal Residences Table in Appendix 6.

Then, the average percent increase in the seasonal resident and vacation rental visitor population over the period from 1990 to 2003 by PAED was determined as shown in Column 47. This average percent increase figure was then applied to the seasonal resident and vacation rental visitor population in 2003. The product of this equation was then added to the 2003 peak number of persons staying in seasonal dwelling units to yield the estimated peak seasonal resident and vacation rental visitor population in 2004 by PAED.

A similar methodology was employed to determine the seasonal resident and vacation rental visitor population by PAED from 2005 to 2015. Essentially, the average percent increase figure was applied to the previous year's population figures. The product of this equation was then added to the previous year's population to estimate the following year's total seasonal resident and vacation rental visitor population. A "drag" factor was applied to each year's percent increase figures by PAED (similar to the one applied to the permanent resident population figures). This drag factor increases by .1% each year over the ten year period, so that by 2015, the percent increase in seasonal resident and vacation rental visitor population by PAED will have declined by 1.1%. It is important to note this methodology reveals the beginnings of a decline in the total number of seasonal residents and visitors in vacation rentals in unincorporated Monroe County by 2013, one year prior to similar declines expected for the permanent resident population forecasts.

2. Peak Number of People in Hotels and Motels

This is the second of the sub-models used to determine the peak seasonal population, and is titled Table of Peak Population in Hotels and Motels, and is found in Appendix 7 of this report.

The first step in the preparation of this model is to determine the number of hotel and motel rooms by PAED in 1990. The State of Florida's Department of Business and Professional Regulation Division of Hotels and Restaurants Master Listing of Accounts was used for this purpose. Information on the location and number of rooms of hotels, motels, resorts, and transient apartments was collected from the Master Listing and grouped according to PAED.

The next step was to determine the peak number of persons per room on average for all of these accommodations. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida Keys/Key West*. This report indicates that the peak number of persons per room on average is 2.73 persons. This figure was used as the peak number of persons per room on average for the period from 1990 to 2015.

The next step was to determine the peak occupancy rate for transient accommodations. The occupancy rates were obtained through the TDC from the Smith Travel Research *Trend Report*. The *Trend Report* gives the occupancy rate figures by month from 1990 to 1999 for Key West and Monroe County. The peak monthly occupancy figure by year was extracted and used by this model.

With the information on the number of hotel and motel rooms collected and sorted by PAED, the information on the peak group size determined, and the yearly peak occupancy rates obtained, the peak population staying in hotels and motels by year by PAED was determined. For each year, the peak number of persons per room was applied to the number of hotel and motel rooms available. The peak occupancy figure was then applied to this figure to yield the peak number of people staying in hotel and motel rooms by year by PAED. This methodology was used to determine the peak number of visitors in hotels and motels from 1990 to 1999.

After 1999, the occupancy rate for hotels and motels in Monroe County are not known. To estimate the future occupancy rate, the average occupancy rate was determined for the years from 1990 to 1999 (as shown in Column 35 of the Peak Population in Hotels and Motels table in Appendix 7), and applied to the yearly number of hotel and motel rooms by PAED after 1999. Once

the projected occupancy rate was determined, the methodology described in the previous paragraph was used to determine the peak population staying in hotels and motels until 2006.

The number of hotel and motel rooms in Monroe County has remained relatively constant since 1996 when the Year 2010 Comprehensive Plan was adopted. The Comprehensive Plan prohibits the construction of new transient accommodations until 2006. As a result, there has been very little new hotel/motel room construction, but the model does include those hotel and motel rooms which have become vested from the Comprehensive Plan policy prohibiting new transient units.

It is expected that the prohibition in the Comprehensive Plan on new hotel and motel rooms will be lifted by 2007. As a result, the model was adapted to include a cumulative .1% increase in the number of visitors staying in hotels and motels per year from 2007 to 2015 based upon the increased prevalence of hotel and motel rooms.

3. Peak Number of People in Campsites and Recreational Vehicles

This is the third of the sub-models used to determine the peak seasonal population, and is found in Appendix 8 of this report. The first step in the preparation of this model was to determine the number of campsites and recreational vehicle spaces by PAED in 1990. These figures were derived from the Florida Department of Environmental Protection (DEP) records related to on-site sewage capacity for these types of land uses. The DEP figures showed how many campsites and/or recreational vehicle spaces were present (or permitted) in a particular establishment. The establishments were located and agglomerated by PAED.

The next step was to determine the peak number of persons per campsite and/or vehicle on average for all of these establishments. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida Keys/Key West*. This report indicates that the peak number of persons per campsite and/or vehicle on average is 2.93 persons. This figure was used as the peak number of persons per campsite and/or vehicle on average for the period from 1990 to 2015.

The next step was to determine the occupancy rate for these transient land uses. The occupancy rate figure was also obtained from the *Visitor Profiles: Florida Keys/Key West* report. The report shows the peak occupancy rate to be 94.31% in the peak months of the year for campsites and recreational vehicle parks. This figure was used as the occupancy rate per campsite and/or vehicle on average for the period from 1990 to 2015.

The peak population staying in campsites and recreational vehicles was determined by applying the peak number of persons per campsite or vehicle to the number of sites available. This number was then multiplied by the occupancy rate to determine the peak number of persons staying in campsites and recreational vehicle sites by year by PAED.

The total number of campsites and recreational vehicle spaces were held constant over the period from 1990 to 2006, based on the moratorium on transient housing uses stemming from the Year 2010 Comprehensive Plan. After 2006, the prohibition on these types of uses is expected to be lifted. As a result, the model was adapted to include a cumulative .1% increase in the number of visitors staying in campsites and recreational vehicles per year from 2007 to 2015 based upon the expected increase of these transient uses.

4. Peak Population Staying with Friends and Relatives

This is the fourth of the sub-models used to determine the peak seasonal resident and visitor population, and is found in Appendix 9 of this report. This is one of the most difficult numbers to predict since the number of people who visit an area, but who do not stay in transient accommodations, is very difficult to track.

The basic methodology used was to determine the percentage of total visitors who stay with friends and relatives, then apply this percentage figure to the total seasonal population by PAED in a particular year. The product was the number of people who stayed with friends and relatives.

The first step in the preparation of this sub-model is to determine the appropriate percentage of people who stay with friends and/or relatives when visiting Monroe County. This number was derived from the study prepared for the Tourism Development Council entitled *Visitor Profiles: Florida Keys/Key West*. This report indicates that 15.5% of all visitors to the Keys stay with friends and/or relatives. For ease in calculation, this percentage figure was used across all PAEDs for each of the years in the forecast.

The peak number of people staying with friends and relatives by PAED by year was derived by summing the total population staying in seasonal residences and vacation homes, the peak population staying hotel and motel rooms, and the peak population staying in campsites or recreational vehicle spaces, and then applying 15.5% to this sum. The product of this operation is the

peak number of people staying with friends and relatives. This methodology was used by PAED and by year for all years in the model.

5. Peak Population on Live Aboard Vessels

This is the fifth and final sub-model used to determine the total peak seasonal population by PAED. Two separate sources were used to determine these figures. The first source of information was a study published in 1990 by Gus Antonini et. al. called *Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development.* This study determined that over the year from 1988 to 1989, there were 1,082 live-aboard vessels present in the Keys. It is unclear if this figure is the total for the year or the peak number of vessels at any given time. This report uses the figure as a peak number instead of a total for the year.

The next step in the modeling process was to dis-aggregate the peak number of vessels by PAED. This was accomplished by using the data on the number of live aboard vessels collected during the 1993 Marina Facilities Survey conducted by the Monroe County Marine Resources Department. This survey collected information on the number of live aboards found in waters around the Keys. Mile markers were used in the survey to describe areas where live aboard vessels were encountered. The vessel counts found in the survey were then agglomerated by PAED based upon the mile marker figures in the survey. The total number of live aboards found in a particular PAED was then divided by the total number of live aboard vessels found across Monroe County. This yielded a particular PAED's percentage of the number of live aboards in the county. It is interesting to note that 22% of the live aboards were located in incorporated areas in 1993.

Once percentage figures on the number of live aboards by PAED were determined, these percentage figures were applied to the peak number of vessels determined by the Antonini study. This exercise allowed the Antonini figures to be broken down by PAED.

The next step was to determine occupancy rates on live aboard vessels. The Antonini research indicated that there was an average of 1.8 persons per vessel in 1988-89. This figure was used in this model, and applied over the entire period.

With the number of vessels by PAED in 1990 determined, and the number of persons per vessel determined, the two could be multiplied, yielding the peak population of people staying on live aboards by PAED in 1990.

To obtain this peak population on live aboard vessels figure by year over the period from 1990 to 2015, the peak number of vessels by PAED was increased by .1% per year over the period. This percentage increase was selected based on a lack of rigorous data on the peak number of vessels present. There is anecdotal evidence that the peak number of live aboard vessels is increasing over time, but no concrete evidence of this increase. Due to the data limitations, a percentage increase of .1% per year was applied.

In conclusion, the data from all five sub-models mentioned above was agglomerated to yield the total peak seasonal population as reflected in the Summary Table of Peak Number of Seasonal residents and Visitors by PAED 1990-2015 (Appendix 5).

As in the case of the permanent resident population model, the methodology described above is not representative of the process used to develop the City of Key West figures. Key West developed population forecasts as a part of their Evaluation and

Appraisal Report on their Comprehensive Plan. The methodology used by Key West differs from that used by the County. In the interest of being inclusive of the County-wide population, this report adopted the Key West figures, and manipulated them slightly so as to provide yearly data similar to that provided for the other areas of the County. The Key West figures included the number of day visitors to Key West within their seasonal population. These day visitors have been subtracted from the Key West figures included within this report so as to be consistent with the data presented for the County and other incorporated areas.

ASSUMPTIONS

The final section of this report discusses the various assumptions that were made in order to produce the population estimates and forecasts.

The first assumption is that the population estimates and forecasts contained in this report only consider legally established dwellings or transient units. It is undeniable that there are more units in existence than those which were legally established. However, the exact number of these units is very difficult to determine or estimate. As a result, the potential number of unlawfully established units is not included within these models.

The second assumption is that current trends and conditions will continue into the future. Any number of events like major hurricanes or other natural disasters will undoubtedly affect the population of Monroe County. However, these events can not be predicted far in advance, and therefore, the models do not contemplate them. In addition to natural events, other factors like

governmental policy will also affect the ultimate population. People's values and desires also exert impacts, but it is simply too difficult to model these effects. As a result, these models assume that current trends and conditions will continue.

The third assumption is that the 1990 baseline data on population is true and correct. This data comes from the Bureau of the Census, and may or may not be accurate. However, it is the only source available which has been accepted by the state and federal governments. There is the strong possibility that the population of Monroe County was undercounted during the 1990 Census. Hopefully, the 2000 Census will address this problem. Once the information from the 2000 Census becomes available, it will be incorporated into this model in an attempt to make these figures even more accurate.

The fourth assumption is that the persons per housing unit figure is a more appropriate figure than persons per household when estimating the permanent resident population. Persons per household figures require data on occupied units, which requires information on vacancy rates. Since this information is not generally available in the Keys (and may not be relevant given the highly transitory nature of Keys residents) the use of a persons per total housing unit figure may be more appropriate since it eliminates the need for assumptions on vacancy rates.

The fifth assumption is the possibility that the total persons per housing unit figure in a PAED will remain constant from 1990 to 2015. The likelihood of this being the case is rather slim, however, the exact direction and magnitude of any changes is unknown. To keep the model simple, persons per housing unit was kept constant. These population estimates and forecasts may be modified after the results of the 2000 Census of Population are released, but this will not occur until 2002 at the earliest.

The sixth assumption is that certificates of occupancy are a better predictor of changes in permanent resident population as opposed to building permit figures. Historically, it takes anywhere from two to seven years for an average home to be completed in the Keys. It is more likely that a home will be occupied shortly after a certificate of occupancy is issued as compared to a building permit. For this reason, certificates of occupancy were used in this model.

The seventh assumption is that the number of dwelling units issued certificates of occupancy from 4/2/90 to 12/31/90 does not double-count housing units in existence as of April 1, 1990. As mentioned in the methodology section, the permanent resident population model uses the 1990 Census data as a starting point, but this Census data only applies to the number of dwelling units present on April 1, 1990. For greater accuracy, this population model considered all the housing units available over the course of the year. The possibility exists that a new dwelling unit was issued a certificate of occupancy after April 1, 1990, but people who were living in the dwelling obtained a census form, and returned it prior to April 1, 1990. In these situations, it is possible for this model to double-count those units. However, this number is expected to be insignificant when considering the population over a twenty-five year span.

The eighth assumption is that the information from the Bureau of the Census on the number of housing units held for occasional or seasonal use is appropriate. This figure was used in the model to determine the number of seasonal homes in the County from 1990 to 2015. While there is much debate about the number of transient rentals in the Keys, there is no definitive source on the number of homes being used for this purpose. The number of homestead exemptions was explored as a possible source, however, this data is not maintained in a way which can be applied over time. As a result of the existing data limitations, the Census Bureau information was used. It may be possible that the number of seasonal homes is undercounted by this model, but

until there is a mechanism for jurisdictions to track which homes are held for seasonal or transient purposes, and which ones are for permanent residents, we may never know the magnitude of seasonal and/or transient housing units.

The ninth assumption relates to governmental policy. The Five Year Work Program indicates that 204 building permits will be issued each year during 2000, 2001, 2002, and 2003 for portions of unincorporated Monroe County, Islamorada, and Marathon. For the sake of simplicity, this model assumes that 204 dwelling units will be completed and issued a certificate of occupancy each year for the same period. However, even if this assumption is incorrect, it should not affect the total number of dwelling units constructed.

The tenth assumption is that historical trends in the number of housing units constructed in northern Monroe County, Layton, and Key Colony Beach is a good predictor of the timing of additional housing unit development in the future. The growth in permanent resident housing units from 2000 to 2004 is based upon the Rate of Growth permit allocations, but these areas are not subject to the Rate of Growth provisions, as such, their historical trends are projected into the future. While this may not be the best approach, it is the only one available, and therefore has been used by this model.

The eleventh assumption relates to maximum party size of seasonal residents and visitors in a particular dwelling or transient unit. These party sizes are shown to remain constant in several of the models. There are yearly variations in party size, but research has shown that over time, party size does remain fairly constant. It is important to remember that seasonal population estimates and forecasts seek to show the potential peak population on any given night, so even if party sizes do shrink or expand on a monthly or yearly basis, the accuracy of seasonal population projections should not be greatly affected.

The twelfth assumption is that the moratorium on new transient units (hotel & motel rooms, campsites, etc.) will be lifted in 2006. This policy decision is as yet unknown. The Comprehensive Plan dictates that some allowances for these uses should be made by 2007, so the models contained within this report reflect that policy direction. There is always the possibility that the policy will change, and if so, the population figures will also change. This model will be revisited upon significant policy changes.

The final assumption, and perhaps the largest, relates to the "drag" factors applied to the permanent and seasonal resident populations. The models used in this report apply a .1% decrease to the growth rates for these two populations from 2004 to 2015. This assumption is based on the possibility that by 2004, there will be fewer building sites available, that there will continue to be a decline in the total number of people per housing unit, that the carrying capacity of the Keys will begin to be exceeded, and that as these things begin to take place, the attractiveness of the Keys to new residents will begin to decline.

Despite the fact that there are many assumptions contained within the models of population within this report, the possibility to alter and modify the models always exists. Should conditions change in a substantive way, the population estimates and forecasts will no doubt be reconsidered.

This concludes this report on the Monroe County population estimates and forecasts. The appendices on the following pages will show the various tables and footnotes used to determine the functional population of Monroe County. Questions about this report, the models, or the population estimates or forecasts should be directed to the Planning Department, which can be reached at the address shown on the inside cover of this report.

The following pages contain the appendices mentioned in previous sections of the report.

Appendix 1

Tables 2.28, 2.29, & 2.30 from the Year 2010 Comprehensive Plan Technical Document

Table 2.29
SeasonalPopulation Projections
Unicorporated Monroe County 1990-2010
By Planning Area/Enumeration (PAED) Districts

PAED	1990	1995	2000	2005	2010
LOWER KEYS					
1	1,734	1,903	2,072	2,257	2,454
2	717	787	856	933	1,014
3	944	1,035	1,127	1,228	1,335
4	2,117	2,323	2,529	2,755	2,996
5	2,154	2,364	2,573	2,803	3,048
6	981	1,076	1,172	1,277	1,388
Sub-Total	8,647	9,488	10,329	11,253	12,235
MIDDLE KEYS					
7	5,099	5,593	6,092	6,633	7,215
8	371	407	443	482	524
9	455	500	544	593	644
10	1,917	2,104	2,291	2,495	2,713
11	1,401	1,537	1,673	1,823	1,982
12	1,650	1,811	1,971	2,148	2,335
13	2,049	2,249	2,448	2,667	2,900
Sub-Total	12,942	14,201	15,462	16,841	18,313
UPPER KEYS					
14	4,745	5,204	5,669	6,173	6,714
15	1,500	1,646	1,792	1,953	2,123
16	2,940	3,225	3,512	3,826	4,160
17	2,703	2,966	3,229	3,518	3,825
18	2,948	3,235	3,522	3,837	4,172
19	418	459	499	544	591
20	2,236	2,453	2,671	2,909	3,163
21	3,862	4,237	4,613	5,025	5,464
22	169	186	202	221	240
Sub-Total	21,521	23,611	25,709	28,006	30,452
PAED TOTAL	**43,110**	**47,300**	**51,500**	**56,100**	**61,000**

Note: The City of Key West, Key Colony beach, and layton are not included.
Cape Sable is included in PAED 21; Windley Key is included in PAED 12

Source: U.S. Census 1990, Price Waterhouse.

Table 2.30
Functional Population Projections
Unicorporated Monroe County 1990-2010
By Planning Area/Enumeration (PAED) Districts

PAED	1990	1995	2000	2005	2010
LOWER KEYS					
1	6,275	6,480	6,667	6,894	7,132
2	3,823	3,946	4,057	4,181	4,323
3	2,730	2,915	3,079	3,262	3,475
4	6,100	6,895	7,561	8,302	9,212
5	6,362	7,265	8,015	8,852	9,884
6	1,422	1,517	1,614	1,718	1,829
Sub-Total	26,712	29,018	31,003	33,209	35,855
MIDDLE KEYS					
7	13,960	14,938	15,815	16,779	17,909
8	1,068	1,363	1,559	1,598	1,641
9	1,541	1,698	1,829	1,976	2,155
10	2,546	2,813	3,062	3,336	3,645
11	1,757	1,893	2,029	2,179	2,338
12	2,746	3,106	3,421	3,772	4,019
13	3,269	3,469	3,668	3,887	4,120
Sub-Total	26,887	29,280	31,383	33,527	35,827
UPPER KEYS					
14	9,150	10,155	11,048	12,031	13,192
15	3,933	4,303	4,623	4,980	5,404
16	5,227	5,912	6,510	6,894	7,228
17	5,168	5,679	6,135	6,641	7,230
18	7,075	8,167	9,081	9,966	10,300
19	1,326	1,462	1,576	1,704	1,859
20	3,785	4,002	4,220	4,458	4,712
21	5,649	6,447	7,154	7,936	8,580
22	230	270	303	342	387
Sub-Total	41,543	46,387	50,650	54,952	58,892
PAED TOTAL	**95,142**	**104,695**	**113,036**	**121,688**	**130,574**

Note: The City of Key West, Key Colony beach, and layton are not included.
Cape Sable is included in PAED 21; Windley Key is included in PAED 12

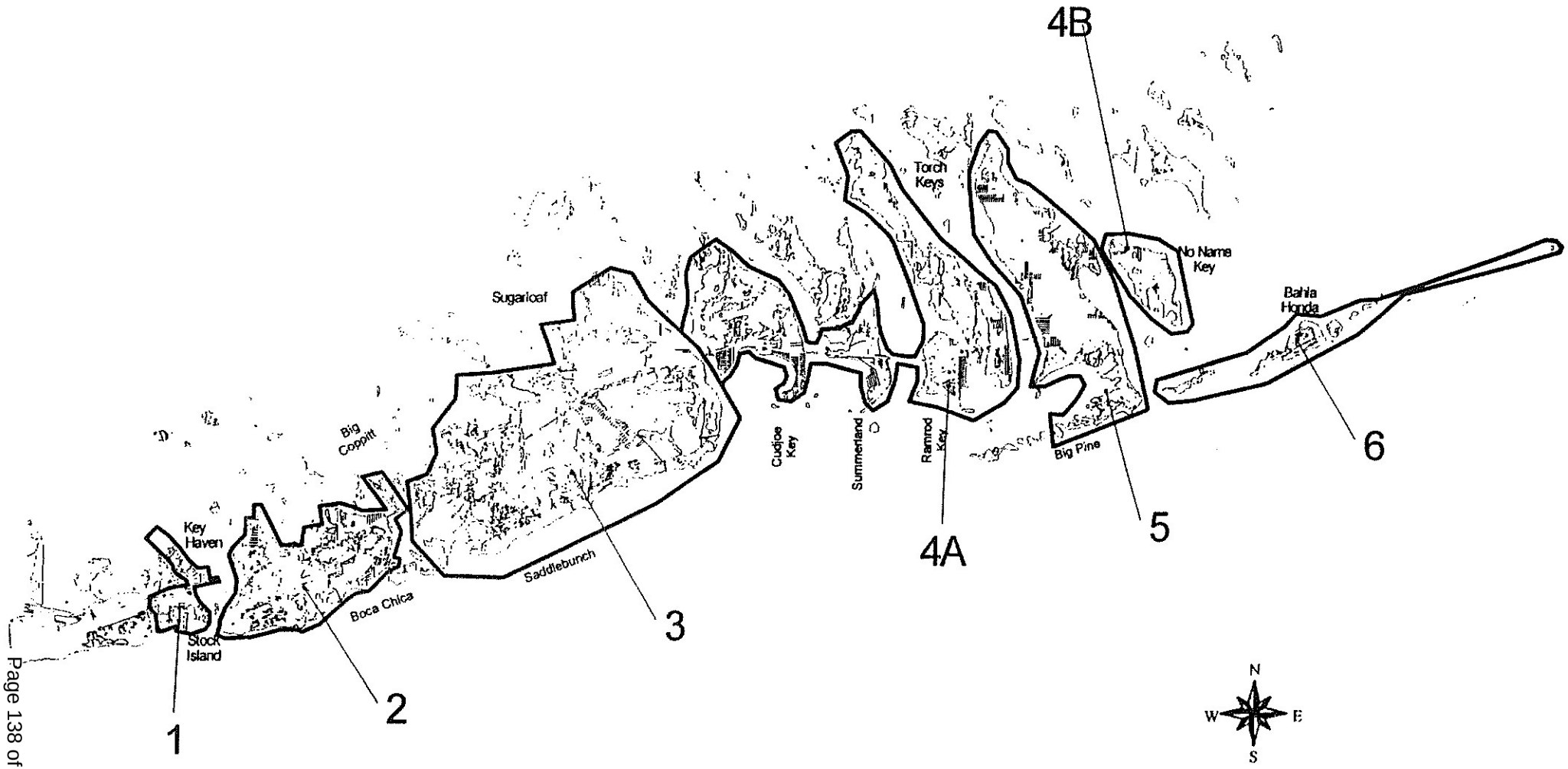
Source: U.S. Census 1990, Price Waterhouse.

Appendix 2

Monroe County Planning Area Enumeration District (PAED) Maps

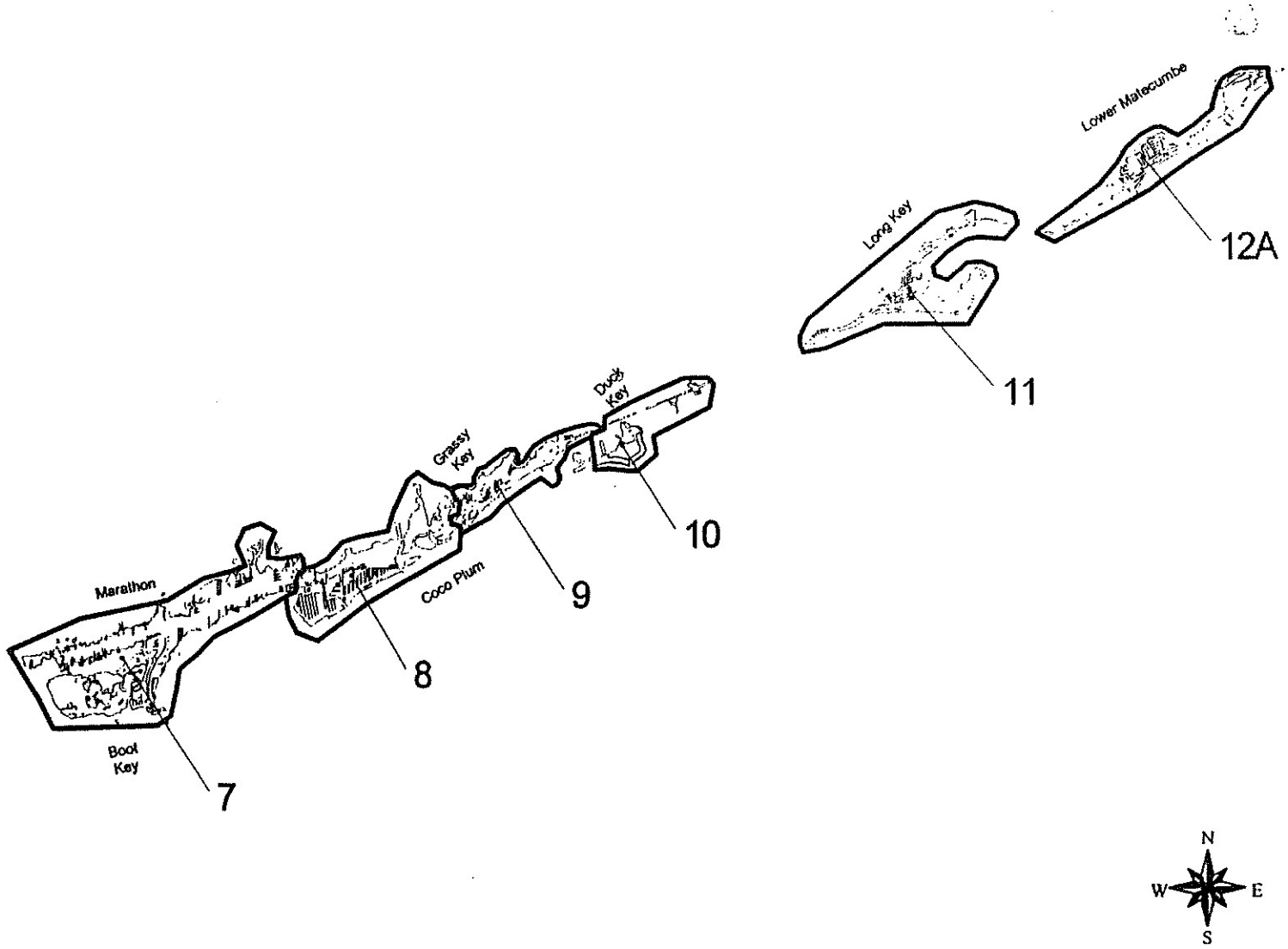
Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



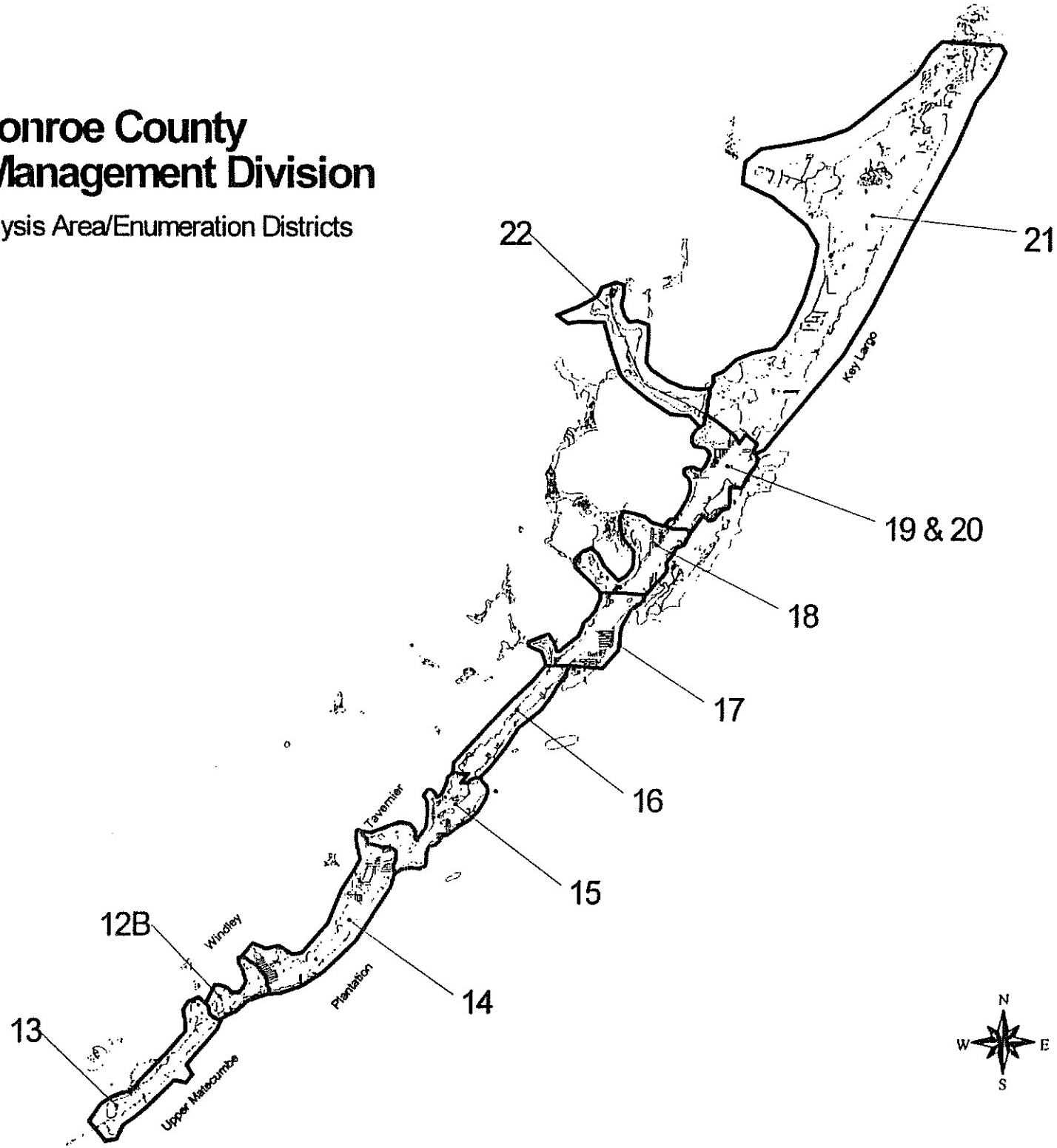
Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



Appendix 3

Summary Table of Permanent Resident, Peak Seasonal, and Functional Population Figures by PAED from 1990 to 2015

Functional Population

PAED	1990 Permanent Resident Population	1990 Seasonal Population	1990 Functional Population	1991 Permanent Resident Population	1991 Seasonal Population	1991 Functional Population	1992 Permanent Resident Population	1992 Seasonal Population	1992 Functional Population	1993 Permanent Resident Population	1993 Seasonal Population	1993 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population
Lower Keys														
1	4,560	1,273	5,833	4,581	1,274	5,855	4,597	1,275	5,873	4,604	1,276	5,880	4,621	1,277
2	3,140	1,257	4,398	3,179	1,261	4,440	3,195	1,260	4,455	3,207	1,269	4,476	3,241	1,269
3	1,844	1,686	3,530	1,876	1,688	3,564	1,915	1,698	3,603	1,965	1,708	3,673	2,006	1,705
4a	4,074	2,730	6,803	4,209	2,791	7,000	4,306	2,830	7,137	4,411	2,908	7,318	4,504	2,939
4b	37	15	51	41	16	56	44	17	61	47	19	66	48	19
5	4,352	3,096	7,448	4,482	3,131	7,613	4,568	3,151	7,719	4,695	3,201	7,896	4,765	3,213
6	440	1,883	2,323	440	1,883	2,323	440	1,863	2,323	440	1,983	2,323	440	1,883
Subtotal	18,446	11,940	30,387	18,809	12,044	30,853	19,066	12,105	31,170	19,368	12,264	31,632	19,626	12,305
Middle Keys														
7	8,932	6,730	15,662	8,981	6,696	15,678	9,041	6,645	15,686	9,080	8,813	15,893	9,116	6,714
8	707	2,051	2,758	714	2,033	2,747	719	2,003	2,722	725	2,089	2,814	731	2,038
9	1,101	1,130	2,231	1,114	1,130	2,244	1,119	1,126	2,245	1,135	1,142	2,277	1,140	1,135
10	653	338	992	664	339	1,002	674	338	1,011	685	351	1,037	697	348
11	357	1,948	2,304	357	1,946	2,303	358	1,944	2,302	359	1,996	2,345	359	1,980
12a	976	1,211	2,187	1,005	1,231	2,236	1,041	1,255	2,296	1,054	1,291	2,345	1,066	1,287
12b	140	950	1,090	150	937	1,087	150	909	1,058	150	975	1,125	150	929
13	1,226	3,083	4,309	1,241	3,149	4,391	1,250	3,077	4,327	1,267	3,265	4,532	1,268	3,142
Subtotal	14,092	17,441	31,533	14,226	17,461	31,687	14,351	17,297	31,648	14,465	17,913	32,368	14,628	17,674
Upper Keys														
14	4,514	2,936	7,449	4,649	3,002	7,651	4,740	3,042	7,782	4,804	3,099	7,903	4,856	3,112
15	2,610	1,585	4,195	2,713	1,628	4,341	2,739	1,631	4,369	2,826	1,696	4,521	2,913	1,722
16	2,290	4,520	6,811	2,297	4,507	6,805	2,304	4,486	6,790	2,310	4,559	6,869	2,323	4,526
17	2,544	2,514	5,058	2,615	2,508	5,123	2,691	2,487	5,168	2,807	2,649	5,455	2,863	2,594
18	4,163	4,150	8,313	4,206	4,156	8,362	4,234	4,151	8,385	4,362	4,569	8,931	4,381	4,534
19-20	2,494	2,125	4,619	2,575	2,161	4,736	2,626	2,330	4,956	2,666	2,368	5,033	2,678	2,360
21	1,530	2,944	4,473	1,543	2,953	4,496	1,553	2,955	4,508	1,562	3,001	4,563	1,565	2,982
22	61	103	164	61	103	164	61	103	164	63	103	166	63	103
Subtotal	20,205	20,876	41,081	20,660	21,019	41,679	20,937	21,185	42,122	21,399	22,043	43,442	21,641	21,935
TOTAL	**52,743**	**50,258**	**103,000**	**53,694**	**50,524**	**104,219**	**54,354**	**50,586**	**104,940**	**55,222**	**52,220**	**107,442**	**55,793**	**51,814**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	186	155	341	189	155	345	191	154	344	192	160	352	194	157
City of Key Colony B.	989	1,489	2,478	993	1,493	2,486	1,006	1,506	2,512	1,023	1,539	2,562	1,030	1,542
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	24,938	18,591	43,529	25,043	18,233	43,277	25,149	17,723	42,872	25,255	18,985	44,220	25,360	18,131
COUNTY TOTAL (q)	**78,855**	**70,493**	**149,348**	**79,920**	**70,406**	**150,326**	**80,699**	**69,969**	**150,668**	**81,691**	**72,884**	**154,575**	**82,378**	**71,644**

Prepared by the Monroe County Planning Department. See Footnotes for sources.

PAED	1994 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population	1995 Functional Population	1995 Permanent Resident Population	1995 Seasonal Population	1996 Functional Population	1996 Permanent Resident Population	1996 Seasonal Population	1997 Functional Population	1997 Permanent Resident Population	1997 Seasonal Population	1998 Functional Population	1998 Permanent Resident Population
Lower Keys														
1	5,898	4,628	1,278	5,905	4,658	1,279	5,937	4,684	1,280	5,964	4,707	1,281	5,988	4,719
2	4,510	3,255	1,269	4,524	3,280	1,275	4,555	3,297	1,277	4,574	3,313	1,274	4,587	3,319
3	3,711	2,039	1,706	3,745	2,080	1,717	3,797	2,105	1,720	3,825	2,133	1,716	3,849	2,160
4a	7,442	4,612	2,987	7,599	4,714	3,047	7,761	4,804	3,093	7,897	4,872	3,110	7,983	4,916
4b	67	49	20	69	51	20	71	55	22	77	56	22	79	56
5	7,978	4,628	3,228	8,057	4,909	3,257	8,166	4,936	3,265	8,201	4,964	3,264	8,228	4,974
6	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,893	2,323	440
Subtotal	31,930	19,852	12,371	32,223	20,132	12,477	32,609	20,320	12,641	32,861	20,486	12,661	33,036	20,584
Middle Keys														
7	15,830	9,185	6,682	15,847	9,196	6,743	15,939	9,233	6,754	15,987	9,260	6,649	15,909	9,284
8	2,769	737	2,021	2,758	743	2,053	2,796	748	2,057	2,805	752	2,003	2,754	755
9	2,275	1,148	1,134	2,282	1,159	1,141	2,300	1,169	1,143	2,312	1,173	1,135	2,308	1,174
10	1,045	699	346	1,045	701	350	1,051	706	406	1,112	708	707	1,416	711
11	2,339	359	1,978	2,336	372	2,002	2,374	377	2,008	2,385	377	2,002	2,378	377
12a	2,355	1,086	1,298	2,383	1,097	1,318	2,413	1,104	1,322	2,426	-	-	-	-
12b	1,079	152	911	1,063	152	934	1,085	153	934	1,087	-	-	-	-
13	4,410	1,273	3,092	4,365	1,278	3,155	4,433	1,279	3,155	4,435	-	-	-	-
Subtotal	32,102	14,619	17,461	32,080	14,698	17,692	32,390	14,769	17,781	32,549	12,270	12,496	24,765	12,301
Upper Keys														
14	7,968	4,905	3,132	8,037	4,941	3,159	8,100	5,008	3,196	8,203	-	-	-	-
15	4,635	2,925	1,721	4,646	2,947	1,740	4,687	2,952	1,742	4,694	2,961	1,730	4,691	2,968
16	6,849	2,331	4,515	6,846	2,338	4,545	6,883	2,341	4,549	6,890	2,346	4,505	6,851	2,349
17	5,458	2,815	2,582	5,498	2,966	2,640	5,606	3,004	2,655	5,659	3,049	2,593	5,642	3,075
18	8,915	4,408	4,526	8,934	4,431	4,555	8,986	4,462	4,566	9,028	4,484	4,531	9,014	4,501
19-20	5,038	2,693	2,362	5,055	2,713	2,378	5,091	2,727	2,384	5,111	2,738	2,376	5,113	2,751
21	4,548	1,572	2,983	4,555	1,587	3,016	4,603	1,596	3,029	4,626	1,619	3,039	4,658	1,642
22	166	63	104	166	63	104	166	64	104	168	64	104	168	64
Subtotal	43,576	21,811	21,926	43,737	21,986	22,136	44,121	22,154	22,225	44,378	17,261	18,877	36,138	17,350
TOTAL	107,607	56,282	51,758	108,040	56,816	52,305	109,121	57,243	52,546	109,788	50,016	43,924	93,939	50,236
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	7,590	8,411	16,001	7,641
City of Layton	351	197	157	354	198	159	357	201	160	361	203	158	361	206
City of Key Colony B.	2,572	1,045	1,561	2,606	1,050	1,571	2,621	1,058	1,583	2,641	1,074	1,597	2,671	1,089
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	43,491	25,466	17,790	43,256	25,572	18,216	43,787	25,677	18,233	43,910	25,783	17,365	43,148	25,942
COUNTY TOTAL (q)	154,022	82,990	71,266	154,255	83,635	72,251	155,886	84,179	72,521	156,700	84,665	71,454	156,120	85,114

PAED	1999 Functional Population	1999 Permanent Resident Population
Lower Keys		
1	5,988	4,719
2	4,587	3,319
3	3,849	2,160
4a	7,983	4,916
4b	79	56
5	8,228	4,974
6	2,323	440
Subtotal	33,036	20,584
Middle Keys		
7	15,909	9,284
8	2,754	755
9	2,308	1,174
10	1,416	711
11	2,378	377
12a	-	-
12b	-	-
13	-	-
Subtotal	24,765	12,301
Upper Keys		
14	-	-
15	4,691	2,968
16	6,851	2,349
17	5,642	3,075
18	9,014	4,501
19-20	5,113	2,751
21	4,658	1,642
22	168	64
Subtotal	36,138	17,350
TOTAL	93,939	50,236
Village of Islamorada	16,001	7,641
City of Layton	361	206
City of Key Colony B.	2,671	1,089
City of Marathon	-	-
City of Key West (p)	43,148	25,942
COUNTY TOTAL (q)	156,120	85,114

Prepared by the Monroe County Planning Department. See Footnotes for sources.

Functional Population

PAED	1999 Seasonal Population	1999 Functional Population	2000 Permanent Resident Population	2000 Seasonal Population	2000 Functional Population	2001 Permanent Resident Population	2001 Seasonal Population	2001 Functional Population	2002 Permanent Resident Population	2002 Seasonal Population	2002 Functional Population	2003 Permanent Resident Population	2003 Seasonal Population	2003 Functional Population
Lower Keys														
1	1,262	6,001	4,730	1,283	6,013	4,741	1,284	6,025	4,752	1,284	6,037	4,763	1,285	6,048
2	1,276	4,595	3,333	1,282	4,615	3,346	1,284	4,630	3,359	1,286	4,645	3,372	1,288	4,660
3	1,721	3,861	2,183	1,731	3,914	2,206	1,734	3,941	2,230	1,736	3,967	2,253	1,741	3,994
4a	3,135	8,050	4,975	3,178	8,154	5,035	3,209	8,244	5,095	3,239	8,334	5,155	3,270	8,424
4b	22	79	58	23	81	59	24	83	61	24	85	63	25	87
5	3,268	8,243	5,022	3,289	8,311	5,069	3,304	8,373	5,117	3,318	8,435	5,165	3,332	8,497
6	1,883	2,323	440	1,893	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323
Subtotal	12,587	33,171	20,741	12,669	33,410	20,897	12,721	33,618	21,053	12,773	33,826	21,210	12,824	34,034
Middle Keys														
7	6,661	16,165	-	-	-	-	-	-	-	-	-	-	-	-
8	2,013	2,768	-	-	-	-	-	-	-	-	-	-	-	-
9	1,137	2,311	-	-	-	-	-	-	-	-	-	-	-	-
10	743	1,454	719	835	1,553	728	902	1,629	734	970	1,704	742	972	1,714
11	2,002	2,379	379	2,011	2,391	382	2,015	2,397	385	2,019	2,404	387	2,023	2,410
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	12,775	25,077	1,098	2,846	3,944	1,108	2,917	4,026	1,119	2,989	4,108	1,129	2,995	4,124
Upper Keys														
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	1,736	4,704	2,991	1,759	4,749	3,013	1,770	4,783	3,036	1,781	4,616	3,058	1,792	4,850
16	4,515	6,864	2,352	4,554	6,905	2,354	4,556	6,911	2,357	4,559	6,918	2,360	4,622	6,981
17	2,612	5,687	3,100	2,683	5,783	3,126	2,694	5,819	3,151	2,704	5,855	3,177	2,714	5,891
18	4,542	9,043	4,516	4,580	9,097	4,532	4,586	9,118	4,548	4,592	9,140	4,564	4,598	9,161
19-20	2,384	5,135	2,764	2,400	5,163	2,776	2,405	5,182	2,789	2,411	5,200	2,801	2,417	5,218
21	3,075	4,716	1,647	3,101	4,748	1,653	3,109	4,762	1,659	3,118	4,776	1,665	3,126	4,791
22	104	168	65	104	169	65	104	169	65	104	169	65	104	169
Subtotal	18,967	36,317	17,435	19,180	36,615	17,619	19,224	36,744	17,604	19,269	36,872	17,689	19,372	37,061
TOTAL	44,329	94,565	39,273	34,696	73,969	39,525	34,863	74,387	39,776	35,030	74,806	40,027	35,192	75,219
Village of Islamorada	8,467	16,108	7,665	8,644	16,309	7,695	8,662	16,357	7,725	8,680	16,406	7,755	8,699	16,454
City of Layton	159	365	208	163	372	211	165	375	213	166	379	216	167	383
City of Key Colony B.	1,619	2,708	1,101	1,641	2,742	1,113	1,657	2,770	1,125	1,674	2,798	1,136	1,690	2,827
City of Marathon	-	-	11,272	10,182	21,455	11,312	10,195	21,507	11,352	10,208	21,560	11,391	10,221	21,612
City of Key West (p)	17,483	43,426	26,102	18,165	44,267	26,261	18,182	44,443	26,421	18,198	44,619	26,524	18,209	44,733
COUNTY TOTAL (q)	72,058	157,172	85,622	73,491	159,113	86,117	73,723	159,840	86,612	73,956	160,568	87,050	74,177	161,227

PAED	2004 Permanent Resident Population	2004 Seasonal Population	2004 Functional Population	2005 Permanent Resident Population	2005 Seasonal Population	2005 Functional Population	2006 Permanent Resident Population	2006 Seasonal Population	2006 Functional Population	2007 Permanent Resident Population	2007 Seasonal Population	2007 Functional Population	2008 Permanent Resident Population	2008 Seasonal Population
Lower Keys														
1	4,779	1,286	6,065	4,791	1,287	6,077	4,797	1,287	6,085	4,799	1,289	6,088	4,796	1,290
2	3,390	1,291	4,681	3,406	1,293	4,699	3,418	1,295	4,713	3,426	1,297	4,723	3,431	1,299
3	2,288	1,746	4,034	2,321	1,751	4,072	2,353	1,756	4,109	2,382	1,762	4,144	2,410	1,767
4a	5,249	3,318	8,567	5,339	3,364	8,704	5,426	3,409	8,835	5,509	3,452	8,961	5,588	3,492
4b	65	26	91	68	27	95	71	28	99	73	29	103	76	30
5	5,233	3,352	8,686	5,297	3,372	8,669	5,357	3,389	8,747	5,412	3,407	8,820	5,463	3,424
6	440	1,693	2,323	440	1,883	2,323	439	1,883	2,322	437	1,885	2,322	436	1,887
Subtotal	**21,445**	**12,903**	**34,347**	**21,662**	**12,977**	**34,639**	**21,860**	**13,048**	**34,908**	**22,040**	**13,121**	**35,160**	**22,199**	**13,189**
Middle Keys														
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	749	975	1,724	756	977	1,732	762	979	1,740	767	981	1,748	771	983
11	390	2,027	2,416	392	2,030	2,422	393	2,033	2,426	395	2,036	2,431	396	2,039
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,139**	**3,002**	**4,140**	**1,147**	**3,007**	**4,154**	**1,155**	**3,011**	**4,166**	**1,161**	**3,017**	**4,179**	**1,167**	**3,022**
Upper Keys														
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	3,098	1,810	4,906	3,131	1,827	4,958	3,163	1,843	5,006	3,193	1,857	5,050	3,219	1,871
16	2,365	4,627	6,992	2,368	4,631	6,999	2,369	4,632	7,000	2,367	4,632	6,999	2,363	4,630
17	3,232	2,736	5,968	3,285	2,757	6,042	3,335	2,778	6,112	3,382	2,798	6,180	3,427	2,817
18	4,596	4,609	9,205	4,624	4,620	9,244	4,648	4,629	9,276	4,667	4,636	9,305	4,682	4,647
19-20	2,826	2,429	5,255	2,849	2,439	5,288	2,869	2,449	5,317	2,886	2,458	5,344	2,900	2,465
21	1,675	3,142	4,818	1,685	3,156	4,840	1,692	3,167	4,859	1,698	3,176	4,875	1,703	3,183
22	65	104	170	66	105	170	66	105	170	66	105	171	66	105
Subtotal	**17,856**	**19,458**	**37,314**	**18,007**	**19,534**	**37,541**	**18,142**	**19,600**	**37,742**	**18,260**	**19,664**	**37,924**	**18,361**	**19,718**
TOTAL	**40,439**	**35,362**	**75,801**	**40,816**	**35,518**	**76,334**	**41,157**	**35,659**	**76,816**	**41,461**	**35,802**	**77,263**	**41,726**	**35,929**
Village of Islamorada	7,830	8,719	16,549	7,897	8,735	16,632	7,957	8,746	16,703	8,010	8,756	16,765	8,055	8,761
City of Layton	219	168	386	221	169	390	223	170	393	225	171	396	226	172
City of Key Colony B.	1,149	1,707	2,856	1,160	1,723	2,883	1,170	1,737	2,907	1,179	1,750	2,929	1,187	1,761
City of Marathon	11,441	10,231	21,673	11,480	10,238	21,718	11,508	10,241	21,749	11,524	10,247	21,771	11,529	10,250
City of Key West (p)	26,628	17,343	43,970	26,731	17,354	44,085	26,793	17,360	44,153	26,855	17,381	44,236	26,917	17,402
COUNTY TOTAL (q)	**87,705**	**73,531**	**161,235**	**88,305**	**73,737**	**162,041**	**88,808**	**73,914**	**162,722**	**89,253**	**74,108**	**163,361**	**89,640**	**74,275**

Prepared by the Monroe County Planning Department. See Footnotes for sources.

Funclional Population

PAED	2008 Functional Population	2009 Permanent Resident Population	2009 Seasonal Population	2009 Functional Population	2010 Permanent Resident Population	2010 Seasonal Population	2010 Functional Population	2011 Permanent Resident Population	2011 Seasonal Population	2011 Functional Population	2012 Permanent Resident Population	2012 Seasonal Population	2012 Functional Population	2013 Permanent Resident Population
Lower Keys														
1	6,086	4,788	1,291	6,079	4,775	1,291	6,067	4,758	1,292	6,050	4,736	1,293	6,029	4,709
2	4,730	3,433	1,300	4,732	3,431	1,300	4,731	3,426	1,300	4,726	3,417	1,300	4,717	3,405
3	4,177	2,435	1,772	4,207	2,458	1,777	4,236	2,479	1,782	4,261	2,498	1,786	4,284	2,514
4a	9,080	5,662	3,531	9,193	5,732	3,567	9,299	5,797	3,601	9,397	5,856	3,632	9,488	5,911
4b	106	79	31	110	82	33	114	85	34	118	89	35	123	91
5	8,887	5,508	3,439	8,947	5,548	3,453	9,001	5,583	3,465	9,048	5,613	3,476	9,088	5,637
6	2,322	433	1,889	2,322	431	1,891	2,321	428	1,892	2,320	424	1,894	2,319	421
Subtotal	35,388	22,339	13,263	35,592	22,468	13,312	35,770	22,555	13,366	35,922	22,632	13,415	36,047	22,687
Middle Keys														
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	1,754	775	985	1,760	778	987	1,765	780	988	1,768	781	990	1,771	782
11	2,434	396	2,041	2,437	396	2,043	2,439	396	2,044	2,440	395	2,044	2,440	394
12a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	4,189	1,171	3,026	4,197	1,174	3,030	4,204	1,176	3,032	4,208	1,177	3,034	4,211	1,176
Upper Keys														
14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	5,090	3,243	1,882	5,125	3,264	1,893	5,156	3,281	1,901	5,182	3,295	1,909	5,204	3,306
16	6,993	2,357	4,625	6,981	2,348	4,818	6,965	2,337	4,608	6,945	2,323	4,596	6,919	2,306
17	6,245	3,470	2,836	6,305	3,509	2,853	6,362	3,545	2,869	6,414	3,578	2,883	6,461	3,608
18	9,328	4,692	4,653	9,345	4,697	4,858	9,355	4,697	4,861	9,359	4,693	4,683	9,358	4,685
19-20	5,366	2,912	2,472	5,384	2,921	2,477	5,398	2,927	2,481	5,408	2,930	2,484	5,413	2,930
21	4,886	1,705	3,188	4,893	1,706	3,190	4,896	1,705	3,189	4,895	1,703	3,187	4,890	1,699
22	171	66	105	171	66	105	171	66	105	171	65	105	171	65
Subtotal	38,078	18,444	19,761	38,205	18,510	19,793	38,303	18,558	19,815	38,373	18,588	19,826	38,414	18,600
TOTAL	77,656	41,954	36,040	77,994	42,142	36,135	78,277	42,290	36,213	78,503	42,397	36,275	78,672	42,464
Village of Islamorada	16,816	8,092	8,762	16,853	8,121	8,758	16,878	8,142	8,749	16,891	8,155	8,735	16,890	8,180
City of Layton	399	228	173	401	229	174	403	230	174	405	231	175	406	232
City of Key Colony B.	2,948	1,194	1,771	2,965	1,200	1,779	2,978	1,204	1,785	2,989	1,207	1,790	2,997	1,210
City of Marathon	21,778	11,522	10,249	21,770	11,503	10,244	21,747	11,473	10,236	21,709	11,432	10,224	21,656	11,379
City of Key West (p)	44,319	28,979	17,423	44,402	27,041	17,444	44,485	27,103	17,465	44,568	27,185	17,486	44,651	27,227
COUNTY TOTAL (q)	163,916	89,968	74,417	164,385	90,236	74,533	164,769	90,442	74,622	165,064	90,588	74,685	165,272	90,671

Prepared by the Monroe County Planning Department. See Footnotes for sources.

PAED	2013 Seasonal Population	2013 Functional Population	2014 Permanent Resident Population	2014 Seasonal Population	2014 Functional Population	2015 Permanent Resident Population	2015 Seasonal Population	2015 Functional Population
Lower Keys								
1	1,293	6,002	4,678	1,293	5,971	4,642	1,293	5,936
2	1,299	4,704	3,390	1,298	4,688	3,371	1,296	4,667
3	1,790	4,304	2,528	1,793	4,322	2,540	1,797	4,336
4a	3,660	9,571	5,960	3,686	9,645	6,003	3,709	9,712
4b	36	127	94	37	131	96	38	135
5	3,484	9,121	5,655	3,492	9,147	5,668	3,497	9,166
6	1,896	2,317	416	1,898	2,315	412	1,900	2,312
Subtotal	**13,459**	**36,146**	**22,721**	**13,497**	**36,218**	**22,733**	**13,530**	**36,263**
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	890	1,773	782	891	1,773	781	992	1,773
11	2,044	2,438	393	2,043	2,436	391	2,042	2,433
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	**3,035**	**4,211**	**1,175**	**3,034**	**4,209**	**1,172**	**3,034**	**4,206**
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,914	5,221	3,314	1,918	5,232	3,318	1,921	5,239
16	4,581	6,889	2,280	4,564	6,854	2,270	4,545	6,815
17	2,897	6,504	3,634	2,909	6,543	3,657	2,919	6,576
18	4,662	9,347	4,671	4,660	9,331	4,653	4,657	9,310
19-20	2,485	5,414	2,927	2,484	5,411	2,921	2,483	5,404
21	3,181	4,880	1,693	3,173	4,866	1,685	3,163	4,849
22	105	171	65	106	170	64	106	170
Subtotal	**19,826**	**38,426**	**18,694**	**19,815**	**38,408**	**18,569**	**19,793**	**38,362**
TOTAL	**36,319**	**78,783**	**42,489**	**36,347**	**78,836**	**42,474**	**36,357**	**78,831**
Village of Islamorada	8,717	16,877	8,157	8,694	16,851	8,145	8,667	16,812
City of Layton	175	407	232	175	407	232	175	408
City of Key Colony B.	1,793	3,003	1,211	1,794	3,005	1,210	1,794	3,004
City of Marathon	10,210	21,589	11,316	10,191	21,507	11,241	10,170	21,411
City of Key West (p)	17,507	44,734	27,289	17,528	44,817	27,351	17,549	44,900
COUNTY TOTAL (q)	**74,720**	**165,392**	**90,693**	**74,730**	**165,423**	**90,654**	**74,712**	**165,366**

Prepared by the Monroe County Planning Department. See Footnotes for sources.

Appendix 4

Summary Table of Permanent Resident Population Figures by PAED from 1990 to 2015

1	2	3	4	5	6	7	8	9	10	11	12	13	14
PAED	1990 Census Tract (s)	1990 Census Block Groups	April 1, 1990 STF1A Total Population	April 1, 1990 STF1A Total Housing Units	April 1, 1990 STF 1A Total Occupied Housing Units	April 1, 1990 STF 1A Total Owner-Occupied Housing Units	April 1, 1990 STF 1A Total Renter-Occupied Housing Units	April 1, 1990 STF 1A Number of Vacant Housing Units	April 1, 1990 Housing Unit Percent Vacant (9 / 5)	April 1, 1990 STF 1A Total Number of Seasonal Units	April 1, 1990 Percent of Total Units Used as Seasonal (11 / 5)	Persons per Total Housing Units (l) (4 / 5)	Total Number of Dwelling Units Completed 4/2/90 - 12/31/90 Based on # of CO's Issued
Lower Keys													
1	9718 & 9719 pt.	N/A	4,539	1,944	1,778	1,137	641	166	8.5%	43	2.2%	2.33	9
2	9717	N/A	3,108	1,352	1,098	686	412	254	18.8%	142	10.5%	2.30	14
3	9716	N/A	1,786	869	728	553	175	141	16.2%	86	9.9%	2.06	28
4a	9715	N/A	3,952	2,723	1,784	1,408	376	939	34.5%	654	24.0%	1.45	84
4b	9714 pt.	BG 4 (a)	31	27	15	13	2	12	44.4%	4	14.8%	1.15	5
5	9714 pt.	BG 1,2,3,4,5 (a)	4,206	2,453	1,799	1,385	414	654	26.7%	402	16.4%	1.71	85
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	440	33	31	30	1	2	6.1%	0	0.0%	13.33	0
Subtotal	-	-	18,062	9,401	7,233	5,212	2,021	2,168	23.1%	1,331	14.2%	1.92	225
Middle Keys													
7	9713, 9712, & 9711	N/A	8,864	5,212	3,955	2,590	1,365	1,257	24.1%	777	14.9%	1.70	40
8	9710 pt.	BG 3 (c)	697	575	330	392	183	245	42.6%	197	34.3%	1.21	8
9	9710 pt.	BG 2 (d)	1,086	665	462	519	146	203	30.5%	90	13.5%	1.63	9
10	9710 pt.	BG 2 (d)	629	491	341	383	108	150	30.5%	66	13.4%	1.28	19
11	9710 pt.	BG 1(e)	358	412	185	324	88	227	55.1%	176	42.7%	0.86	1
12a	9709 pt.	BG 5	956	855	458	355	103	397	46.4%	292	34.2%	1.12	18
12b	9709 pt.	BG 1,2 (f)	140	130	81	58	23	49	37.7%	38	29.2%	1.08	0
13	9709 pt.	BG 1,2,3,4 (f)	1,220	966	646	389	257	320	33.1%	220	22.8%	1.26	5
Subtotal	-	-	13,948	9,306	6,458	5,010	2,273	2,848	30.6%	1,856	19.9%	1.50	100
Upper Keys													
14	9708	N/A	4,405	2,961	1,937	1,457	480	1,024	34.6%	777	26.2%	1.49	73
15	9707	N/A	2,433	1,623	1,109	726	383	514	31.7%	383	23.6%	1.50	118
16	9708	N/A	2,287	1,987	1,061	800	261	926	46.6%	793	39.9%	1.15	3
17	9705	N/A	2,465	1,565	1,077	714	363	488	31.2%	319	20.4%	1.58	50
18	9704	N/A	4,127	2,440	1,737	1,313	424	703	28.8%	489	20.0%	1.69	21
19-20 (g)	9703	N/A	2,457	1,602	1,070	814	256	532	33.2%	371	23.2%	1.53	24
21	9702.98 pt.	BG 1,2,3 (h)	1,505	1,597	672	570	110	925	57.9%	706	44.2%	0.94	26
22	9701 pt.& 9702.98 pt.	BG 1 (h)	61	36	36	23	5	0	0.0%	0	0.0%	1.69	0
Subtotal	-	-	19,740	13,811	8,699	6,417	2,282	5,112	37.0%	3,838	27.8%	1.43	315
UNINC. TOTAL	-	-	51,750	32,518	22,390	16,639	6,576	10,128	31.1%	7,025	21.6%	1.59	640
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	183	145	77	48	29	68	46.9%	28	19.3%	1.26	2
City of Key Colony B.	9710	BG 3	977	1,152	518	318	137	634	55.0%	441	38.3%	0.85	14
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	24,832	12,221	10,424	4,384	6,040	1,797	14.7%	440	3.6%	2.03	96
COUNTY TOTAL (q)	-	-	77,742	46,036	33,409	21,389	12,782	12,627	27.4%	7,934	17.2%	1.69	752

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	15	16	17	18	19	20	21	22	23	24	25	26
PAED	December 31, 1990 Total Housing Units (5 + 14)	December 31, 1990 Total Number of Seasonal Housing Units (12 x 15)	DECEMBER 31, 1990 PERMANENT RESIDENT POPULATION (j) (13 x 15)	Total Number of Dwelling Units Completed 1/1/91 - 12/31/91 Based on # of CO's Issued	December 31, 1991 Total Housing Units (15 + 18 (	December 31, 1991 Total Number of Seasonal Housing Units (12 x 19 (	DECEMBER 31, 1991 PERMANENT RESIDENT POPULATION (j) (13 x 19)	Total Number of Dwelling Units Completed 1/1/92 - 12/31/92 Based on # of CO's Issued	December 31, 1992 Total Housing Units (19 + 22)	December 31, 1992 Total Number of Seasonal Housing Units (12 x 23)	DECEMBER 31, 1992 PERMANENT RESIDENT POPULATION (j) (13 x 23)	Total Number of Dwelling Units Completed 1/1/93 - 12/31/93 Based on # of CO's Issued
Lower Keys												
1	1,953	43	4,560	9	1,962	43	4,581	7	1,969	44	4,597	3
2	1,366	143	3,140	17	1,363	145	3,179	7	1,390	146	3,195	5
3	897	89	1,844	16	913	90	1,876	19	932	92	1,915	24
4a	2,807	674	4,074	93	2,900	697	4,209	67	2,967	713	4,306	72
4b	32	5	37	4	36	5	41	2	38	6	44	3
5	2,536	416	4,352	76	2,614	428	4,482	50	2,664	437	4,568	74
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	**9,626**	**1,370**	**18,446**	**215**	**9,841**	**1,409**	**18,809**	**152**	**9,993**	**1,437**	**19,066**	**181**
Middle Keys												
7	5,252	783	8,932	29	5,281	787	8,981	35	5,316	793	9,041	23
8	583	200	707	6	589	202	714	4	593	203	719	5
9	674	91	1,101	8	682	92	1,114	3	685	93	1,119	10
10	510	69	653	8	518	70	664	8	526	71	674	9
11	413	176	357	0	413	176	357	1	414	177	358	1
12a	873	298	976	26	899	307	1,006	32	931	318	1,041	12
12b	130	38	140	9	139	41	150	0	139	41	150	0
13	971	221	1,226	12	983	224	1,241	7	990	225	1,250	13
Subtotal	**9,406**	**1,876**	**14,092**	**98**	**9,504**	**1,899**	**14,226**	**90**	**9,594**	**1,920**	**14,351**	**73**
Upper Keys												
14	3,034	796	4,514	91	3,125	820	4,649	61	3,186	838	4,740	43
15	1,741	411	2,610	69	1,810	427	2,713	17	1,827	431	2,739	58
16	1,990	794	2,290	6	1,996	797	2,297	6	2,002	799	2,304	5
17	1,615	329	2,544	45	1,660	338	2,615	42	1,702	347	2,681	80
18	2,461	493	4,163	26	2,487	498	4,206	16	2,503	502	4,234	76
19-20 (g)	1,626	377	2,494	53	1,679	389	2,575	33	1,712	396	2,626	26
21	1,623	717	1,530	14	1,637	724	1,543	11	1,648	729	1,553	10
22	36	0	61	0	36	0	61	0	36	0	61	1
Subtotal	**14,126**	**3,918**	**20,205**	**304**	**14,430**	**3,993**	**20,660**	**186**	**14,616**	**4,040**	**20,937**	**299**
UNINC. TOTAL	**33,158**	**7,164**	**52,743**	**617**	**33,775**	**7,301**	**53,694**	**428**	**34,203**	**7,396**	**54,354**	**553**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	147	28	186	3	150	29	189	1	151	29	191	1
City of Key Colony B.	1,166	446	989	5	1,171	448	993	15	1,186	454	1,006	20
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,317	443	24,938	96	12,413	447	25,043	96	12,509	450	25,149	96
COUNTY TOTAL (q)	**46,788**	**8,082**	**78,855**	**721**	**47,509**	**8,225**	**79,920**	**540**	**48,049**	**8,330**	**80,699**	**670**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments, Rate-of-Growth Ordinance guidelines

Permenant Residents

1	27	28	29	30	31	32	33	34	35	36	37	38
PAED	December 31, 1993 Total Housing Units (23 + 26)	December 31, 1993 Total Number of Seasonal Housing Units (12 x 27)	DECEMBER 31, 1993 PERMANENT RESIDENT POPULATION (j) (13 x 27)	Total Number of Dwelling Units Completed 1/1/94 - 12/31/94 Based on # of CO's Issued	December 31, 1994 Total Housing Units (27 + 30)	December 31, 1994 Total Number of Seasonal Housing Units (12 x 31)	DECEMBER 31, 1994 PERMANENT RESIDENT POPULATION (j) (13 x 31)	Total Number of Dwelling Units Completed 1/1/95 - 12/31/95 Based on # of CO's Issued	December 31, 1995 Total Housing Units (31 + 34)	December 31, 1995 Total Number of Seasonal Housing Units (12 x 35)	DECEMBER 31, 1995 PERMANENT RESIDENT POPULATION (j) (13 x 35)	Total Number of Dwelling Units Completed 1/1/96 - 12/31/96 Based on # of CO's Issued
Lower Keys												
1	1,972	44	4,604	7	1,979	44	4,621	3	1,982	44	4,628	13
2	1,395	147	3,207	15	1,410	148	3,241	6	1,416	149	3,255	11
3	956	95	1,965	20	976	97	2,006	16	992	96	2,039	20
4a	3,039	730	4,411	64	3,103	745	4,604	75	3,178	763	4,612	70
4b	41	6	47	1	42	6	48	1	43	6	49	1
5	2,738	449	4,695	41	2,779	455	4,765	37	2,816	461	4,828	47
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	**10,174**	**1,468**	**19,368**	**148**	**10,322**	**1,495**	**19,625**	**138**	**10,460**	**1,622**	**19,852**	**162**
Middle Keys												
7	5,339	796	9,080	21	5,360	799	8,116	29	5,389	803	9,165	18
8	598	205	726	5	603	207	731	5	608	208	737	5
9	695	94	1,135	3	698	94	1,140	5	703	95	1,148	7
10	535	72	685	9	544	73	697	2	546	73	699	1
11	415	177	359	0	415	177	359	0	415	177	359	16
12a	943	322	1,054	12	955	326	1,068	16	971	332	1,086	10
12b	139	41	160	0	139	41	150	2	141	41	152	0
13	1,003	228	1,267	1	1,004	229	1,268	4	1,008	230	1,273	4
Subtotal	**9,667**	**1,936**	**14,455**	**51**	**9,718**	**1,946**	**14,528**	**63**	**9,781**	**1,960**	**14,619**	**61**
Upper Keys												
14	3,229	847	4,804	35	3,264	857	4,866	33	3,297	865	4,905	24
15	1,885	445	2,826	58	1,943	459	2,913	8	1,951	460	2,925	15
16	2,007	801	2,310	11	2,018	805	2,323	7	2,025	808	2,331	6
17	1,782	363	2,807	36	1,818	371	2,863	33	1,851	377	2,915	32
18	2,579	517	4,362	11	2,590	519	4,381	16	2,606	522	4,408	14
19-20 (g)	1,738	402	2,666	8	1,746	404	2,678	10	1,756	407	2,693	13
21	1,658	733	1,562	3	1,661	734	1,565	7	1,668	737	1,572	16
22	37	0	63	0	37	0	63	0	37	0	63	0
Subtotal	**14,915**	**4,109**	**21,399**	**162**	**15,077**	**4,149**	**21,641**	**114**	**15,191**	**4,177**	**21,811**	**120**
UNINC. TOTAL	**34,756**	**7,513**	**55,222**	**361**	**35,117**	**7,590**	**55,793**	**315**	**35,432**	**7,659**	**56,282**	**343**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	152	29	192	2	154	30	194	2	156	30	197	1
City of Key Colony B.	1,206	462	1,023	8	1,214	465	1,030	18	1,232	472	1,045	6
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,605	454	25,255	96	12,701	457	25,360	96	12,797	461	25,466	96
COUNTY TOTAL (q)	**48,719**	**8,458**	**81,691**	**467**	**49,186**	**8,542**	**82,378**	**431**	**49,617**	**8,622**	**82,990**	**446**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	39	40	41	42	43	44	45	46	47	48	49	50
PAED	December 31, 1996 Total Housing Units (35 + 38)	December 31, 1996 Total Number of Seasonal Housing Units (12 x 39)	DECEMBER 31, 1996 PERMANENT RESIDENT POPULATION (j) (13 x 39)	Total Number of Dwelling Units Completed 1/1/97 - 12/31/97 Based on # of CO's Issued	December 31, 1997 Total Housing Units (39 + 42)	December 31, 1997 Total Number of Seasonal Housing Units (12 x 43)	DECEMBER 31, 1997 PERMANENT RESIDENT POPULATION (j) (13 x 43)	Total Number of Dwelling Units Completed 1/1/98 - 12/31/98 Based on # of CO's Issued	December 31, 1998 Total Housing Units (43 + 46)	December 31, 1998 Total Number of Seasonal Housing Units (12 x 47)	DECEMBER 31, 1998 PERMANENT RESIDENT POPULATION (j) (13 x 47)	Total Number of Dwelling Units Completed 1/1/99 - 12/31/99 Based on # of CO's Issued (k)
Lower Keys												
1	1,995	44	4,658	11	2,006	44	4,684	10	2,016	45	4,707	5
2	1,427	150	3,280	7	1,434	151	3,297	7	1,441	151	3,313	3
3	1,012	100	2,080	12	1,024	101	2,105	14	1,038	103	2,133	13
4a	3,248	780	4,714	62	3,310	795	4,804	47	3,357	806	4,872	30
4b	44	7	51	4	48	7	55	1	49	7	56	0
5	2,863	469	4,909	16	2,879	472	4,936	16	2,895	474	4,964	6
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	10,622	1,550	20,132	112	10,734	1,570	20,320	95	10,829	1,567	20,485	57
Middle Keys												
7	5,407	806	9,196	22	5,429	809	9,233	16	5,445	812	9,260	14
8	613	210	743	4	617	211	748	3	620	212	752	3
9	710	96	1,159	6	716	97	1,169	2	718	97	1,173	1
10	547	74	701	4	551	74	706	2	553	74	708	2
11	431	184	372	5	436	186	377	0	436	186	377	0
12a	981	335	1,097	6	987	337	1,104	-	-	-	-	-
12b	141	41	152	1	142	42	153	-	-	-	-	-
13	1,012	230	1,278	1	1,013	231	1,279	-	-	-	-	-
Subtotal	9,842	1,977	14,698	49	9,891	1,987	14,769	23	7,772	1,382	12,270	20
Upper Keys												
14	3,321	871	4,941	45	3,366	883	5,008	-	-	-	-	-
15	1,966	464	2,947	3	1,969	465	2,952	6	1,975	466	2,961	5
16	2,031	811	2,338	3	2,034	812	2,341	4	2,038	813	2,346	3
17	1,883	384	2,966	24	1,907	389	3,004	29	1,936	395	3,049	16
18	2,620	525	4,431	18	2,638	529	4,462	13	2,651	531	4,484	10
19-20 (g)	1,769	410	2,713	9	1,778	412	2,727	7	1,785	413	2,738	9
21	1,684	744	1,587	10	1,694	749	1,596	24	1,718	759	1,619	24
22	37	0	63	1	38	0	64	0	38	0	64	0
Subtotal	15,311	4,209	21,986	113	15,424	4,238	22,154	83	12,141	3,378	17,261	87
UNINC. TOTAL	**35,775**	**7,736**	**56,816**	**274**	**36,049**	**7,795**	**57,243**	**201**	**30,742**	**6,347**	**50,016**	**144**
Village of Islamorada	-	-	-	-	-	-	-	34	5,542	1,497	7,590	30
City of Layton	157	30	198	2	159	31	201	2	161	31	203	2
City of Key Colony B.	1,238	474	1,050	10	1,248	478	1,058	18	1,266	485	1,074	18
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,893	464	25,572	96	12,989	468	25,677	96	13,085	471	25,783	81
COUNTY TOTAL (q)	**50,063**	**8,704**	**83,635**	**382**	**50,445**	**8,771**	**84,179**	**351**	**50,796**	**8,831**	**84,665**	**275**

SEE FINAL PAGE FOR FOOTNOTES

Source: Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	51	52	53	54	55	56	57	58	59	60	61	62
PAED	December 31, 1999 Total Housing Units (47 + 50)	December 31, 1999 Total Number of Seasonal Housing Units (12 x 61)	DECEMBER 31, 1999 PERMANENT RESIDENT POPULATION (k) (13 x 61)	Total Number of Dwelling Units Built from 4/2/90 to 12/31/99 (14+18+22+26+30+34+38+42+46+50)	Historical Percentage of Regional Total of Dwelling Units Built (54 / Subtotal)	Total Number of Dwelling Units Completed 1/1/00 - 12/31/00 Based on # of Permits Available (l)	December 31, 2000 Total Housing Units (51 + 56)	December 31, 2000 Total Number of Seasonal Housing Units (12 x 57)	DECEMBER 31, 2000 PERMANENT RESIDENT POPULATION (k) (13 x 57)	Total Number of Dwelling Units Completed 1/1/01 - 12/31/01 Based on # of Permits Available (l)	December 31, 2001 Total Housing Units (57 + 60)	December 31, 2001 Total Number of Seasonal Housing Units (12 x 61)
Lower Keys												
1	2,021	45	4,719	77	5.2%	5	2,026	45	4,730	5	2,031	45
2	1,444	152	3,319	92	6.2%	6	1,450	152	3,333	6	1,455	153
3	1,051	104	2,160	182	12.3%	11	1,062	105	2,183	11	1,074	106
4a	3,387	813	4,916	664	44.7%	41	3,428	823	4,975	41	3,469	833
4b	49	7	56	22	1.5%	1	50	7	58	1	52	8
5	2,901	475	4,974	448	30.2%	28	2,929	480	5,022	28	2,957	485
8	33	0	440	0	0.0%	0	33	0	440	0	33	0
Subtotal	**10,886**	**1,597**	**20,584**	**1,485**	**100.0%**	**92**	**10,978**	**1,613**	**20,741**	**92**	**11,070**	**1,629**
Middle Keys												
7	5,459	814	9,284	247	56.5%	-	-	-	-	-	-	-
8	623	213	755	48	11.0%	-	-	-	-	-	-	-
9	719	97	1,174	54	12.4%	-	-	-	-	-	-	-
10	555	75	711	64	14.6%	6	561	75	719	6	567	76
11	438	186	377	24	5.5%	3	439	188	379	3	442	189
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**7,792**	**1,385**	**12,301**	**437**	**100.0%**	**9**	**1,000**	**263**	**1,098**	**9**	**1,009**	**265**
Upper Keys												
14	-	-	-	-	-	-	-	-	-	-	-	-
15	1,980	487	2,968	357	26.3%	15	1,995	471	2,991	15	2,010	474
16	2,041	815	2,349	54	4.0%	2	2,043	815	2,352	2	2,046	816
17	1,952	398	3,075	387	28.5%	18	1,968	401	3,100	16	1,984	405
18	2,881	533	4,501	221	16.3%	9	2,670	535	4,516	9	2,680	537
19-20 (g)	1,794	415	2,751	192	14.1%	8	1,802	417	2,764	8	1,810	419
21	1,742	770	1,642	145	10.7%	8	1,748	773	1,647	6	1,754	775
22	38	0	64	2	0.1%	0	38	0	65	0	38	0
Subtotal	**12,208**	**3,399**	**17,350**	**1,358**	**100.0%**	**57**	**12,265**	**3,413**	**17,435**	**57**	**12,322**	**3,427**
UNINC. TOTAL	**30,886**	**6,381**	**50,236**	**3,280**	**100.0%**	**158**	**24,243**	**5,289**	**39,273**	**158**	**24,401**	**5,321**
Village of Islamorada	5,580	1,507	7,641	668	100.0%	22	5,602	1,513	7,665	22	5,624	1,519
City of Layton	163	31	206	18	100.0%	2	165	32	208	2	167	32
City of Key Colony B.	1,284	492	1,089	132	100.0%	14	1,298	497	1,101	14	1,312	502
City of Marathon	-	-	-	-	-	24	6,831	1,127	11,272	24	6,855	1,130
City of Key West (p)	13,168	474	25,942	945	100.0%	81	13,247	477	26,102	81	13,328	480
COUNTY TOTAL (q)	**51,079**	**8,885**	**85,114**	**5,043**	**100.0%**	**301**	**51,386**	**8,934**	**85,622**	**301**	**51,687**	**8,986**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	63	64	65	66	67	68	69	70	71	72	73
PAED	DECEMBER 31, 2001 PERMANENT RESIDENT POPULATION (k) (13 x 61)	Total Number of Dwelling Units Completed 1/1/02 - 12/31/02 Based on # of Permits Available (l)	December 31, 2002 Total Housing Units (61 + 64)	December 31, 2002 Total Number of Seasonal Housing Units (12 a 65)	DECEMBER 31, 2002 PERMANENT RESIDENT POPULATION (k) (13 x 65)	Total Number of Dwelling Units Completed 1/1/03 - 12/31/03 Based on # of Permits Available (l)	December 31, 2003 Total Housing Units (65 + 68)	December 31, 2003 Total Number of Seasonal Housing Units (12 a 69)	DECEMBER 31, 2003 PERMANENT RESIDENT POPULATION (k) (13 x 69)	% Increase in Population from 12/31/90 to 12/31/91 ((21 - 17) / 17)	% Increase in Population from 12/31/91 to 12/31/92 ((25 - 21) / 21)
Lower Keys											
1	4,741	5	2,035	45	4,752	5	2,040	45	4,763	0.46%	0.36%
2	3,346	6	1,461	153	3,359	6	1,467	154	3,372	1.24%	0.51%
3	2,206	11	1,085	107	2,230	11	1,096	108	2,253	1.78%	2.08%
4a	5,035	41	3,510	843	5,095	41	3,552	853	5,155	3.31%	2.31%
4b	59	1	53	8	61	1	54	8	63	12.50%	5.56%
5	5,069	26	2,984	489	5,117	28	3,012	494	5,165	2.99%	1.91%
6	440	0	33	0	440	0	33	0	440	0.00%	0.00%
Subtotal	20,897	92	11,162	1,646	21,053	92	11,254	1,662	21,210	1.97%	1.37%
Middle Keys											
7	-	-	-	-	-	-	-	-	-	0.55%	0.66%
8	-	-	-	-	-	-	-	-	-	1.03%	0.68%
9	-	-	-	-	-	-	-	-	-	1.19%	0.44%
10	725	6	573	77	734	6	579	78	742	1.57%	1.54%
11	382	3	445	190	385	3	448	191	387	0.00%	0.24%
12a	-	-	-	-	-	-	-	-	-	2.98%	3.56%
12b	-	-	-	-	-	-	-	-	-	6.92%	0.00%
13	-	-	-	-	-	-	-	-	-	1.24%	0.71%
Subtotal	1,108	9	1,018	267	1,119	9	1,027	269	1,129	0.95%	0.88%
Upper Keys											
14	-	-	-	-	-	-	-	-	-	3.00%	1.95%
15	3,013	15	2,025	478	3,036	15	2,040	481	3,058	3.96%	0.94%
16	2,354	2	2,048	817	2,357	2	2,050	818	2,360	0.30%	0.30%
17	3,126	16	2,001	408	3,151	16	2,017	411	3,177	2.79%	2.53%
18	4,532	9	2,689	539	4,548	9	2,698	541	4,564	1.06%	0.64%
19-20 (g)	2,776	8	1,818	421	2,789	8	1,826	423	2,801	3.28%	1.97%
21	1,653	6	1,760	778	1,659	6	1,768	781	1,665	0.86%	0.67%
22	65	0	38	0	65	0	38	0	65	0.00%	0.00%
Subtotal	17,519	57	12,379	3,441	17,804	57	12,436	3,455	17,689	2.25%	1.34%
UNINC. TOTAL	**39,525**	**158**	**24,559**	**5,354**	**39,776**	**158**	**24,717**	**5,387**	**40,027**	**1.80%**	**1.23%**
Village of Islamorada	7,695	22	5,646	1,525	7,725	22	5,668	1,531	7,755	-	-
City of Layton	211	2	169	33	213	2	171	33	216	2.04%	0.67%
City of Key Colony B.	1,113	14	1,326	508	1,125	14	1,340	513	1,136	0.43%	1.28%
City of Marathon	11,312	24	6,879	1,134	11,352	24	6,903	1,138	11,391	-	-
City of Key West (p)	26,261	81	13,409	483	26,421	0	13,409	483	26,524	0.42%	0.42%
COUNTY TOTAL (q)	**86,117**	**301**	**51,988**	**9,037**	**86,612**	**220**	**52,208**	**9,085**	**87,050**	**1.35%**	**0.97%**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

1	74	75	76	77	78	79	80	81	82	83	84
PAED	% Increase in Population from 12/31/92 to 12/31/93 [(29 - 25) / 25]	% Increase in Population from 12/31/93 to 12/31/94 [(33 - 29) / 29]	% Increase in Population from 12/31/94 to 12/31/95 [(37 - 33) / 33]	% Increase in Population from 12/31/95 to 12/31/96 [(41 - 37) / 37]	% Increase in Population from 12/31/96 to 12/31/97 [(45 - 41) / 41]	% Increase in Population from 12/31/97 to 12/31/98 [(49 - 45) / 45]	% Increase in Population from 12/31/98 to 12/31/99 (m) [(53 - 49) / 49]	% Increase in Population from 12/31/99 to 12/31/00 [(58 - 53) / 53]	% Increase in Population from 12/31/00 to 12/31/01 [(63 - 58) / 58]	% Increase in Population from 12/31/01 to 12/31/02 [(67 - 63) / 63]	% Increase in Population from 12/31/02 to 12/31/03 [(71 - 67) / 67]
Lower Keys											
1	0.15%	0.35%	0.15%	0.66%	0.55%	0.50%	0.25%	0.24%	0.24%	0.23%	0.23%
2	0.36%	1.08%	0.43%	0.78%	0.49%	0.49%	0.21%	0.39%	0.39%	0.39%	0.39%
3	2.58%	2.09%	1.64%	2.02%	1.19%	1.37%	1.25%	1.07%	1.06%	1.05%	1.04%
4a	2.43%	2.11%	2.42%	2.20%	1.91%	1.42%	0.89%	1.21%	1.20%	1.19%	1.17%
4b	7.89%	2.44%	2.38%	2.33%	9.09%	2.08%	0.00%	2.78%	2.71%	2.63%	2.57%
5	2.78%	1.50%	1.33%	1.67%	0.56%	0.56%	0.21%	0.96%	0.95%	0.94%	0.93%
6	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subtotal	**1.59%**	**1.32%**	**1.16%**	**1.41%**	**0.94%**	**0.81%**	**0.48%**	**0.76%**	**0.75%**	**0.75%**	**0.74%**
Middle Keys											
7	0.43%	0.39%	0.54%	0.33%	0.41%	0.29%	0.26%	-	-	-	-
8	0.84%	0.84%	0.83%	0.82%	0.65%	0.49%	0.48%	-	-	-	-
9	1.46%	0.43%	0.72%	1.00%	0.85%	0.28%	0.14%	-	-	-	-
10	1.71%	1.68%	0.37%	0.18%	0.73%	0.36%	0.36%	1.08%	1.07%	1.06%	1.05%
11	0.24%	0.00%	0.00%	3.86%	1.16%	0.00%	0.00%	0.69%	0.68%	0.66%	0.67%
12a	1.29%	1.27%	1.68%	1.03%	0.61%	-	-	-	-	-	-
12b	0.00%	0.00%	1.44%	0.00%	0.71%	-	-	-	-	-	-
13	1.31%	0.10%	0.40%	0.40%	0.10%	-	-	-	-	-	-
Subtotal	**0.72%**	**0.50%**	**0.63%**	**0.54%**	**0.48%**	**0.30%**	**0.26%**	**0.92%**	**0.94%**	**0.93%**	**0.92%**
Upper Keys											
14	1.35%	1.08%	1.01%	0.73%	1.36%	-	-	-	-	-	-
15	3.17%	3.08%	0.41%	0.77%	0.15%	0.30%	0.25%	0.76%	0.75%	0.75%	0.74%
16	0.25%	0.55%	0.35%	0.30%	0.15%	0.20%	0.15%	0.11%	0.11%	0.11%	0.11%
17	4.70%	2.02%	1.82%	1.73%	1.27%	1.52%	0.83%	0.63%	0.83%	0.82%	0.81%
18	3.04%	0.43%	0.62%	0.54%	0.69%	0.49%	0.38%	0.35%	0.35%	0.35%	0.34%
19-20 (g)	1.52%	0.46%	0.57%	0.74%	0.51%	0.39%	0.50%	0.45%	0.45%	0.45%	0.44%
21	0.61%	0.18%	0.42%	0.96%	0.59%	1.42%	1.40%	0.35%	0.35%	0.35%	0.35%
22	2.78%	0.00%	0.00%	0.00%	2.70%	0.00%	0.00%	0.22%	0.22%	0.22%	0.22%
Subtotal	**2.21%**	**1.13%**	**0.79%**	**0.80%**	**0.76%**	**0.67%**	**0.52%**	**0.10%**	**0.49%**	**0.48%**	**0.48%**
UNINC. TOTAL	**1.60%**	**1.03%**	**0.88%**	**0.95%**	**0.75%**	**0.64%**	**0.44%**	**0.64%**	**0.64%**	**0.64%**	**0.63%**
Village of Islamorada	-	-	-	-	-	0.61%	0.67%	0.31%	0.39%	0.39%	0.39%
City of Layton	0.66%	1.32%	1.30%	0.64%	1.27%	1.26%	1.24%	1.23%	1.21%	1.20%	1.16%
City of Key Colony B.	1.69%	0.66%	1.48%	0.49%	0.81%	1.44%	1.42%	1.09%	1.08%	1.07%	1.06%
City of Marathon	-	-	-	-	-	-	-	0.44%	0.44%	0.44%	0.44%
City of Key West (p)	0.42%	0.42%	0.42%	0.41%	0.41%	0.41%	0.62%	0.61%	0.61%	0.61%	0.39%
COUNTY TOTAL (q)	**1.23%**	**0.84%**	**0.74%**	**0.78%**	**0.65%**	**0.58%**	**0.53%**	**0.60%**	**0.58%**	**0.57%**	**0.51%**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Permanent Residents

1	85	86	87	88	89	90	91	92	93	94
PAED	Mean Averxge Percent Increase from 12/31/90 to 12/31/03 [(72+73+74+75+76+77+ 78+79+80+81+82+83 84) / 8 of Observations]	DECEMBER 31, 2004 PERMANENT RESIDENT POPULATION (n) [71 + [71 x 85]]	DECEMBER 31, 2005 PERMANENT RESIDENT POPULATION (o) [86+[86x(85-0 10%)]	DECEMBER 31, 2006 PERMANENT RESIDENT POPULATION (o) [87+[87x(85-0.20%)]	DECEMBER 31, 2007 PERMANENT RESIDENT POPULATION (o) [88+[88x(85-0 30%)]	DECEMBER 31, 2008 PERMANENT RESIDENT POPULATION (o) [89+[89x(85-0 40%)]	DECEMBER 31, 2009 PERMANENT RESIDENT POPULATION (o) [90+(90x(85-0 50%)]	DECEMBER 31, 2010 PERMANENT RESIDENT POPULATION (o) [91+(91x(85-0 60%)]	DECEMBER 31, 2011 PERMANENT RESIDENT POPULATION (o) [92+[92x(85-0 70%)]	DECEMBER 31, 2012 PERMANENT RESIDENT POPULATION (o) [93+(93x(85-0.80%)]
Lower Keys										
1	0.34%	4,779	4,791	4,797	4,799	4,796	4,788	4,775	4,758	4,738
2	0.55%	3,390	3,406	3,418	3,426	3,431	3,433	3,431	3,426	3,417
3	1.56%	2,288	2,321	2,353	2,382	2,410	2,435	2,458	2,479	2,498
4a	1.83%	5,249	5,339	5,426	5,509	5,588	5,662	5,732	5,797	5,856
4b	4.23%	65	68	71	73	76	79	82	86	88
5	1.33%	5,233	5,297	5,357	5,412	5,463	5,508	5,548	5,583	5,613
6	0.00%	440	440	439	437	436	433	431	428	424
Subtotal	1.08%	21,445	21,662	21,860	22,040	22,199	22,339	22,458	22,555	22,632
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0.98%	749	756	762	767	771	775	778	780	781
11	0.63%	390	392	393	395	396	396	396	396	395
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0.69%	1,139	1,147	1,155	1,161	1,167	1,171	1,174	1,176	1,177
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1.23%	3,096	3,131	3,163	3,193	3,219	3,243	3,264	3,281	3,295
16	0.23%	2,365	2,368	2,369	2,367	2,363	2,357	2,348	2,337	2,323
17	1.73%	3,232	3,285	3,335	3,382	3,427	3,470	3,509	3,545	3,578
18	0.71%	4,596	4,624	4,648	4,667	4,682	4,692	4,697	4,697	4,693
19-20 (g)	0.90%	2,826	2,849	2,869	2,886	2,900	2,912	2,921	2,927	2,930
21	0.65%	1,675	1,686	1,692	1,698	1,703	1,705	1,706	1,705	1,703
22	0.49%	65	66	66	66	66	66	66	66	65
Subtotal	0.92%	17,858	18,007	18,142	18,260	18,361	18,444	18,510	18,558	18,588
UNINC. TOTAL	**0.91%**	**40,439**	**40,816**	**41,157**	**41,461**	**41,726**	**41,954**	**42,142**	**42,290**	**42,397**
Village of Islamorada	0.96%	7,830	7,897	7,957	8,010	8,055	8,092	8,121	8,142	8,155
City of Layton	1.17%	218	221	223	225	226	228	229	230	231
City of Key Colony B.	1.08%	1,149	1,160	1,170	1,179	1,187	1,194	1,200	1,204	1,207
City of Marathon	0.44%	11,441	11,480	11,508	11,524	11,529	11,522	11,503	11,473	11,432
City of Key West (p)	0.48%	26,628	26,731	26,793	26,855	26,917	26,979	27,041	27,103	27,165
COUNTY TOTAL (q)	**0.76%**	**87,705**	**88,305**	**88,808**	**89,253**	**89,640**	**89,968**	**90,236**	**90,442**	**90,588**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

1	95	96	97
PAEO	DECEMBER 31, 2013 PERMANENT RESIDENT POPULATION (o) [94+[94x(65-0.90%)]]	DECEMBER 31, 2014 PERMANENT RESIDENT POPULATION (o) [95+[95x(65-1.0%)]]	DECEMBER 31, 2015 PERMANENT RESIDENT POPULATION (o) [96+[96x(65-1.1%)]]
Lower Keys			
1	4,709	4,678	4,642
2	3,405	3,390	3,371
3	2,514	2,528	2,540
4a	5,911	5,960	6,003
4b	91	94	96
5	5,637	5,655	5,668
6	421	416	412
Subtotal	22,687	22,721	22,733
Middle Keys			
7	-	-	-
8	-	-	-
9	-	-	-
10	782	782	781
11	394	393	391
12a	-	-	-
12b	-	-	-
13	-	-	-
Subtotal	1,176	1,175	1,172
Upper Keys			
14	-	-	-
15	3,306	3,314	3,318
16	2,308	2,290	2,270
17	3,608	3,634	3,657
18	4,685	4,671	4,653
19-20 (g)	2,930	2,927	2,921
21	1,699	1,693	1,685
22	65	65	64
Subtotal	18,600	18,594	18,569
UNINC. TOTAL	**42,464**	**42,489**	**42,474**
Village of Islamorada	8,160	8,157	8,145
City of Layton	232	232	232
City of Key Colony B.	1,210	1,211	1,210
City of Marathon	11,379	11,316	11,241
City of Key West (p)	27,227	27,289	27,351
COUNTY TOTAL (q)	**90,671**	**90,693**	**90,654**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Certificate of Occupancy Data from Monroe County, Islamorada, Layton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

Appendix 5

Summary Table of Peak Number of Seasonal Residents and Visitors by PAED from 1990 to 2015

Peak Seasonal Population

1	2	3	4	5	6	7	8	9	10	11
PAED	1990 Census Tract (a)	1990 Census Block Groups	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990	1990 Peak Number of Persons Staying in RVs or Campsites	1990 Peak Number of Persons Staying with Friends and Relatives (sh)	1990 Peak Number of People on Liveaboard Vessels	TOTAL 1990 PEAK SEASONAL POPULATION (4+5+6+7+8)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991	Peak Number of People Staying in Hotel and Motel Rooms During 1991
Lower Keys										
1	9718 & 9719 pt.	N/A	115	0	600	111	448	1,273	116	0
2	9717	N/A	383	86	495	149	145	1,257	388	83
3	9716	N/A	237	134	1,089	226	0	1,686	241	131
4a	9715	N/A	1,800	259	276	362	32	2,730	1,860	253
4b	9714 pt.	BG 4 (a)	13	0	0	2	0	15	14	0
5	9714 pt.	BG 1,2,3,4,5 (a)	1,111	134	1,268	390	193	3,096	1,144	131
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0	0	1,630	253	0	1,883	0	0
Subtotal	-	-	**3,659**	**613**	**5,358**	**1,493**	**818**	**11,940**	**3,763**	**598**
Middle Keys										
7	9713, 9712, & 9711	N/A	2,091	1,686	1,683	846	425	6,730	2,102	1,644
8	9710 pt.	BG 3 (c)	533	865	180	245	229	2,051	539	844
9	9710 pt.	BG 2 (d)	244	127	608	152	0	1,130	246	124
10	9710 pt.	BG 2 (d)	183	110	0	45	0	338	186	107
11	9710 pt.	BG 1(e)	471	68	1,147	261	0	1,948	471	67
12a	9709 pt.	BG 5	796	247	6	162	0	1,211	820	241
12b	9709 pt.	BG 1,2 (f)	101	721	0	127	0	950	108	703
13	9709 pt.	BG 1,2,3,4 (f)	590	1,833	235	412	13	3,083	598	1,883
Subtotal	-	-	**5,009**	**5,656**	**3,858**	**2,251**	**666**	**17,441**	**5,070**	**5,613**
Upper Keys										
14	9708	N/A	2,126	242	174	394	0	2,936	2,189	236
15	9707	N/A	1,097	244	0	208	35	1,585	1,140	238
16	9706	N/A	2,121	718	1,072	606	3	4,520	2,127	701
17	9705	N/A	879	1,197	0	322	116	2,514	903	1,168
18	9704	N/A	1,317	364	1,912	557	0	4,150	1,331	355
19-20 (g)	9703	N/A	1,005	66	757	283	13	2,125	1,038	64
21	9702.98 pt.	BG 1,2,3 (h)	1,916	347	119	369	193	2,944	1,932	338
22	9701 pt. & 9702.98 pt.	BG 1 (h)	0	0	0	0	103	103	0	0
Subtotal	-	-	**10,460**	**3,179**	**4,034**	**2,739**	**464**	**20,876**	**10,661**	**3,101**
TOTAL	-	-	**19,128**	**9,448**	**13,250**	**6,483**	**1,948**	**50,258**	**19,494**	**9,312**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	76	59	0	21	0	155	77	57
City of Key Colony B.	9710	BG 3	1,192	98	0	200	0	1,489	1,197	95
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	2,139	13,188	293	2,421	551	18,591	2,153	12,864
COUNTY TOTAL (q)	-	-	**22,535**	**22,793**	**13,543**	**9,125**	**2,498**	**70,493**	**22,922**	**22,328**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	12	13	14	15	16	17	18	19	20	21	22
PAED	1991 Peak Number of Persons Staying in RVs or Campsites	1991 Peak Number of Persons Staying with Friends and Relatives (eh)	1991 Peak Number of People on Liveaboard Vessels	TOTAL 1991 PEAK SEASONAL POPULATION (10 + 11 + 12 + 13 + 14	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992	Peak Number of People Staying in Hotel and Motel Rooms During 1992	1992 Peak Number of Persons Staying in RVs or Campsites	1992 Peak Number of Persons Staying with Friends and Relatives (eh)	1992 Peak Number of People on Liveaboard Vessels	TOTAL 1992 PEAK SEASONAL POPULATION (16 + 17 + 18 + 19 + 2	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993
Lower Keys											
1	600	111	448	1,274	116	0	600	111	448	1,275	116
2	495	150	145	1,261	390	80	495	150	145	1,260	391
3	1,089	226	0	1,688	246	126	1,089	227	0	1,688	253
4a	276	370	32	2,791	1,903	244	276	376	32	2,830	1,949
4b	0	2	0	16	15	0	0	2	0	17	16
5	1,268	394	193	3,131	1,166	126	1,268	397	194	3,151	1,198
6	1,630	253	0	1,883	0	0	1,630	253	0	1,883	0
Subtotal	**5,358**	**1,506**	**819**	**12,044**	**3,836**	**577**	**5,358**	**1,514**	**819**	**12,105**	**3,923**
Middle Keys											
7	1,683	842	425	6,696	2,116	1,586	1,683	835	426	6,645	2,125
8	180	242	229	2,033	542	814	180	238	229	2,003	547
9	608	152	0	1,130	248	120	608	151	0	1,128	251
10	0	45	0	339	189	103	0	45	0	338	192
11	1,147	261	0	1,946	472	64	1,147	261	0	1,944	473
12a	6	165	0	1,231	849	232	6	168	0	1,255	860
12b	0	126	0	937	108	678	0	122	0	909	108
13	235	421	13	3,149	602	1,816	235	411	13	3,077	610
Subtotal	**3,858**	**2,254**	**667**	**17,461**	**5,126**	**5,413**	**3,858**	**2,232**	**668**	**17,297**	**5,167**
Upper Keys											
14	174	403	0	3,002	2,232	228	174	408	0	3,042	2,262
15	0	214	35	1,628	1,151	230	0	214	35	1,631	1,188
16	1,072	604	3	4,507	2,133	676	1,072	602	3	4,486	2,139
17	0	321	116	2,508	926	1,126	0	318	116	2,487	970
18	1,912	558	0	4,156	1,339	343	1,912	557	0	4,151	1,380
19-20 (g)	757	288	13	2,161	1,059	191	757	311	13	2,330	1,075
21	119	370	193	2,953	1,945	326	119	371	194	2,955	1,957
22	0	0	103	103	0	0	0	0	103	103	0
Subtotal	**4,034**	**2,758**	**464**	**21,019**	**10,786**	**3,119**	**4,034**	**2,781**	**465**	**21,185**	**10,970**
TOTAL	**13,250**	**6,519**	**1,950**	**50,524**	**19,748**	**9,110**	**13,250**	**6,527**	**1,952**	**50,586**	**20,060**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-
City of Layton	0	21	0	155	78	55	0	21	0	154	78
City of Key Colony B.	0	200	0	1,493	1,212	92	0	202	0	1,506	1,233
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	293	2,373	551	18,233	2,167	12,407	293	2,304	552	17,723	2,181
COUNTY TOTAL (q)	**13,543**	**9,113**	**2,501**	**70,406**	**23,205**	**21,663**	**13,543**	**9,054**	**2,503**	**69,969**	**23,553**

Prepared by the Monroe County Planning Department

1	23	24	25	26	27	28	29	30	31	32	33
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1993	1993 Peak Number of Persons Staying in RVs or Campsites	1993 Peak Number of Persons Staying with Friends and Relatives (sh)	1993 Peak Number of People on Liveaboard Vessels	TOTAL 1993 PEAK SEASONAL POPULATION (22 + 23 + 24 + 25 + 26	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994	Peak Number of People Staying in Hotel and Motel Rooms During 1994	1994 Peak Number of Persons Staying in RVs or Campsites	1994 Peak Number of Persons Staying with Friends and Relatives (sh)	1994 Peak Number of People on Liveaboard Vessels	TOTAL 1994 PEAK SEASONAL POPULATION (28 + 29 + 30 + 31 + 32
Lower Keys											
1	0	600	111	449	1,276	117	0	600	111	449	1,277
2	87	495	151	145	1,269	395	83	495	151	145	1,269
3	137	1,089	229	0	1,708	258	130	1,089	229	0	1,705
4a	264	276	386	32	2,908	1,990	250	276	390	32	2,939
4b	0	0	3	0	19	17	0	0	3	0	19
5	137	1,268	404	194	3,201	1,216	130	1,268	405	194	3,213
6	0	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	**626**	**5,358**	**1,536**	**820**	**12,264**	**3,993**	**592**	**5,358**	**1,541**	**821**	**12,305**
Middle Keys											
7	1,722	1,683	857	426	6,813	2,134	1,628	1,683	844	427	6,714
8	883	180	250	229	2,089	552	835	180	243	230	2,038
9	130	608	153	0	1,142	252	123	608	152	0	1,135
10	112	0	47	0	351	195	106	0	47	0	348
11	100	1,147	267	0	1,986	473	94	1,147	266	0	1,980
12a	252	6	173	0	1,291	871	238	6	173	0	1,287
12b	736	0	131	0	975	108	696	0	125	0	929
13	1,971	235	436	13	3,265	611	1,863	235	420	13	3,142
Subtotal	**5,906**	**3,858**	**2,314**	**668**	**17,913**	**5,196**	**5,583**	**3,858**	**2,269**	**669**	**17,574**
Upper Keys											
14	247	174	416	0	3,099	2,287	234	174	418	0	3,112
15	250	0	223	36	1,696	1,224	236	0	226	36	1,722
16	734	1,072	611	3	4,559	2,150	693	1,072	607	3	4,526
17	1,223	0	340	116	2,649	989	1,156	0	333	116	2,594
18	664	1,912	613	0	4,569	1,386	627	1,912	608	0	4,534
19-20 (g)	207	757	316	13	2,368	1,080	196	757	315	13	2,360
21	354	119	377	194	3,001	1,961	335	119	374	194	2,982
22	0	0	0	103	103	0	0	0	0	103	103
Subtotal	**3,678**	**4,034**	**2,896**	**465**	**22,043**	**11,077**	**3,477**	**4,034**	**2,881**	**465**	**21,935**
TOTAL	**10,210**	**13,250**	**6,746**	**1,954**	**52,220**	**20,265**	**9,652**	**13,250**	**6,691**	**1,956**	**51,814**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-
City of Layton	60	0	21	0	160	79	57	0	21	0	157
City of Key Colony B.	100	0	207	0	1,539	1,241	94	0	207	0	1,542
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	13,468	293	2,471	552	18,965	2,195	12,731	293	2,359	553	18,131
COUNTY TOTAL (q)	**23,838**	**13,543**	**9,445**	**2,506**	**72,884**	**23,781**	**22,534**	**13,543**	**9,278**	**2,508**	**71,644**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	34	35	36	37	38	39	40	41	42	43
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995	Peak Number of People Staying in Hotel and Motel Rooms During 1995	1995 Peak Number of Persons Staying in RVs or Campsites	1995 Peak Number of Persons Staying with Friends and Relatives (ah)	1995 Peak Number of People on Liveaboard Vessels	TOTAL 1995 PEAK SEASONAL POPULATION (34 + 35 + 36 + 37 + 38	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996	Peak Number of People Staying in Hotel and Motel Rooms During 1996	1996 Peak Number of Persons Staying in RVs or Campsites	1996 Peak Number of Persons Staying with Friends and Relatives (ah)
Lower Keys										
1	117	0	600	111	450	**1,278**	118	0	600	111
2	397	81	495	151	146	**1,269**	400	83	495	152
3	262	127	1,089	229	0	**1,706**	267	130	1,089	230
4a	2,038	244	276	397	32	**2,987**	2,083	251	276	405
4b	17	0	0	3	0	**20**	17	0	0	3
5	1,232	127	1,268	407	194	**3,228**	1,253	130	1,268	411
6	0	0	1,630	253	0	**1,883**	0	0	1,630	253
Subtotal	**4,063**	**578**	**5,358**	**1,550**	**822**	**12,371**	**4,138**	**594**	**5,358**	**1,564**
Middle Keys										
7	2,145	1,588	1,683	839	427	**6,682**	2,152	1,633	1,683	848
8	556	815	180	240	230	**2,021**	561	838	180	245
9	254	120	608	152	0	**1,134**	257	123	608	153
10	196	104	0	46	0	**346**	196	107	0	47
11	473	92	1,147	265	0	**1,978**	492	95	1,147	269
12a	885	232	6	174	0	**1,298**	895	239	6	177
12b	110	679	0	122	0	**911**	110	698	0	125
13	613	1,818	235	413	13	**3,092**	615	1,870	235	422
Subtotal	**5,233**	**5,447**	**3,858**	**2,253**	**670**	**17,461**	**5,277**	**5,602**	**3,858**	**2,284**
Upper Keys										
14	2,310	228	174	420	0	**3,132**	2,327	234	174	424
15	1,229	230	0	226	36	**1,721**	1,239	237	0	229
16	2,158	677	1,072	606	3	**4,515**	2,164	696	1,072	609
17	1,007	1,128	0	331	116	**2,582**	1,025	1,160	0	339
18	1,394	612	1,912	607	0	**4,528**	1,402	630	1,912	611
19-20 (g)	1,086	191	757	315	13	**2,362**	1,094	196	757	317
21	1,969	327	119	374	194	**2,983**	1,988	336	119	379
22	0	0	0	0	104	**104**	0	0	0	0
Subtotal	**11,154**	**3,392**	**4,034**	**2,880**	**466**	**21,926**	**11,238**	**3,489**	**4,034**	**2,908**
TOTAL	**20,450**	**9,417**	**13,250**	**6,683**	**1,958**	**51,758**	**20,654**	**9,685**	**13,250**	**6,756**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	80	55	0	21	0	**157**	81	57	0	21
City of Key Colony B.	1,259	92	0	209	0	**1,561**	1,265	95	0	211
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	2,210	12,422	293	2,313	553	**17,790**	2,224	12,775	293	2,370
COUNTY TOTAL (q)	**23,999**	**21,986**	**13,543**	**9,227**	**2,511**	**71,266**	**24,224**	**22,612**	**13,543**	**9,359**

Prepared by the Monroe County Planning Department

1	44	45	46	47	48	49	50	51	52	53	54
PAED	1996 Peak Number of People on Liveaboard Vessels	TOTAL 1996 PEAK SEASONAL POPULATION (40 + 41 + 42 + 43 + 44	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997	Peak Number of People Staying in Hotel and Motel Rooms During 1997	1997 Peak Number of Persons Staying in RVs or Campsites	1997 Peak Number of Persons Staying with Friends and Relatives (eh)	1997 Peak Number of People on Liveaboard Vessels	TOTAL 1997 PEAK SEASONAL POPULATION (46 + 47 + 48 + 49 + 50	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996	Peak Number of People Staying in Hotel and Motel Rooms During 1996	1996 Peak Number of Persons Staying in RVs or Campsites
Lower Keys											
1	450	1,279	118	0	600	111	451	1,280	119	0	600
2	146	1,275	402	83	495	152	146	1,277	404	78	495
3	0	1,717	271	130	1,089	231	0	1,720	274	122	1,089
4a	32	3,047	2,123	251	276	411	32	3,093	2,153	236	276
4b	0	20	19	0	0	3	0	22	19	0	0
5	194	3,257	1,260	130	1,268	412	195	3,265	1,267	122	1,268
6	0	1,883	0	0	1,630	253	0	1,883	0	0	1,630
Subtotal	**823**	**12,477**	**4,193**	**594**	**5,358**	**1,572**	**824**	**12,541**	**4,236**	**558**	**5,358**
Middle Keys											
7	428	6,743	2,161	1,633	1,683	849	428	6,754	2,167	1,535	1,683
8	230	2,053	564	838	180	245	230	2,057	567	788	180
9	0	1,141	259	123	608	153	0	1,143	259	116	608
10	0	350	198	154	0	54	0	406	198	414	0
11	0	2,002	497	95	1,147	270	0	2,008	497	89	1,147
12a	0	1,316	900	239	6	177	0	1,322	-	-	-
12b	0	934	111	698	0	125	0	934	-	-	-
13	13	3,155	616	1,870	235	422	13	3,155	-	-	-
Subtotal	**670**	**17,692**	**5,306**	**5,650**	**3,858**	**2,296**	**671**	**17,781**	**3,690**	**2,941**	**3,617**
Upper Keys											
14	0	3,159	2,356	234	174	429	0	3,196	-	-	-
15	36	1,740	1,241	237	0	229	36	1,742	1,244	222	0
16	3	4,545	2,167	696	1,072	610	3	4,549	2,172	654	1,072
17	117	2,640	1,038	1,160	0	341	117	2,655	1,054	1,090	0
18	0	4,555	1,412	630	1,912	613	0	4,566	1,419	592	1,912
19-20 (g)	13	2,378	1,099	196	757	318	13	2,384	1,104	185	757
21	194	3,018	2,000	336	119	380	195	3,029	2,028	316	119
22	104	104	0	0	0	0	104	104	0	0	0
Subtotal	**466**	**22,136**	**11,315**	**3,489**	**4,034**	**2,920**	**467**	**22,225**	**9,020**	**3,059**	**3,860**
TOTAL	**1,960**	**52,305**	**20,813**	**9,733**	**13,250**	**6,788**	**1,962**	**52,546**	**16,946**	**6,559**	**12,835**
Village of Islamorada	-	-	-	-	-	-	-	-	3,998	2,859	415
City of Layton	0	159	82	57	0	22	0	160	83	53	0
City of Key Colony B.	0	1,571	1,276	95	0	212	0	1,583	1,294	89	0
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	554	18,216	2,238	12,775	293	2,372	554	18,233	2,252	12,009	293
COUNTY TOTAL (q)	**2,513**	**72,251**	**24,409**	**22,659**	**13,543**	**9,395**	**2,516**	**72,521**	**24,572**	**21,570**	**13,543**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	55	56	57	58	59	60	61	62	63	64
PAED	1998 Peak Number of Persons Staying with Friends and Relatives (sh)	1998 Peak Number of People on Liveaboard Vessels	TOTAL 1998 PEAK SEASONAL POPULATION (52 + 53 + 54 + 55 + 56)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999	Peak Number of People Staying in Hotel and Motel Rooms During 1999	1999 Peak Number of Persons Staying in RVs or Campsites	1999 Peak Number of Persons Staying with Friends and Relatives (sh)	1999 Peak Number of People on Liveaboard Vessels	TOTAL 1999 PEAK SEASONAL POPULATION (58 + 59 + 60 + 61 + 62)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000
Lower Keys										
1	111	451	1,281	119	0	600	111	452	1,282	120
2	151	146	1,274	405	78	495	152	146	1,276	407
3	230	0	1,716	278	123	1,089	231	0	1,721	281
4a	413	32	3,110	2,172	238	276	416	32	3,135	2,198
4b	3	0	22	19	0	0	3	0	22	20
5	412	195	3,264	1,269	123	1,268	412	195	3,268	1,282
6	253	0	1,883	0	0	1,630	253	0	1,883	0
Subtotal	**1,574**	**824**	**12,551**	**4,263**	**563**	**5,358**	**1,578**	**825**	**12,587**	**4,307**
Middle Keys										
7	835	428	6,649	2,173	1,730	1,683	866	429	6,881	-
8	238	230	2,003	570	793	180	239	231	2,013	-
9	152	0	1,135	260	117	608	153	0	1,137	-
10	95	0	707	199	444	0	100	0	743	201
11	269	0	2,002	497	90	1,147	269	0	2,002	501
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,588**	**659**	**12,496**	**3,699**	**3,174**	**3,617**	**1,626**	**659**	**12,775**	**702**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	227	36	1,730	1,248	224	0	228	36	1,736	1,257
16	604	3	4,505	2,175	659	1,072	605	3	4,515	2,177
17	332	117	2,593	1,062	1,098	0	335	117	2,612	1,071
18	608	0	4,531	1,424	596	1,912	610	0	4,542	1,429
19-20 (g)	317	13	2,376	1,109	186	757	318	13	2,384	1,114
21	382	195	3,039	2,056	318	119	386	195	3,075	2,083
22	0	104	104	0	0	0	0	104	104	0
Subtotal	**2,471**	**467**	**18,877**	**9,074**	**3,082**	**3,860**	**2,483**	**468**	**18,987**	**9,112**
TOTAL	**5,633**	**1,951**	**43,924**	**17,036**	**6,818**	**12,835**	**5,687**	**1,952**	**44,329**	**14,121**
Village of Islamorada	1,127	13	8,411	4,025	2,880	415	1,135	13	8,467	4,041
City of Layton	21	0	158	84	54	0	21	0	159	85
City of Key Colony B.	214	0	1,597	1,312	90	0	217	0	1,619	1,327
City of Marathon	-	-	-	-	-	-	-	-	-	3,008
City of Key West (p)	2,256	555	17,365	2,266	12,097	293	2,272	556	17,483	2,280
COUNTY TOTAL (q)	**9,251**	**2,518**	**71,454**	**24,723**	**21,939**	**13,543**	**9,332**	**2,521**	**72,058**	**24,860**

Peak Seasonal Population

1	65	66	67	68	69	70	71	72	73	74	75
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 2000	2000 Peak Number of Persons Staying in RVs or Campsites	2000 Peak Number of Persons Staying with Friends and Relatives (ah)	2000 Peak Number of People on Liveaboard Vessels	TOTAL 2000 PEAK SEASONAL POPULATION (64 + 65 + 66 + 67 + 68)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001	Peak Number of People Staying in Hotel and Motel Rooms During 2001	2001 Peak Number of Persons Staying in RVs or Campsites	2001 Peak Number of Persons Staying with Friends and Relatives (ah)	2001 Peak Number of People on Liveaboard Vessels	TOTAL 2001 PEAK SEASONAL POPULATION (70 + 71 + 72 + 73 + 74)
Lower Keys											
1	0	600	111	452	1,283	120	0	600	112	452	1,284
2	82	495	152	146	1,282	408	82	495	153	146	1,284
3	129	1,089	232	0	1,731	284	129	1,089	233	0	1,734
4a	249	276	422	33	3,178	2,225	249	276	426	33	3,209
4b	0	0	3	0	23	20	0	0	3	0	24
5	129	1,268	415	195	3,289	1,294	129	1,268	417	195	3,304
8	0	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	**589**	**5,358**	**1,589**	**826**	**12,669**	**4,351**	**589**	**5,358**	**1,596**	**827**	**12,721**
Middle Keys											
7	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-
9	-	-	-	0	-	-	-	-	-	0	-
10	521	0	112	0	835	203	578	0	121	0	902
11	94	1,147	270	0	2,011	504	94	1,147	270	0	2,015
12a	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**615**	**1,147**	**382**	**0**	**2,846**	**708**	**672**	**1,147**	**392**	**0**	**2,917**
Upper Keys											
14	-	-	-	-	-	-	-	-	-	-	-
15	235	0	231	36	1,759	1,266	235	0	233	36	1,770
16	690	1,072	611	3	4,554	2,180	690	1,072	611	3	4,556
17	1,151	0	344	117	2,683	1,080	1,151	0	346	117	2,694
18	625	1,912	615	0	4,580	1,434	625	1,912	615	0	4,586
19-20 (g)	195	757	320	13	2,400	1,119	195	757	321	13	2,405
21	333	119	390	195	3,101	2,071	333	119	391	195	3,109
22	0	0	0	104	104	0	0	0	0	104	104
Subtotal	**3,229**	**3,860**	**2,511**	**468**	**19,180**	**9,150**	**3,229**	**3,860**	**2,517**	**469**	**19,224**
TOTAL	**4,433**	**10,365**	**4,482**	**1,294**	**34,696**	**14,208**	**4,490**	**10,365**	**4,505**	**1,296**	**34,863**
Village of Islamorada	3,017	415	1,158	13	8,644	4,057	3,017	415	1,161	13	8,662
City of Layton	56	0	22	0	163	86	56	0	22	0	165
City of Key Colony B.	94	0	220	0	1,641	1,341	94	0	222	0	1,657
City of Marathon	2,766	2,471	1,278	659	10,182	3,018	2,766	2,471	1,280	660	10,195
City of Key West (p)	12,673	293	2,363	556	18,165	2,293	12,673	293	2,365	557	18,182
COUNTY TOTAL (q)	**23,040**	**13,544**	**9,524**	**2,522**	**73,491**	**25,003**	**23,096**	**13,544**	**9,555**	**2,525**	**73,723**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	76	77	78	79	80	81	82	83	84	85
PAEO	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002	Peak Number of People Staying in Hotel and Motel Rooms During 2002	2002 Peak Number of Persons Staying in RVs or Campsites	2002 Peak Number of Persons Staying with Friends and Relatives (eh)	2002 Peak Number of People on Liveaboard Vessels	TOTAL 2002 PEAK SEASONAL POPULATION (76 + 77 + 78 + 79 + 80)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003	Peak Number of People Staying in Hotel and Motel Rooms During 2003	2003 Peak Number of Persons Staying in RVs or Campsites	2003 Peak Number of Persons Staying with Friends and Relatives (eh)
Lower Keys										
1	120	0	600	112	453	**1,284**	120	0	600	112
2	410	82	495	153	147	**1,286**	411	82	495	153
3	287	129	1,089	233	0	**1,738**	290	129	1,089	234
4a	2,251	249	276	430	33	**3,239**	2,278	249	276	434
4b	21	0	0	3	0	**24**	22	0	0	3
5	1,306	129	1,268	419	196	**3,318**	1,318	129	1,268	421
6	0	0	1,630	253	0	**1,883**	0	0	1,630	253
Subtotal	**4,395**	**589**	**5,358**	**1,603**	**828**	**12,773**	**4,438**	**589**	**5,358**	**1,610**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	206	634	0	130	0	**970**	208	634	0	130
11	508	94	1,147	271	0	**2,019**	511	94	1,147	272
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**713**	**728**	**1,147**	**401**	**0**	**2,989**	**719**	**728**	**1,147**	**402**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,276	235	0	234	36	**1,781**	1,285	235	0	236
16	2,182	690	1,072	611	3	**4,559**	2,185	742	1,072	620
17	1,089	1,151	0	347	117	**2,704**	1,098	1,151	0	348
18	1,439	625	1,912	616	0	**4,592**	1,444	625	1,912	817
19-20 (g)	1,124	195	757	322	13	**2,411**	1,129	195	757	323
21	2,078	333	119	392	196	**3,118**	2,085	333	119	393
22	0	0	0	0	104	**104**	0	0	0	0
Subtotal	**9,188**	**3,229**	**3,860**	**2,523**	**469**	**19,269**	**9,225**	**3,280**	**3,860**	**2,537**
TOTAL	**14,295**	**4,546**	**10,365**	**4,527**	**1,297**	**35,030**	**14,383**	**4,598**	**10,365**	**4,549**
Village of Islamorada	4,073	3,017	415	1,163	13	**8,680**	4,088	3,017	415	1,166
City of Layton	87	56	0	22	0	**166**	88	56	0	22
City of Key Colony B.	1,355	94	0	225	0	**1,674**	1,370	94	0	227
City of Marathon	3,029	2,766	2,471	1,281	661	**10,208**	3,039	2,766	2,471	1,283
City of Key West (p)	2,307	12,673	293	2,367	557	**18,198**	2,316	12,673	293	2,369
COUNTY TOTAL (q)	**25,146**	**23,153**	**13,544**	**9,586**	**2,527**	**73,956**	**25,284**	**23,204**	**13,544**	**9,615**

Peak Seasonal Population

1	86	87	88	89	90	91	92	93	94	95
PAED	2003 Peak Number of People on Liveaboard Vessels	TOTAL 2003 PEAK SEASONAL POPULATION (82 + 83 + 84 + 85 + 86)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2004	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (aa)	2004 Peak Number of Persons Staying in RVs or Campsites	2004 Peak Number of Persons Staying with Friends and Relatives (ah)	2004 Peak Number of People on Liveaboard Vessels	TOTAL 2004 PEAK SEASONAL POPULATION (88 + 89 + 90 + 91 + 92)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (ae)
Lower Keys										
1	453	1,285	121	0	600	112	454	1,286	121	0
2	147	1,288	414	82	495	154	147	1,291	415	82
3	0	1,741	294	129	1,089	234	0	1,746	298	129
4a	33	3,270	2,319	249	276	441	33	3,318	2,359	249
4b	0	25	22	0	0	3	0	26	23	0
5	196	3,332	1,335	129	1,268	424	196	3,352	1,352	129
6	0	1,883	0	0	1,630	253	0	1,883	0	0
Subtotal	**828**	**12,824**	**4,506**	**589**	**5,356**	**1,620**	**829**	**12,903**	**4,570**	**589**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	972	210	634	0	131	0	975	212	634
11	0	2,023	514	94	1,147	272	0	2,027	517	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	**2,995**	**724**	**3,494**	**1,147**	**403**	**0**	**3,002**	**729**	**3,494**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	36	1,792	1,301	235	0	238	36	1,810	1,316	235
16	3	4,622	2,190	742	1,072	621	3	4,627	2,192	742
17	117	2,714	1,117	1,151	0	351	118	2,736	1,135	1,151
18	0	4,598	1,454	625	1,912	619	0	4,609	1,463	625
19-20 (g)	13	2,417	1,139	195	757	324	13	2,429	1,149	195
21	196	3,126	2,099	333	119	395	196	3,142	2,110	333
22	104	104	0	0	0	0	104	104	0	0
Subtotal	**470**	**19,372**	**9,299**	**3,280**	**3,860**	**2,548**	**470**	**19,458**	**9,365**	**3,280**
TOTAL	**1,298**	**35,192**	**14,529**	**7,364**	**10,365**	**4,571**	**1,299**	**35,362**	**14,663**	**7,364**
Village of Islamorada	13	8,699	4,106	3,017	415	1,168	13	8,719	4,120	3,017
City of Layton	0	167	89	56	0	23	0	168	90	56
City of Key Colony B.	0	1,690	1,384	94	0	229	0	1,707	1,398	94
City of Marathon	661	10,221	3,048	2,766	2,471	1,284	662	10,231	3,053	2,766
City of Key West (p)	558	18,209	2,325	11,914	293	2,252	558	17,343	2,334	11,914
COUNTY TOTAL (q)	**2,530**	**74,177**	**25,481**	**25,211**	**13,544**	**9,528**	**2,533**	**73,531**	**25,658**	**25,211**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	96	97	98	99	100	101	102	103	104	105
PAED	2005 Peak Number of Persons Staying in RVs or Campsites	2005 Peak Number of Persons Staying with Friends and Relatives (ah)	2005 Peak Number of People on Liveaboard Vessels	TOTAL 2005 PEAK SEASONAL PDPULATION (94 + 95 + 96 + 97 + 98)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (as)	2006 Peak Number of Persons Staying in RVs or Campsites	2006 Peak Number of Persons Staying with Friends and Relatives (ah)	2006 Peak Number of People on Liveaboard Vessels	TOTAL 2006 PEAK SEASONAL POPULATION (100 + 101 + 102 + 103 + 104
Lower Keys										
1	600	112	454	1,287	121	0	600	112	455	1,287
2	495	154	147	1,293	417	82	495	154	147	1,295
3	1,089	235	0	1,751	302	129	1,089	236	0	1,756
4a	276	447	33	3,364	2,398	249	276	453	33	3,409
4b	0	4	0	27	24	0	0	4	0	28
5	1,268	426	196	3,372	1,367	129	1,268	429	196	3,389
6	1,630	253	0	1,883	0	0	1,630	253	0	1,883
Subtotal	5,358	1,630	630	12,977	4,630	589	5,358	1,639	831	13,048
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	0	-	-	-	-	-	0	-
10	0	131	0	977	213	634	0	131	0	979
11	1,147	272	0	2,030	519	94	1,147	273	0	2,033
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,147	404	0	3,007	733	3,494	1,147	404	0	3,011
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	240	36	1,827	1,330	235	0	242	36	1,843
16	1,072	621	3	4,631	2,193	742	1,072	621	3	4,632
17	0	354	118	2,757	1,152	1,151	0	357	118	2,778
18	1,912	620	0	4,620	1,470	625	1,912	621	0	4,628
19-20 (g)	757	326	13	2,439	1,157	195	757	327	13	2,449
21	119	397	196	3,156	2,120	333	119	399	196	3,167
22	0	0	105	105	0	0	0	0	105	105
Subtotal	3,860	2,558	471	19,534	9,422	3,280	3,860	2,567	471	19,600
TOTAL	**10,365**	**4,592**	**1,301**	**35,518**	**14,784**	**7,364**	**10,365**	**4,611**	**1,302**	**35,659**
Village of Islamorada	415	1,170	13	8,735	4,129	3,017	415	1,172	13	8,746
City of Layton	0	23	0	169	91	56	0	23	0	170
City of Key Colony B.	0	231	0	1,723	1,410	94	0	233	0	1,737
City of Marathon	2,471	1,285	663	10,238	3,056	2,766	2,471	1,285	663	10,241
City of Key West (p)	293	2,254	559	17,354	2,339	11,914	293	2,255	559	17,360
COUNTY TOTAL (q)	**13,544**	**9,555**	**2,535**	**73,737**	**25,809**	**25,211**	**13,544**	**9,579**	**2,538**	**73,914**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	106	107	108	109	110	111	112	113	114	115
PAEO 4)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2007	2007 Peak Number of Persons Staying in RVs or Campsites	2007 Peak Number of Persons Staying with Friends and Relatives (ah)	2007 Peak Number of People on Liveaboard Vessels	TOTAL 2007 PEAK SEASONAL POPULATION (106 + 107 + 108 + 109 + 110)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2008	2008 Peak Number of Persons Staying in RVs or Campsites	2008 Peak Number of Persons Staying with Friends and Relatives (ah)
Lower Keys										
1	121	0	600	112	455	1,289	121	0	601	112
2	418	82	495	154	147	1,297	419	82	496	154
3	306	129	1,090	236	0	1,762	310	129	1,091	237
4a	2,434	249	277	459	33	3,452	2,469	249	277	464
4b	25	0	0	4	0	29	26	0	0	4
5	1,381	129	1,270	431	196	3,407	1,394	129	1,271	433
6	0	0	1,632	253	0	1,885	0	0	1,634	253
Subtotal	**4,686**	**590**	**5,363**	**1,649**	**832**	**13,121**	**4,739**	**591**	**5,369**	**1,658**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	215	635	0	132	0	981	216	635	0	132
11	521	94	1,148	273	0	2,036	522	94	1,149	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**736**	**729**	**1,148**	**405**	**0**	**3,017**	**738**	**729**	**1,149**	**406**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,342	235	0	244	36	1,857	1,353	235	0	246
16	2,191	743	1,073	621	3	4,632	2,188	743	1,074	621
17	1,169	1,152	0	360	118	2,798	1,184	1,153	0	362
18	1,476	625	1,914	622	0	4,638	1,481	626	1,916	624
19-20 (g)	1,164	195	758	328	13	2,458	1,169	195	759	329
21	2,127	334	119	400	196	3,176	2,133	334	119	401
22	0	0	0	0	105	105	0	0	0	0
Subtotal	**9,469**	**3,284**	**3,864**	**2,576**	**472**	**19,664**	**9,508**	**3,287**	**3,868**	**2,583**
TOTAL	**14,891**	**4,602**	**10,375**	**4,630**	**1,303**	**35,802**	**14,985**	**4,607**	**10,386**	**4,647**
Village of Islamorada	4,134	3,020	415	1,173	13	8,756	4,136	3,023	416	1,174
City of Layton	92	56	0	23	0	171	93	56	0	23
City of Key Colony B.	1,421	94	0	235	0	1,750	1,431	94	0	236
City of Marathon	3,055	2,769	2,473	1,286	664	10,247	3,051	2,772	2,476	1,286
City of Key West (p)	2,345	11,926	293	2,257	560	17,381	2,350	11,938	293	2,260
COUNTY TOTAL (q)	**25,938**	**22,467**	**13,558**	**9,604**	**2,540**	**74,108**	**26,045**	**22,490**	**13,571**	**9,626**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	116	117	118	119	120	121	122	123	124	125
PAED	2008 Peak Number of People on Liveaboard Vessels	TOTAL 2008 PEAK SEASONAL POPULATION (112 + 113 + 114 + 115 + 116)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2009 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2009	2009 Peak Number of Persons Staying in RVs or Campsites	2009 Peak Number of Persons Staying with Friends and Relatives (sh)	2009 Peak Number of People on Liveaboard Vessels	TOTAL 2009 PEAK SEASONAL POPULATION (118 + 119 + 120 + 121 + 122)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2010 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2010
Lower Keys										
1	456	1,290	121	0	601	112	456	1,291	121	0
2	148	1,299	419	82	496	155	148	1,300	419	83
3	0	1,767	313	130	1,092	238	0	1,772	316	130
4a	33	3,492	2,502	250	277	469	33	3,531	2,533	250
4b	0	30	27	0	0	4	0	31	28	0
5	197	3,424	1,406	130	1,272	435	197	3,439	1,416	130
6	0	1,887	0	0	1,635	253	0	1,889	0	0
Subtotal	833	13,189	4,788	591	5,374	1,667	833	13,253	4,832	592
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	983	217	636	0	132	0	985	218	637
11	0	2,039	523	94	1,150	274	0	2,041	523	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	0	3,022	740	730	1,150	406	0	3,026	741	731
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	36	1,871	1,363	236	0	248	36	1,882	1,372	236
16	3	4,630	2,182	744	1,075	620	3	4,825	2,174	745
17	118	2,817	1,199	1,154	0	365	118	2,836	1,212	1,155
18	0	4,647	1,484	626	1,918	624	0	4,653	1,486	627
19-20 (g)	13	2,465	1,174	195	759	330	13	2,472	1,178	196
21	197	3,183	2,136	334	119	401	197	3,188	2,137	335
22	105	105	0	0	0	0	105	105	0	0
Subtotal	472	19,718	9,538	3,290	3,872	2,588	473	19,781	9,558	3,293
TOTAL	1,305	35,929	15,065	4,611	10,396	4,661	1,306	36,040	15,131	4,616
Village of Islamorada	13	8,761	4,133	3,026	416	1,174	13	8,762	4,126	3,029
City of Layton	0	172	93	57	0	23	0	173	94	57
City of Key Colony B.	0	1,761	1,439	94	0	238	0	1,771	1,446	94
City of Marathon	665	10,250	3,044	2,774	2,478	1,286	665	10,249	3,035	2,777
City of Key West (p)	561	17,402	2,355	11,950	294	2,263	561	17,423	2,361	11,962
COUNTY TOTAL (q)	2,543	74,275	26,130	22,512	13,585	9,645	2,545	74,417	26,192	22,535

Peak Seasonal Population

1	126	127	128	129	130	131	132	133	134	135
PAED	2010 Peak Number of Persons Staying in RVs or Campsites	2010 Peak Number of Persons Staying with Friends and Relatives (ah)	2010 Peak Number of People on Liveaboard Vessels	TOTAL 2010 PEAK SEASONAL POPULATION (124 + 125 + 126 + 127 + 128)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2011	2011 Peak Number of Persons Staying in RVs or Campsites	2011 Peak Number of Persons Staying with Friends and Relatives (ah)	2011 Peak Number of People on Liveaboard Vessels	TOTAL 2011 PEAK SEASONAL POPULATION (130 + 131 + 132 + 133 + 134
Lower Keys										
1	602	112	457	1,291	120	0	603	112	457	1,292
2	497	155	148	1,300	418	83	497	155	148	1,300
3	1,093	239	0	1,777	319	130	1,094	239	0	1,782
4a	277	474	33	3,567	2,561	250	278	479	33	3,601
4b	0	4	0	33	29	0	0	5	0	34
5	1,273	437	197	3,453	1,425	130	1,275	439	197	3,465
6	1,637	254	0	1,891	0	0	1,639	254	0	1,892
Subtotal	**5,379**	**1,675**	**834**	**13,312**	**4,872**	**592**	**5,385**	**1,682**	**835**	**13,366**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	0	-	-	-	-	-	0	-
10	0	132	0	987	219	637	0	133	0	988
11	1,151	274	0	2,043	523	94	1,153	274	0	2,044
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,151**	**407**	**0**	**3,030**	**741**	**732**	**1,153**	**407**	**0**	**3,032**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	249	36	1,893	1,379	236	0	250	36	1,901
16	1,076	619	3	4,618	2,163	746	1,078	618	3	4,608
17	0	367	118	2,853	1,225	1,156	0	369	118	2,869
18	1,920	625	0	4,658	1,486	628	1,922	626	0	4,661
19-20 (g)	760	331	13	2,477	1,180	196	761	331	13	2,481
21	119	402	197	3,190	2,136	335	119	402	197	3,189
22	0	0	105	105	0	0	0	0	105	105
Subtotal	**3,876**	**2,593**	**473**	**19,793**	**9,569**	**3,297**	**3,880**	**2,596**	**473**	**19,815**
TOTAL	**10,407**	**4,674**	**1,307**	**36,135**	**15,183**	**4,621**	**10,417**	**4,684**	**1,309**	**36,213**
Village of Islamorada	417	1,174	13	8,758	4,115	3,032	417	1,172	13	8,749
City of Layton	0	23	0	174	94	57	0	23	0	174
City of Key Colony B.	0	239	0	1,779	1,451	94	0	240	0	1,785
City of Marathon	2,481	1,285	666	10,244	3,022	2,780	2,483	1,284	667	10,236
City of Key West (p)	294	2,266	562	17,444	2,366	11,974	294	2,268	562	17,465
COUNTY TOTAL (q)	**13,598**	**9,660**	**2,548**	**74,533**	**26,231**	**22,557**	**13,612**	**9,672**	**2,550**	**74,622**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	136	137	138	139	140	141	142	143	144	145
PAED 4)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2012	2012 Peak Number of Persons Staying in RVs or Campsites	2012 Peak Number of Persons Staying with Friends and Relatives (ah)	2012 Peak Number of People on Liveaboard Vessels	TOTAL 2012 PEAK SEASONAL POPULATION (136 + 137 + 138 + 139 + 140)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2013	2013 Peak Number of Persons Staying in RVs or Campsites	2013 Peak Number of Persons Staying with Friends and Relatives (ah)
Lower Keys										
1	120	0	603	112	457	1,293	119	0	604	112
2	417	83	498	155	148	1,300	415	83	498	154
3	321	130	1,095	240	0	1,786	323	130	1,096	240
4a	2,588	250	278	483	33	3,632	2,612	251	278	487
4b	30	0	0	5	0	35	31	0	0	5
5	1,432	130	1,276	440	197	3,476	1,438	130	1,277	441
6	0	0	1,640	254	0	1,894	0	0	1,642	254
Subtotal	**4,908**	**593**	**5,390**	**1,688**	**836**	**13,415**	**4,939**	**594**	**5,398**	**1,694**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	0	-	-	-	-	-
10	219	638	0	133	0	990	219	638	0	133
11	522	94	1,154	274	0	2,044	520	95	1,155	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**741**	**732**	**1,154**	**407**	**0**	**3,034**	**739**	**733**	**1,155**	**407**
Upper Keys										
t4	-	-	-	-	-	-	-	-	-	-
15	1,385	236	0	251	36	1,909	1,390	236	0	252
16	2,151	746	1,079	616	3	4,596	2,137	747	1,080	614
17	1,236	1,157	0	371	118	2,883	1,247	1,159	0	373
18	1,485	628	1,924	626	0	4,663	1,482	629	1,926	626
19-20 (g)	1,181	196	762	332	13	2,484	1,181	196	762	332
21	2,133	335	120	401	197	3,187	2,128	336	120	400
22	0	0	0	0	105	105	0	0	0	0
Subtotal	**9,571**	**3,300**	**3,884**	**2,597**	**474**	**19,826**	**9,564**	**3,303**	**3,887**	**2,597**
TOTAL	**15,220**	**4,625**	**10,427**	**4,692**	**1,310**	**36,275**	**15,242**	**4,630**	**10,438**	**4,698**
Village of Islamorada	4,099	3,035	417	1,171	13	8,735	4,080	3,038	418	1,168
City of Layton	94	57	0	23	0	175	95	57	0	23
City of Key Colony B.	1,455	94	0	240	0	1,790	1,458	95	0	241
City of Marathon	3,006	2,783	2,486	1,283	667	10,224	2,987	2,785	2,488	1,280
City of Key West (p)	2,372	11,986	295	2,271	563	17,486	2,377	11,998	295	2,274
COUNTY TOTAL (q)	**26,246**	**22,580**	**13,625**	**9,680**	**2,553**	**74,685**	**26,239**	**22,602**	**13,639**	**9,684**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

1	146	147	148	149	150	151	152	153	154	155
PAED	2013 Peak Number of People on Liveaboard Vessels	TOTAL 2013 PEAK SEASONAL POPULATION (142 + 143 + 144 + 145 + 146)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2014	2014 Peak Number of Persons Staying in RVs or Campsites	2014 Peak Number of Persons Staying with Friends and Relatives (ah)	2014 Peak Number of People on Liveaboard Vessels	TOTAL 2014 PEAK SEASONAL POPULATION (148 + 149 + 150 + 151 + 152)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (o)	Peak Number of People Staying in Hotel and Motel Rooms During 2015
Lower Keys										
1	458	1,293	118	0	604	112	458	1,293	117	0
2	148	1,299	414	83	499	154	148	1,298	411	83
3	0	1,790	325	130	1,097	241	0	1,793	327	130
4a	33	3,660	2,633	251	279	490	33	3,686	2,652	251
4b	0	36	32	0	0	5	0	37	33	0
5	198	3,484	1,443	130	1,279	442	198	3,492	1,446	130
6	0	1,896	0	0	1,643	255	0	1,898	0	0
Subtotal	**837**	**13,459**	**4,968**	**594**	**5,401**	**1,699**	**838**	**13,497**	**4,987**	**595**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	0	-	-	-	-	-	0	-	-	-
10	0	990	219	639	0	133	0	991	219	640
11	0	2,044	518	95	1,156	274	0	2,043	516	95
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	**3,035**	**738**	**734**	**1,156**	**407**	**0**	**3,034**	**735**	**734**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	36	1,914	1,393	237	0	253	36	1,918	1,395	237
16	3	4,581	2,120	748	1,081	612	3	4,564	2,102	749
17	119	2,897	1,256	1,160	0	374	119	2,909	1,264	1,161
18	0	4,662	1,478	630	1,928	625	0	4,660	1,472	630
19-20 (g)	13	2,485	1,180	196	763	332	13	2,484	1,178	197
21	198	3,181	2,120	336	120	399	198	3,173	2,111	336
22	105	105	0	0	0	0	106	108	0	0
Subtotal	**474**	**19,826**	**9,547**	**3,307**	**3,891**	**2,595**	**475**	**19,815**	**9,521**	**3,310**
TOTAL	**1,311**	**36,319**	**15,250**	**4,634**	**10,448**	**4,702**	**1,313**	**36,347**	**15,243**	**4,639**
Village of Islamorada	13	8,717	4,057	3,041	418	1,165	13	8,694	4,030	3,044
City of Layton	0	175	95	57	0	24	0	175	95	57
City of Key Colony B.	0	1,793	1,459	95	0	241	0	1,794	1,459	95
City of Marathon	668	10,210	2,966	2,788	2,491	1,278	669	10,191	2,941	2,791
City of Key West (p)	563	17,507	2,382	12,010	295	2,277	564	17,528	2,388	12,022
COUNTY TOTAL (q)	**2,555**	**74,720**	**26,208**	**22,625**	**13,653**	**9,685**	**2,558**	**74,730**	**26,155**	**22,648**

Prepared by the Monroe County Planning Department

1	156	157	158	159
PAED	2015 Peak Number of Persons Staying in RVs or Campsites	2015 Peak Number of Persons Staying with Friends and Relatives (ah)	2015 Peak Number of People on Liveaboard Vessels	TOTAL 2015 PEAK SEASONAL POPULATION (154 + 155 + 156 + 157 + 158)
Lower Keys				
1	605	112	459	1,293
2	499	154	149	1,296
3	1,099	241	0	1,797
4a	279	493	33	3,709
4b	0	5	0	38
5	1,280	443	198	3,497
6	1,645	255	0	1,900
Subtotal	**5,406**	**1,703**	**838**	**13,530**
Middle Keys				
7	-	-	-	-
8	-	-	-	-
9	-	-	0	-
10	0	133	0	992
11	1,157	274	0	2,042
12a	-	-	-	-
12b	-	-	-	-
13	-	-	-	-
Subtotal	**1,157**	**407**	**0**	**3,034**
Upper Keys				
14	-	-	-	-
15	0	253	36	1,921
16	1,082	609	3	4,545
17	0	376	119	2,919
18	1,929	625	0	4,657
19-20 (g)	764	331	13	2,483
21	120	398	198	3,163
22	0	0	106	106
Subtotal	**3,895**	**2,592**	**475**	**19,793**
TOTAL	**10,459**	**4,703**	**1,314**	**36,357**
Village of Islamorada	419	1,161	13	8,667
City of Layton	0	24	0	175
City of Key Colony B.	0	241	0	1,794
City of Marathon	2,493	1,275	669	10,170
City of Key West (p)	296	2,279	564	17,549
COUNTY TOTAL (q)	**13,666**	**9,683**	**2,561**	**74,712**

Appendix 6

Peak Population in Seasonal Residences by PAED from 1990 to 2015

Peak Number of People in Seasonal Residences

1	2	3	4	5	6	7	8	9	10	11
PAED	1990 Census Tract (o)	1990 Census Block Groups	April 1, 1990 Total Number of Seasonal Units (r)	December 31, 1990 Total Number of Seasonal Housing Units (s)	Peak Number of Persons per Party Staying in a Seasonal Dwelling Unit (t)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990 (5 x 6)	December 31, 1991 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (8 x 6)	December 31, 1992 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (10 x 6)
Lower Keys										
1	9718 & 9719 pt.	N/A	43	43	2.67	115	43	116	44	116
2	9717	N/A	142	143	2.67	383	145	388	146	390
3	9716	N/A	86	89	2.67	237	90	241	92	248
4a	9715	N/A	654	674	2.67	1,800	697	1,860	713	1,903
4b	9714 pt.	BG 4 (a)	4	5	2.67	13	5	14	6	15
5	9714 pt.	BG 1,2,3,4,5 (a)	402	416	2.67	1,111	428	1,144	437	1,166
6	9714 pt.& 9713 pt.	9714 BG 1 (b)	0	0	2.67	0	0	0	0	0
Subtotal	-	-	1,331	1,370	2.67	3,659	1,409	3,763	1,437	3,838
Middle Keys										
7	9713, 9712, & 9711	N/A	777	783	2.67	2,091	787	2,102	793	2,116
8	9710 pt.	BG 3 (c)	197	200	2.67	533	202	539	203	542
9	9710 pt.	BG 2 (d)	90	91	2.67	244	92	246	93	248
10	9710 pt.	BG 2 (d)	66	69	2.67	183	70	186	71	189
11	9710 pt.	BG 1(e)	176	176	2.67	471	176	471	177	472
12a	9709 pt.	BG 5	292	298	2.67	796	307	820	318	849
12b	9709 pt.	BG 1,2 (f)	38	38	2.67	101	41	108	41	108
13	9709 pt.	BG 1,2,3,4 (f)	220	221	2.67	590	224	598	225	602
Subtotal	-	-	1,856	1,876	2.67	5,009	1,899	5,070	1,920	5,128
Upper Keys										
14	9708	N/A	777	796	2.67	2,128	820	2,189	836	2,232
15	9707	N/A	383	411	2.67	1,097	427	1,140	431	1,151
16	9706	N/A	793	794	2.67	2,121	797	2,127	799	2,133
17	9705	N/A	319	329	2.67	879	338	903	347	926
18	9704	N/A	489	493	2.67	1,317	498	1,331	502	1,339
19-20 (g)	9703	N/A	371	377	2.67	1,005	389	1,038	396	1,059
21	9702.98 pt.	BG 1,2,3 (h)	706	717	2.67	1,918	724	1,932	729	1,945
22	9701 pt.& 9702.98 pt.	BG 1 (h)	0	0	2.67	0	0	0	0	0
Subtotal	-	-	3,838	3,918	2.67	10,480	3,993	10,661	4,040	10,786
UNINC. TOTAL	-	-	7,025	7,164	2.67	19,128	7,301	19,494	7,396	19,748
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	28	28	2.67	78	29	77	29	78
City of Key Colony B.	9710	BG 3	441	446	2.67	1,192	448	1,197	454	1,212
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	440	737	2.90	2,139	742	2,153	747	2,167
COUNTY TOTAL (q)	-	-	7,934	8,376	2.67	22,535	8,520	22,922	8,626	23,205

SEE FINAL PAGE FOR FOOTNOTES

Peak Number of People In Seasonal Residences

1	12	13	14	15	16	17	18	19	20	21
PAED	December 31, 1993 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (12 x 6)	December 31, 1994 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (14 x 6)	December 31, 1995 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (16 x 6)	December 31, 1996 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996 (18 x 6)	December 31, 1997 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (20 x 6)
Lower Keys										
1	44	116	44	117	44	117	44	118	44	118
2	147	391	148	395	149	397	150	400	151	402
3	95	253	97	258	98	262	100	267	101	271
4a	730	1,949	745	1,990	763	2,038	780	2,083	795	2,123
4b	6	16	6	17	6	17	7	17	7	19
5	449	1,198	455	1,216	461	1,232	469	1,253	472	1,260
8	0	0	0	0	0	0	0	0	0	0
Subtotal	1,469	3,923	1,495	3,993	1,522	4,063	1,550	4,138	1,570	4,193
Middle Keys										
7	796	2,125	799	2,134	803	2,145	806	2,152	809	2,161
8	205	547	207	552	208	556	210	561	211	564
9	94	251	94	252	95	254	96	257	97	259
10	72	192	73	195	73	196	74	196	74	198
11	177	473	177	473	177	473	184	492	186	497
12a	322	860	326	671	332	885	335	895	337	900
12b	41	106	41	108	41	110	41	110	42	111
13	228	610	229	611	230	613	230	615	231	616
Subtotal	1,936	5,167	1,946	5,196	1,960	5,233	1,977	5,277	1,987	5,306
Upper Keys										
14	847	2,262	857	2,287	865	2,310	871	2,327	883	2,358
15	445	1,188	459	1,224	460	1,229	464	1,239	465	1,241
16	801	2,139	805	2,150	808	2,158	811	2,164	812	2,157
17	363	970	371	989	377	1,007	384	1,025	389	1,038
18	517	1,380	519	1,386	522	1,394	525	1,402	529	1,412
19-20 (g)	402	1,075	404	1,080	407	1,086	410	1,094	412	1,099
21	733	1,957	734	1,961	737	1,969	744	1,988	749	2,000
22	0	0	0	0	0	0	0	0	0	0
Subtotal	4,109	10,970	4,149	11,077	4,177	11,154	4,209	11,238	4,238	11,315
UNINC. TOTAL	7,513	20,060	7,590	20,265	7,659	20,450	7,736	20,654	7,795	20,813
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	29	78	30	79	30	80	30	81	31	82
City of Key Colony B.	462	1,233	465	1,241	472	1,259	474	1,265	478	1,276
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	752	2,181	757	2,195	761	2,210	766	2,224	771	2,238
COUNTY TOTAL (q)	8,756	23,553	8,841	23,781	8,922	23,999	9,006	24,224	9,075	24,409

SEE FINAL PAGE FOR FOOTNDTES

SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People in Seasonal Residences

1	22	23	24	25	26	27	28	29	30	31
PAED	December 31, 1998 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998 (22 x 6)	December 31, 1999 Total Number of Seasonal Housing Units (s)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999 (24 x 6)	December 31, 2000 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000 (26 x 6)	December 31, 2001 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001 (28 x 6)	December 31, 2002 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002 (30 x 6)
Lower Keys										
1	45	119	45	119	45	120	45	120	45	120
2	151	404	152	405	152	407	153	408	153	410
3	103	274	104	278	105	281	106	284	107	287
4a	806	2,153	813	2,172	823	2,198	833	2,225	843	2,251
4b	7	19	7	19	7	20	8	20	8	21
5	474	1,267	475	1,269	480	1,282	485	1,294	489	1,306
6	0	0	0	0	0	0	0	0	0	0
Subtotal	1,587	4,236	1,597	4,263	1,613	4,307	1,629	4,351	1,646	4,396
Middle Keys										
7	812	2,167	814	2,173	-	-	-	-	-	-
8	212	567	213	570	-	-	-	-	-	-
9	97	259	97	260	-	-	-	-	-	-
10	74	198	75	199	75	201	76	203	77	206
11	186	497	186	497	188	501	189	504	190	508
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	1,382	3,690	1,385	3,699	263	702	265	708	267	713
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	466	1,244	467	1,248	471	1,257	474	1,266	478	1,276
16	813	2,172	815	2,175	815	2,177	816	2,180	817	2,182
17	395	1,054	398	1,062	401	1,071	405	1,080	408	1,089
18	531	1,419	533	1,424	535	1,429	537	1,434	539	1,439
19-20 (g)	413	1,104	415	1,109	417	1,114	419	1,119	421	1,124
21	759	2,028	770	2,056	773	2,063	775	2,071	778	2,078
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,378	9,020	3,399	9,074	3,413	9,112	3,427	9,150	3,441	9,188
UNINC. TOTAL	6,347	16,946	6,381	17,036	5,289	14,121	5,321	14,208	5,354	14,295
Village of Islamorada	1,497	3,998	1,507	4,025	1,513	4,041	1,519	4,057	1,525	4,073
City of Layton	31	83	31	84	32	85	32	88	33	87
City of Key Colony B.	485	1,294	492	1,312	497	1,327	502	1,341	508	1,355
City of Marathon	-	-	-	-	1,127	3,008	1,130	3,018	1,134	3,029
City of Key West (p)	776	2,252	781	2,266	786	2,280	790	2,293	795	2,307
COUNTY TOTAL (q)	9,136	24,572	9,192	24,723	9,243	24,860	9,296	25,003	9,349	25,146

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1998 Census of Population; Monroe County; Layton, Key Colony Beach, Key West Building Departments; TDC Visitors Surveys

Peak Number of People in Seasonal Residences

1	32	33	34	35	36	37	38	39	40
PAED	December 31, 2003 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003 (32 x 6)	% Increase in Peak Number of Persons in Seasonal Dwellings 1990-1991 [(9 - 7) / 7]	% Increase in Peak Number of Persons in Seasonal Dwellings 1991-1992 [(11 - 9) / 9]	% Increase in Peak Number of Persons in Seasonal Dwellings 1992-1993 [(13 - 11) / 11]	% Increase in Peak Number of Persons in Seasonal Dwellings 1993-1994 [(15 - 13) / 13]	% Increase in Peak Number of Persons in Seasonal Dwellings 1994-1995 [(17 - 15) / 15]	% Increase in Peak Number of Persons in Seasonal Dwellings 1995-1996 [(19 - 17) / 17]	% Increase in Peak Number of Persons in Seasonal Dwellings 1996-1997 [(21 - 19) / 19]
Lower Keys									
1	45	120	0.46%	0.36%	0.15%	0.35%	0.15%	0.66%	0.55%
2	154	411	1.24%	0.51%	0.36%	1.08%	0.43%	0.78%	0.49%
3	108	290	1.78%	2.08%	2.58%	2.09%	1.64%	2.02%	1.19%
4a	853	2,276	3.31%	2.31%	2.43%	2.11%	2.42%	2.20%	1.91%
4b	8	22	12.50%	5.56%	7.89%	2.44%	2.38%	2.33%	9.09%
5	494	1,318	2.99%	1.91%	2.78%	1.50%	1.33%	1.67%	0.56%
6	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subtotal	**1,662**	**4,438**	**2.84%**	**1.94%**	**2.29%**	**1.77%**	**1.77%**	**1.85%**	**1.31%**
Middle Keys									
7	-	-	0.55%	0.66%	0.43%	0.39%	0.54%	0.33%	0.41%
8	-	-	1.03%	0.68%	0.84%	0.84%	0.83%	0.82%	0.65%
9	-	-	1.19%	0.44%	1.46%	0.43%	0.72%	1.00%	0.85%
10	78	208	1.57%	1.54%	1.71%	1.68%	0.37%	0.18%	0.73%
11	191	511	0.00%	0.24%	0.24%	0.00%	0.00%	3.86%	1.16%
12a	-	-	2.98%	3.56%	1.29%	1.27%	1.68%	1.03%	0.61%
12b	-	-	6.92%	0.00%	0.00%	0.00%	1.44%	0.00%	0.71%
13	-	-	1.24%	0.71%	1.31%	0.10%	0.40%	0.40%	0.10%
Subtotal	**269**	**719**	**1.21%**	**1.11%**	**0.79%**	**0.56%**	**0.72%**	**0.85%**	**0.54%**
Upper Keys									
14	-	-	3.00%	1.95%	1.35%	1.08%	1.01%	0.73%	1.36%
15	481	1,285	3.96%	0.94%	3.17%	3.08%	0.41%	0.77%	0.15%
16	818	2,185	0.30%	0.30%	0.25%	0.55%	0.35%	0.30%	0.15%
17	411	1,098	2.79%	2.53%	4.70%	2.02%	1.82%	1.73%	1.27%
18	541	1,444	1.06%	0.64%	3.04%	0.43%	0.62%	0.54%	0.69%
19-20 (g)	423	1,129	3.26%	1.97%	1.52%	0.46%	0.57%	0.74%	0.51%
21	781	2,085	0.86%	0.67%	0.61%	0.18%	0.42%	0.96%	0.59%
22	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Subtotal	**3,455**	**9,225**	**1.92%**	**1.17%**	**1.71%**	**0.97%**	**0.69%**	**0.76%**	**0.68%**
UNINC. TOTAL	**5,387**	**14,383**	**1.91%**	**1.30%**	**1.58%**	**1.02%**	**0.91%**	**1.00%**	**0.77%**
Village of Islamorada	1,531	4,088	-	-	-	-	-	-	-
City of Layton	33	88	2.04%	0.67%	0.66%	1.32%	1.30%	0.64%	1.27%
City of Key Colony B.	513	1,370	0.43%	1.28%	1.69%	0.66%	1.48%	0.49%	0.81%
City of Marathon	1,138	3,039	-	-	-	-	-	-	-
City of Key West (p)	798	2,316	0.66%	0.66%	0.65%	0.65%	0.64%	0.64%	0.64%
COUNTY TOTAL (q)	**9,400**	**25,284**	**1.72%**	**1.24%**	**1.50%**	**0.97%**	**0.92%**	**0.94%**	**0.76%**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People In Seasonal Residences

1	41	42	43	44	45	46	47	48
PAED	% Increase In Peak Number of Persons In Seasonal Dwellings 1997-1998 [(23 - 21) / 21]	% Increase In Peak Number of Persons In Seasonal Dwellings 1998-1999 [(25 - 23) / 23]	% Increase In Peak Number of Persons In Seasonal Dwellings 1999-2000 [(27 - 25) / 25]	% Increase In Peak Number of Persons In Seasonal Dwellings 2000-2001 [(29 - 27) / 27]	% Increase In Peak Number of Persons In Seasonal Dwellings 2001-2002 [(31 - 29) / 29]	% Increase In Peak Number of Persons In Seasonal Dwellings 2002-2003 [(33 - 31) / 31]	Mean Average Percent Increase from 1990 to 2003 [(34+35+36+37+38+39+ 40+41+42+43+44+45+46) / # of Observations]	Peak Number of Persons Staying In Seasonal Dwelling Units During 2004 [33 + (33 x 47)]
Lower Keys								
1	0.50%	0.25%	0.24%	0.24%	0.23%	0.23%	0.34%	121
2	0.49%	0.21%	0.39%	0.39%	0.39%	0.39%	0.55%	414
3	1.37%	1.25%	1.07%	1.06%	1.05%	1.04%	1.56%	294
4a	1.42%	0.89%	1.21%	1.20%	1.19%	1.17%	1.83%	2,319
4b	2.08%	0.00%	2.78%	2.71%	2.63%	2.57%	4.23%	22
5	0.56%	0.21%	0.96%	0.95%	0.94%	0.93%	1.33%	1,335
6	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
Subtotal	1.04%	0.62%	1.03%	1.02%	1.01%	1.00%	1.60%	4,506
Middle Keys								
7	0.29%	0.26%	-	-	-	-	-	-
8	0.49%	0.48%	-	-	-	-	-	-
9	0.28%	0.14%	-	-	-	-	-	-
10	0.36%	0.36%	1.08%	1.07%	1.06%	1.05%	0.98%	210
11	0.00%	0.00%	0.69%	0.68%	0.68%	0.67%	0.63%	514
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	0.30%	0.25%	0.73%	0.79%	0.79%	0.78%	0.72%	724
Upper Keys								
14	-	-	-	-	-	-	-	-
15	0.30%	0.25%	0.76%	0.75%	0.75%	0.74%	1.23%	1,301
16	0.20%	0.15%	0.11%	0.11%	0.11%	0.11%	0.23%	2,190
17	1.52%	0.83%	0.83%	0.83%	0.82%	0.81%	1.73%	1,117
18	0.49%	0.38%	0.35%	0.35%	0.35%	0.34%	0.71%	1,454
19-20 (g)	0.39%	0.50%	0.45%	0.45%	0.45%	0.44%	0.90%	1,139
21	1.42%	1.40%	0.35%	0.35%	0.35%	0.35%	0.65%	2,099
22	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
Subtotal	0.70%	0.60%	0.42%	0.42%	0.41%	0.41%	0.84%	9,299
UNINC. TOTAL	**0.70%**	**0.53%**	**0.59%**	**0.62%**	**0.61%**	**0.61%**	**0.94%**	**14,529**
Village of Islamorada	0.33%	0.69%	0.39%	0.39%	0.39%	0.39%	0.43%	4,106
City of Layton	1.26%	1.24%	1.23%	1.21%	1.20%	1.18%	1.17%	89
City of Key Colony B.	1.44%	1.42%	1.09%	1.08%	1.07%	1.06%	1.08%	1,384
City of Marathon	-	-	0.06%	0.35%	0.35%	0.35%	0.28%	3,048
City of Key West (p)	0.63%	0.61%	0.61%	0.60%	0.60%	0.38%	0.61%	2,325
COUNTY TOTAL (q)	**0.67%**	**0.61%**	**0.56%**	**0.57%**	**0.57%**	**0.55%**	**0.89%**	**25,481**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People in Seasonal Residences

1	49	50	51	52	53	54	55	56
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (o) 48 + (48 x (47 - 0.10%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o) 49 + (49 x (47 - 0.20%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (o) 50 + (50 x (47 - 0.30%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o) 51 + (51 x (47 - 0.40%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2009 (o) 52 + (52 x (47 - 0.50%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2010 (o) 53 + (53 x (47 - 0.60%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (o) 54 + (54 x (47 - 0.70%)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o) 55 + (55 x (47 - 0.80%)]
Lower Keys								
1	121	121	121	121	121	121	120	120
2	415	417	418	419	419	419	418	417
3	298	302	306	310	313	316	319	321
4a	2,359	2,398	2,434	2,469	2,502	2,533	2,561	2,588
4b	23	24	25	26	27	28	29	30
5	1,352	1,367	1,381	1,394	1,406	1,416	1,425	1,432
6	0	0	0	0	0	0	0	0
Subtotal	4,670	4,630	4,686	4,739	4,788	4,832	4,872	4,908
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	212	213	215	216	217	218	219	219
11	517	519	521	522	523	523	523	522
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	729	733	736	738	740	741	741	741
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,316	1,330	1,342	1,353	1,363	1,372	1,379	1,385
16	2,192	2,193	2,191	2,188	2,182	2,174	2,163	2,151
17	1,135	1,152	1,169	1,184	1,199	1,212	1,225	1,236
18	1,463	1,470	1,476	1,481	1,484	1,486	1,486	1,485
19-20 (g)	1,149	1,157	1,164	1,169	1,174	1,178	1,180	1,181
21	2,110	2,120	2,127	2,133	2,136	2,137	2,136	2,133
22	0	0	0	0	0	0	0	0
Subtotal	9,365	9,422	9,469	9,508	9,538	9,558	9,569	9,571
UNINC. TOTAL	14,663	14,784	14,891	14,985	15,065	15,131	15,183	15,220
Village of Islamorada	4,120	4,129	4,134	4,136	4,133	4,126	4,115	4,099
City of Layton	90	91	92	93	93	94	94	94
City of Key Colony B.	1,398	1,410	1,421	1,431	1,439	1,446	1,451	1,455
City of Marathon	3,053	3,056	3,055	3,051	3,044	3,035	3,022	3,006
City of Key West (p)	2,334	2,339	2,345	2,350	2,355	2,361	2,366	2,372
COUNTY TOTAL (q)	25,658	25,809	25,938	26,045	26,130	26,192	26,231	26,246

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SOURCE: 1990 Census of Population; Monroe County, Layton, Key Colony Beach, Key West Building Departments; TDC Visitor's Surveys

Peak Number of People In Seasonal Residences

1	57	58	59
PAED	Peak Number of Persons Staying In Seasonal Dwelling Units During 2013 (o) 56 + (56 x (47 - 0.90%))	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (o) [57 + (57 x (47 - 1.0%))	Peak Number of Persons Staying In Seasonal Dwelling Units During 2015 (o) [58 + (58 x (47 - 1.1%))
Lower Keys			
1	119	118	117
2	415	414	411
3	323	325	327
4a	2,612	2,633	2,652
4b	31	32	33
5	1,438	1,443	1,446
6	0	0	0
Subtotal	4,939	4,966	4,987
Middle Keys			
7	-	-	-
8	-	-	-
9	-	-	-
10	219	219	219
11	520	518	516
12a	-	-	-
12b	-	-	-
13	-	-	-
Subtotal	739	738	735
Upper Keys			
14	-	-	-
15	1,390	1,393	1,395
16	2,137	2,120	2,102
17	1,247	1,256	1,264
18	1,482	1,478	1,472
19-20 (g)	1,181	1,180	1,178
21	2,128	2,120	2,111
22	0	0	0
Subtotal	9,564	9,547	9,521
UNINC. TOTAL	15,242	15,250	15,243
Village of Islamorada	4,080	4,057	4,030
City of Layton	95	95	95
City of Key Colony B.	1,458	1,459	1,459
City of Marathon	2,987	2,966	2,941
City of Key West (p)	2,377	2,382	2,388
COUNTY TOTAL (q)	26,239	26,208	26,155

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Appendix 7

Peak Population in Hotels and Motels by PAED from 1990 to 2015

Peak Number of People in Hotels and Motels

1	2	3	4	5	6	7	8	9	10	11	12
PAED	1990 Census Tract (e)	1990 Census Block Groups	Number of Hotel and Motel Rooms in 1990 (u)	Peak Number of Persons per Room (v)	Peak Occupancy Rate for 1990 (x)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990 [(4 x 5) x 6]	Number of Hotel and Motel Rooms in 1991 (u)	Peak Occupancy Rate for 1991 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1991 [(8 x 5) x 9]	Number of Hotel and Motel Rooms in 1992 (u)	Peak Occupancy Rate for 1992 (x)
Lower Keys											
1	9718 & 9719 pt.	N/A	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
2	9717	N/A	35	2.73	89.5%	86	35	87.3%	83	35	84.2%
3	9716	N/A	55	2.73	89.5%	134	55	87.3%	131	55	84.2%
4a	9715	N/A	106	2.73	89.5%	259	106	87.3%	253	106	84.2%
4b	9714 pt.	BG 4 (a)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
5	9714 pt.	BG 1,2,3,4,5 (a)	55	2.73	89.5%	134	55	87.3%	131	55	84.2%
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
Subtotal	-	-	**251**	**2.73**	**89.5%**	**613**	**251**	**87.3%**	**598**	**251**	**84.2%**
Middle Keys											
7	9713, 9712, & 9711	N/A	690	2.73	89.5%	1,686	690	87.3%	1,644	890	84.2%
8	9710 pt.	BG 3 (c)	354	2.73	89.5%	865	354	87.3%	844	354	84.2%
9	9710 pt.	BG 2 (d)	52	2.73	89.5%	127	52	87.3%	124	52	84.2%
10	9710 pt.	BG 2 (d)	45	2.73	89.5%	110	45	87.3%	107	45	84.2%
11	9710 pt.	BG 1(e)	28	2.73	89.5%	68	28	87.3%	67	28	84.2%
12a	9709 pt.	BG 5	101	2.73	89.5%	247	101	87.3%	241	101	84.2%
12b	9709 pt.	BG 1,2 (f)	295	2.73	89.5%	721	295	87.3%	703	295	84.2%
13	9709 pt.	BG 1,2,3,4 (f)	750	2.73	89.5%	1,833	790	87.3%	1,883	790	84.2%
Subtotal	-	-	**2,315**	**2.73**	**89.5%**	**5,656**	**2,355**	**87.3%**	**5,613**	**2,355**	**84.2%**
Upper Keys											
14	9708	N/A	99	2.73	89.5%	242	99	87.3%	236	99	84.2%
15	9707	N/A	100	2.73	89.5%	244	100	87.3%	238	100	84.2%
16	9706	N/A	294	2.73	89.5%	718	294	87.3%	701	294	84.2%
17	9705	N/A	490	2.73	89.5%	1,197	490	87.3%	1,166	490	84.2%
18	9704	N/A	149	2.73	89.5%	364	149	87.3%	355	149	84.2%
19-20 (g)	9703	N/A	27	2.73	89.5%	66	27	87.3%	64	63	84.2%
21	9702.98 pt.	BG 1,2,3 (h)	142	2.73	89.5%	347	142	87.3%	338	142	84.2%
22	9701 pt. & 9702.98 pt.	BG 1 (h)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
Subtotal	-	-	1,301	2.73	89.5%	3,179	1,301	87.3%	3,101	1,357	84.2%
UNINC. TOTAL	-	-	**3,867**	**2.73**	**89.5%**	**9,448**	**3,907**	**87.3%**	**9,312**	**3,963**	**84.2%**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	24	2.73	89.5%	59	24	87.3%	57	24	84.2%
City of Key Colony B.	9710	BG 3	40	2.73	89.5%	98	40	87.3%	95	40	84.2%
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West (p)	9719-9726	N/A	5,074	2.90	89.5%	13,188	5,074	87.3%	12,864	5,074	84.2%
COUNTY TOTAL (q)	-	-	**9,005**	**2.73**	**89.5%**	**22,793**	**9,045**	**87.3%**	**22,328**	**9,101**	**84.2%**

SEE FINAL PAGE FOR FOOTNOTES

Peak Number of People in Hotels and Motels

1	13	14	15	16	17	18	19	20	21	22	23	24
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1992 [(11 x 5) x 12]	Number of Hotel and Motel Rooms in 1993 (u)	Peak Occupancy Rate for 1993 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1993 [(14 x 5) x 15]	Number of Hotel and Motel Rooms in 1994 (u)	Peak Occupancy Rate for 1994 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1994 [(17 x 5) x 18]	Number of Hotel and Motel Rooms in 1995 (u)	Peak Occupancy Rate for 1995 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1995 [(20 x 5) x 21]	Number of Hotel and Motel Rooms in 1996 (u)	Peak Occupancy Rate for 1996 (x)
Lower Keys												
1	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
2	80	35	91.4%	87	35	86.4%	83	35	84.3%	81	35	86.7%
3	126	55	91.4%	137	55	86.4%	130	55	84.3%	127	55	86.7%
4a	244	106	91.4%	264	106	86.4%	250	106	84.3%	244	106	86.7%
4b	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
5	126	55	91.4%	137	55	86.4%	130	55	84.3%	127	55	86.7%
6	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
Subtotal	577	251	91.4%	626	251	86.4%	592	251	84.3%	578	251	86.7%
Middle Keys												
7	1,586	690	91.4%	1,722	690	86.4%	1,628	690	84.3%	1,588	690	86.7%
8	814	354	91.4%	883	354	86.4%	835	354	84.3%	815	354	86.7%
9	120	52	91.4%	130	52	86.4%	123	52	84.3%	120	52	86.7%
10	103	45	91.4%	112	45	86.4%	106	45	84.3%	104	45	86.7%
11	64	40	91.4%	100	40	86.4%	94	40	84.3%	92	40	86.7%
12a	232	101	91.4%	252	101	88.4%	238	101	84.3%	232	101	86.7%
12b	678	295	91.4%	736	295	86.4%	696	295	84.3%	679	295	86.7%
13	1,816	790	91.4%	1,971	790	88.4%	1,863	790	84.3%	1,818	790	86.7%
Subtotal	5,413	2,367	91.4%	5,908	2,367	88.4%	5,583	2,367	84.3%	5,447	2,367	86.7%
Upper Keys												
14	228	99	91.4%	247	99	86.4%	234	99	84.3%	228	99	86.7%
15	230	100	91.4%	250	100	86.4%	236	100	84.3%	230	100	86.7%
16	676	294	91.4%	734	294	86.4%	693	294	84.3%	677	294	86.7%
17	1,126	490	91.4%	1,223	490	86.4%	1,156	490	84.3%	1,128	490	86.7%
18	343	266	91.4%	664	266	86.4%	627	266	84.3%	612	266	86.7%
19-20 (g)	191	83	91.4%	207	83	86.4%	196	83	84.3%	191	83	86.7%
21	328	142	91.4%	354	142	86.4%	335	142	84.3%	327	142	86.7%
22	0	0	91.4%	0	0	86.4%	0	0	84.3%	0	0	86.7%
Subtotal	3,119	1,474	91.4%	3,678	1,474	88.4%	3,477	1,474	84.3%	3,392	1,474	86.7%
UNINC. TOTAL	9,110	4,092	91.4%	10,210	4,092	86.4%	9,652	4,092	84.3%	9,417	4,092	86.7%
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	55	24	91.4%	60	24	86.4%	57	24	84.3%	55	24	86.7%
City of Key Colony B.	92	40	91.4%	100	40	86.4%	94	40	84.3%	92	40	86.7%
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,407	5,074	91.4%	13,468	5,074	88.4%	12,731	5,074	84.3%	12,422	5,074	86.7%
COUNTY TOTAL (q)	21,663	9,230	91.4%	23,838	9,230	86.4%	22,534	9,230	84.3%	21,986	9,230	86.7%

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles:Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Peak Number of People in Hotels and Motels

1	25	26	27	28	29	30	31	32	33	34	35
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1995 [(23 x 5) x 24]	Number of Hotel and Motel Rooms in 1997 (u)	Peak Occupancy Rate for 1997 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1997 [(26 x 5) x 27]	Number of Hotel and Motel Rooms in 1998 (u)	Peak Occupancy Rate for 1998 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1998] (29 x 5) x 30]	Number of Hotel and Motel Rooms in 1999 (y)	Peak Occupancy Rate for 1999 (x)	Peak Number of People Staying in Hotel and Motel Rooms During 1999 [(32 x 5) x 33]	Average Peak Occupancy Rate [(6 + 9 + 12 + 15 + 18 + 21 + 24 + 27 + 30 + 33) / # of Observations]
Lower Keys											
1	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
2	83	35	86.7%	83	35	81.5%	78	35	82.1%	78	86.0%
3	130	55	86.7%	130	55	81.5%	122	55	82.1%	123	86.0%
4a	251	106	86.7%	251	106	81.5%	236	106	82.1%	238	86.0%
4b	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
5	130	55	86.7%	130	55	81.5%	122	55	82.1%	123	86.0%
6	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
Subtotal	594	251	86.7%	594	251	81.5%	558	251	82.1%	563	86.0%
Middle Keys											
7	1,633	690	86.7%	1,633	690	81.5%	1,635	772	82.1%	1,730	86.0%
8	838	354	86.7%	838	354	81.5%	788	354	82.1%	793	86.0%
9	123	52	86.7%	123	52	81.5%	116	52	82.1%	117	86.0%
10	107	65	86.7%	154	186	81.5%	414	198	82.1%	444	86.0%
11	95	40	86.7%	95	40	81.5%	89	40	82.1%	90	86.0%
12a	239	101	86.7%	239	-	-	-	-	-	-	-
12b	698	295	86.7%	698	-	-	-	-	-	-	-
13	1,870	790	86.7%	1,870	-	-	-	-	-	-	-
Subtotal	5,602	2,387	86.7%	5,650	1,322	81.5%	2,941	1,416	82.1%	3,174	86.0%
Upper Keys											
14	234	99	86.7%	234	-	-	-	-	-	-	-
15	237	100	86.7%	237	100	81.5%	222	100	82.1%	224	86.0%
16	696	294	86.7%	696	294	81.5%	654	294	82.1%	659	86.0%
17	1,160	490	86.7%	1,160	490	81.5%	1,090	490	82.1%	1,098	86.0%
18	630	266	86.7%	630	266	81.5%	592	266	82.1%	596	86.0%
19-20 (g)	196	83	86.7%	196	83	81.5%	185	83	82.1%	188	86.0%
21	336	142	86.7%	336	142	81.5%	316	142	82.1%	318	86.0%
22	0	0	86.7%	0	0	81.5%	0	0	82.1%	0	86.0%
Subtotal	3,489	1,474	86.7%	3,489	1,375	81.5%	3,059	1,375	82.1%	3,082	86.0%
UNINC. TOTAL	9,685	4,112	86.7%	9,733	2,948	81.5%	6,559	3,042	82.1%	6,818	86.0%
Village of Islamorada	-	-	-	-	1,285	81.5%	2,859	1,285	82.1%	2,880	86.0%
City of Layton	57	24	86.7%	57	24	81.5%	53	24	82.1%	54	86.0%
City of Key Colony B.	95	40	86.7%	95	40	81.5%	89	40	82.1%	90	86.0%
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,775	5,074	86.7%	12,775	5,074	81.5%	12,009	5,074	82.1%	12,097	86.0%
COUNTY TOTAL (q)	22,612	9,250	86.7%	22,659	9,371	81.5%	21,570	9,465	82.1%	21,939	86.0%

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1	36	37	38	39	40	41	42	43	44	45
PAED	Number of Hotel and Motel Rooms in 2000 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2000 [(36 x 5) ÷ 35]	Number of Hotel and Motel Rooms in 2001 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2001 [(38 x 5) ÷ 35]	Number of Hotel and Motel Rooms in 2002 (y)	Peak Number of People Staying in Hotel and Motel Rooms During 2002 [(40 x 5) x 35]	Number of Hotel and Motel Rooms in 2003 (z)	Peak Number of People Staying in Hotel and Motel Rooms During 2003 [(42 x 5) ÷ 35)	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (ee) [(42 x 5) x 35]	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (ee) [(42 x 5) x 35]
Lower Keys										
1	0	0	0	0	0	0	0	0	0	0
2	35	82	35	82	35	82	35	82	82	82
3	55	129	55	129	55	129	55	129	129	129
4a	106	249	106	249	106	249	106	249	249	249
4b	0	0	0	0	0	0	0	0	0	0
5	55	129	55	129	55	129	55	129	129	129
6	0	0	0	0	0	0	0	0	0	0
Subtotal	251	589	251	589	251	589	251	589	589	589
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	222	521	246	578	270	634	270	634	634	634
11	40	94	40	94	40	94	40	94	94	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	262	615	286	672	310	728	310	728	3,494	3,494
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	100	235	100	235	100	235	100	235	235	235
16	294	690	294	690	294	690	316	742	742	742
17	490	1,151	490	1,151	490	1,151	490	1,151	1,151	1,151
18	266	625	266	625	266	625	266	625	625	625
19-20 (g)	83	195	83	195	83	195	83	195	195	195
21	142	333	142	333	142	333	142	333	333	333
22	0	0	0	0	0	0	0	0	0	0
Subtotal	1,375	3,229	1,375	3,229	1,375	3,229	1,397	3,280	3,280	3,280
UNINC. TOTAL	1,888	4,433	1,912	4,490	1,936	4,546	1,958	4,598	7,364	7,364
Village of Islamorada	1,285	3,017	1,285	3,017	1,285	3,017	1,285	3,017	3,017	3,017
City of Layton	24	56	24	56	24	56	24	56	56	56
City of Key Colony B.	40	94	40	94	40	94	40	94	94	94
City of Marathon	1,178	2,766	1,178	2,766	1,178	2,766	1,178	2,766	2,766	2,766
City of Key West (p)	5,074	12,673	5,074	12,673	5,074	12,673	5,074	12,673	11,914	11,914
COUNTY TOTAL (q)	9,489	23,040	9,513	23,096	9,537	23,153	9,559	23,204	25,211	25,211

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles:Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Peak Number of People in Hotels and Motels

1	46	47	48	49	50	51	52	53	54	55
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (ea) [[42 x 5] x 35]	Peak Number of People Staying in Hotel and Motel Rooms During 2007 [46 + (46 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Roomx During 2008 [47 + (47 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2009] 48 + (48 x 0.10%)]	Peak Number of People Staying in Hotel and Motal Rooms During 2010 [49 + (49 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Roome During 2011 [50 + (50 x 0.10%)]	Peak Number of People Staying in Hotel and Motal Rooms During 2012 [51 + (51 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2013] 52 + (52 x 0.10%)]	Peak Number of People Staying in Hotel and Motal Rooms During 2014 [53 + (53 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2015 [54 + (54 x 0.10%)]
Lower Keys										
1	0	0	0	0	0	0	0	0	0	0
2	82	82	82	82	83	83	83	83	83	83
3	129	129	129	130	130	130	130	130	130	130
4a	249	249	249	250	250	250	250	251	251	251
4b	0	0	0	0	0	0	0	0	0	0
5	129	129	129	130	130	130	130	130	130	130
6	0	0	0	0	0	0	0	0	0	0
Subtotal	589	590	591	591	592	592	593	594	594	595
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	634	635	635	636	637	637	638	638	639	640
11	94	94	94	94	94	94	94	95	95	95
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	3,494	729	729	730	731	732	732	733	734	734
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	235	235	235	236	236	236	236	236	237	237
16	742	743	743	744	745	746	746	747	748	749
17	1,151	1,152	1,153	1,154	1,155	1,156	1,157	1,159	1,160	1,161
18	625	625	626	626	627	628	628	629	630	630
19-20 (g)	195	195	195	195	196	196	196	196	198	197
21	333	334	334	334	335	336	335	336	336	336
22	0	0	0	0	0	0	0	0	0	0
Subtotal	3,280	3,284	3,287	3,290	3,293	3,297	3,300	3,303	3,307	3,310
UNINC. TOTAL	7,364	4,602	4,607	4,611	4,616	4,621	4,625	4,630	4,634	4,639
Village of Islamorada	3,017	3,020	3,023	3,026	3,029	3,032	3,035	3,038	3,041	3,044
City of Layton	56	56	56	57	57	57	57	57	57	57
City of Key Colony B.	94	94	94	94	94	94	94	95	95	95
City of Marathon	2,766	2,769	2,772	2,774	2,777	2,780	2,783	2,785	2,788	2,791
City of Key West (p)	11,914	11,926	11,938	11,950	11,962	11,974	11,986	11,998	12,010	12,022
COUNTY TOTAL (q)	25,211	22,467	22,490	22,512	22,535	22,557	22,580	22,602	22,625	22,648

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: State of Florida Department of Business and Professional Regulation; TDC Visitor Profiles:Florida Keys/Key West Technical Appendix; ROGO Ordinance Guidelines

Appendix 8

Peak Population in Campsites and Recreational Vehicles by PAED from 1990 to 2015

Peak Number of People In Campsites and Recreational Vehicles

1	2	3	4	5	6	7	8	9	10	11	12
PAED	1990 Census Tract (s)	1990 Census Block Groups	Total Number of Campsite and Recreational Vehicle Sites (ab)	Peak Number of Persons Per Site or Vehicle (ac)	Peak Utilization Rate (ad)	1990 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1991 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1992 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1993 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1994 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1995 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]
Lower Keys											
1	9718 & 9719 pt.	N/A	217	2.93	94.31%	600	600	600	600	600	600
2	9717	N/A	179	2.93	94.31%	495	495	495	495	495	495
3	9716	N/A	394	2.93	94.31%	1,089	1,089	1,089	1,089	1,089	1,089
4a	9715	N/A	100	2.93	94.31%	276	276	276	276	276	276
4b	9714 pt.	BG 4 (a)	0	2.93	94.31%	0	0	0	0	0	0
5	9714 pt.	BG 1,2,3,4,5 (a)	459	2.93	94.31%	1,268	1,268	1,268	1,268	1,268	1,268
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	590	2.93	94.31%	1,630	1,630	1,630	1,630	1,630	1,630
Subtotal	-	-	**1,939**	**2.93**	**94.31%**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**
Middle Keys											
7	9713, 9712, & 9711	N/A	609	2.93	94.31%	1,683	1,683	1,683	1,683	1,683	1,683
8	9710 pt.	BG 3 (c)	65	2.93	94.31%	180	180	180	180	180	180
9	9710 pt.	BG 2 (d)	220	2.93	94.31%	608	608	608	608	608	608
10	9710 pt.	BG 2 (d)	0	2.93	94.31%	0	0	0	0	0	0
11	9710 pt.	BG 1(e)	415	2.93	94.31%	1,147	1,147	1,147	1,147	1,147	1,147
12a	9709 pt.	BG 5	2	2.93	94.31%	6	6	6	6	6	6
12b	9709 pt.	BG 1,2 (f)	0	2.93	94.31%	0	0	0	0	0	0
13	9709 pt.	BG 1,2,3,4 (f)	85	2.93	94.31%	235	235	235	235	235	235
Subtotal	-	-	**1,396**	**2.93**	**94.31%**	**3,858**	**3,858**	**3,858**	**3,858**	**3,858**	**3,858**
Upper Keys											
14	9708	N/A	63	2.93	94.31%	174	174	174	174	174	174
15	9707	N/A	0	2.93	94.31%	0	0	0	0	0	0
16	9706	N/A	388	2.93	94.31%	1,072	1,072	1,072	1,072	1,072	1,072
17	9705	N/A	0	2.93	94.31%	0	0	0	0	0	0
18	9704	N/A	692	2.93	94.31%	1,912	1,912	1,912	1,912	1,912	1,912
19-20	9703	N/A	274	2.93	94.31%	757	757	757	757	757	757
21	9702.98 pt.	BG 1,2,3 (h)	43	2.93	94.31%	119	119	119	119	119	119
22	9701 pt.& 9702.98 pt.	BG 1 (h)	0	2.93	94.31%	0	0	0	0	0	0
Subtotal	-	-	**1,460**	**2.93**	**94.31%**	**4,034**	**4,034**	**4,034**	**4,034**	**4,034**	**4,034**
UNINC. TOTAL	-	-	**4,795**	**2.93**	**94.31%**	**13,250**	**13,250**	**13,250**	**13,250**	**13,250**	**13,250**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	0	2.93	94.31%	0	0	0	0	0	0
City of Key Colony B.	9710	BG 3	0	2.93	94.31%	0	0	0	0	0	0
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	106	2.93	94.31%	293	293	293	293	293	293
COUNTY TOTAL (q)	-	-	**4,901**	**2.93**	**94.31%**	**13,543**	**13,543**	**13,543**	**13,543**	**13,543**	**13,543**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: TDC 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

1	13	14	15	16	17	18	19	20	21	22	23	24
PAEO	1996 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1997 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1998 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	1999 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2000 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2001 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2002 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2003 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2004 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2005 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2006 Peak Number of Persons Staying in RVs or Campsites [(4 x 5) x 6]	2007 Peak Number of Persons Staying in RVs or Campsites 21 + (21 x 0.10%)
Lower Keys												
1	600	600	600	600	600	600	600	600	600	600	600	600
2	495	495	495	495	495	495	495	495	495	495	495	495
3	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,089	1,090
4a	276	276	276	276	276	276	276	276	276	276	276	277
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,270
6	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,632
Subtotal	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,358**	**5,363**
Middle Keys												
7	1,683	1,683	1,683	1,683	-	-	-	-	-	-	-	-
8	180	180	180	180	-	-	-	-	-	-	-	-
9	608	608	608	608	-	-	-	-	-	-	-	-
10	0	0	0	0	0	0	0	0	0	0	0	0
11	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,148
12a	6	6	-	-	-	-	-	-	-	-	-	-
12b	0	0	-	-	-	-	-	-	-	-	-	-
13	235	235	-	-	-	-	-	-	-	-	-	-
Subtotal	**3,858**	**3,858**	**3,617**	**3,617**	**1,147**	**1,147**	**1,147**	**1,147**	**1,147**	**1,147**	**1,147**	**1,148**
Upper Keys												
14	174	174	-	-	-	-	-	-	-	-	-	-
15	0	0	0	0	0	0	0	0	0	0	0	0
16	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,073
17	0	0	0	0	0	0	0	0	0	0	0	0
18	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,914
19-20	757	757	757	757	757	757	757	757	757	757	757	758
21	119	119	119	119	119	119	119	119	119	119	119	119
22	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**4,034**	**4,034**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,860**	**3,864**
UNINC. TOTAL	**13,250**	**13,250**	**12,835**	**12,835**	**10,365**	**10,365**	**10,365**	**10,365**	**10,365**	**10,365**	**10,365**	**10,375**
Village of Islamorada	-	-	415	415	415	415	415	415	415	415	415	415
City of Layton	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	-	-	-	-	2,471	2,471	2,471	2,471	2,471	2,471	2,471	2,473
City of Key West	293	293	293	293	293	293	293	293	293	293	293	293
COUNTY TOTAL (q)	**13,543**	**13,543**	**13,543**	**13,543**	**13,544**	**13,544**	**13,544**	**13,544**	**13,544**	**13,544**	**13,544**	**13,558**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: TDC 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

Peak Number of People in Campsites and Recreational Vehicles

1	25	26	27	28	29	30	31	32
PAED	2008 Peak Number of Persons Staying in RVs or Campsites 22 + (22 x 0.10%)	2009 Peak Number of Persons Staying in RVs or Campsites 23 + (23 x 0.10%)	2010 Peak Number of Persons Staying in RVs or Campsites 24 + (24 x 0.10%)	2011 Peak Number of Persons Staying in RVs or Campsites 25 + (25 x 0.10%)	2012 Peak Number of Persons Staying in RVs or Campsites 26 + (26 x 0.10%)	2013 Peak Number of Persons Staying in RVs or Campsites 27 + (27 x 0.10%)	2014 Peak Number of Persons Staying in RVs or Campsites 28 + (28 x 0.10%)	2015 Peak Number of Persons Staying in RVs or Campsites 29 + (29 x 0.10%)
Lower Keys								
1	601	601	602	603	603	604	604	605
2	496	496	497	497	498	498	499	499
3	1,091	1,092	1,093	1,094	1,095	1,096	1,097	1,099
4a	277	277	277	278	278	278	279	279
4b	0	0	0	0	0	0	0	0
5	1,271	1,272	1,273	1,275	1,276	1,277	1,279	1,280
6	1,634	1,635	1,637	1,639	1,640	1,642	1,643	1,645
Subtotal	**5,369**	**5,374**	**5,379**	**5,385**	**5,390**	**5,396**	**5,401**	**5,406**
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	0	0	0	0	0	0	0	0
11	1,149	1,150	1,151	1,153	1,154	1,155	1,156	1,157
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	**1,149**	**1,150**	**1,151**	**1,153**	**1,154**	**1,155**	**1,156**	**1,157**
Upper Keys								
14	-	-	-	-	-	-	-	-
15	0	0	0	0	0	0	0	0
16	1,074	1,075	1,076	1,078	1,079	1,080	1,081	1,082
17	0	0	0	0	0	0	0	0
18	1,916	1,918	1,920	1,922	1,924	1,926	1,928	1,929
19-20	759	759	760	761	762	762	763	764
21	119	119	119	119	120	120	120	120
22	0	0	0	0	0	0	0	0
Subtotal	**3,868**	**3,872**	**3,876**	**3,880**	**3,884**	**3,887**	**3,891**	**3,895**
UNINC. TOTAL	**10,386**	**10,396**	**10,407**	**10,417**	**10,427**	**10,438**	**10,448**	**10,459**
Village of Islamorada	416	416	417	417	417	418	418	419
City of Layton	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0
City of Marathon	2,476	2,478	2,481	2,483	2,486	2,488	2,491	2,493
City of Key West	293	294	294	294	295	295	295	296
COUNTY TOTAL (q)	**13,571**	**13,585**	**13,598**	**13,612**	**13,625**	**13,639**	**13,653**	**13,666**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: TDC 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Sampling Methodologies and Estimation Methods

Appendix 9

Peak Population Staying with Friends and/or Relatives by PAED from 1990 to 2015

Peak Number of Persons Staying with Friends and Relatives

1	2	3	4	5	6	7	8	9	10
PAED	1990 Census Tract (e)	1990 Census Block Groups	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990 (ae)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990 (af)	1990 Peak Number of Persons Staying in RVs or Campsites (ag)	1990 Peak Number of Persons Staying with Friends and Relatives (ah) [(4+5+6)x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1991 (af)	1991 Peak Number of Persons Staying in RVs or Campsites (ag)
Lower Keys									
1	9718	N/A	115	0	600	111	116	0	600
2	9717	N/A	383	86	495	149	388	83	495
3	9716	N/A	237	134	1,089	226	241	131	1,089
4a	9715	N/A	1,800	259	276	362	1,860	253	276
4b	9714 pt.	BG 4 (a)	13	0	0	2	14	0	0
5	9714 pt.	BG 1,2,3,4,5 (a)	1,111	134	1,268	390	1,144	131	1,268
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0	0	1,630	253	0	0	1,630
Subtotal	-	-	**3,659**	**613**	**5,358**	**1,493**	**3,763**	**598**	**5,358**
Middle Keys									
7	9713, 9712, & 9711	N/A	2,091	1,686	1,683	846	2,102	1,644	1,683
8	9710 pt.	BG 3 (c)	533	865	180	245	539	844	180
9	9710 pt.	BG 2 (d)	244	127	608	152	246	124	608
10	9710 pt.	BG 2 (d)	183	110	0	45	186	107	0
11	9710 pt.	BG 1(e)	471	68	1,147	261	471	67	1,147
12a	9709 pt.	BG 5	796	247	6	162	820	241	6
12b	9709 pt.	BG 1,2 (f)	101	721	0	127	108	703	0
13	9709 pt.	BG 1,2,3,4 (f)	590	1,833	235	412	598	1,883	235
Subtotal	-	-	**5,009**	**5,656**	**3,858**	**2,251**	**5,070**	**5,613**	**3,858**
Upper Keys									
14	9708	N/A	2,126	242	174	394	2,189	236	174
15	9707	N/A	1,097	244	0	208	1,140	238	0
16	9706	N/A	2,121	718	1,072	606	2,127	701	1,072
17	9705	N/A	879	1,197	0	322	903	1,168	0
18	9704	N/A	1,317	364	1,912	557	1,331	355	1,912
19-20 (g)	9703	N/A	1,005	66	757	283	1,038	64	757
21	9702.98 pt.	BG 1,2,3 (h)	1,916	347	119	369	1,932	338	119
22	9701 pt. & 9702.98 pt.	BG 1 (h)	0	0	0	0	0	0	0
Subtotal	-	-	**10,460**	**3,179**	**4,034**	**2,739**	**10,661**	**3,101**	**4,034**
TOTAL	-	-	**19,128**	**9,448**	**13,250**	**6,483**	**19,494**	**9,312**	**13,250**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-
City of Layton	9710	BG 1	76	59	0	21	77	57	0
City of Key Colony B.	9710	BG 3	1,192	98	0	200	1,197	95	0
City of Marathon	9713-9710	N/A	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	2,139	13,188	293	2,421	2,153	12,864	293
COUNTY TOTAL (q)	-	-	**22,535**	**22,793**	**13,543**	**9,125**	**22,922**	**22,328**	**13,543**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	11	12	13	14	15	16	17	18	19	20
PAED	1991 Peak Number of Persons Staying with Friends and Relatives (ah) [(8 + 9 + 10) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 1992 (af)	1992 Peak Number of Persons Staying in RVs or Campsites (ag)	1992 Peak Number of Persons Staying with Friends and Relatives (ah) [(12 + 13 + 14) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 1993 (af)	1993 Peak Number of Persons Staying in RVs or Campsites (ag)	1993 Peak Number of Persons Staying with Friends and Relatives (ah) [(16 + 17 + 18) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (as)
Lower Keys										
1	111	116	0	600	111	116	0	600	111	117
2	150	390	80	495	150	391	87	495	151	395
3	226	246	126	1,089	227	253	137	1,089	229	258
4a	370	1,903	244	276	376	1,949	264	276	386	1,990
4b	2	15	0	0	2	16	0	0	3	17
5	394	1,166	126	1,268	397	1,198	137	1,268	404	1,216
6	253	0	0	1,630	253	0	0	1,630	253	0
Subtotal	**1,506**	**3,836**	**577**	**5,358**	**1,514**	**3,923**	**626**	**5,358**	**1,536**	**3,993**
Middle Keys										
7	842	2,116	1,586	1,683	835	2,125	1,722	1,683	857	2,134
8	242	542	814	160	238	547	883	180	250	552
9	152	248	120	608	151	251	130	608	153	252
10	45	189	103	0	45	192	112	0	47	195
11	261	472	64	1,147	261	473	100	1,147	267	473
12a	185	849	232	6	168	860	252	6	173	871
12b	126	108	678	0	122	108	736	0	131	108
13	421	602	1,816	235	411	610	1,971	235	436	611
Subtotal	**2,254**	**5,126**	**5,413**	**3,858**	**2,232**	**5,167**	**5,906**	**3,858**	**2,314**	**5,196**
Upper Keys										
14	403	2,232	228	174	408	2,262	247	174	416	2,287
15	214	1,151	230	0	214	1,188	250	0	223	1,224
16	604	2,133	676	1,072	602	2,139	734	1,072	611	2,150
17	321	926	1,126	0	318	970	1,223	0	340	989
18	558	1,339	343	1,912	557	1,380	664	1,912	613	1,386
19-20 (g)	288	1,059	191	757	311	1,075	207	757	316	1,080
21	370	1,945	326	119	371	1,957	354	119	377	1,961
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**2,758**	**10,786**	**3,119**	**4,034**	**2,781**	**10,970**	**3,678**	**4,034**	**2,896**	**11,077**
TOTAL	**6,519**	**19,748**	**9,110**	**13,250**	**6,527**	**20,060**	**10,210**	**13,250**	**6,746**	**20,265**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	21	78	55	0	21	78	60	0	21	79
City of Key Colony B.	200	1,212	92	0	202	1,233	100	0	207	1,241
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West	2,373	2,167	12,407	293	2,304	2,181	13,468	293	2,471	2,195
COUNTY TOTAL (q)	**9,113**	**23,205**	**21,663**	**13,543**	**9,054**	**23,553**	**23,838**	**13,543**	**9,445**	**23,781**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	21	22	23	24	25	26	27	28	29	30
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1994 (ef)	1994 Peak Number of Persons Staying in RVs or Campsites (eg)	1994 Peak Number of Persons Staying with Friends and Relatives (eh) [(20 + 21 + 22) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1995 (af)	1995 Peak Number of Persons Staying in RVs or Campsites (eg)	1995 Peak Number of Persons Staying with Friends and Relatives (eh) [(24 + 25 + 26) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1996 (ef)	1996 Peak Number of Persons Staying in RVs or Campsites (eg)
Lower Keys										
1	0	600	111	117	0	600	111	118	0	600
2	83	495	151	397	81	495	151	400	83	495
3	130	1,089	229	262	127	1,089	229	267	130	1,089
4a	250	276	390	2,038	244	276	397	2,083	251	276
4b	0	0	3	17	0	0	3	17	0	0
5	130	1,268	405	1,232	127	1,268	407	1,253	130	1,268
6	0	1,630	253	0	0	1,630	253	0	0	1,630
Subtotal	**592**	**5,358**	**1,541**	**4,063**	**578**	**5,358**	**1,550**	**4,138**	**594**	**5,358**
Middle Keys										
7	1,628	1,683	844	2,145	1,588	1,683	839	2,152	1,633	1,683
8	835	180	243	556	815	180	240	561	838	180
9	123	608	152	254	120	608	152	257	123	608
10	106	0	47	196	104	0	46	196	107	0
11	94	1,147	266	473	92	1,147	265	492	95	1,147
12a	238	6	173	885	232	6	174	895	239	6
12b	696	0	125	110	679	0	122	110	698	0
13	1,863	235	420	613	1,818	235	413	615	1,870	235
Subtotal	**5,583**	**3,858**	**2,269**	**5,233**	**5,447**	**3,858**	**2,253**	**5,277**	**5,602**	**3,858**
Upper Keys										
14	234	174	418	2,310	228	174	420	2,327	234	174
15	236	0	226	1,229	230	0	226	1,239	237	0
16	693	1,072	607	2,158	677	1,072	606	2,164	696	1,072
17	1,156	0	333	1,007	1,128	0	331	1,025	1,160	0
18	627	1,912	608	1,394	612	1,912	607	1,402	630	1,912
19-20 (g)	196	757	315	1,086	191	757	315	1,094	196	757
21	335	119	374	1,969	327	119	374	1,988	336	119
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,477**	**4,034**	**2,881**	**11,154**	**3,392**	**4,034**	**2,880**	**11,238**	**3,489**	**4,034**
TOTAL	**9,652**	**13,250**	**6,691**	**20,450**	**9,417**	**13,250**	**6,683**	**20,654**	**9,685**	**13,250**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Layton	57	0	21	80	55	0	21	81	57	0
City of Key Colony B.	94	0	207	1,259	92	0	209	1,265	95	0
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West	12,731	293	2,359	2,210	12,422	293	2,313	2,224	12,775	293
COUNTY TOTAL (q)	**22,534**	**13,543**	**9,278**	**23,999**	**21,986**	**13,543**	**9,227**	**24,224**	**22,612**	**13,543**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

1	31	32	33	34	35	36	37	38	39	40
PAED	1996 Peak Number of Persons Staying with Friends and Relatives (ah) [(28 + 29 + 30) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (se)	Peak Number of People Staying in Hotel and Motel Rooms During 1997 (ef)	1997 Peak Number of Persons Staying in RVs or Campsites (eg)	1997 Peak Number of Persons Staying with Friends and Relatives (ah) [(32 + 33 + 34) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998 (se)	Peak Number of People Staying in Hotel and Motel Rooms During 1998 (ef)	1998 Peak Number of Persons Staying in RVs or Campsites (eg)	1998 Peak Number of Persons Staying with Friends and Relatives (ah) (36 + 37 + 38) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999 (se)
Lower Keys										
1	111	118	0	600	111	119	0	600	111	119
2	152	402	83	495	152	404	78	495	151	405
3	230	271	130	1,089	231	274	122	1,089	230	278
4a	405	2,123	251	276	411	2,153	236	276	413	2,172
4b	3	19	0	0	3	19	0	0	3	19
5	411	1,260	130	1,268	412	1,267	122	1,268	412	1,269
6	253	0	0	1,630	253	0	0	1,630	253	0
Subtotal	**1,564**	**4,193**	**594**	**5,358**	**1,572**	**4,236**	**558**	**5,358**	**1,574**	**4,263**
Middle Keys										
7	848	2,161	1,633	1,683	849	2,167	1,535	1,683	835	2,173
8	245	564	838	180	245	567	788	180	238	570
9	153	259	123	608	153	259	116	608	152	260
10	47	198	154	0	54	198	414	0	95	199
11	269	497	95	1,147	270	497	89	1,147	269	497
12a	177	900	239	6	177	-	-	-	-	-
12b	125	111	698	0	125	-	-	-	-	-
13	422	616	1,870	235	422	-	-	-	-	-
Subtotal	**2,284**	**5,306**	**5,650**	**3,858**	**2,296**	**3,690**	**2,941**	**3,617**	**1,588**	**3,699**
Upper Keys										
14	424	2,358	234	174	429	-	-	-	-	-
15	229	1,241	237	0	229	1,244	222	0	227	1,248
16	609	2,167	696	1,072	610	2,172	654	1,072	604	2,175
17	339	1,038	1,160	0	341	1,054	1,090	0	332	1,062
18	811	1,412	630	1,912	613	1,419	592	1,912	608	1,424
19-20 (g)	317	1,099	196	757	318	1,104	185	757	317	1,109
21	379	2,000	336	119	380	2,028	316	119	382	2,056
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**2,908**	**11,315**	**3,489**	**4,034**	**2,920**	**9,020**	**3,059**	**3,860**	**2,471**	**9,074**
TOTAL	**6,756**	**20,813**	**9,733**	**13,250**	**6,788**	**16,946**	**6,559**	**12,835**	**5,633**	**17,036**
Village of Islamorada	-	-	-	-	-	3,998	2,859	415	1,127	4,025
City of Layton	21	82	57	0	22	83	53	0	21	84
City of Key Colony B.	211	1,276	95	0	212	1,294	89	0	214	1,312
City of Marathon	-	-	-	-	-	-	-	-	-	-
City of Key West	2,370	2,238	12,775	293	2,372	2,252	12,009	293	2,256	2,266
COUNTY TOTAL (q)	**9,359**	**24,409**	**22,659**	**13,543**	**9,395**	**24,572**	**21,570**	**13,543**	**9,251**	**24,723**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	41	42	43	44	45	46	47	48	49	50
PAED	Peak Number of People Staying in Hotel and Motel Rooms During 1999 (af)	1999 Peak Number of Persons Staying in RVs or Campsites (ag)	1999 Peak Number of Persons Staying with Friends and Relatives (ah) (40 + 41 + 42) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2000 (af)	2000 Peak Number of Persons Staying in RVs or Campsites (ag)	2000 Peak Number of Persons Staying with Friends and Relatives (ah) (44 + 45 + 46) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2001 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2001 (af)	2001 Peak Number of Persons Staying in RVs or Campsites (ag)
Lower Keys										
1	0	600	111	120	0	600	111	120	0	600
2	78	495	152	407	82	495	152	408	82	495
3	123	1,089	231	281	129	1,089	232	284	129	1,089
4a	238	276	416	2,198	249	276	422	2,225	249	276
4b	0	0	3	20	0	0	3	20	0	0
5	123	1,268	412	1,282	129	1,268	415	1,294	129	1,268
6	0	1,630	253	0	0	1,630	253	0	0	1,630
Subtotal	**563**	**5,358**	**1,578**	**4,307**	**589**	**5,358**	**1,589**	**4,351**	**589**	**5,358**
Middle Keys										
7	1,730	1,683	866	-	-	-	-	-	-	-
8	793	180	239	-	-	-	-	-	-	-
9	117	608	153	-	-	-	-	-	-	-
10	444	0	100	201	521	0	112	203	578	0
11	90	1,147	269	501	94	1,147	270	504	94	1,147
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	3,174	3,617	1,626	702	615	1,147	382	708	672	1,147
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	224	0	228	1,257	235	0	231	1,266	235	0
16	659	1,072	605	2,177	690	1,072	611	2,180	690	1,072
17	1,098	0	335	1,071	1,151	0	344	1,080	1,151	0
18	596	1,912	610	1,429	625	1,912	615	1,434	625	1,912
19-20 (g)	186	757	318	1,114	195	757	320	1,119	195	757
21	318	119	386	2,063	333	119	390	2,071	333	119
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,082**	**3,860**	**2,483**	**9,112**	**3,229**	**3,860**	**2,511**	**9,150**	**3,229**	**3,860**
TOTAL	**6,818**	**12,835**	**5,687**	**14,121**	**4,433**	**10,365**	**4,482**	**14,208**	**4,490**	**10,365**
Village of Islamorada	2,880	415	1,135	4,041	3,017	415	1,158	4,057	3,017	415
City of Layton	54	0	21	85	56	0	22	86	56	0
City of Key Colony B.	90	0	217	1,327	94	0	220	1,341	94	0
City of Marathon	-	-	-	3,008	2,766	2,471	1,278	3,018	2,766	2,471
City of Key West	12,097	293	2,272	2,280	12,673	293	2,363	2,293	12,673	293
COUNTY TOTAL (q)	**21,939**	**13,543**	**9,332**	**24,860**	**23,040**	**13,544**	**9,524**	**25,003**	**23,096**	**13,544**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study: 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix: Monroe County Planning Department Population Tables

1	51	52	53	54	55	56	57	58	59
PAED	2001 Peak Number of Persons Staying with Friends and Relatives (ah) (48 + 49 + 50) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 2002 (af)	2002 Peak Number of Persons Staying in RVs or Campsites (ag)	2002 Peak Number of Persons Staying with Friends and Relatives (ah) (52 + 53 + 54) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003 (as)	Peak Number of People Staying in Hotel and Motel Rooms During 2003 (af)	2003 Peak Number of Persons Staying in RVs or Campsites (ag)	2003 Peak Number of Persons Staying with Friends and Relatives (ah) (56 + 55 + 56) x 15.5%
Lower Keys									
1	112	120	0	600	112	120	0	600	112
2	153	410	82	495	153	411	82	495	153
3	233	287	129	1,089	233	290	129	1,089	234
4a	426	2,251	249	276	430	2,278	249	276	434
4b	3	21	0	0	3	22	0	0	3
5	417	1,306	129	1,268	419	1,318	129	1,268	421
6	253	0	0	1,630	253	0	0	1,630	253
Subtotal	**1,596**	**4,395**	**589**	**5,358**	**1,603**	**4,438**	**589**	**5,358**	**1,610**
Middle Keys									
7	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-
10	121	206	634	0	130	208	634	0	130
11	270	508	94	1,147	271	511	94	1,147	272
12a	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-
Subtotal	**392**	**713**	**728**	**1,147**	**401**	**719**	**728**	**1,147**	**402**
Upper Keys									
14	-	-	-	-	-	-	-	-	-
15	233	1,276	235	0	234	1,285	235	0	236
16	611	2,182	690	1,072	611	2,185	742	1,072	620
17	346	1,089	1,151	0	347	1,098	1,151	0	348
18	615	1,439	625	1,912	616	1,444	625	1,912	617
19-20 (g)	321	1,124	195	757	322	1,129	195	757	323
21	391	2,078	333	119	392	2,085	333	119	393
22	0	0	0	0	0	0	0	0	0
Subtotal	**2,517**	**9,188**	**3,229**	**3,860**	**2,523**	**9,225**	**3,280**	**3,860**	**2,537**
TOTAL	**4,505**	**14,295**	**4,546**	**10,365**	**4,527**	**14,383**	**4,598**	**10,365**	**4,549**
Village of Islamorada	1,161	4,073	3,017	415	1,163	4,088	3,017	415	1,166
City of Layton	22	87	56	0	22	88	56	0	22
City of Key Colony B.	222	1,355	94	0	225	1,370	94	0	227
City of Marathon	1,280	3,029	2,766	2,471	1,281	3,039	2,766	2,471	1,283
City of Key West	2,365	2,307	12,673	293	2,367	2,316	12,673	293	2,369
COUNTY TOTAL (q)	**9,555**	**25,146**	**23,153**	**13,544**	**9,586**	**25,284**	**23,204**	**13,544**	**9,615**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	60	61	62	63	64	65	66	67	68	69
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2004 (se)	Peak Number of People Staying in Hotel and Motel Rooms During 2004 (af)	2004 Peak Number of Persons Staying in RVs or Campsites (ag)	2004 Peak Number of Persons Staying with Friends and Relatives (ah) (60 + 61 + 62) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2005 (o) (se)	Peak Number of People Staying in Hotel and Motel Rooms During 2005 (af)	2005 Peak Number of Persons Staying in RVs or Campsites (ag)	2005 Peak Number of Persons Staying with Friends and Relatives (ah) (64 + 65 + 66) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o) (se)	Peak Number of People Staying in Hotel and Motel Rooms During 2006 (af)
Lower Keys										
1	121	0	600	112	121	0	600	112	121	0
2	414	82	495	154	415	82	495	154	417	82
3	294	129	1,089	234	298	129	1,089	235	302	129
4a	2,319	249	276	441	2,359	249	276	447	2,398	249
4b	22	0	0	3	23	0	0	4	24	0
5	1,335	129	1,268	424	1,352	129	1,268	426	1,367	129
6	0	0	1,630	253	0	0	1,630	253	0	0
Subtotal	**4,506**	**589**	**5,358**	**1,620**	**4,570**	**589**	**5,358**	**1,630**	**4,630**	**589**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	210	634	0	131	212	634	0	131	213	634
11	514	94	1,147	272	517	94	1,147	272	519	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**724**	**3,494**	**1,147**	**403**	**729**	**3,494**	**1,147**	**404**	**733**	**3,494**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,301	235	0	238	1,316	235	0	240	1,330	235
16	2,190	742	1,072	621	2,192	742	1,072	621	2,193	742
17	1,117	1,151	0	351	1,135	1,151	0	354	1,152	1,151
18	1,454	625	1,912	619	1,463	625	1,912	620	1,470	625
19-20 (g)	1,139	195	757	324	1,149	195	757	326	1,157	195
21	2,099	333	119	395	2,110	333	119	397	2,120	333
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**9,299**	**3,280**	**3,860**	**2,548**	**9,365**	**3,280**	**3,860**	**2,558**	**9,422**	**3,280**
TOTAL	**14,529**	**7,364**	**10,365**	**4,571**	**14,663**	**7,364**	**10,365**	**4,592**	**14,784**	**7,364**
Village of Islamorada	4,106	3,017	415	1,168	4,120	3,017	415	1,170	4,129	3,017
City of Layton	89	56	0	23	90	56	0	23	91	56
City of Key Colony B.	1,384	94	0	229	1,398	94	0	231	1,410	94
City of Marathon	3,048	2,766	2,471	1,284	3,053	2,766	2,471	1,285	3,056	2,766
City of Key West	2,325	11,914	293	2,252	2,334	11,914	293	2,254	2,339	11,914
COUNTY TOTAL (q)	**25,481**	**25,211**	**13,544**	**9,528**	**25,658**	**25,211**	**13,544**	**9,555**	**25,809**	**25,211**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	70	71	72	73	74	75	76	77	78	79
PAED	2006 Peak Number of Persons Staying in RVs or Campsites (ag)	2006 Peak Number of Persons Staying with Friends and Relatives (ah) (68 + 69 + 70) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2007 (af)	2007 Peak Number of Persons Staying in RVs or Campsites (ag)	2007 Peak Number of Persons Staying with Friends and Relatives (ah) (71 + 72 + 73) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2008 (af)	2008 Peak Number of Persons Staying in RVs or Campsites (ag)	2008 Peak Number of Persons Staying with Friends and Relatives (ah) (76 + 77 + 78) x 15.5%
Lower Keys										
1	600	112	121	0	600	112	121	0	601	112
2	495	154	418	82	495	154	419	82	496	154
3	1,089	236	306	129	1,090	236	310	129	1,091	237
4a	276	453	2,434	249	277	459	2,469	249	277	464
4b	0	4	25	0	0	4	26	0	0	4
5	1,268	429	1,381	129	1,270	431	1,394	129	1,271	433
6	1,630	253	0	0	1,632	253	0	0	1,634	253
Subtotal	**5,358**	**1,639**	**4,686**	**590**	**5,363**	**1,649**	**4,739**	**591**	**5,369**	**1,658**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0	131	215	635	0	132	216	635	0	132
11	1,147	273	521	94	1,148	273	522	94	1,149	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,147**	**404**	**736**	**729**	**1,148**	**405**	**738**	**729**	**1,149**	**406**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	242	1,342	235	0	244	1,353	235	0	246
16	1,072	621	2,191	743	1,073	621	2,188	743	1,074	621
17	0	357	1,169	1,152	0	360	1,184	1,153	0	362
18	1,912	621	1,476	625	1,914	622	1,481	626	1,916	624
19-20 (g)	757	327	1,164	195	758	328	1,169	195	759	329
21	119	399	2,127	334	119	400	2,133	334	119	401
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,860**	**2,567**	**9,469**	**3,284**	**3,864**	**2,576**	**9,508**	**3,287**	**3,868**	**2,583**
TOTAL	**10,365**	**4,611**	**14,891**	**4,602**	**10,375**	**4,630**	**14,985**	**4,607**	**10,386**	**4,647**
Village of Islamorada	415	1,172	4,134	3,020	415	1,173	4,136	3,023	416	1,174
City of Layton	0	23	92	56	0	23	93	56	0	23
City of Key Colony B.	0	233	1,421	94	0	235	1,431	94	0	236
City of Marathon	2,471	1,285	3,055	2,769	2,473	1,286	3,051	2,772	2,476	1,286
City of Key West	293	2,255	2,345	11,926	293	2,257	2,350	11,938	293	2,260
COUNTY TOTAL (q)	**13,544**	**9,579**	**25,938**	**22,467**	**13,558**	**9,604**	**26,045**	**22,490**	**13,571**	**9,626**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	80	81	82	83	84	85	86	87	88	89
PAED	Peak Number of Persons Staying In Seasonal Dwelling Units During 2009 (o) (ae)	Peak Number of People Staying In Hotel and Motel Rooms During 2009 (af)	2009 Peak Number of Persons Staying In RVs or Campsites (ag)	2009 Peak Number of Persons Staying with Friends and Relatives (ah) (80 + 81 + 82) x 15.5%	Peak Number of Persons Staying In Seasonal Dwelling Units During 2010 (o) (ae)	Peak Number of People Staying In Hotel and Motel Rooms During 2010 (af)	2010 Peak Number of Persons Staying In RVs or Campsites (ag)	2010 Peak Number of Persons Staying with Friends and Relatives (ah) (84 + 85 + 86) x 15.5%	Peak Number of Persons Staying In Seasonal Dwelling Units During 2011 (o) (ae)	Peak Number of People Staying In Hotel and Motel Rooms During 2011 (af)
Lower Keys										
1	121	0	601	112	121	0	602	112	120	0
2	419	82	496	155	419	83	497	155	418	83
3	313	130	1,092	238	316	130	1,093	239	319	130
4a	2,502	250	277	469	2,533	250	277	474	2,561	250
4b	27	0	0	4	28	0	0	4	29	0
5	1,406	130	1,272	435	1,416	130	1,273	437	1,425	130
6	0	0	1,635	253	0	0	1,637	254	0	0
Subtotal	**4,788**	**591**	**5,374**	**1,667**	**4,832**	**592**	**5,379**	**1,675**	**4,872**	**592**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	217	636	0	132	218	637	0	132	219	637
11	523	94	1,150	274	523	94	1,151	274	523	94
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**740**	**730**	**1,150**	**406**	**741**	**731**	**1,151**	**407**	**741**	**732**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1,363	236	0	246	1,372	236	0	249	1,379	236
16	2,182	744	1,075	620	2,174	745	1,076	619	2,163	746
17	1,199	1,154	0	365	1,212	1,155	0	367	1,225	1,158
18	1,484	626	1,918	624	1,486	627	1,920	625	1,486	828
19-20 (g)	1,174	195	759	330	1,178	196	760	331	1,180	196
21	2,136	334	119	401	2,137	335	119	402	2,136	335
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**9,538**	**3,290**	**3,872**	**2,588**	**9,558**	**3,293**	**3,876**	**2,593**	**9,569**	**3,297**
TOTAL	**15,065**	**4,611**	**10,396**	**4,661**	**15,131**	**4,616**	**10,407**	**4,674**	**15,183**	**4,621**
Village of Islamorada	4,133	3,026	416	1,174	4,126	3,029	417	1,174	4,115	3,032
City of Layton	93	57	0	23	94	57	0	23	94	57
City of Key Colony B.	1,439	94	0	238	1,446	94	0	239	1,451	94
City of Marathon	3,044	2,774	2,478	1,286	3,035	2,777	2,481	1,285	3,022	2,780
City of Key West	2,355	11,950	294	2,263	2,361	11,962	294	2,266	2,366	11,974
COUNTY TOTAL (q)	**26,130**	**22,512**	**13,585**	**9,645**	**26,192**	**22,535**	**13,598**	**9,660**	**26,231**	**22,557**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

1	90	91	92	93	94	95	96	97	98	99
PAED	2011 Peak Number of Persons Staying in RVs or Campsites (ag)	2011 Peak Number of Persons Staying with Friends and Relatives (ah) (88 + 89 + 90) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2012 (af)	2012 Peak Number of Persons Staying in RVs or Campsites (ag)	2012 Peak Number of Persons Staying with Friends and Relatives (ah) (92 + 93 + 94) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (o) (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2013 (af)	2013 Peak Number of Persons Staying in RVs or Campsites (ag)	2013 Peak Number of Persons Staying with Friends and Relatives (ah) (96 + 97 + 98) x 15.5%
Lower Keys										
1	603	112	120	0	603	112	119	0	604	112
2	497	155	417	83	498	155	415	83	498	154
3	1,094	239	321	130	1,095	240	323	130	1,096	240
4a	278	479	2,588	250	278	483	2,612	251	278	487
4b	0	5	30	0	0	5	31	0	0	5
5	1,275	439	1,432	130	1,276	440	1,438	130	1,277	441
6	1,639	254	0	0	1,640	254	0	0	1,642	254
Subtotal	**5,385**	**1,682**	**4,908**	**593**	**5,390**	**1,688**	**4,939**	**594**	**5,396**	**1,694**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0	133	219	638	0	133	219	638	0	133
11	1,153	274	522	94	1,154	274	520	95	1,155	274
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**1,153**	**407**	**741**	**732**	**1,154**	**407**	**739**	**733**	**1,155**	**407**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	0	250	1,385	236	0	251	1,390	236	0	252
16	1,078	618	2,151	746	1,079	616	2,137	747	1,080	614
17	0	369	1,236	1,157	0	371	1,247	1,159	0	373
18	1,922	628	1,485	628	1,924	626	1,482	629	1,926	628
19-20 (g)	761	331	1,181	196	762	332	1,181	196	762	332
21	119	402	2,133	335	120	401	2,128	336	120	400
22	0	0	0	0	0	0	0	0	0	0
Subtotal	**3,880**	**2,596**	**9,571**	**3,300**	**3,884**	**2,597**	**9,564**	**3,303**	**3,887**	**2,597**
TOTAL	**10,417**	**4,684**	**15,220**	**4,625**	**10,427**	**4,692**	**15,242**	**4,630**	**10,438**	**4,698**
Village of Islamorada	417	1,172	4,099	3,035	417	1,171	4,080	3,038	418	1,168
City of Layton	0	23	94	57	0	23	95	57	0	23
City of Key Colony B.	0	240	1,455	94	0	240	1,458	95	0	241
City of Marathon	2,483	1,284	3,006	2,783	2,486	1,283	2,987	2,785	2,488	1,280
City of Key West	294	2,268	2,372	11,986	295	2,271	2,377	11,998	295	2,274
COUNTY TOTAL (q)	**13,612**	**9,672**	**26,246**	**22,580**	**13,625**	**9,680**	**26,239**	**22,602**	**13,639**	**9,684**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Peak Number of Persons Staying with Friends and Relatives

1	100	101	102	103	104	105	106	107
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (o) (aa)	Peak Number of People Staying in Hotel and Motel Rooms During 2014 (at)	2014 Peak Number of Persons Staying in RVs or Campsites (ag)	2014 Peak Number of Persons Staying with Friends and Relatives (ah) (96 + 97 + 98) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (o) (aa)	Peak Number of People Staying in Hotel and Motel Rooms During 2015 (at)	2015 Peak Number of Persons Staying in RVs or Campsites (ag)	2015 Peak Number of Persons Staying with Friends and Relatives (ah) (104 + 105 + 106) x 15.5%
Lower Keys								
1	118	0	604	112	117	0	605	112
2	414	83	499	154	411	83	499	154
3	325	130	1,097	241	327	130	1,099	241
4a	2,633	251	279	490	2,652	251	279	493
4b	32	0	0	5	33	0	0	5
5	1,443	130	1,279	442	1,446	130	1,280	443
6	0	0	1,643	255	0	0	1,645	255
Subtotal	**4,966**	**594**	**5,401**	**1,699**	**4,987**	**595**	**5,406**	**1,703**
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	219	639	0	133	219	640	0	133
11	518	95	1,156	274	516	95	1,157	274
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	**738**	**734**	**1,156**	**407**	**735**	**734**	**1,157**	**407**
Upper Keys								
14	-	-	-	-	-	-	-	-
15	1,393	237	0	253	1,395	237	0	253
16	2,120	748	1,081	612	2,102	749	1,082	609
17	1,256	1,160	0	374	1,264	1,161	0	376
18	1,478	630	1,928	625	1,472	630	1,929	625
19-20 (g)	1,180	196	763	332	1,178	197	764	331
21	2,120	336	120	399	2,111	336	120	398
22	0	0	0	0	0	0	0	0
Subtotal	**9,547**	**3,307**	**3,891**	**2,595**	**9,521**	**3,310**	**3,895**	**2,592**
TOTAL	**15,250**	**4,634**	**10,448**	**4,702**	**15,243**	**4,639**	**10,459**	**4,703**
Village of Islamorada	4,057	3,041	418	1,165	4,030	3,044	419	1,161
City of Layton	95	57	0	24	95	57	0	24
City of Key Colony B.	1,459	95	0	241	1,459	95	0	241
City of Marathon	2,966	2,788	2,491	1,278	2,941	2,791	2,493	1,275
City of Key West	2,382	12,010	295	2,277	2,388	12,022	296	2,279
COUNTY TOTAL (q)	**26,208**	**22,625**	**13,653**	**9,685**	**26,155**	**22,648**	**13,666**	**9,683**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Kearney/Centaur Tourism Study; 1996 Visitor Profiles:Florida Keys/Key West Technical Appendix; Monroe County Planning Department Population Tables

Appendix 10

Peak Population Staying on Live Aboard Vessels by PAED from 1990 to 2015

Peak Number of People on Liveaboard Vessels

1	2	3	4	5	6	7	8	9	10	11	12
PAEO	1990 Census Tract (a)	1990 Census Block Groups	Percentage of the Total Number of Liveaboard Vessels in Monroe County [al]	Average # of Persons Per Liveaboard Vessel [aj]	Peak Number of Liveaboard Vessels in 1990 [al]	1990 Peak Number of People on Liveaboard Vessels [5 x 6]	Peak Number of Liveaboard Vessels in 1991 [6 + (6 x 0.10%)]	1991 Peak Number of People on Liveaboard Vessels (4 x 7)	Peak Number of Liveaboard Vessels in 1992 [8 + (8 x 0.10%)]	1992 Peak Number of People on Liveaboard Vessels [4 x 10]	Peak Number of Liveaboard Vessels in 1993 [10 + [10 x 0.10%)]
Lower Keys											
1	9718 & 9719 pt.	N/A	17.91%	1.8	249	448	249	448	249	448	249
2	9717	N/A	5.80%	1.8	80	145	81	145	81	145	81
3	9716	N/A	0.00%	1.8	0	0	0	0	0	0	0
4a	9715	N/A	1.29%	1.8	18	32	18	32	18	32	18
4b	9714 pt.	BG 4 (a)	0.00%	1.8	0	0	0	0	0	0	0
5	9714 pt.	BG 1,2,3,4,5 (a)	7.73%	1.8	107	193	107	193	108	194	108
6	9714 pt. & 9713 pt.	9714 BG 1 (b)	0.00%	1.8	0	0	0	0	0	0	0
Subtotal	-	-	**32.73%**	**1.8**	**454**	818	**455**	**819**	**455**	**819**	**456**
Middle Keys											
7	9713, 9712, & 9711	N/A	17.01%	1.8	236	425	236	425	237	426	237
8	9710 pt.	BG 3 (c)	9.15%	1.8	127	229	127	229	127	229	127
9	9710 pt.	BG 2 (d)	0.00%	1.8	0	0	0	0	0	0	0
10	9710 pt.	BG 2 (d)	0.00%	1.8	0	0	0	0	0	0	0
11	9710 pt.	BG 1(e)	0.00%	1.8	0	0	0	0	0	0	0
12a	9709 pt.	BG 5	0.00%	1.8	0	0	0	0	0	0	0
12b	9709 pt.	BG 1,2 (f)	0.00%	1.8	0	0	0	0	0	0	0
13	9709 pt.	BG 1,2,3,4 (f)	0.52%	1.8	7	13	7	13	7	13	7
Subtotal	-	-	**26.68%**	**1.8**	**370**	**666**	**371**	**667**	**371**	**668**	**371**
Upper Keys											
14	9708	N/A	0.00%	1.8	0	0	0	0	0	0	0
15	9707	N/A	1.42%	1.8	20	35	20	35	20	35	20
16	9706	N/A	0.13%	1.8	2	3	2	3	2	3	2
17	9705	N/A	4.64%	1.8	64	116	64	116	65	116	65
18	9704	N/A	0.00%	1.8	0	0	0	0	0	0	0
19-20 (g)	9703	N/A	0.52%	1.8	7	13	7	13	7	13	7
21	9702.98 pt.	BG 1,2,3 (h)	7.73%	1.8	107	193	107	193	108	194	108
22	9701 pt. & 9702.98 pt.	BG 1 (h)	4.12%	1.8	57	103	57	103	57	103	57
Subtotal	-	-	**18.56%**	**1.8**	**258**	**464**	**258**	**464**	**258**	**465**	**258**
UNINC. TOTALS	-	-	**77.96%**	**1.8**	**1,082**	**1,948**	**1,083**	**1,950**	**1,084**	**1,952**	**1,085**
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Layton	9710	BG 1	0.00%	1.8	0	0	0	0	0	0	0
City of Key Colony B.	9710	BG 3	0.00%	1.8	0	0	0	0	0	0	0
City of Marathon	9710-9713	N/A	-	-	-	-	-	-	-	-	-
City of Key West	9719-9726	N/A	22.04%	1.8	306	551	306	551	306	552	307
COUNTY TOTAL (q)	-	-	**100.00%**	**1.8**	**1,388**	**2,498**	**1,389**	**2,501**	**1,391**	**2,503**	**1,392**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

1	13	14	15	16	17	18	19	20	21	22	23	24	25
PAEO	1993 Peak Number of People on Liveaboard Vessels (4 a 12)	Peak Number of Livesboard Vessels in 1994 (12 + (12 a 0.10%))	1994 Peak Number of Peopls on Liveaboard Vessels (4 a 14)	Psak Number of Livseboard Vessels in 1995 (14 + (14 x 0.10%))	1995 Peak Number of Peopls on Livsaboard Vessels (4 a 16)	Peak Number of Liveaboard Vessels in 1996 (16 + (16 a 0.10%))	1996 Peak Number of People on Liveaboard Vessels (4 a 18)	Peak Number of Liveaboard Vessels in 1997 (18 + (18 x 0.10%))	1997 Psak Number of Peopls on Livesboard Vessels (4 x 20)	Psak Number of Liveaboard Vessels in 1998 (20 + (20 x 0.10%))	1998 Peak Number of People on Livsaboard Vessels (4 a 22)	Peak Number of Livsaboard Vessels in 1999 (22 + (22 x 0.10%))	1999 Psak Number of People on Livseboard Vessels (4 x 24)
Lower Keys													
1	449	250	449	250	450	250	450	250	451	251	451	251	452
2	145	81	145	81	146	81	146	81	146	81	146	81	146
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4a	32	18	32	18	32	18	32	18	32	18	32	18	32
4b	0	0	0	0	0	0	0	0	0	0	0	0	0
5	194	108	194	108	194	108	194	108	195	108	195	108	195
6	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**820**	**456**	**821**	**457**	**822**	**457**	**823**	**458**	**824**	**458**	**824**	**458**	**825**
Middle Keys													
7	426	237	427	237	427	238	428	238	428	238	428	238	429
8	229	128	230	128	230	128	230	128	230	128	230	128	231
9	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0	0
12a	0	0	0	0	0	0	0	0	0	-	-	-	-
12b	0	0	0	0	0	0	0	0	0	-	-	-	-
13	13	7	13	7	13	7	13	7	13	-	-	-	-
Subtotal	**668**	**372**	**669**	**372**	**670**	**372**	**670**	**373**	**671**	**366**	**659**	**366**	**659**
Upper Keys													
14	0	0	0	0	0	0	0	0	0	-	-	-	-
15	36	20	36	20	36	20	36	20	36	20	36	20	36
16	3	2	3	2	3	2	3	2	3	2	3	2	3
17	116	65	116	65	116	65	117	65	117	65	117	65	117
18	0	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	13	7	13	7	13	7	13	7	13	7	13	7	13
21	194	108	194	108	194	108	194	108	195	108	195	108	195
22	103	57	103	58	104	58	104	58	104	58	104	58	104
Subtotal	**465**	**259**	**465**	**259**	**466**	**259**	**466**	**259**	**467**	**260**	**467**	**260**	**468**
UNINC. TOTALS	**1,954**	**1,086**	**1,956**	**1,088**	**1,958**	**1,089**	**1,960**	**1,090**	**1,962**	**1,084**	**1,951**	**1,085**	**1,952**
Village of Islamorada	-	-	-	-	-	-	-	-	-	7	13	7	13
City of Layton	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West	552	307	553	307	553	308	554	308	554	308	555	309	556
COUNTY TOTAL (q)	**2,506**	**1,394**	**2,508**	**1,395**	**2,511**	**1,396**	**2,513**	**1,398**	**2,516**	**1,399**	**2,518**	**1,400**	**2,521**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Peak Number of People on Liveaboard Vessels

1	26	27	28	29	30	31	32	33	34	35	36	37
PAEO	Peak Number of Livaaboard Veesels in 2000 [24 + (24 x 0.10%)]	2000 Peak Number of People on Livesboard Vesssls (4 x 26)	Peak Number of Livexboard Vessels in 2001 [26 + (26 x 0.10%)]	2001 Peak Number of People on Liveaboard Vessels (4 x 28)	Peak Number of Liveeboard Vsssels in 2002 [28 + (28 x 0.10%)]	2002 Peak Number of People on Livesboard Vesssle (4 x 30)	Peak Number of Livesboard Veeeels in 2003 [30 + (30 x 0.10%)]	2003 Peak Number of People on Livesboerd Veessle (4 x 32)	Peak Number of Livesboard Veessels in 2004 [32 + (32 x 0.10%)]	2004 Peak Number of Psople on Livseboerd Vsssels (4 x 34)	Peak Number of Livesboard Vsssssls in 2005 [34 + (34 x 0.10%)]	2005 Pask Number of People on Liveaboard Veseesle (4 x 36)
Lower Keys												
1	251	452	251	452	252	453	252	453	252	454	252	454
2	81	146	81	146	81	147	82	147	82	147	82	147
3	0	0	0	0	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	108	195	109	195	109	196	109	196	109	196	109	196
6	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**459**	**826**	**459**	**827**	**460**	**826**	**460**	**828**	**461**	**829**	**461**	**830**
Middle Keys												
7	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0
1 t	0	0	0	0	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Upper Keys												
14	-	-	-	-	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3	2	3	2	3
17	65	117	65	117	65	117	65	117	65	118	65	118
18	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13	7	13	7	13
21	108	195	109	195	109	196	109	196	109	196	109	196
22	58	104	58	104	58	t04	58	104	58	104	58	105
Subtotal	**260**	**468**	**260**	**469**	**261**	**469**	**261**	**470**	**261**	**470**	**261**	**471**
UNINC. TOTALS	**719**	**1,294**	**720**	**1,296**	**720**	**1,297**	**721**	**1,298**	**722**	**1,299**	**723**	**1,301**
Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	13
City of Layton	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	366	659	367	660	367	661	367	661	368	662	368	663
City of Key West	309	556	309	557	310	557	310	558	310	558	310	559
COUNTY TOTAL (q)	**1,401**	**2,522**	**1,403**	**2,525**	**1,404**	**2,527**	**1,406**	**2,530**	**1,407**	**2,533**	**1,408**	**2,535**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

1	38	39	40	41	42	43	44	45	46	47	48	49
PAEO	Peak Number of Liveaboard Vessels in 2006 [36 + (36 x 0.10%)]	2006 Peak Number of People on Liveaboard Vessels (4 x 38)	Peak Number of Liveaboard Vessels in 2007 [38 + (38 x 0.10%)]	2007 Peak Number of People on Liveaboard Vessels (4 x 40)	Peak Number of Liveaboard Vessels in 2008 [40 + (40 x 0.10%)]	2008 Peak Number of People on Liveaboard Vessels (4 x 42)	Peak Number of Liveaboard Vessels in 2009 [42 + (42 x 0.10%)]	2009 Peak Number of People on Liveaboard Vessels (4 x 44)	Peak Number of Liveaboard Vessels in 2010 [44 + (44 x 0.10%)]	2010 Peak Number of People on Liveaboard Vessels (4 x 46)	Peak Number of Liveaboard Vessels in 2011 [46 + (46 x 0.10%)]	2011 Peak Number of People on Liveaboard Vessels (4 x 48)
Lower Keys												
1	253	455	253	455	253	456	253	456	254	457	254	457
2	82	147	82	147	82	148	82	148	82	148	82	148
3	0	0	0	0	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0	0	0	0	0
5	109	196	109	196	109	197	109	197	109	197	110	197
6	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**462**	**831**	**462**	**832**	**463**	**833**	**463**	**833**	**463**	**834**	**464**	**835**
Middle Keys												
7	-	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	0	**0**	**0**	0	**0**	**0**	**0**	**0**	0	**0**	**0**
Upper Keys												
14	-	-	-	-	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3	2	3	2	3
17	65	118	65	118	66	118	66	118	66	118	66	118
18	0	0	0	0	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13	7	13	7	13
21	109	196	109	196	109	197	109	197	109	197	110	197
22	58	105	58	105	58	105	58	105	58	105	58	105
Subtotal	**262**	**471**	**262**	**472**	**262**	**472**	**263**	**473**	**263**	**473**	**263**	**473**
UNINC. TOTALS	**723**	**1,302**	**724**	**1,303**	**725**	**1,305**	**726**	**1,306**	**726**	**1,307**	**727**	**1,309**
Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	13
City of Leyton	0	0	0	0	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	369	663	369	664	369	665	370	665	370	666	370	667
City of Key West	311	559	311	560	311	561	312	561	312	562	312	562
COUNTY TOTAL (q)	**1,410**	**2,538**	**1,411**	**2,540**	**1,413**	**2,543**	**1,414**	**2,545**	**1,415**	**2,548**	**1,417**	**2,550**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Peak Number of People on Liveaboard Vessels

1	50	51	52	53	54	55	56	57
PAED	Peak Number of Liveaboard Vessels in 2012 [48 + (48 x 0.10%)]	2012 Peak Number of People on Liveaboard Vessels (4 x 50)	Peak Number of Liveaboard Vessels in 2013 [50 + (50 x 0.10%)]	2013 Peak Number of People on Liveaboard Vessels (4 x 52)	Peak Number of Liveaboard Vessels in 2014 [52 + (52 x 0.10%)]	2014 Peak Number of People on Liveaboard Vessels (4 x 54)	Peak Number of Liveaboard Vessels in 2015 [54 + (54 x 0.10%)]	2015 Peak Number of People on Liveaboard Vessels (4 x 56)
Lower Keys								
1	254	457	254	458	255	458	255	459
2	82	148	82	148	82	148	83	149
3	0	0	0	0	0	0	0	0
4a	18	33	18	33	18	33	18	33
4b	0	0	0	0	0	0	0	0
5	110	197	110	198	110	198	110	198
6	0	0	0	0	0	0	0	0
Subtotal	**464**	**836**	**465**	**837**	**465**	**838**	**466**	**838**
Middle Keys								
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0
12a	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-
Subtotal	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Upper Keys								
14	-	-	-	-	-	-	-	-
15	20	36	20	36	20	36	20	36
16	2	3	2	3	2	3	2	3
17	66	118	66	119	66	119	66	119
18	0	0	0	0	0	0	0	0
19-20 (g)	7	13	7	13	7	13	7	13
21	110	197	110	198	110	198	110	198
22	59	105	59	105	59	106	59	106
Subtotal	**263**	**474**	**264**	**474**	**264**	**475**	**264**	**475**
UNINC. TOTALS	**728**	**1,310**	**728**	**1,311**	**729**	**1,313**	**730**	**1,314**
Village of Islamorada	7	13	7	13	7	13	7	13
City of Layton	0	0	0	0	0	0	0	0
City of Key Colony B.	0	0	0	0	0	0	0	0
City of Marathon	371	667	371	668	372	669	372	669
City of Key West	313	563	313	563	313	564	314	564
COUNTY TOTAL (q)	**1,418**	**2,553**	**1,420**	**2,555**	**1,421**	**2,558**	**1,423**	**2,561**

SEE FINAL PAGE FOR FOOTNOTES

SOURCE: Monroe County Planning Department; Antonini et. al. "Boat Live-Aboards in the Florida Keys: A New Factor in Waterfront Development"

Appendix 11

Footnotes

FOOTNOTES

(a) The Census places No Name Key within Tract 9714 Block Group 4, but the figures for No Name Key are calculated seperately in this model.

(b) The Census includes W. Summerland, Bahia Honda, Ohio, & Missouri Keys within Tract 9714 Block Group 1. The totals for these islands as well as Pigeon Key have been aggregated seperately in this model.

(c) The City of Key Colony Beach is excluded from the totals for this PAED.

(d) The Census includes Grassy and Duck Keys within Tract 9710 Block Group 2, but the figures for either PAED are calculated seperately in this model.

(e) The City of Layton is excluded from the totals for this PAED.

(f) The Census includes Windley Key (PAED 12b) within Tract 9709 Block Groups 1 and 2. The totals for Windley Key have been aggregated seperately in this model.

(g) PAEDs 19 and 20 are divided by US Highway 1. Neither the Census data nor the Building Department data have been aggregated in this way. As a result, the population figures for both these PAEDs have been aggregated in this model.

(h) The Census includes Cross Key (PAED 22) within Tracts 9701 and 9702.98, but the figures for Cross Key have been aggregated seperately in this model.

(i) This is a surrogate measurement that compares the total population to the total number of housing units. This figure accounts for persons in group quarters and the number of vacant housing units. This figure is NOT persons per household, which is based upon the number of persons in occupied housing units only.

(j) This number accounts for persons in group quarters, and accounts for the number of vacant housing units based upon the persons-per-total-housing-units figure (column 13). This number does NOT include seasonal population.

(k) This number was derived by examining the number of CO's by PAED through December 31, 1999.

(l) This number uses the total number of residential permits available based on the current ROGO system. PAED totals were derived by mutiplying the total number of permits available for a sub-district by a PAED's historical contribution to the number of units built in that sub-district from 1990 to 1999 (column 55).

(m) The 1999 Total Population is an estimate based on the number of Certificates of Occupancy issued.

(n) These population forecasts are based on the mean historical percent increases. There are currently no ROGO guidelines for development after 2003.

(o) The percent increase figure has a .10% reduction (over the previous year's total) which is applied as an assumption that population will tend to level off or decline as a function of reduced carrying capacity and slower growth rates.

(p) Key West population figures come from Tables 1.1 and 1.3 of their Evaluation and Appraisal Report (EAR). Key West totals in these tables differ from 1990 Census STF1A figures based upon their inclusion of military housing/population (not included in the Census). For consistency, the Key West EAR figures were used in this model, but the military housing/population figures were removed from the 1990 data columns. This data comes from Key West, not the Monroe County Planning Dept. Please note that the Key West Peak Seasonal Tourist Population figures INCLUDE day visitors, while the Monroe County figures do not.

(q) The County Total figure excludes Mainland Monroe County, the Marquesas, and the Dry Tortugas.

(r) The number of seasonal units is derived from the 1990 Census.

(s) This number is taken from the Permanent Resident Population Estimates and Forecasts model, which is based upon the number of Certificates of Occupancy issued. Key West figures are taken from their Evaluation and Appraisal Report, not from the Monroe County Planning Department.

(t) This number is taken from Table A.1.32 of the TDC's "Technical Appendix: Sampling Methodologies and Estimation Methods Applied to the Florida Keys/Key West Visitors Surveys" document prepared by Vernon Leeworthy in December of 1996. Key West's figure comes from their Evaluation and Appraisal Report.

(u) This number is derived from the State of Florida Department of Business and Professional Regulation Master List of Hotels, Motels, B&B's and Transient Apartments. The number of units which were issued Certificates of Occupancy duirng the year by the Monroe County Building Department have been added to the State's figures.

(v) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.32 on Page 28.

(x) This number comes from the "Trend Report" prepared by Smith Travel Research for the TDC. This rate includes all of Monroe County including Key West, and is the highest monthly occupancy rate for the year.

(y) This number is derived by including the existing number of rooms plus any projects which may have been vested. The Village at Hawks Cay has approximately 71 units which are not constructed by 1999. These remaining units have been divided up evenly over 2000, 2001, and 2002.

(z) This number includes all vested hotel/motel units remaining.

(aa) This number remains constant as a result of the Year 2010 Comprehensive Plan Policy 101.2.6 (ROGO) which places a moratorium on these units.

(ab) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.30 Pages 25 and 26. The numbers found in the TDC study are for 1996, but have been used for the period from 1990 to 2015 based upon the moratorium on these types of uses noted in Year 2010 Comprehensive Plan Policy 101.2.6.

(ac) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.31 "Number per Party" on Page 27.

(ad) This number comes from the TDC's Visitor Profiles: Florida Keys/Key West 1996 Study Technical Appendix Table A.1.31 on Page 27. The figure is the peak "Capacity Utilization Rate", which is "campsite usage" divided by total campsite capacity. This number serves as a peak occupancy rate for this submodel.

(ae) This number is derived from the Peak Number of People in Seasonal Residences table.

(af) This number is derived from the Peak Number of People in Hotels and Motels table.

(ag) This number is derived from the Peak Population in Campsites and Recreational Vehicles Model.

(ah) This number results from the TDC's Visitors Guide: Florida Keys/Key West Technical Appendix Table A.1.34 Page 31. This study has determined that 15.5% of all visitors to the Keys stay with friends and relatives.

(al) This number is derived from the 1993 Marina Survey performed by the Monroe County Marine Resources Department.

FOOTNOTES

(aj) This number is derived from the Antonini et. al. study "Boat Live-Aboards in the Florida Keys: A New Factor in wtarefront Development" (Page x of the abstract).

(al) This number is derived by dividing the total number of liveaboard vessels (from the Antonini study) by the appropriate percentages found in the Marine Resources 1993 survey.

APPENDIX 2

SECTION 2

Population and Water Demand Forecast Summary

2.1 Introduction

The development of accurate population projections and water use demands for the Florida Keys is challenging because of the high number of seasonal residents (those residing in the Keys for 6 months or less), and day visitors (from cruise ships docking in Key West or visitors from the mainland). The population projections developed by the Monroe County Planning Department (MCPD) and used in the U.S. Army Corps of Engineers (USACE) *Florida Keys Carrying Capacity Study* (USACE, 2003) are used as the basis for the majority of population projections developed by other agencies, and were also used for this analysis.

The MCPD permanent and seasonal population projections were used to develop a functional population (permanent plus seasonal) 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. The per capita demand is projected to increase as the changing demographics of the Keys result in higher individual water use (for example, redevelopment of existing property usually involves some level of irrigation or other water-consuming amenities where none previously existed).

2.2 Projected Population

2.2.1 Permanent Population

The MCPD permanent population projections include the most appropriate and applicable information and are viewed as the basis of future projections in this Plan. From 1990 through 1995, the permanent population of Monroe County increased from 78,856 to 79,200 (0.4 percent); from 1995 through 2000, it increased from 79,200 to 79,589 (0.5 percent); and from 2000 through 2005, it increased from 79,589 to 81,701 (2.7 percent).

The MCPD data in the USACE *Carrying Capacity Study* (USACE, 2003) project a permanent population of 79,589 for 2000; 81,701 in 2005; 83,400 in 2010; 83,799 in 2015; 84,200 in 2020; and 84,603 in 2025. Exhibit 2-1 summarizes the MCPD permanent population projections. The permanent population is projected to grow at an overall average rate of 1.2 percent for each 5-year period from 2005 through 2025, with a higher rate (2.1 percent from 2005 to 2010) and a lower rate (0.5 percent) thereafter as Monroe County nears build-out.

2.2.2 Seasonal Population

The MCPD seasonal population projections in the USACE *Carrying Capacity Study* (USACE, 2003) also were used to project the seasonal population for Monroe County. Although there are no exact counts of the seasonal population, the MCPD developed historical seasonal population projections for 1990, 1995, and 2000. The MCPD projected that the 1990 seasonal population of 70,493 increased by 1.1 percent to a 1995 population of 71,266, and further increased by 3.1 percent to a 2000 seasonal population of 73,491.The MCPD continues these seasonal population projections in 5-year increments starting with a seasonal population of 73,737 in 2005; 74,533 in 2010; 74,712 in 2015; 74,891 in 2020; and 75,071 in 2025. The seasonal population is projected to increase at an overall average rate of 0.4 percent for each 5-year period from 2005 through 2025, with a 1.1 percent increase between 2005 and 2010 and a 0.24 percent increase from 2010 through 2025.

2.2.3 Functional Population

The term "functional population" is a concept that incorporates three elements of population: permanent residents, seasonal visitors, and day visitors. Because of the unique nature of the Keys, which has an economy based on seasonal tourism, it is appropriate to use one "population" number that incorporates these three separate population components.

In 2004 and 2005, CH2M HILL developed population projections for the FKAA service area. The population projections were based on those developed by the Monroe County Planning Department, and combined the permanent population with the seasonal population to form a "functional population" that was used to estimate water demand.

As part of this effort, CH2M HILL contacted the agencies or municipalities listed in Exhibit 2-1 to determine if they could provide data that could be used to develop population projections for the FKAA service area. Ultimately, it was decided to use the functional population projections developed by Monroe County.

Exhibit 2-2 presents the MCPD permanent, seasonal, and functional populations between 1990 and 2025. For this Plan, the functional population value is used in all per capita calculations and estimates. There are approximately 3.6 people per customer account within FKAA's service area using functional population as the basis.

Exhibit 2-3 summarizes the percent change in the functional population in 5-year intervals, starting in 1990.

EXHIBIT 2-1
Sources of Population Projection Data

Agency or Municipality	Type of Data	Contact Person	Data Source	Comments
University of Florida Bureau of Economic and Business Research (BEBR)	Permanent Population Projections	N/A	2003 Annual Report	Projections for the entire state of Florida by county from 2000 through 2025.
Monroe County Planning Department	Permanent and Seasonal Population Projections	N/A	2004 Comprehensive Plan and Facilities Capacity Assessment	Seasonal and permanent population projections were based off 1990 US Census and updated with the 2000 US Census numbers for the entire county.
Monroe County Tourist Development Council (TDC)	Hotel, Cruise Ship, and Airline Data	Jessica Mazzola, Director of Market Research	Three Penny Revenue Report, Call Counts, Trend Report and Airline Passenger Data Report FY 2004	The most detailed seasonal data, but did not account for the “day trip” visitor.
Islamorada	Permanent Population Projections	Patrick Small, Principal Planner	2003 Comprehensive Plan	Developed based on the US Census.
Key Colony Beach	Permanent and Seasonal Population Projections	Clyde Burnett, Mayor	1992 Comprehensive Plan	Developed based on the US Census.
Key West	Permanent and Seasonal Population Projections	Ty Symrowski, City Planner	1994 Comprehensive Plan	Developed based on the US Census.
Layton	Permanent and Seasonal Population Projections	Norm Anderson, City Council	N/A	Developed based on the US Census.
Marathon	Permanent and Seasonal Population Projections	Katie Parker, Planner	2003 Comprehensive Plan	Developed based on the US Census.
U.S. Census	Permanent Population Estimates	N/A	2000 Census Estimates	Permanent population estimates for 2000 by county.
South Florida Water Management District (SFWMD)	Population and Water Demand Projections	N/A	Lower East Coast Regional Water Supply Plan (LEC RWSP) (2003)	Draft data from November 2003.
U.S. Army Corps of Engineers (USACE)	Permanent and Seasonal Population Projections	N/A	Carrying Capacity Study (2003)	Included constraints on growth and environmental factors.

Note:
N/A = not applicable

EXHIBIT 2-2
Monroe County Historic and Projected Population Projections

Year	Permanent Population	Seasonal Population	Functional Population (Permanent + Seasonal + Day Visitors)
1990	**78,856**	**70,493**	**149,349**
1991	78,925	70,648	149,572
1992	78,994	70,802	149,796
1993	79,062	70,957	150,019
1994	79,131	71,111	150,243
1995	**79,200**	**71,266**	**150,466**
1996	79,278	71,421	150,698
1997	79,356	71,575	150,931
1998	79,433	71,730	151,163
1999	79,511	71,884	151,396
2000	**79,589**	**73,491**	**153,080**
2001	80,011	73,540	153,552
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,279	73,688	154,966
2005	**81,701**	**73,737**	**155,438**
2006	82,041	73,896	155,937
2007	82,381	74,055	156,436
2008	82,720	74,215	156,935
2009	83,060	74,374	157,434
2010	**83,400**	**74,533**	**157,933**
2011	83,480	74,569	158,049
2012	83,560	74,605	158,164
2013	83,639	74,640	158,280
2014	83,719	74,676	158,395
2015	**83,799**	**74,712**	**158,511**
2016	83,879	74,748	158,627
2017	83,959	74,784	158,743
2018	84,040	74,819	158,859
2019	84,120	74,855	158,975
2020	**84,200**	**74,891**	**159,091**
2021	84,281	74,927	159,208
2022	84,361	74,963	159,324
2023	84,442	74,999	159,441
2024	84,522	75,035	159,557
2025	**84,603**	**75,071**	**159,674**

EXHIBIT 2-3
5-Year Historic and Projected Percent Changes in Functional Population

5-Year Period	Percent Change in Functional Population
1990–1995	0.75
1995–2000	1.74
2000–2005	1.54
2005–2010	1.61
2010–2015	0.37
2015–2020	0.37%
2020–2025	0.37%

2.3 Historic Water Production

CH2M HILL reviewed the raw water pumpage records from the FKAA's Florida City well-field from 1990 through 2005. These data, obtained from the FKAA's previous water use permit (WUP) applications, Monthly Operating Reports (MORs), and Monthly Production Reports (MPRs), are summarized in Exhibit 2-4. Exhibit 2-5 summarizes the same data for finished water; however, because of limited continuous annual historic data, a summary from 2000 to 2005 is presented.

Unlike population growth, which increased less than 2 percent for each 5-year period from 1990 through 2005 (Exhibit 2-3), the average-day raw water demand for the FKAA service area increased much more rapidly. From 1990 to 1995, the average-day raw water demand for the service area increased from 12.06 mgd to 14.07 mgd, an increase of 16.7 percent. From 1995 to 2000, the average-day demand increased by 21.2 percent, from 14.07 mgd to 17.06 mgd. From 2000 to 2005, average-day demand increased by only 4.0 percent, from 17.06 mgd to 17.73 mgd.

As seen in Exhibits 2-4 and 2-5, the 2000 drought with water restrictions resulted in significantly lower demands in 2001 (the year in which water restrictions were fully implemented). It is also possible that reduction in travel following the September 11, 2001, terrorist attacks resulted in less tourism.

EXHIBIT 2-4
Historic Raw Water Production

Year	Annual Demand (MG)	Average Daily Demand (mgd)	Max Day Demand (mgd)	Average Monthly Demand (MG)	Per Capita Demand (gpcd)
1990	4,404	12.06	**14.89**	367.01	80.74
1991	4,290	11.75	14.87	357.53	78.53
1992	4,742	12.98	15.9	395.16	86.67
1993	5,163	14.14	16.76	430.29	94.23
1994	5,076	13.90	16.88	423.01	92.50
1995	5,140	14.07	**16.49**	428.37	93.53
1996	5,273	14.44	17.82	439.40	95.80
1997	5,357	14.67	18.36	446.38	97.17
1998	5,622	15.39	18.29	468.49	101.82
1999	5,953	16.30	20.24	496.06	107.65
2000	6,230	17.06	**20.79**	519.15	111.42
2001	5,627	15.41	19.15	468.89	100.32
2002	6,191	16.95	20.46	515.93	110.05
2003	6,288	17.22	22.20	524.01	111.43
2004	6,383	17.48	22.00	531.92	112.77
2005	6,477	17.73	**22.39**	539.75	114.10

Notes:
MG=million gallons
mgd=million gallons per day
gpcd=gallons per capita per day
per capita=functional population

EXHIBIT 2-5
Historic Finished Water Production

Year	Annual Demand (MG)	Average Daily Demand (mgd)	Max Day Demand (mgd)	Average Monthly Demand (MG)	Per Capita Demand (gpcd)
2000	6,116	16.76	20.46	510	109.46
2001[a]	5,558	15.23	19.24	463	99.17
2002	6,031	16.52	19.95	503	107.28
2003	6,248	17.12	20.43	521	110.80
2004	6,347	17.39	20.43	529	112.22
2005	6,338	17.36	22.30	528	111.71

Notes:
[a]2001 maximum day for historic finished water was higher than maximum day for raw water (Exhibit 2-3) because of higher pumpage from storage tanks at Florida City during peak hours.
MG=million gallons mgd=million gallons per day
gpcd=gallons per capita per day per capita=functional population

Exhibit 2-6 compares the changes in population, raw water demand, and per capita use for the 5-year periods from 1990 through 2005.

EXHIBIT 2-6
5-Year Historic Percent Changes in Functional Population, Raw Water Demand, and Per Capita Water Demand

5-Year Period	Percent Change in Functional Population	Percent Change in Average Day Raw Water Demand	Percent Change in per Capita Water Demand
1990–1995	0.75	16.72	15.85
1995–2000	1.74	21.19	19.12
2000–2005	1.54	3.97	2.39

The high rate of growth in raw water demand, along with an increasing per capita demand over time, as seen in Exhibit 2-4, is primarily the result of a strong shift in demographics seen in the FKAA service area. The Keys as a whole are seeing an increasing number of affluent customers moving into the area who are then displacing the lower-income demographic group. These new customers are either improving existing homes or tearing them down and building larger, more expensive homes that use more water. Thus, new customers are consuming more water on a per capita basis and resulting in a higher per capita and average-day demand for the FKAA service area. This hypothesis was explored by investigating two issues believed to possibly contribute to this trend:

- Swimming pool construction permits, and
- Differences in water use following a home sale.

2.3.1 Swimming Pool Construction Permits

Homes constructed or redeveloped by higher-income residents typically have swimming pools, which further increase the water demand for that residence. CH2M HILL obtained the annual number of swimming pool construction permits issued by Monroe County from 1995 through 2004, as shown in Exhibit 2-7.

EXHIBIT 2-7
Annual Swimming Pool Construction Permits Issued by Monroe County

Year	Number of New Swimming Pool Construction Permits Issued	Percent Annual Increase
1995	65	N/A
1996	82	26
1997	88	7
1998	98	11
1999	88	-10
2000	96	9
2001	88	-8
2002	111	26
2003	195	76
2004	153	-22
Annual Average	**106**	**13**

The rate of swimming pool permit issuance increased, on average, by 13 percent annually from 1995 through 2004, which included both the drought year and recovery of 2001 as well as 2004, which had multiple hurricanes. In the past 3 years (2002 through 2004), pool permit issuance increased by an average of 27 percent annually (except 2004). Since 1995, the number of permits issued annually has increased by more than 250 percent.

2.3.2 Current Homeowner Versus Former Homeowner Water Use

In a trend that has become commonplace across Florida, higher-income residents are displacing lower-income residents and substantially improving their "new" homes. Many of these improvements involve upgrading the landscaping with lush foliage that typically requires substantially more irrigation than the previous landscaping. In addition, many times smaller homes are replaced with larger homes with more bathrooms. As a result of these changes, many of these residences show large increases in water use without a corresponding increase in population. Additionally, higher-income residents are typically less sensitive to increases in their water bill and are less likely to decrease their water use in response to the increased cost. Combined, these factors can result in an increased per capita water use by new residents.

CH2M HILL analyzed residential home sales prices to determine if the increase in home sales prices could be correlated with increasing per capita water demand. Individual account data were only available from 2000 through 2004, and to compare a full year of usage for each customer, only home sales occurring between 2002 and 2003 were used, which allowed for at least one full year of usage data before and after the sale. Water use in 2001 was excluded because of the impact of the water restrictions in effect at this time.

The FKAA service area is made up of several municipalities that are going through redevelopment and changes in demographics at different paces. To substantiate the correlation between increased home values and water use, CH2M HILL examined the home sale data for each separate municipality and for Monroe County as a whole.

1. CH2M HILL analyzed 2002 and 2003 home sale data provided by the Monroe County Property Appraiser to identify transactions in which the previous sale price was $150,000 or less. In 2002, 163 sales met this criterion; 268 purchases met this criterion in 2003.

2. The annual water use for each group of residential accounts was summed for 2000 through 2004.

3. For homes sold in 2002, their 2003 and 2004 water use was compared to their water use in 2000. Data from 2001 were excluded because of the drought, and data from 2002 (the sale year) were not included because of homes being sold at different times during the year and the lack of a full year's worth of water use under either the old or new homeowners.

4. The water use in homes sold in 2004 was compared against their 2002 water use. Data from 2001 and 2003 were excluded as noted above.

For the 2002 home sales in Monroe County, water use increased by 13.4 percent in 2003 and 21.1 percent in 2004 when compared to water use in 2000. For the 2003 home sales, water use increased by 11.4 percent in 2004 when compared to 2002 water use.

A technical memorandum documenting the projected change in per capita use, prepared for the South Florida Water Management District as part of the FKAA's water use permitting process is included as Appendix A.

2.4 Projected Finished Water Demand

The projected finished water demands for the FKAA service area from 2005 through 2025 are shown in tabular form in Exhibit 2-8 and in graphical form in Exhibit 2-9.

EXHIBIT 2-8
FKAA Service Area Projected 2005–2025 Population and Finished Water Demands

	Population			Finished Water Demands					
Year	Permanent	Seasonal	Functional	per capita (gpcd)	Avg. Day (mgd)	Max. Day (mgd)	Annual (MG)	Avg. Mo. (MG)	Max. Mo. (MG)
2005 (Actual)	**81,701**	**73,737**	**155,438**	**114.08**	**17.73**	**22.39**	**6477**	**539.74**	**597.15**
2006	82,041	73,896	155,937	119.15	18.58	23.23	6786	565.53	625.69
2007	82,381	74,055	156,436	119.99	18.77	23.46	6856	571.31	632.08
2008	82,720	74,215	156,935	122.34	19.2	24.00	7013	584.40	646.56
2009	83,060	74,374	157,434	124.75	19.64	24.55	7174	597.79	661.38
2010	**83,400**	**74,533**	**157,933**	**127.08**	**20.07**	**25.09**	**7331**	**610.88**	**675.86**
2011	83,480	74,569	158,049	129.58	20.48	25.60	7480	623.36	689.67
2012	83,560	74,605	158,164	132.01	20.88	26.10	7626	635.54	703.14
2013	83,639	74,640	158,280	134.45	21.28	26.60	7773	647.71	716.61
2014	83,719	74,676	158,395	136.87	21.68	27.10	7919	659.89	730.08
2015	**83,799**	**74,712**	**158,511**	**139.30**	**22.08**	**27.60**	**8065**	**672.06**	**743.55**
2016	83,879	74,748	158,627	140.90	22.35	27.94	8163	680.28	752.64
2017	83,959	74,784	158,743	142.43	22.61	28.26	8258	688.19	761.40
2018	84,040	74,819	158,859	144.03	22.88	28.60	8357	696.41	770.49
2019	84,120	74,855	158,975	145.56	23.14	28.93	8452	704.32	779.24
2020	**84,200**	**74,891**	**159,091**	**147.15**	**23.41**	**29.26**	**8551**	**712.54**	**788.34**
2021	84,281	74,927	159,208	147.61	23.5	29.38	8583	715.28	791.37
2022	84,361	74,963	159,324	148.13	23.6	29.50	8620	718.33	794.73
2023	84,442	74,999	159,441	148.64	23.7	29.63	8656	721.37	798.10
2024	84,522	75,035	159,557	149.04	23.78	29.73	8686	723.80	800.80
2025	**84,603**	**75,071**	**159,674**	**149.55**	**23.88**	**29.85**	**8722**	**726.85**	**804.16**

Notes:
Population data based on Monroe County Planning Department data in the USACE *Carrying Capacity Study* (2003).
Maximum-day demand based on maximum-day to average-day ratio of 1.25 (2002–2005 average).
Maximum-month demand based on maximum-month to average-month ratio of 1.11 (2002–2005 average).
The projections include the U.S. Navy's historic use of 1.05 mgd out of their contract for 2.4 mgd.

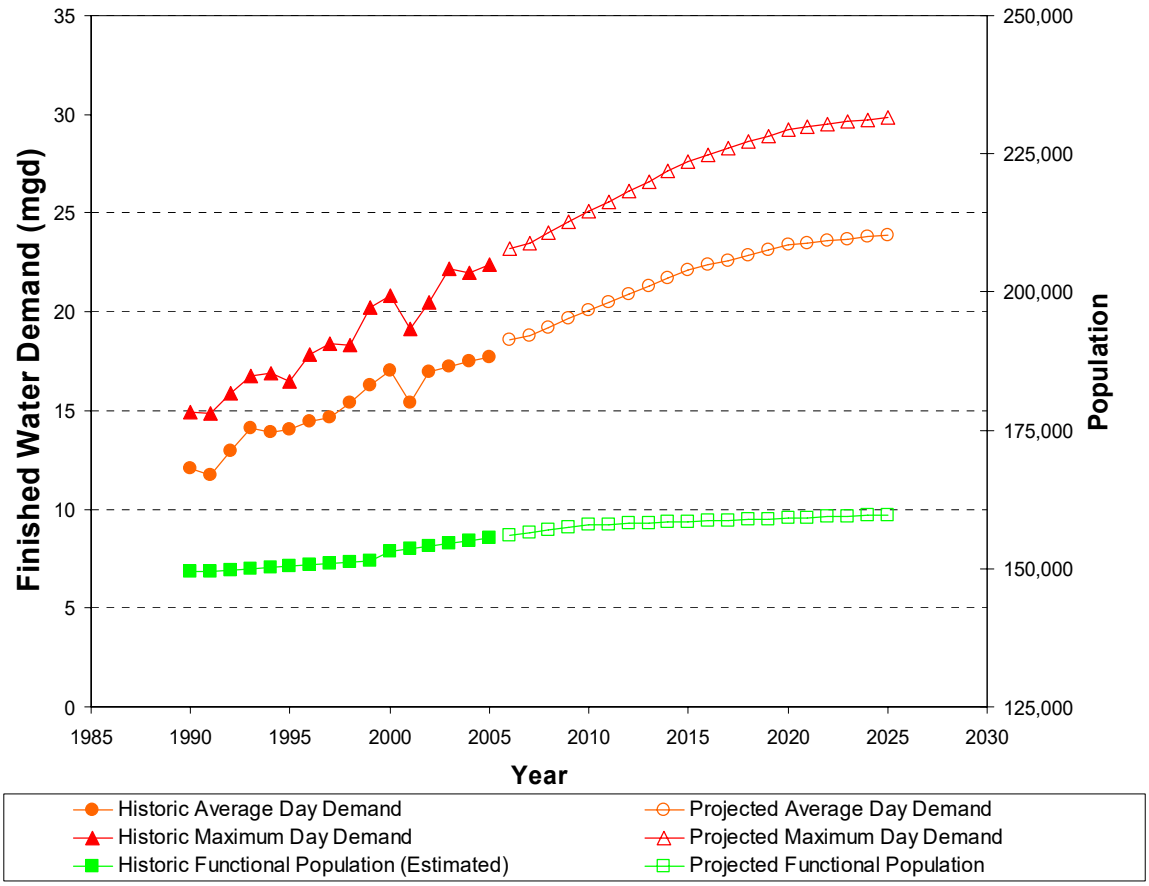


EXHIBIT 2-9
Graphic Representation of FKAA Service Area Projected 2005–2025 Population and Finished Water Demands

Including the existing U.S. Navy's historic demand of 1.05 mgd, the projected average-day finished water demand for the FKAA service area is expected to be 20.07 mgd in 2010, 22.08 mgd in 2015, 23.41 mgd in 2020, and 23.88 mgd in 2025. Maximum-day demands to be used to determine treatment plant capacity needs are expected to be 25.09 mgd in 2010, 27.60 mgd in 2015, 29.26 mgd in 2020, and 29.85 mgd in 2025 (see Exhibit 2-8).

In comparing FKAA's finished water demands and per capita water use to other large utilities across South Florida, as listed in the SFWMD Lower East Coast (LEC) Water Supply Plan (Chapter 5 – Table 59), both FKAA's existing (2005) per capita water use (114.08 gpcd) and projected (2025) per capita water use (149.55 gpcd) are well below the LEC Water Supply Plan's calculated average of 172 gpcd.

2.4.1 Peak Hour Demands

FKAA provided daily log sheets from the J. Robert Dean Water Treatment Plant (WTP) for selected periods in 2004 and 2005 with above-normal demand, such as Spring Break, Memorial Day, and July 4th.

The highest hourly flow rate (23.9 mgd) occurred on March 25, 2005. The 2005 average daily flow rate was 17.73 mgd; therefore, the peak hour demand peaking factor is the peak hour

(23.9 mgd) divided by the average daily flow for the year (17.73 mgd), or 1.35. This is significantly lower than the typical utility's 3.0 to 6.0 average-day to peak-hour demand ratio reported by Haestad Methods (2003). This discrepancy is attributed to the buffering capacity of the nearly 45 MG of storage in FKAA's distribution and transmission system.

This peaking factor was used in conjunction with the average-day demands in Exhibit 2-8 to develop peak hour demands for the FKAA service area. Exhibit 2-10 presents the projected peak hour demand for the FKAA service area through 2025.

EXHIBIT 2-10
Projected Peak Hour Demands

Year	Average Day Demand (mgd)	Peak Hour Demand (mgd)
2006	18.58	25.08
2007	18.77	25.34
2008	19.2	25.92
2009	19.64	26.51
2010	**20.07**	**27.09**
2011	20.48	27.65
2012	20.88	28.19
2013	21.28	28.73
2014	21.68	29.27
2015	**22.08**	**29.81**
2016	22.35	30.17
2017	22.61	30.52
2018	22.88	30.89
2019	23.14	31.24
2020	**23.41**	**31.60**
2021	23.5	31.73
2022	23.6	31.86
2023	23.7	32.00
2024	23.78	32.10
2025	**23.88**	**32.24**

Notes:
Peak hour demand based on the 2005 peak hour to average hour ratio of 1.35.

2.5 Demand by Service Type

2.5.1 Demand by Service Type

FKAA records water usage in the following general categories: residential, commercial, government, Navy, and Key West municipal government use. FKAA provided water use

information for each of these service categories from October 2003 through September 2005. Exhibits 2-11 and 2-12 present tabular and graphical summaries, respectively, of the average monthly water use for each service category.

Nearly half (56 percent) of the water produced by the FKAA is used by residential customers. Commercial customers are the next-largest category, with an average use of 32 percent. No large commercial customers (that is, those using 40 percent or more of the water sold in the commercial category) have been identified.

The U.S. Navy is FKAA's largest single customer, accounting for 7 percent of its monthly production. Government, senior citizen, and Key West municipal use makes up another 5 percent.

EXHIBIT 2-11
Average Monthly Water Use by Category, million gallons, October 2003–September 2005

Month	Residential	Commercial	Navy	Government	Key West Municipal	Senior Citizen	Total
Jan	273	153	29	16	3	2	476
Feb	236	136	29	15	3	2	421
Mar	241	141	27	14	3	2	428
Apr	291	167	28	17	4	2	509
May	262	152	30	16	4	2	466
Jun	268	149	31	18	4	2	472
Jul	273	158	28	17	4	2	482
Aug	248	143	30	14	3	2	440
Sep	242	136	24	16	3	2	423
Oct	194	113	30	15	3	2	357
Nov	229	136	29	15	3	2	414
Dec	223	129	29	15	4	2	402
Average	248	143	29	15	3	2	441
Percent	56%	32%	7%	3 %	1%	1%	

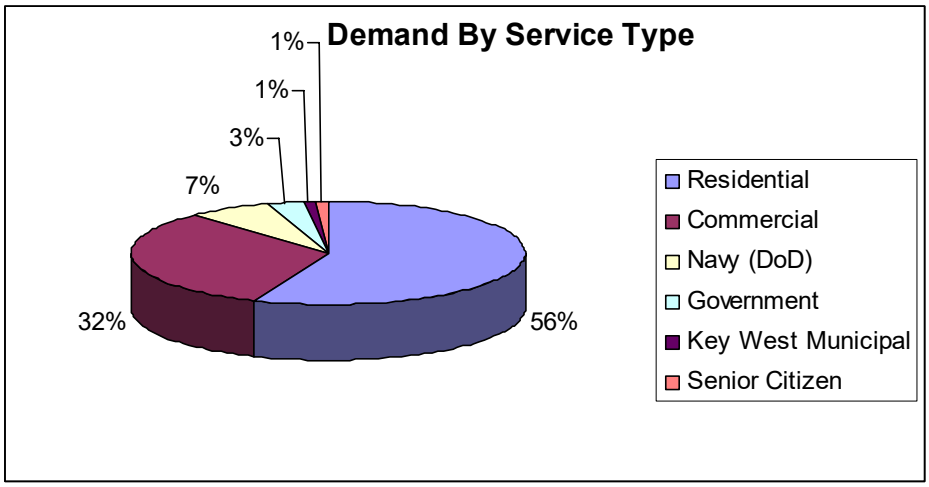


EXHIBIT 2-12
Graphic Summary of Average Monthly Water Use by Category, million gallons, October 2003–September 2005

FKAA's contract with the DoD calls for supplying the U.S. Navy with up to 2.4 mgd of water. From 2000 to 2004, deliveries to the U.S. Navy have averaged 1.05 mgd (see Exhibit 2-13).

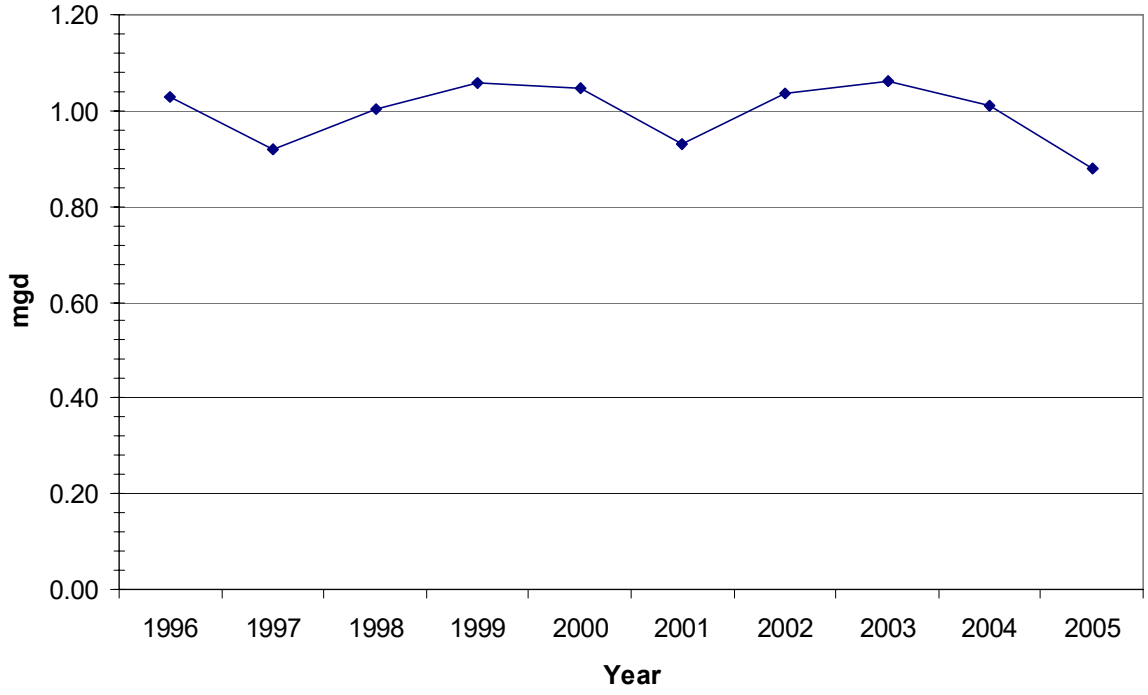


EXHIBIT 2-13
U.S. Navy Water Usage from 1996 to 2005

2.5.2 Unmetered Water

FKAA provided master tap readings for its distribution system (excluding Key West and the Navy) for the period December 2002 through December 2005. The data included the monthly total for each master tap, the total customer sales for each master tap, and the difference unaccounted-for-water (UAW).

FKAA's transmission and distribution system has certain specified maintenance requirements and activities that result in water being un-metered. These include regular flushing activities to maintain water quality, extensive flushing required during change of chlorine residuals twice per year, water loss resulting from transmission and distribution main break, and draining of potable water storage tanks for maintenance.

Exhibit 2-11 does not include UAW, which has historically averaged 10 to 12 percent. The American Water Works Association (AWWA) recommends that UAW should not exceed 5 percent, and that a goal of less than 10 percent is desirable. A total of 4 months with UAW (March, May, October, and December) contribute to the high overall average UAW. FKAA is not aware of any particular events (maintenance, line breaks, etc.) that may have contributed to the high UAW in those months. If UAW in those months could be reduced, FKAA's UAW would be significantly less.

To summarize data from the annual UAW reports that are provided to the SFWMD, the following percentages were recorded:

Year	Percentage UAW
2003	10.5
2004	9.71
2005	14.93
2006 (Year To Date June 2006)	11.45

FKAA should set a goal of 10 percent or less UAW in their system based on the uniqueness and operating pressures that FKAA experiences in their system. FKAA should continue to correlate transmission and distribution meter reads so that the data are correlated accurately and so that the actual losses in the transmission mains and the distribution system can be assessed. After this task is complete, identifying and locating potential losses throughout the system may be needed.

2.6 Conclusions

Population projections developed by the MCPD were used to develop water demand projections for the FKAA service area through 2025. FKAA's average daily raw water demand is expected to increase from 17.73 mgd in 2005 to 20.07 mgd in 2010, 22.08 mgd in 2015, 23.41 mgd in 2020, and 23.88 mgd in 2025. Maximum-day and peak hour demand were calculated using peaking factors of 1.25 and 1.35, respectively.

Residential (nearly half) and commercial (more than one-quarter) account for nearly three-quarters of the FKAA's water demand. UAW comprises approximately 12 percent of FKAA's total production; the remaining water is used primarily by the U.S. Navy and state and local governments.

UAW in the FKAA service area is higher than other water systems, and may be the result of FKAA's metering and accounting system, along with system leaks. Additionally, UAW is not distributed evenly throughout the service area, but varies considerably from key to key. Converting the 160 or so master meters along the transmission mains to automatic meter reading may help in identifying the largest areas of UAW. Additional tasks that FKAA could implement include a formal water audit and more specific investigations of water leaks in areas suspected of having UAW.

APPENDIX 3

County Population with Seasonal Replacement Calculations

Monroe County Population Projection Seasonal Replacement Series				Perm Change	@70% loss	ROGO Growth		
YEAR	Permanent	Seasonal	Functional					
2000	79,589	73,491	153,080					
2001	80,011	73,540	153,551	422				
2002	80,434	73,589	154,023	423				
2003	80,856	73,639	154,495	422				
2004	81,236	73,688	154,924	380				
2005	82,413	73,737	156,150	1,177				
2006	80,510	75,228	155,738	(1,903)	-1332.1	1332.1		
2007	78,987	76,453	155,440	(1,523)	-1066.1	2398.2		
2008	76,081	78,647	154,728	(2,906)	-2034.2	4432.4		
2009	77,925	77,516	155,441	1,844	1290.8	3141.6	ROGO DU	ROGO pop *.7 @2.7pph
2010	76,887	78,401	155,288	(1,038)	-726.6	3868.2		
2011	78,080	77,974	156,054	1,193	835.1	3033.1	197	372.33
2012	77,960	78,431	156,391	(120)	84		197	372.33
2013	77,840	78,887	156,727	(120)	84		197	372.33
2014	77,720	79,343	157,063	(120)	84		197	372.33
2015	77,600	79,800	157,400	(120)	84		197	372.33
2016	77,460	80,270	157,730	(140)	98		197	372.33
2017	77,320	80,740	158,060	(140)	98		197	372.33
2018	77,180	81,211	158,391	(140)	98		197	372.33
2019	77,040	81,681	158,721	(140)	98		197	372.33
2020	76,900	82,151	159,051	(140)	98		197	372.33
2021	76,760	82,622	159,382	(140)	98		197	372.33
2022	76,620	83,092	159,712	(140)	98		197	372.33
2023	76,480	83,562	160,042	(140)	98		197	372.33
2024	76,340	84,033	160,373	(140)	98		197	372.33
2025	76,200	84,503	160,703	(140)	98		197	372.33
2026	76,060	84,973	161,033	(140)	98		197	372.33
2027	75,920	85,444	161,364	(140)	98		197	372.33
2028	75,780	85,914	161,694	(140)	98		197	372.33
2029	75,640	86,384	162,024	(140)	98		197	372.33
2030	75,500	86,855	162,355	(140)	98		197	372.33

APPENDIX 4

FISHKIND & ASSOCIATES

Memorandum

TO: Debbie Love, AICP, Senior Planner, Keith and Schnars, P.A.

FROM: Stanley P. Geberer, Associate
Fishkind & Associates, Inc.

SUBJECT: DCA Finding Regarding Population Methodology

DATE: November 16, 2010

1.0 Background

Fishkind has prepared the population projections for unincorporated Monroe County. We have reviewed extensively with County Staff, and provided an update to the final report on August 30 which addressed a series of non-formal questions DCA posed and finally had a conference call with DCA to review their questions and our responses. After a 60 day review DCA has found the methodology unacceptable as shown below.

> Department has completed its review of the methodology utilized for the seasonal population and identified its concerns below. Due to these concerns, the Department does not find the projection methodologies to be professionally acceptable.

This memo will review the items of DCA concern.

2.0 Discussion of Concerns 1-10

Concern 1

> 1. For Water Supply planning, the Department has previously accepted the methodologies employed by the Florida Keys Aqueduct Authority (FKAA) and recommended that the County utilize the FKAA methodology. The data submitted to date to the Department does not provide the base data utilized by FKAA and how the County applied the FKAA methodology for calculating the seasonal population.

The most recent FKAA projections to year 2025 were used as the baseline seasonal projections. These data are attached as Appendix 1. These data were applied directly to the seasonal forecast series and modified as described in Concern 3.

Concern 2

2. Please provide a justification for the use of the Compound Annual Growth Rate (CAGR) to extend the FKAA series from 2025 to 2030 for the functional population. This is a geometric extrapolation and should be used with caution. The computed CAGR has not been provided.

The new planning horizon must be extended from 2025 to 2030. Compound annual growth rate is an appropriate mechanism whereby baseline growth may be extrapolated. Over the time horizon from 15 to 20 years, the error level of employing other methodologies cannot be said to be superior given these are the final out years of the planning horizon and are subject to the greatest degree of error. The comment from DCA suggesting "caution" should be used is gratuitous to the extent it implies caution was not used, and adds no meaningful dialogue. Further, the Department has not rejected the use of CAGR and fails to suggest a more appropriately method herein.

The computed CAGR from year 2000-2025 is as follows:

(FKAA seas pop 2025/FKAA seas pop 2000)^(1/26)-1=.082%

Concern 3

3. The County indicates there will be a decline in the permanent population as forecast by BEBR. The County has indicated that there will be an increase in seasonal growth equivalent to 70% of the decline in permanent population. For example, the County has submitted information that indicates that retail sales have decreased since 2006. Information submitted regarding changes in annual average daily traffic counts may be attributable to other causes that were not evaluated. Please provide an explanation as to how this addition to the FKAA projections makes sense within the context of the FKAA projection methodology. This addition as well as the addition in the next comment number 4, effectively changes the methodology.

The FKAA Seasonal Population methodology as described by FKAA is shown below:

FKAA Seasonal Population Methodology

2.2.2 Seasonal Population

The MCPD seasonal population projections in the USACE *Carrying Capacity Study* (USACE, 2003) also were used to project the seasonal population for Monroe County. Although there are no exact counts of the seasonal population, the MCPD developed historical seasonal population projections for 1990, 1995, and 2000. The MCPD projected that the 1990 seasonal population of 70,493 increased by 1.1 percent to a 1995 population of 71,266, and further increased by 3.1 percent to a 2000 seasonal population of 73,491.The MCPD continues these seasonal population projections in 5-year increments starting with a seasonal population of 73,737 in 2005; 74,533 in 2010; 74,712 in 2015; 74,891 in 2020; and 75,071 in 2025. The seasonal population is projected to increase at an overall average rate of 0.4 percent for each 5-year period from 2005 through 2025, with a 1.1 percent increase between 2005 and 2010 and a 0.24 percent increase from 2010 through 2025.

The historic data on seasonal populations presented by FKAA above indicate seasonal population is increasing at an increasing rate. The FKAA methodology failed to incorporate this into its seasonal projections. FKAA projected seasonal population increases at 1/3 the level of the most recent available data initially and then provided a decreased rate of growth through 2025. This rate is far slower than recent trend data FKAA observed. There is no explanation or justification in the FKAA methodology for the failure to recognize and include the robust levels of seasonal growth identified. Table 1 compares the FKAA seasonal growth rates with County seasonal growth rates.

Table 1. Seasonal Population Growth Rates

	FKAA Series	Monroe County	Net Difference
1990-1995	1.10%		
1995-2000	3.12%		
2000-2005	0.33%	0.33%	
2005-2010	1.08%	7.73%	4,904
2010-2015	0.24%	2.70%	1,965
2015-2020	0.24%	2.71%	2,035
2020-2025	0.24%	2.64%	2,034
2025-2030	0.41%	2.57%	1,906
Total Difference 2005-2030			12,843

The approach taken in the preparation of the County seasonal projections is to correct for this problem in the original FKAA methodology in recognizing the more dramatic seasonal population expansion.

Concern 4

4. The County included the following sentence which is not clear: "Further, we have added the equivalent of 70% of the ROGO growth to seasonal population to the FKAA seasonal series, reflecting the seasonal shift component not evidenced in FKAA's original data." This appears to add additional population. This has not been adequately explained or justified. The source data, calculations, and results have not been provided.

Please see response to Concern 3.

Concern 5

5. Please provide justification for the use of the persons-per-household (PPH) figure of 2.5. No data or analysis has been provided for the average size of seasonal households. Please include data or analysis regarding "seasonality." For example, there was no analysis of the maximum occupancy of seasonal units and the amount of time that these seasonal units are occupied at this maximum rate.

For the purposes of this analysis seasonal and permanent household sizes used are the same. The preponderance of data provided supports the use of 2.5 persons per household. The Population Report is cited below.

Excerpt from August 30 Population Report – page 11

It is also noted, for units shifting to seasonal status and for population associated with ROGO growth, a persons-per-household figure of 2.5 was used.

Intercensal data (see Tables 5 and 6) suggests an increase in persons per household by year 2009. Fishkind believes seasonally occupied homes and rentals have a higher person per household occupancy due to the increasing size of newly built units. For these reasons 2.5 was used for seasonal households.

Table 5.

Persons Per Household Census/Isite			
	Total	Unincorp	
1990	2.33	2.38	
2000	2.27	2.29	
2009	3.12	2.89	
2014	5.29	4.94	

source: I-Site online data

Table 6. - Average Number of Bedrooms and Bathrooms per Single Family Unit by Year Built

Average Bed/Bath	
2.65	Pre-1970
3.33	1970-1989
3.63	1990-1999
3.77	2000-2008

Source: Monroe Co. Property Appraiser, Fishkind & Associates, Inc.

Because seasonal population is derived from the seasonal population as presented by FKAA, seasonal occupancy rates are implicit in the analysis, for the original seasonal series.

Concern 6

6. Based on Table 7, the seasonal population is roughly equivalent to the residential population. However, the number of seasonal units is much less than the number of occupied (resident) units. Does the FKAA data include population other than those living in housing and if so, how is that accounted for in the data and in the projection?

The percentage of non-homesteaded units is higher than homesteaded units in Monroe County, suggesting seasonal population could be at least equivalent to permanent.

The FKAA methodology includes cruise ship visitors, visitors from the mainland and those residing in the keys for 6 months or less. They are accounted for in the FKAA calculation of seasonal residents.

Concern 7

7. Please provide additional citation for The "I-Site" source. If the data is Census data, then that should be made clear. Projection data from a private sector, third party source cannot be evaluated without a complete explanation of how the projections were made, e.g. the full methodology with all support data must be provided.

The I-site data was not used in any methodological calculation in the Monroe County population projections. I-site data was used as a reference source only in referring to support for use of the 2.5 persons per household figure.

Concern 8

8. Section 8.0, third paragraph on page 10 discusses "an increase in seasonal population shown in the American Community Survey (ACS)." The ACS does not estimate seasonal population.

The ACS provides estimates of seasonal units as shown in Table 2-H3, page 5 of the population report. The change in seasonal population is based in part on the increase in seasonal units identified in the ACS data.

Concern 9

9. Section 5.0 and Tables 1 and 2 provide Census data. There were 51,617 housing units (occupied and vacant) in 2000. Census data indicates there were 21,900 owner occupied units. However, the second paragraph on page 6 indicates that there were 16,005 homestead units and 20,784 non-homestead units in 2000, which add to a total of 36,789 housing units. The housing units for homesteaded/non-homesteaded units should be reconciled with the Census housing units or data provided to explain the difference.

The difference cannot be reconciled without imposing egregious costs on the government and citizens of Monroe County in order to do so. The Property Appraiser is the source of homestead and non-homestead status. The property Appraiser data is not reconcilable with Census unit counts. This is a vexing problem addressed by the Regional Planning Council in the hurricane evacuation modeling effort as well. It is believed the difference lies in substandard housing, non-permitted housing, maritime live-aboards and other housing.

It is for this reason the analysis and projections were made on a population basis not a housing unit basis. The data on housing units is used as a guide to help estimate changes in the mix and character of resident and seasonal population.

Concern 10

10. The final paragraph in Section 1.0 states that a "reconciliation of the Fishkind and Hurricane model data will take place subsequent to the Hurricane data publication." Is this a preliminary report? Will the final population projection be submitted with your Evaluation and Appraisal Report?

The Regional Planning Council has reviewed and affirmed the County's population projection methodology. A final review by RPC will be requested and submitted with the EAR.

Islamorada FLUM

7/11/2023, 12:06:48 PM

Streets
Parcels

FLUM
Residential Medium (RM)
Residential High (RH)
Mixed Use (MU)
Conservation (C)

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

Monroe County BOCC, Maxar, Microsoft

Village of Islamorada

Monroe County BOCC, Maxar, Microsoft

Islamorada, Village of Islands,
Planning and Development Services Department

APPLICATION FOR MAP AMENDMENT

Pursuant to Chapter 30, Article IV, Divisions 8 & 9

	Application Type	Application Fee	Deposit	Total Fee Due
☑	Future Land Use and Zoning	$5,120.00	$1,000.00	$6,120.00
☐	Zoning Only	$2,500.00	$1,000.00	$3,500.00

☑ Request concurrent Future Land Use and Zoning Hearings pursuant to 163.3184(12), Florida Statutes

PLEASE NOTE: THIS APPLICATION IS ACCEPTED BY APPOINTMENT ONLY.

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review. See the Submittal Requirements below for a list of required submittals and documents.

APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: TY Harris PA
Mailing Address: 110 Plantation Shores Drive
Primary Phone: 386 956 8776 Fax: N/A
Email: tyharrispa@gmail.com

PROPERTY OWNER:

Name: Sojourn South LLC
Mailing Address: 555 NE 15th Street Ste 2C Miami FL 33132
Primary Phone: See Agent Fax:
Email: See Agent

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.

Physical Address: Vacant Land Lower Matecumbe Mile Marker:
Lot: Block: Subdivision: Matecumbe Sandy Beach
☐ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☑ Lower Matecumbe Key
Real Estate (RE) Number: 00394480-000108 Alternate Key: 8660464

PROPERTY DESCRIPTION:

Total Land Area: 1.74 +/- AC Square Feet Acres
Existing Use of Property: Commercial Fishing
Has an Application for Map Amendment been submitted for this site within the past two (2) years? ☐ Yes ☑ No
If yes, provide name and date of application:

PROPOSED MAP AMENDMENT:

Current Future Land Use Map Category: Conservation Current Zoning District: Conservation
Proposed Future Land Use Map Category: MU Proposed Zoning District: Commercial Fishing

SUBMITTAL REQUIREMENTS:

- ☑ **Correct application fee.** Check or money order to "Islamorada, Village of Islands".
- ☑ **Notarized agent authorization letter,** if applicable, including the agent's name, address and phone number authorizing the applicant/agent to act on all property owners' behalf.
- ☑ **Proof of ownership** e.g. warranty deed, lease or pending sale contract.
- ☑ **Property record card** from the Monroe County Property Appraiser.
- ☑ **Copy of current Future Land Use Map** clearly marking the boundaries of the property. Map may be request from Planning and Development Service Department prior to application submittal.
- ☑ **Copy of current Official Zoning Map** clearly marking the boundaries of the property. Map may be request from Planning and Development Service Department prior to application submittal.
- ☑ **Photographs** of the site taken from adjacent streets.
- ☑ **Signed and sealed survey** prepared by a Florida registered surveyor. The survey shall include elevations and location of all existing structures, paved areas, location of all utility structures, all easements, all bodies of water on and adjacent to the site, docks, piers, mean high water line and total acreage by habitat **(please provide a digital copy in addition to the signed and sealed survey).**
- ☑ **Data and analysis (including a land use need analysis)** pursuant to Comprehensive Plan Policy 1-2.1.13, demonstrating there is a need for the amount of development allowed by the proposed FLUM designations in order to accommodate the Comprehensive Plan's projected population growth within the planning timeframe of the Comprehensive Plan.
- ☑ **Explanation** of how the application satisfies each of the applicable criteria in the Land Development Regulations, Comprehensive Plan and Principles for Guiding Development pursuant to § 380.0552(7), Florida Statutes. See **Attachment A** for list of criteria.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

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

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a "verifiable digital signature", print this document and have it notarized.

TL — 7/11/2023

Signature of Applicant **Date**

Print Name: Ty Harris

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 11 day of July, 20 23, by Ty Harris (name of person signing the application) as agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Sojourn South LLC (name of entity or party on behalf of whom application was executed).

KL

Signature of Notary Public

SEAL: NOTARY PUBLIC STATE OF FLORIDA — KARLA P. VASQUEZ, Commission # HH 310403, Expires September 11, 2026

☑ Personally Known ☐ Produced Identification Type of ID_____

ATTACHMENT A

Future Land Use Map (FLUM) Amendment Criteria. The applicant shall submit all information required to adequately address the filing requirements adopted by the Florida Department of Economic Opportunity ("DEO"). In addition, the applicant shall submit all other information necessary to address the comprehensive planning criteria of the Village.

Pursuant to the DEO State Coordinated Review Submittal Guidelines, in the case of FLUM amendments, the following information must be provided:

1. A description of the availability of and the demand on the following public facilities: sanitary sewer, solid waste, drainage, potable water, traffic circulation, schools and recreation, as appropriate; and
2. Information regarding the compatibility of the proposed land use amendments with the Comprehensive Plan future land use element objectives and policies, and those of other affected elements.

All proposed FLUM amendments must be consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern, pursuant to § 380.0552(7), Florida Statutes. The Principles are listed below.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.

(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

(g) Protecting the historical heritage of the Florida Keys.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed FLUM category in the village in relation to the amount of land currently assigned the FLUM designation and available to accommodate that demand;
2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed FLUM category;
3. Data errors, including errors in mapping, vegetative types and natural features described in the comprehensive plan;
4. New issues;
5. Recognition of a need for additional detail or comprehensiveness

However, in no event shall an amendment be approved which will result in an adverse community change.

Official Zoning Map Amendment Criteria. The purpose of this application is to provide a means for changing the Official Zoning Map. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit a change in community character, as analyzed in the Comprehensive Plan, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the Village Council shall consider the factors set forth below and the consistency of the proposed amendment with the provisions and intent of the Comprehensive Plan.

The Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of the Code and that the maintenance of the existing zoning on the property does not accomplish a legitimate public purpose. The Village Council shall make its determination on legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed zoning district in the Village in relation to the amount of land currently zoned and available to accommodate that demand;
2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed zoning district;
3. Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan;
4. New issues;
5. Recognition of a need for additional detail or comprehensiveness; or
6. Compatibility of the proposed district with the property surrounding the site of the requested rezoning and any applicable neighborhood or redevelopment plan.

However, in no event shall an amendment be approved which will result in an adverse community change.

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Jennifer DeBoisbriand , Planning Director
Date: May 13, 2024
Subject: Ordinance Amendment Considering the Request of Tea Table Key LLC to Amend the Future Land Use Map for Parcel 00097000-000000.

Background:
The applicant, Tea Table Key, LLC, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Residential Conservation (RC) to Mixed-Use (MU) designation on the subject property, located at 79775 Overseas Highway (RE #00097000-000000), comprising 15.33 total acres with 5.33 acres of scarified upland. The current use of the property is residential. The applicant/owner intends to pursue transferring 24 motel units from 82200 Overseas Highway (RE #00399601-000000) to the subject property. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from a Native Residential (NR) District to a Tourist Commercial (TC) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant's agent Bart Smith has submitted a letter detailing the map amendment request.

The subject property currently has an existing Residential Conservation (RC) Future Land Use designation. Due to the location of the property, there are no surrounding properties. The closest property is to the North, Bud & Mary's Marina and is designated Mixed Use (MU). The character of the subject property is a single-family residence.

Analysis:
The proposed FLUM amendment, from Residential Conservation (RC) to Mixed-Use (MU), in conjunction with the companion application for a Zoning Map Amendment from a Native Residential (NR) District to a Tourist Commercial (TC) District, would allow the applicant/owner to pursue transferring the motel units onto the subject property.

Areas designated MU on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU designation shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations [Ref. Comprehensive Plan Objective 1-2.4].

The proposed FLUM amendment would alter the development potential of the subject property.

The proposed MU FLUM designation would allow market-rate residential density based on acreage (6 units per acre) and type of development (12 units per acre for transfers of density) and 15 units per acre for affordable housing as well as a maximum non-residential FAR of .25. If approved, the transfer of 24 hotel/motel units will be proposed along with the 1 existing market rate dwelling unit allowing for a total density of 25 units. This will be restricted by a development agreement approved by the Village Council.

Impact on Public Facilities:

Wastewater: The Village has adopted level of service (LOS) standards for wastewater management systems as required by Federal and State regulations. Currently, any permitted or replacement on-site wastewater treatment facility with a design flow less than or equal to 100,000 gallons per day (GPD) within the Village must comply with the 10/10/10/1 Best Available Technology (BAT) standard, as well as require approval from the Monroe County Health Department and/or the Florida Department of Environmental Protection. Any new development associated with the proposed FLUM amendment would be subject to this provision or would be mandated to hook up to a central sewer system. According to the Director of Public Works, a connection is available to the development at the developer's sole cost.

Potable Water: The Village has adopted LOS standards for potable water. The LOS standard for the Village are 371.7 gallons per equivalent residential unit (ERU) per day. Based on water use data provided by FKAA and 2010 Census population data, the current amount of water consumed by an ERU in Monroe County is 219.42 gallons per day (GPD). Therefore, the actual demand is lower than the Village's LOS standard for ERUs of 371.7 GPD. At this time it is not apparent if the proposed FLUM amendment is projected to increase the existing potable water LOS below the adopted standard, as provided in Comprehensive Plan Policies 4-1.1.3 and 9-1.2.3.

Solid Waste: The Village has adopted LOS standards for solid waste management. Pursuant to Comprehensive Plan Policies 4-1.1.4 and 9-1.2.3, minimum disposal quantity is 12.2 pounds per day per equivalent residential unit (ERU). The Village's solid waste LOS also requires that sufficient capacity shall be available at a solid waste disposal site to accommodate all existing and approved development for a period of three years from the projected date of completion of the proposed development or use. Islamorada has no facilities within its jurisdiction for the disposal of solid waste. All solid waste generated from the Village is currently managed through a contract with Island Disposal and disposed of through existing authorized Monroe County and Miami-Dade County solid waste facilities.

Stormwater: The Village has adopted LOS standards for stormwater management as currently

mandated by State agencies, as defined in the Village's adopted Stormwater Management Master Plan, and as implemented in the Village's LDRs and Stormwater Design Criteria Technical Manual. Any development associated with the proposed FLUM amendment would be subject to these standards and is required to meet or exceed them as a condition of development approval.

Recreation and Open Space: The Village has adopted a minimum LOS standard for recreation and open space of 3.79 acres per 1,000 population, pursuant to Comprehensive Plan Policy 9-1.2.3. According to the Village's most recent Public Facilities Capacity Assessment, there is an estimated functional population of 11,280 persons in 2012. Therefore, 42.75 acres of recreation and open space are required to meet the adopted LOS. The existing supply of recreation and open space area in the Village is 132.3 acres, which exceeds the adopted LOS standard and provides for 11.73 acres per 1,000 persons. Therefore, the proposed FLUM amendment is not projected to decrease the existing recreation and open space LOS below the adopted standards, as provided in Comprehensive Plan Policy 9-1.2.3.

Roadways: The Village has adopted minimum LOS standards for roadways, pursuant to Comprehensive Plan Policy 9-1.2.3. The Property is located adjacent to Overseas Highway which shall have sufficient available capacity to operate at or above LOS as measured by peak hours volumes at all intersections including but not limited to all intersections of U.S.1. There is expected to be limited vehicle traffic traveling on US 1 to Tea Table Key.

Schools: The Comprehensive Plan does not establish a LOS standard for schools, but Monroe County and state law require that school classroom capacity be available to accommodate all school-age children generated by proposed development or use. According to the 2012 Monroe County Public Facilities Capacity Assessment Report, all schools have adequate capacity to serve the growth anticipated in 2012 at the County's adopted LOS standard. The FLUM Amendment on Tea Table will not impact the Level of Service in the Schools.

Compatibility with Comprehensive Plan Policies:

- Policy 1-2.1.10, Restrict Development of New Transient Units
- Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- Policy 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.1, Guide The Location of Commercial uses and Revitalize Commercial Areas
- Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation
- Objective 1-4.5: Protect Natural Resources
- Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Policy 1-2.1.10: Restrict Development of New Transient Units states,Transient use shall be defined as any use of any structure for a tenancy of twenty-eight (28) days or less. Transient uses shall be considered as residential uses for the purposes of transferring development rights pursuant to conditions established in Policy 1-3.1.4 of this Plan. Islamorada, Village of Islands shall cap the number of new transient units at the number of current and vested hotel and motel rooms, campground and recreational vehicle spaces existing within the Village as of December 6, 2001. Single family and multifamily residences shall not be considered part of the above cap but instead may be used for transient rental use as provided for in Comprehensive Plan Policies 1-2.4.7 and 1-2.4.8.

The proposed amendment is compatible with this policy as it will reduce the number of transient units in the Village by 6. Sunset Inn has 30 units currently and only 24 will be built on

Tea Table Key.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: "Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations."

The proposed map amendment would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial, recreation and residential uses.
Comprehensive Plan Policy 1-2.4.1, Guide The Location Of Commercial Uses And Revitalize Commercial Areas, states Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:
1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.
The proposed amendment would be consistent with part of this policy in that they are proposing to only redevelop the scarified area, it promotes safe and efficient vehicle movement by restricting the vehicle trips to Tea Table Key, and it will prevent or minimize Village costs to provide infrastructure by providing a donation for street and landscaping improvements.

Comprehensive Plan Policy 1-2.4.5, Standards Applicable to Non-Residential Uses in the MU Designation, states, "The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The

Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas."

Any possible future development associated with the proposed FLUM amendment would be required to comply with all applicable portions of the Land Development Regulations, including but not limited to landscaping, buffering and off-street parking. Therefore, the proposed amendment is consistent with Policy 1-2.4.5.

Comprehensive Plan Objective 1-4.5: Protect Natural Resources, states, Land Development Regulations shall ensure that development and conservation activities protect natural resources as directed by the following policies.
The developer and his representative has begun meeting with staff regarding potential future development. The developer is aware of the land development regulations surrounding environmental resources, stormwater, wastewater, etc.

Comprehensive Plan Objective 1-4.6: Prevent proliferation of Urban Sprawl and Coordinate the Timing and Staging of Public and Private Development, states, Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues.

The proposed FLUM amendment would assist in limiting additional development on vacant land to achieve the need for workforce affordable housing by utilizing infill development.

Compatibility with the Principles for Guiding Development:

The following shall be the principles with which any plan amendments must be consistent pursuant to the Florida Keys Area of Critical State Concern designation as set out in Chapter 380.0552(7), Florida Statutes.

Please note, the criterion is provided in italics and staff response is provided immediately below. The Applicant has provided his responses to the criteria in his analysis attached.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.

Village Staff Response:
The proposed FLUM is consistent with Principle (a) of the Principles for Guiding Development as the development potential is limited by a Developer's Agreement.

(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

Village Staff Response:

The proposed FLUM is consistent with Principle (b) of the Principles for Guiding Development as it limits the redevelopment to the scarified upland and no impact to wetlands, mangroves or dredging is proposed. Any new development would be required to adhere to all applicable land development regulations including the implementation of stormwater regulations which aid in protecting marine resources by protecting near shore water quality.

(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

Village Staff Response:
The proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development as no impact to upland resources. Any future redevelopment proposed on the subject property is required to meet environmental setback criteria, meet local Comprehensive Plan and Land Development Regulation requirements, and obtain appropriate permits from state and federal agencies as necessary.

(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

Village Staff Response:
The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Any potential future redevelopment of the subject property would support the maximum well-being of the Florida Keys citizens and the economic health of the area by directing redevelopment on the property to preserve and protect the disturbed and sparsely vegetated area.

(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

Village Staff Response:
The proposed FLUM is consistent with Principle (e) of the Principles for Guiding Development as there is no impact to the quality of water throughout the Florida Keys. Any development would be required to adhere to all applicable land development regulations including the implementation of stormwater regulations which aid in protecting near shore water quality.

(f) Enhancing natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.

Village Staff Response:
The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development. The proposed FLUM amendment, from Residential Conservation (RC) to Mixed Use (MU), in conjunction with the companion application for a Zoning Map Amendment from Native Residential to Tourist Commercial, will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site

and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

(g) Protecting the historical heritage of the Florida Keys.

Village Staff Response:
The proposed FLUM is consistent with Principle (g) of the Principles for Guiding Development as there are no known archaeological or historical artifacts on the Property.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment and disposal facilities;
3. Solid waste treatment, collection and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

Village Staff Response:
The proposed FLUM is consistent with Principle (h) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely impact the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

Village Staff Response:
The proposed FLUM is consistent with Principle (i) of the Principles for Guiding Development. The proposed FLUM amendment would not adversely affect storm water management facilities, central sewage collection, treatment and disposal facilities, or the installation and proper operation and maintenance of onsite sewage treatment and disposal systems. Coordination with all utilities will be required during the permitting process.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(1) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

Village Staff Response:
The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. Any proposed development as a result of the proposed FLUM amendment would be required to be consistent with the requirements of § 381.0065(4)(1) and 403.086(10), Florida Statutes, and the Village's Comprehensive Plan and Wastewater Master Plan.

(k) Limiting the adverse impacts of public investments on the environmental resources of the

Florida Keys.

Village Staff Response:
The proposed FLUM is consistent with Principle (k) of the Principles for Guiding Development. The proposed FLUM amendment is not anticipated to create adverse impacts on the environmental resources of the Florida Keys.

(l) To make available adequate affordable housing for all sectors of the population of the Florida Keys.

Village Staff Response:
The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development. The proposed FLUM amendment will allow for development of workforce/affordable housing within the Village after a transfer of the motel units.

(m) To provide adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan.

Village Staff Response:
The proposed FLUM is consistent with Principle (m) of the Principles for Guiding Development. The proposed FLUM amendment would not affect the provision of adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post-disaster reconstruction plan. Furthermore, all structures built within the Village must meet the requirements of the Village's Code of Ordinances and the Florida Building Code.

(n) To protect the public health, safety, and welfare of the citizens of the Florida Keys and maintain the Florida Keys as a unique Florida resource.

Village Staff Response:
The proposed FLUM is consistent with Principle (n) of the Principles for Guiding Development. The proposed FLUM amendment would not negatively affect the health, safety, or welfare of the citizens of the Florida Keys.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff has reviewed the request for FLUM Amendment from Residential Conservation to Mixed Use and determined that the request meets the criteria. Therefore, staff recommends approval of the map amendment.

Attachments:
1. Tea Table Attachments
2. Tea Table__Sunset Proposed DA

Islamorada, Village of Islands,
Planning and Development Services Department

APPLICATION FOR MAP AMENDMENT

Pursuant to Chapter 30, Article IV, Divisions 8 & 9

	Application Type	Application Fee	Deposit	Total Fee Due
☑	Future Land Use and Zoning	$5,120.00	$1,000.00	$6,120.00
☐	Zoning Only	$2,500.00	$1,000.00	$3,500.00

☑ Request concurrent Future Land Use and Zoning Hearings pursuant to 163.3184(12), Florida Statutes

PLEASE NOTE: THIS APPLICATION IS ACCEPTED BY APPOINTMENT ONLY.

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review. See the Submittal Requirements below for a list of required submittals and documents.

APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: Smith Hawks, PL / Barton W. Smith / Jess Miles Goodall
Mailing Address: 138 Simonton Street, Key West, Florida 33040
Primary Phone: (305) 296 7227 Fax:
Email: Bart@smithHawks.com/ Jess@smithHawks.com/ Brandi@SmithHawks.com

PROPERTY OWNER:

Name: Tea Table Key, LLC
Mailing Address: c/o Agent
Primary Phone: c/o Agent Fax: c/o Agent
Email: c/o Agent

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.

Physical Address: 79775 Overseas Highway, Islamorada, FL 33036 (Tea Table Key) Mile Marker: 79.7
Lot: Block: Subdivision:
☐ Plantation Key ☐ Windley Key ☑ Upper Matecumbe Key ☐ Lower Matecumbe Key
Real Estate (RE) Number: 00097000-000000 Alternate Key: 1113531

PROPERTY DESCRIPTION:

Total Land Area: 214,751 Square Feet 4.93 Acres
Existing Use of Property: Residental
Has an Application for Map Amendment been submitted for this site within the past two (2) years? ☐ Yes ☑ No
If yes, provide name and date of application:

PROPOSED MAP AMENDMENT:

Current Future Land Use Map Category: Residental Conservation (RC) Current Zoning District: Native Residental (NR)
Proposed Future Land Use Map Category: Mixed Use (MU) Proposed Zoning District: Tourist Commercial (TC)

SUBMITTAL REQUIREMENTS:

☑ **Correct application fee.** Check or money order to "Islamorada, Village of Islands". Tab A

☑ **Notarized agent authorization letter**, if applicable, including the agent's name, address and phone number authorizing the applicant/agent to act on all property owners' behalf. Tab A

☑ **Proof of ownership** e.g. warranty deed, lease or pending sale contract. Tab A

☑ **Property record card** from the Monroe County Property Appraiser. Tab A

☑ **Copy of current Future Land Use Map** clearly marking the boundaries of the property. Map may be request from Planning and Development Service Department prior to application submittal. See Attached Correspondence.

☑ **Copy of current Official Zoning Map** clearly marking the boundaries of the property. Map may be request from Planning and Development Service Department prior to application submittal. See Attached Correspondence.

☑ **Photographs** of the site taken from adjacent streets. Tab A

☑ **Signed and sealed survey** prepared by a Florida registered surveyor. The survey shall include elevations and location of all existing structures, paved areas, location of all utility structures, all easements, all bodies of water on and adjacent to the site, docks, piers, mean high water line and total acreage by habitat **(please provide a digital copy in addition to the signed and sealed survey).** Tab B

☑ **Data and analysis (including a land use need analysis)** pursuant to Comprehensive Plan Policy 1-2.1.13, demonstrating there is a need for the amount of development allowed by the proposed FLUM designations in order to accommodate the Comprehensive Plan's projected population growth within the planning timeframe of the Comprehensive Plan. See Attached Correspondence.

☑ **Explanation** of how the application satisfies each of the applicable criteria in the Land Development Regulations, Comprehensive Plan and Principles for Guiding Development pursuant to § 380.0552(7), Florida Statutes. See **Attachment A** for list of criteria. See Attached Correspondence.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

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

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a "verifiable digital signature", print this document and have it notarized.

Signature of Applicant — **Date:** March 29, 2024

Print Name: Jess Miles Goodall

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me by means of ☑ physical appearance or ☐ online notarization, this 29th day of March, 20 24, by JESS MILES GOODALL (name of person signing the application) as Agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Tea Table Key, LLC (name of entity or party on behalf of whom application was executed).

Signature of Notary Public

SEAL:

BRANDI GREEN
Notary Public - State of Florida
Commission # HH 016147
My Comm. Expires Jun 29, 2024
Bonded through National Notary Assn.

☑ Personally Known ☐ Produced Identification

Type of ID N/A

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00097000-000000
Account#	1113531
Property ID	1113531
Millage Group	50VI
Location Address	79775 OVERSEAS Hwy, UPPER MATECUMBE KEY
Legal Description	7 64 37 TEA TABLE KEY GOV LOT 1 & PT SW1/4 OF SEC 6 & PT NW1/4 OF SEC 7 G44-481 G48-509 OR638-218 OR801-243 OR942-434 OR1181-1925 OR1407-1767 OR1430-1990 OR3143-1277 (Note: Not to be used on legal documents.)
Neighborhood	4450
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	07/64/37
Affordable Housing	No

Owner

TEA TABLE KEY LLC
150 SE 2nd Ave
Ste 800
Miami FL 33131

Valuation

		2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+	Market Improvement Value	$663,250	$670,873	$536,992	$545,656
+	Market Misc Value	$199,420	$202,228	$205,428	$210,752
+	Market Land Value	$8,422,898	$7,012,148	$6,355,573	$6,355,573
=	Just Market Value	**$9,285,568**	**$7,885,249**	**$7,097,993**	**$7,111,981**
=	Total Assessed Value	**$8,673,774**	**$7,885,249**	**$4,595,037**	**$4,177,306**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$9,285,568**	**$7,885,249**	**$7,097,993**	**$7,111,981**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	$7,012,148	$670,873	$202,228	$7,885,249	$7,885,249	$0	$7,885,249	$0
2021	$6,355,573	$536,992	$205,428	$7,097,993	$4,595,037	$0	$7,097,993	$0
2020	$6,355,573	$545,656	$210,752	$7,111,981	$4,177,306	$0	$7,111,981	$0
2019	$3,095,653	$552,920	$148,978	$3,797,551	$3,797,551	$0	$3,797,551	$0
2018	$2,886,808	$567,448	$110,057	$3,564,313	$3,564,313	$0	$3,564,313	$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL ISLAND (01IS)	190,000.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	8.45	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	3.03	Acreage	0	0

Buildings

Building ID	6907	**Exterior Walls**	C.B.S.
Style	2 STORY ON GRADE	**Year Built**	1971
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	2010
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	4094	**Roof Type**	GABLE/HIP

Finished Sq Ft	3104	**Roof Coverage**	CONC/CLAY TILE
Stories	2 Floor	**Flooring Type**	CERM/CLAY TILE
Condition	AVERAGE	**Heating Type**	FCD/AIR DUCTED
Perimeter	350	**Bedrooms**	5
Functional Obs	0	**Full Bathrooms**	3
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	15	**Grade**	550
Interior Walls	DRYWALL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	990	0	0
FLA	FLOOR LIV AREA	3,104	3,104	0
TOTAL		**4,094**	**3,104**	**0**

Building ID	6908	**Exterior Walls**	C.B.S.
Style	GROUND LEVEL	**Year Built**	1985
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	2010
Building Name		**Foundation**	CONC PILINGS
Gross Sq Ft	1750	**Roof Type**	GABLE/HIP
Finished Sq Ft	364	**Roof Coverage**	CONC/CLAY TILE
Stories	1 Floor	**Flooring Type**	CERM/CLAY TILE
Condition	AVERAGE	**Heating Type**	FCD/AIR NON-DC
Perimeter	84	**Bedrooms**	1
Functional Obs	0	**Full Bathrooms**	1
Economic Obs	0	**Half Bathrooms**	1
Depreciation %	15	**Grade**	500
Interior Walls	DRYWALL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	1,066	0	0
OPX	EXC OPEN PORCH	320	0	0
FLA	FLOOR LIV AREA	364	364	0
TOTAL		**1,750**	**364**	**0**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1991	1992	3 x 42	1	126 SF	4
CUSTOM PATIO	1991	1992	10 x 160	1	1600 SF	3
TIKI	1991	1992	14 x 14	1	196 SF	5
CUSTOM PATIO	1991	1992	15 x 135	1	2025 SF	4
BRICK PATIO	1991	1992	4 x 9	1	36 SF	4
FENCES	1991	1992	6 x 70	1	420 SF	4
UTILITY BLDG	1991	1992	5 x 9	1	45 SF	4
CUSTOM PATIO	1991	1992	30 x 27	1	810 SF	4
ASPHALT PAVING	1971	2016	0 x 0	1	31252 SF	2
HOT TUB	1991	1992	0 x 0	1	1 UT	3
WOOD DOCKS	1991	1992	5 x 95	1	475 SF	4
CUSTOM POOL	1991	1992	40 x 20	1	800 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/15/2021	$10,000,000	Warranty Deed	2353131	3143	1277	01 - Qualified	Improved		
5/1/1996	$49,700	Warranty Deed		1407	1767	H - Unqualified	Improved		
8/1/1991	$3,150,000	Warranty Deed		1181	1925	Q - Qualified	Improved		
8/1/1989	$2,820,700	Warranty Deed		1102	1922	M - Unqualified	Improved		
5/1/1985	$1,000,000	Warranty Deed		942	434	M - Unqualified	Improved		

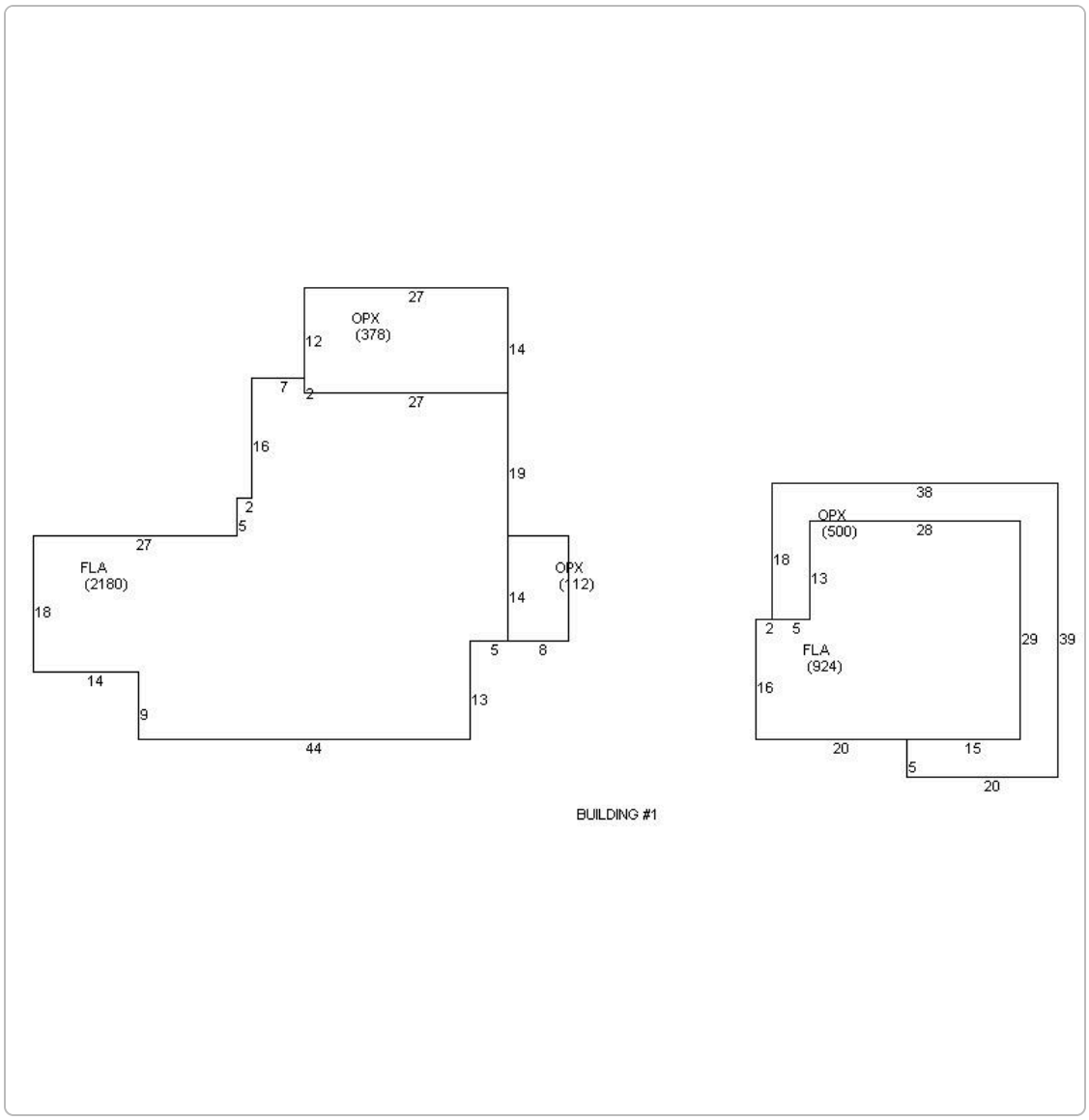
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0005816	8/31/2000	1/1/2001	$1	Residential	REPLACE A/C
9130005201	1/2/1992		$92,000	Residential	20' x 40' INGROUND SWIMMING POOL WITH JACUZZI DN 3,050 SF DECK
C19581	6/13/1986		$15,000	Residential	90' X 6' WOOD DOCK. 14' x 3' CATWALK
C19375	5/14/1986		$9,500	Residential	THREE CENTRAL HVAC UNITS WITH DUCT WORK
C18678	2/21/1986	8/18/1986	$50,000	Residential	ADDITION TO SINGLE FAMILY RESIDENCE

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


27
OPX
(378)
12
14
7
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27
16
19
2
5
27
FLA
(2180)
OPX
(112)
18
14
5
8
14
13
9
44
38
OPX
(500)
28
18
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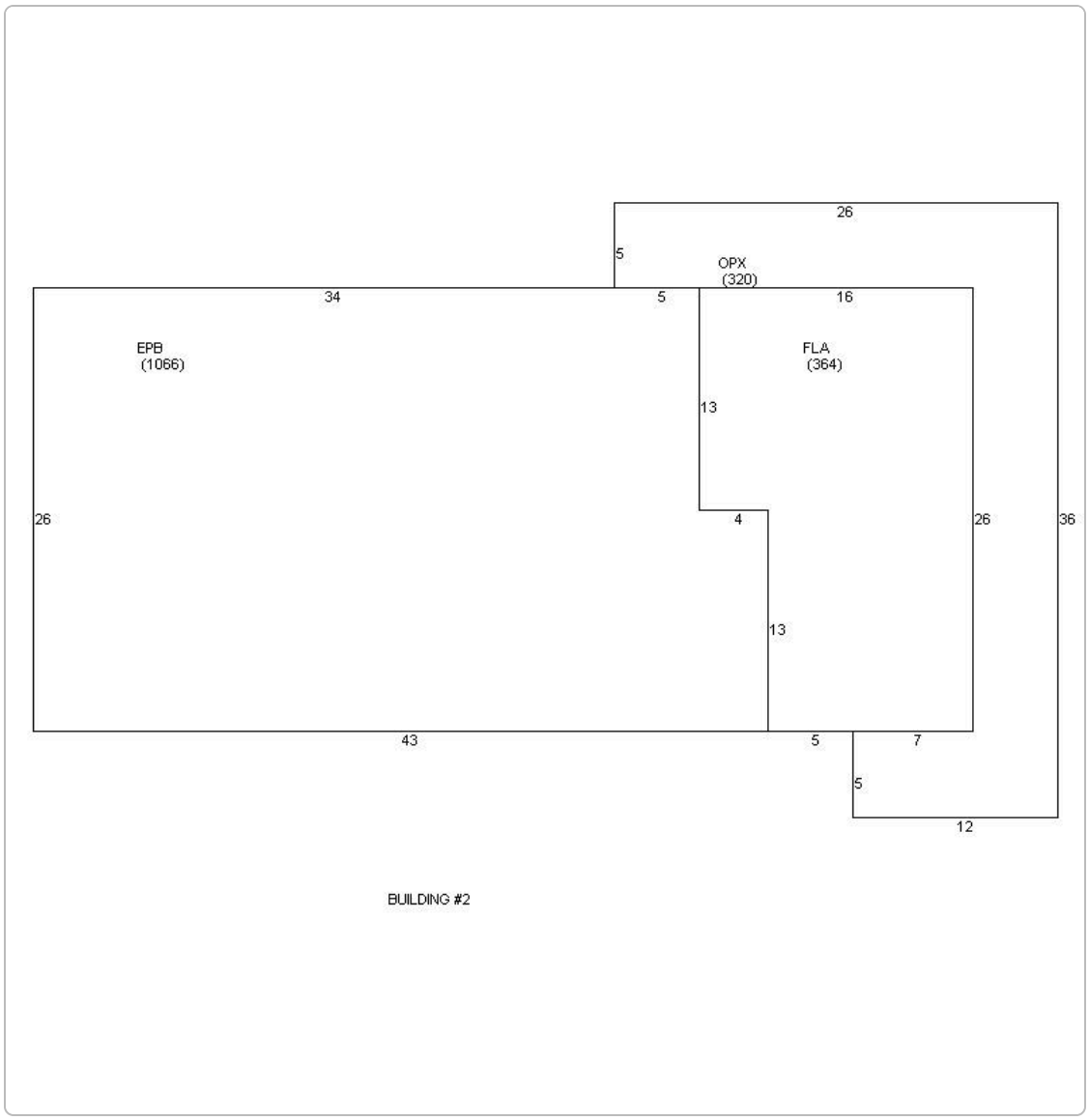
29
39
FLA
(924)
16
20
15
5
20

BUILDING #1


26
5
OPX
(320)
34
5
16
EPB
(1066)
FLA
(364)
13
26
4
26
36
13
43
5
7
5
12
BUILDING #2

Photos

1113531-20220131

Map

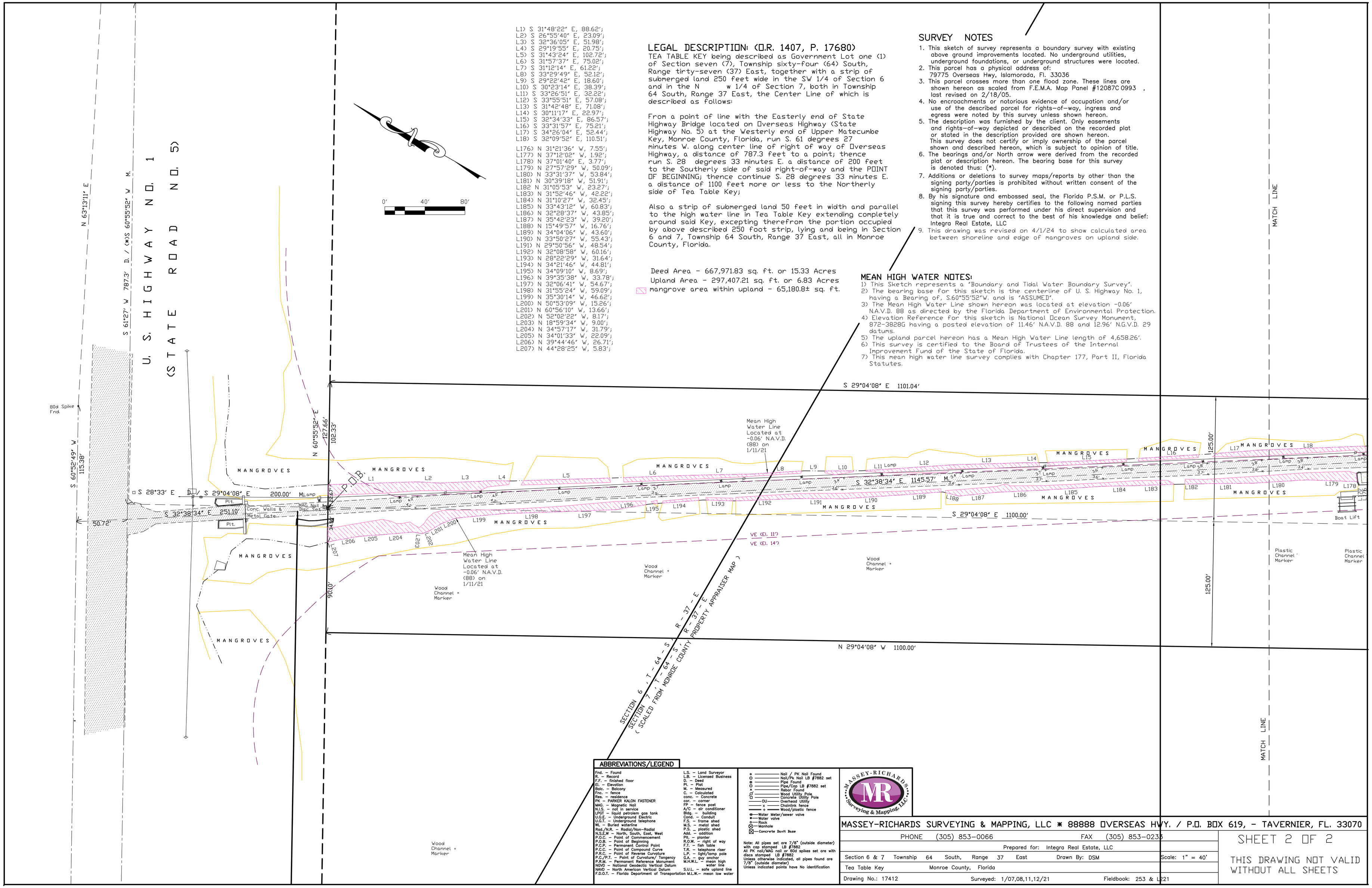
TRIM Notice

2023 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/29/2024, 6:59:24 AM

Contact Us

Developed by Schneider GEOSPATIAL



L1) S 31°48'22" E, 88.62';
L2) S 26°55'40" E, 23.09';
L3) S 32°36'05" E, 51.98';
L4) S 29°19'55" E, 20.75';
L5) S 31°43'24" E, 102.72';
L6) S 31°57'37" E, 75.02';
L7) S 31°12'14" E, 61.22';
L8) S 33°29'49" E, 52.12';
L9) S 29°22'42" E, 18.60';
L10) S 30°23'14" E, 38.39';
L11) S 33°26'51" E, 32.22';
L12) S 33°55'51" E, 57.08';
L13) S 31°42'48" E, 71.08';
L14) S 30°11'17" E, 22.97';
L15) S 32°34'33" E, 86.57';
L16) S 33°31'57" E, 75.21';
L17) S 34°26'04" E, 52.44';
L18) S 32°09'52" E, 110.51';

L176) N 31°21'36" W, 7.55';
L177) N 37°12'02" W, 1.92';
L178) N 37°01'40" E, 3.77';
L179) N 27°57'29" W, 50.09';
L180) N 33°31'37" W, 53.84';
L181) N 30°39'18" W, 51.91';
L182 N 31°05'53" W, 23.27';
L183) N 31°52'46" W, 42.22';
L184) N 31°10'27" W, 32.45';
L185) N 33°43'12" W, 60.83';
L186) N 32°28'37" W, 43.85';
L187) N 35°42'23" W, 39.20';
L188) N 15°49'57" W, 16.76';
L189) N 34°04'06" W, 43.60';
L190) N 33°50'27" W, 55.43';
L191) N 29°50'56" W, 48.54';
L192) N 32°08'58" W, 60.16';
L193) N 28°22'29" W, 31.64';
L194) N 34°21'46" W, 44.81';
L195) N 34°09'10" W, 8.69';
L196) N 39°35'38" W, 33.78';
L197) N 32°06'41" W, 54.67';
L198) N 31°55'24" W, 59.09';
L199) N 35°30'14" W, 46.62';
L200) N 50°53'09" W, 15.26';
L201) N 60°56'10" W, 13.66';
L202) N 52°02'22" W, 8.17';
L203) N 18°59'34" W, 9.00';
L204) N 34°57'17" W, 31.79';
L205) N 34°01'33" W, 22.09';
L206) N 39°44'46" W, 26.71';
L207) N 44°28'25" W, 5.83';

LEGAL DESCRIPTION: (O.R. 1407, P. 17680)

TEA TABLE KEY being described as Government Lot one (1) of Section seven (7), Township sixty-four (64) South, Range tirty-seven (37) East, together with a strip of submerged land 250 feet wide in the SW 1/4 of Section 6 and in the N w 1/4 of Section 7, both in Township 64 South, Range 37 East, the Center Line of which is described as follows:

From a point of line with the Easterly end of State Highway Bridge located on Overseas Highway (State Highway No. 5) at the Westerly end of Upper Matecumbe Key, Monroe County, Florida, run S. 61 degrees 27 minutes W. along center line of right of way of Overseas Highway, a distance of 787.3 feet to a point; thence run S. 28 degrees 33 minutes E. a distance of 200 feet to the Southerly side of said right-of-way and the POINT OF BEGINNING; thence continue S. 28 degrees 33 minutes E. a distance of 1100 feet more or less to the Northerly side of Tea Table Key;

Also a strip of submerged land 50 feet in width and parallel to the high water line in Tea Table Key extending completely around said Key, excepting therefrom the portion occupied by above described 250 foot strip, lying and being in Section 6 and 7, Township 64 South, Range 37 East, all in Monroe County, Florida.

Deed Area - 667,971.83 sq. ft. or 15.33 Acres
Upland Area - 297,407.21 sq. ft. or 6.83 Acres
mangrove area within upland - 65,180.8± sq. ft.

SURVEY NOTES

1. This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
2. This parcel has a physical address of: 79775 Overseas Hwy, Islamorada, Fl. 33036
3. This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel #12087C 0993 , last revised on 2/18/05.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon. This survey does not certify or imply ownership of the parcel shown and described hereon, which is subject to opinion of title.
6. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).
7. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.
8. By his signature and embossed seal, the Florida P.S.M. or P.L.S. signing this survey hereby certifies to the following named parties that this survey was performed under his direct supervision and that it is true and correct to the best of his knowledge and belief: Integra Real Estate, LLC
9. This drawing was revised on 4/1/24 to show calculated area between shoreline and edge of mangroves on upland side.

MEAN HIGH WATER NOTES:

1) This Sketch represents a "Boundary and Tidal Water Boundary Survey".
2) The bearing base for this sketch is the centerline of U. S. Highway No. 1, having a Bearing of, S.60°55'52"W. and is "ASSUMED".
3) The Mean High Water Line shown hereon was located at elevation -0.06' N.A.V.D. 88 as directed by the Florida Department of Environmental Protection.
4) Elevation Reference for this sketch is National Ocean Survey Monument, 872-3828G having a posted elevation of 11.46' N.A.V.D. 88 and 12.96' N.G.V.D. 29 datums.
5) The upland parcel hereon has a Mean High Water Line length of 4,658.26'.
6) This survey is certified to the Board of Trustees of the Internal Improvement Fund of the State of Florida.
7) This mean high water line survey complies with Chapter 177, Part II, Florida Statutes.

ABBREVIATIONS/LEGEND

Fnd. – Found
R. – Record
F.F. – finished floor
El. – Elevation
Balc. – Balcony
Fnc. – fence
Res. – residence
PK – PARKER KALON FASTENER
MAG. – Magnetic Nail
N.I.S. – not in service
LPGT – liquid petrolem gas tank
U.G.E. – Underground Electric
U.G.T. – Underground telephone
WL – Buried waterline
Rad./N.R. – Radial/Non-Radial
N.S.E.W – North, South, East, West
P.O.C. – Point of Commencement
P.O.B. – Point of Beginning
P.C.P. – Permanent Control Point
P.C.C. – Point of Compound Curve
P.R.C. – Point of Reverse Curvature
P.C./P.T. – Point of Curvature/ Tangency
P.R.M. – Permanent Reference Monument
NGVD – National Geodectic Vertical Datum
NAVD – North American Vertical Datum
F.D.O.T. – Florida Department of Transportation
L.S. – Land Surveyor
L.B. – Licensed Business
D. – Deed
Pl. – Plat
M. – Measured
C. – Calculated
conc. – Concrete
cor. – corner
FP – fence post
A/C – air conditioner
Bldg. – building
Cond. – Conduit
F.S. – frame shed
M.S. – metal shed
P.S. – plastic shed
Add. – addition
Pl. – planter
R.O.W. – right of way
F.I. – fish table
T.R. – telephone riser
L.P. – light/lamp pole
G.A. – guy anchor
M.H.W.L. – mean high water line
S.U.L. – safe upland line
M.L.W. – mean low water

- Nail / PK Nail Found
- Nail/Pk Nail LB #7882 set
- Pipe Found
- Pipe/Cap LB #7882 set
- Rebar Found
- Wood Utility Pole
- Concrete Utility Pole
- OU Overhead Utility
- x Chainlink fence
- + Wood/plastic fence
- Water Meter/sewer valve
- Water valve
- Rock
- Manhole
- Concrete Davit Base

Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #7882
All PK nail/MAG nail or 60d spikes set are with discs stamped LB #7882
Unless otherwise indicated, all pipes found are 7/8" (outside diameter)
Unless indicated points have No identification

MASSEY-RICHARDS Surveying & Mapping, LLC

MASSEY-RICHARDS SURVEYING & MAPPING, LLC * 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070
PHONE (305) 853-0066 FAX (305) 853-0235
Prepared for: Integra Real Estate, LLC
Section 6 & 7 Township 64 South, Range 37 East Drawn By: DSM Scale: 1" = 40'
Tea Table Key Monroe County, Florida
Drawing No.: 17412 Surveyed: 1/07,08,11,12/21 Fieldbook: 253 & L221

SHEET 2 OF 2

THIS DRAWING NOT VALID WITHOUT ALL SHEETS

NR

RC

SMITH/HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
E-mail: Bart@SmithHawks.com
Jess@smithhawks.com
Brandi@SmithHawks.com

UPLOADED VIA ePORTAL

March 26, 2024

Jennifer DeBoisbriand, Director of Planning
Islamorada, Village of Islands Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

Re: TEA TABLE KEY LLC - LAND USE DISTRICT (ZONING) MAP AMENDMENT 79775 OVERSEAS HIGHWAY, UPPER MATECUMBE KEY, FLORIDA 33036

Dear Jennifer,

Please find enclosed the TEA TABLE KEY LLC's ("Applicant") application for a Land Use District (zoning) Map Amendments (the "Amendment") pursuant to Chapter 30, Article IV, Divisions 8 and 9 of the Islamorada Code of Ordinances ("Application"). The Application is being filed simultaneously with a Future Land Use District Map ("FLUM") Amendment and a Development Agreement Application ("Development Agreement"). The FLUM and LUD Amendments and the Development Agreement will permit the transfer and development of twenty-four (24) transient dwelling units to a more suitable site known as Tea Table Key and located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, with Monroe County Real Estate Number 00097000-000000 ("Property"), as a world class eco-friendly villa style resort and will provide the Village of Islamorada ("Village") with a desperately needed multi-family affordable housing development in the Village at the property known as Sunset Inn located at 82200 Overseas Highway, Upper Matecumbe Key, Florida with Monroe County Real Estate Number 00399601-000000 ("Sunset Inn").

In addition to the original application and this letter, I have also enclosed all relevant exhibits and a copy of the application package, which I request you please date stamp and return the copy using the enclosed self-addressed FedEx envelope provided.

I. PROPERTY BACKGROUND INFORMATION:

Location:	79775 Overseas Highway, Upper Matecumbe Key (Tea Table Key)
Legal Description:	Tea Table Key being described as Government Lot one (1) of Section seven (7), Township sixty-four (64) South, Range thirty-seven (37) East, together with a strip of submerged land 250 feet wide in the SW 1/4 of

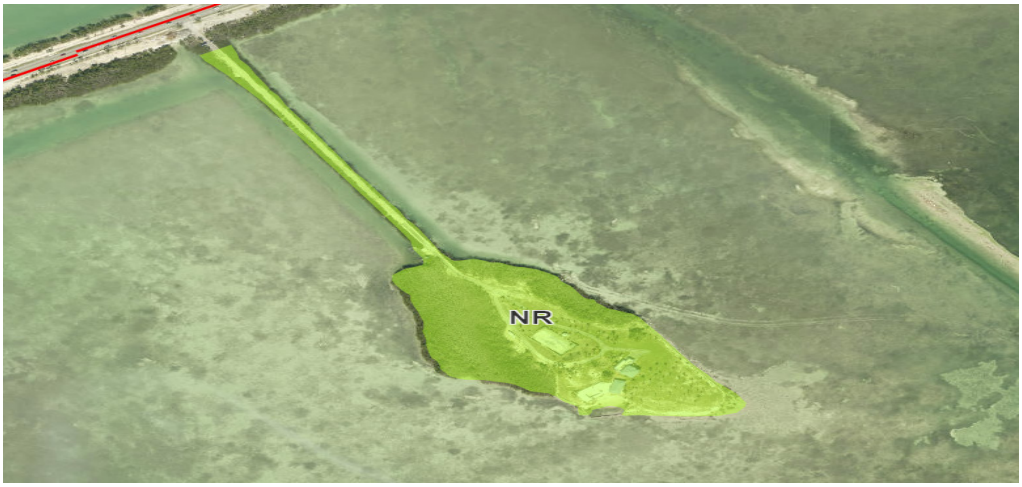
	Section 6 and in the NW 1/4 of Section 7, both in Township 64 South, Range 37 East, the Center line of which is described as follows: From a point of line with the Easterly end of State Highway Bridge located on Overseas Highway (State Highway No. 5) at the Westerly end of Upper Matecumbe Key, Monroe County, Florida, run S. 61 ° 27' W. along center line of right-of-way of Overseas Highway, a distance of 787.3 feet to a point; thence run S. 28° 33' E., a distance of 200 feet to the Southerly side of said right-of-way and the POINT OF BEGINNING; thence continue S. 28° 33' E., a distance of 1100 feet more or less to the Northerly side of Tea Table Key; Also a strip of submerged land 50 feet in width and parallel to the high water line in Tea Table Key extending completely around said Key, excepting therefrom the portion occupied by above described 250 foot strip, lying and being in Sections 6 and 7, Township 64 South, Range 37 East, all in Monroe County, Florida. (Tea Table Key).
Real Estate (RE) Number:	00097000-000000
Property Owner/Applicant:	TEA TABLE KEY LLC (00097000-000000)
Agent:	SMITH/HAWKS, PL-Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Property Area:	~667,774.8 SF or 15.33 acres
Total Upland Area:	~297,514.8 SF or 6.83 acres
	~Approximately 232,226.41 SF or 5.33 acres of scarified upland
Land Use District:	Native Residential (NR)
Future Land Use Map (FLUM) Designation:	Residential Conservation (RC)
Flood Zone:	AE10, VE14 (Tea Table Key)
Existing Uses:	Residential
Community Character of Immediate Vicinity:	Commercial, Residential

PROPERTY:

Tea Table Key:

EXISTING LAND USE ZONING DISTRICTS:

Tea Table Key (Native Residential):



EXISTING FUTURE LAND USE MAPS:

Tea Table Key (Residential Conservation):

II. FUTURE LAND USE MAP AMENDMENT:

a. Overview

The Amendment seeks to amend the Property's approximately 5.33 acres of upland area from Native Residential ("NR") to Tourist Commercial ("TC"), which, along with the FLUM amendment and the Development Agreement, shall allow the transfer of twenty-four (24) approved hotel/motel units ("Motel Units") from Sunset Inn to be developed as a world class, eco-friendly, villa style resort in a more suitable location located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, and

subsequently develop Sunset Inn with up to twenty-four (24) affordable workforce housing dwelling units, and up to ten thousand square feet (10,000 SF) of low/medium retail and/or restaurant space. The LUD and FLUM Amendments and Development Agreement will permit Tea Table Key to be developed with up to twenty-five (25) residential dwelling units (24 hotel units and 1 existing market rate unit). These units will be developed as a state of the art, world class, eco-friendly villa style hotel resort.

The Amendment has been filed simultaneously with a FLUM amendment and a Development Agreement application.

b. **Amendment Request:**

The requested LUD amendment proposes the following amendments to the Land Use District (zoning) Map designation for the Property:

The LUD amendment will amend the approximately 5.33 acres of scarified upland area on Tea Table Key from Native Residential ("NR") to Tourist Commercial ("TC").

The Property's overall development potential is derived from the language contained in the Development Agreement and the scarified upland acreage of the property, which is being amended and will have a TC zoning designation and an MU future land use. Properties zoned TC have the following permitted density pursuant to Code Section 30-692(e)(6):

Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

The Property has approximately 5.33 acres of scarified upland and therefore has the following permitted density:

1. Allocated Density: 5.33 x 6 = 31.98 dwelling units
2. Maximum Net Density: 5.33 x 80% = 4.264 buildable acres x 12 = 51.17 dwelling units

However, the Development Agreement will limit the permitted density on the Property to twenty-five (25) dwelling units (24 hotel/motel and 1 market rate). Development of the units on Property will be done pursuant and in compliance with the comprehensive plan and Land Development Code, notwithstanding the density requirements or anything contained in the Development Agreement.

Sunset Inn is currently recognized with thirty (30) Hotel/Motel units. The FLUM and LUD amendments, in conjunction with the corresponding Development Agreement, will allow the transfer and development of the Motel Units from Sunset Inn to the Property, and will subsequently allow the development of twenty-four (24) much needed units of affordable workforce housing on the Sunset

Inn property. Integra Real Estate, LLC is currently under contract for the purchase of that certain real property known as Casa Morada located at 136 Madeira Rd, Upper Matecumbe Key, Florida ("Casa Morada"). Sunset Inn and Casa Morada were previously identified as a single property, and the Village has confirmed that the Properties can be unified and will be a single waterfront property for future development review purposes.

The Amendments, in conjunction with the Development Agreement, will allow the transfer of the Motel Units from Sunset Inn to the Property, will limit the Property's overall development potential to the maximum density necessary to develop up to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit) as a world class, environmentally friendly resort.[1] The proposed development on the Property will be done with a very environmentally friendly mentality, developing the villa style hotel units as eco-friendly, and incorporating the development on Tea Table Key in a manner that will enhance and highlight the natural beauty of the Florida Keys.

In addition to the FLUM and LUD amendments, the Development Agreement will provide the following development standards and restrictions for the development on the Property and Sunset Inn:

1. Development of the Property with twenty-five (25) residential dwelling units (24 hotel/motel and 1 market rate) shall be conditioned on:
    a. A legal unification of Casa Morada and Sunset Inn creating a single waterfront property;
    b. Approval of a Future Land Use Map Amendment for Tea Table Key from Residential Conservation to Mixed Use;
    c. Approval of a Land Use District Map Amendment for Tea Table Key from Native Residential to Tourist Commercial;
    d. Development of twenty-four (24) approved workforce housing dwelling units at Sunset Inn;
    e. Applicant's contribution of $250,000.00 to the Village, or organization of the Village's choosing, for street improvements and landscaping of the surrounding fills upon permit issuance for the residential units on Tea Table Key.

2. The Development Agreement shall provide the following restriction for development on Tea Table Key:
    a. All off street parking for guests and guest check in for the resort at Tea Table Key will be located at Sunset Inn and guests will be transported to the resort by private electric car or electric boat;
    b. Certain accessory uses and structures (lobby, check in, storage) for Tea Table Key will be located at Sunset Inn;

[1] *See* Tea Table Key Preliminary Site plan and rendering attached hereto as **Exhibit B.**

c. No combustible motorized vehicles (land vehicles or marine vehicles) will be permitted at the resort on Tea Table Key, except charter boat picks ups and drop offs manned by a professionally licensed Islamorada captain, emergency vehicles, and utility vehicles;

d. Density on Tea Table Key is restricted to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing market rate dwelling unit)

c. Data and Analysis

The FLUM and LUD amendments permit both the Property and Sunset Inn to be utilized and developed as the most appropriate uses, benefitting the community and the Village of Islamorada by permitting the development of a secluded, environmentally friendly world class villa type resort. The resort is proposed to be developed to enhance and protect the existing environmental, protecting the natural surroundings by disallowing combustible motorized vehicles (both land and sea) on Tea Table Key. In addition to protecting the natural environment, the preclusion of parking and combustible vehicles reduces traffic congestion around the island and the surrounding fills.

In addition to the above, the FLUM and LUD amendments and Development Agreement will allow Sunset Inn to be redeveloped as a twenty-four (24) multifamily workforce housing development. Sunset Inn is located within the heart of Islamorada in the Village Center zoning district, providing the Village with a unique and rare opportunity to develop much needed workforce housing in a location that is accessible and suitable for Village employees.

1. Housing Data

It is well established that prior to Hurricane Irma the affordable housing shortage in the Florida Keys was staggering. According to Monroe County's Housing Strategy produced after Hurricane Irma, "[m]any of the business sectors in the Florida Keys, including professional services, retail trade, tourism and health care, find it increasingly difficult to attract and maintain workers." The City of Islamorada is clearly no different, and like many communities in south Florida, has experienced a dramatic increase in housing sales prices. According to the "Islamorada, Village of Islands Workforce Housing Support Study ("WFH Study"), attached hereto as **Exhibit A**, "Analysis of housing sales data show that sales prices in Islamorada, and in Marathon - another community in the Florida Keys, have increased at a much more rapid rate than housing prices for Florida and the United States." A trend that has continued post Irma and has been dramatically exacerbated in recent years.

The increase in housing prices in Islamorada, in and of itself creates an affordable workforce housing problem in Islamorada and the Florida Keys in general. However, the problem is accentuated in Islamorada. This is because some of the larger employers in the Village, such as the leisure and hospitality industry, accommodation and food services, retail service businesses and construction industry typically hire more lower wage employees than other industries. A significant percentage of new employees in these businesses earn very modest wages, making it increasingly difficult for them to afford a house for sale in the local real estate market, or rent housing.[2] The table below illustrates

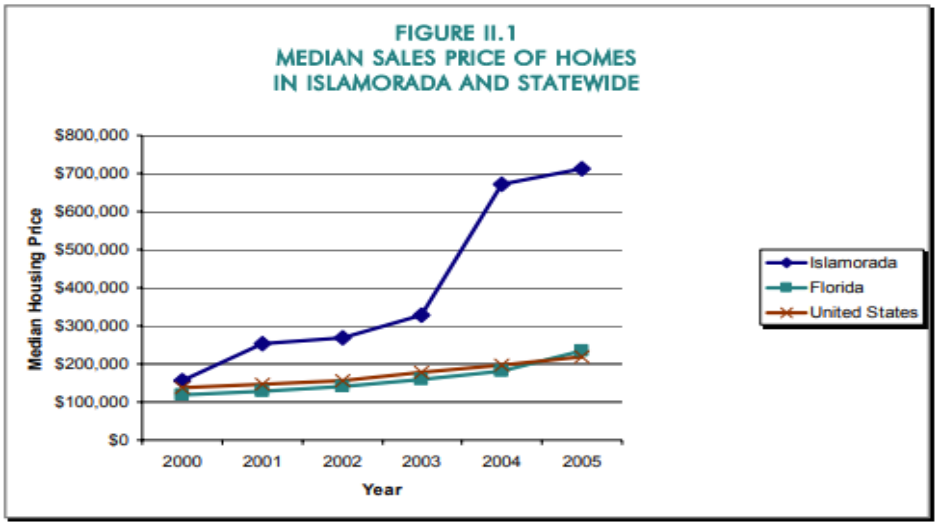
[2] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007

this ever worsening issue in Islamorada *See* Pg. 2 Islamorada, Village of Islands Workforce Housing Support Study (Islamorada's housing prices increased at a rate of 35 percent per year, at an average rate of growth of 22%, while housing prices in Florida increased at 14.9 percent and 9.6 percent nationally, *see* below table)

TABLE I.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.



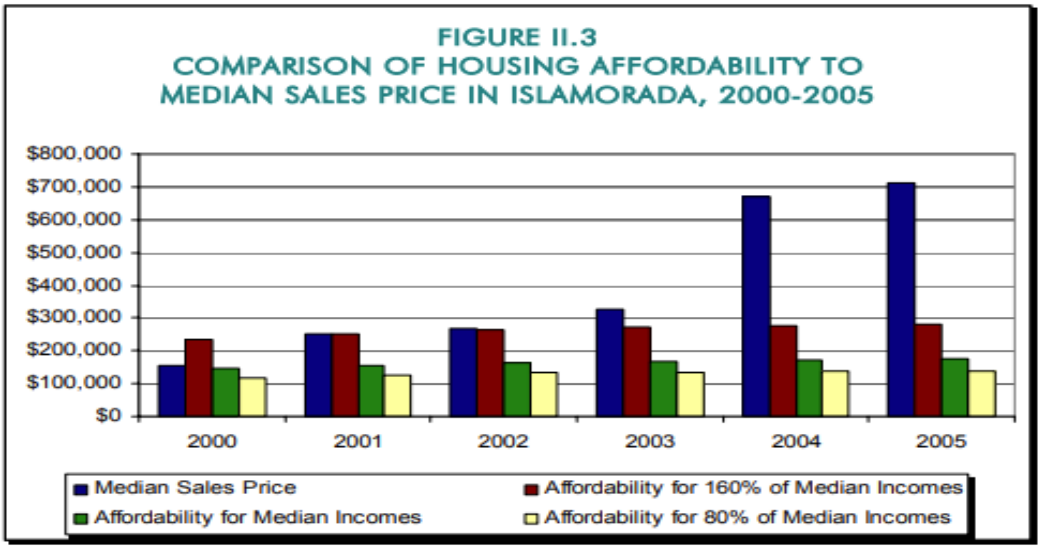
Source: Monroe County Property Appraiser Database and Florida Association of Realtors

Unfortunately, the median income ranges have not historically increase at comparable rates, and this has increasingly caused a larger and larger gap between household incomes and median housing costs, which has resulted in housing becoming less and less affordable to workforce households in Islamorada. In fact, according to the WFH Study, "in 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 - approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 - approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 - approximately 1,219 percent of median income levels," (*See* below table).

TABLE I.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

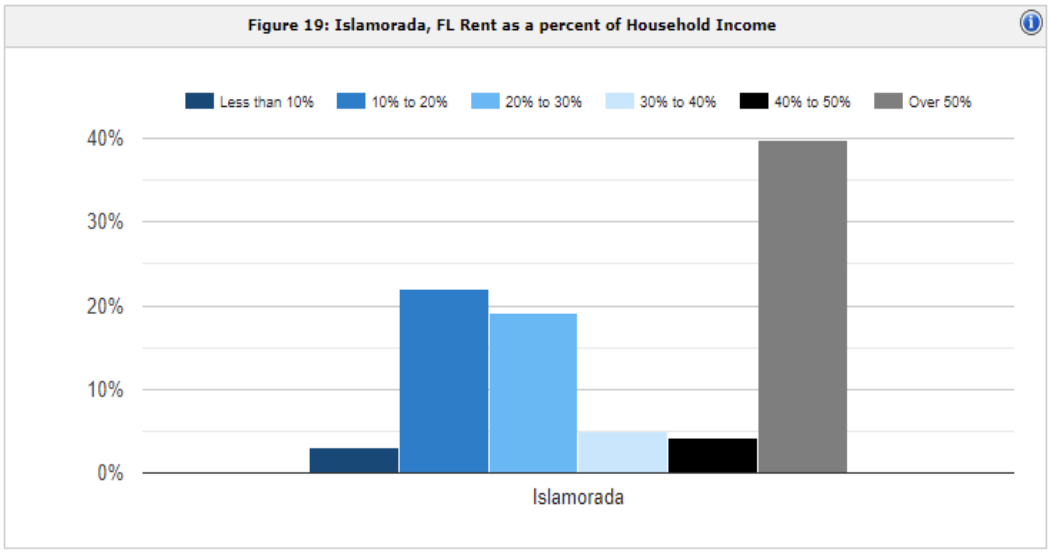
A well-established national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.[3] Per Monroe County's housing Strategy, if more than 30% of a household's income is expended for housing, such household is considered "cost burdened." In Islamorada, since 2002, "median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.[4]"



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

[3] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007.
[4] Id. at 17.

The trends illustrated above have not changed in recent years, and based upon information contained in the US Census for the City of Islamorada, the median household income in the City is $82,500.00, while the median sales price of homes was $832,954.00. The rental market is just as inflated, as illustrated by Town Charts Housing data[5], large numbers of workers in the city are paying above 50% of their income toward rental housing, *See* below:



Islamorada has a small number of affordable housing units available, and that number was further diminished as a result of Hurricane Irma in 2017. The WFH Study provides "The report's conclusions include an existing deficiency of 356 units for the resident workforce, an existing deficiency of 794 units for non-resident workforce, and, by the year 2020, a projected total workforce housing need of (one thousand one hundred two) 1,192 units."

Although Islamorada is incorporated, it is important to note that the affordable housing crisis extends county-wide. The HUD and Florida Department of Economic Opportunity consider household to be "cost-burdened" if the household pays more than 30% of its income on housing.

This is also the standard used by the Florida Department of Economic Opportunity. In 2009, 12,927 Monroe County households (37%) paid more than 30% of income for housing. By comparison, 29% of households statewide are cost burdened. Over six thousand households in Monroe County (18%) must pay more than 50% of household income for housing. Renters in Monroe County were especially burdened, with 41.9% of them paying more than 30% of their household income on housing, and 19.8% of renters paid more than 50% of their income on housing.

These troubling numbers have not improved in the last decade. The Assessment identified that in 2020, 34.5% of owner-occupied households had monthly housing costs of 30% or more of their household income, while 41.3% of renter-occupied households had gross rent costs of 30% or more of their household incomes. The ACS shows even more troubling estimates of

[5] https://www.towncharts.com/Florida/Housing/Islamorada-FL-Housing-data.html

cost-burdened household in Monroe County. The ACS estimates that in 2020, 56% of renter-occupied housing units are paying 30% or more of their household income on housing, and 32.5% of owner-occupied housing units are paying 30% or more of their household income on housing. The breakdown of these figures by household income is provided below:

2020 ACS Estimates		
Household Income	**Percentage of households paying more than 30% of household income on <u>owner-occupied</u> housing units**	**Percentage of households paying more than 30% of household income on <u>renter-occupied</u> housing units**
Less than $20,000	6.8%	10.5%
$20,000-$34,999	4.0%	14.1%
$35,000-$49,999	5.7%	10.1%
$50,000-$74,999	6.2%	11.4%
$75,000 or more	9.8%	09.9%
Totals	**32.5%**	**56%**

Throughout the State, Monroe County currently ranks as the county with the most cost-burdened households (along with Miami-Dade County). The Comprehensive Plan, at Goal 601, promotes access by residents to "adequate affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences." The need for more affordable housing in Monroe County is clear, and this small-scale Comprehensive Plan Amendment helps to address this need and alleviate some of the burdens felt by the vital workforce in this community.

Based on the foregoing, the FLUM and LUD amendments and Development Agreement will assist the city in providing access to adequate affordable housing that is safe, decent, resilient, and structurally sound, and is a smart and practical way to provide affordable workforce housing in the village center, allowing work force employees to reside in close proximity to their jobs within the Village itself. The City of Islamorada does not have many locations that are suitable for multi-unit developments within the "Village Center." The intent of the Applicant is to utilize this area to develop twenty-four (24) deed restricted affordable workforce housing dwelling units, something that is clearly a huge need for the City of Islamorada. In order to permit this site to be utilized as an affordable housing development, the Applicant is seeking to transfer the existing Motel Units to Tea Table Key and develop Sunset Inn as affordable workforce housing**.**

2. <u>Homestead Industrial Zoning Ordinance and Development.</u>

On or around November 2, 2022, Developers secured enough commissioner votes to expand Miami-Dade County's Urban Development Boundary to turn farmland into a new commercial complex near Homestead. The South Dade Logistics and Technology District is a proposed 380-acre mix of warehouses, call centers and other commercial uses south of Florida's Turnpike and north of

Moody Drive (Southwest 268th Street). The project has been called a way to bring more than 7,000 jobs to South Miami-Dade and give residents an alternative to fighting traffic for the sought-after wages available to the north and south of the project. Miami-Dade's planning staff opposed the project, saying the county had enough industrial land available within the Urban Development Boundary.

The zoning change and proposed project will effectively change what has been a historically agrarian area with low paying manual labor jobs into a commercial industrial area with higher paying jobs and positions available. Many residents of South Miami Dade travel to the upper Keys for higher paying jobs and return home at the end of the weekday. With the zoning change and the proposed project, these commuter workers will almost certainly be able to secure jobs closer to their place of residence, nullifying their need to commute to the upper Keys.

Affordable housing is the most pressing issue Islamorada, the Upper Keys, and Monroe County in general. The ability of Islamorada and the upper Keys to attract commute workers from the mainland has historically provided these municipalities with a reprieve on the affordable housing demands, as these workers do not need accommodation within Islamorada or the Upper keys but rather commute back and forth from South Miami Dade. With the passing of the zoning change and the proposed project (as described above), these municipalities will lose the ability to rely on commute workers as the pool in South Miami Dade shifts into jobs within the South Dade Logistics and Technology District. Municipalities within the Upper Keys will need to start filling vacancies with permanent residents, and this means providing adequate affordable housing options to these workers.

With the changes on the mainland (as described above), the ability of the Village of Islamorada to provide a multi-family affordable housing projects within the Village is more important than ever, and the proposed Amendments and Development Agreement provides the Village with an invaluable opportunity to provide one such affordable housing development.

3. <u>The "Fills" Islamorada.</u>

The causeway along the Overseas Highway in Islamorada known as the "Fills" is popular with people coming to launch boats, swim, and picnic in the Keys. The entrance to Tea Table Key is located near mile marker 79, and is directly north of Tea Table Fill and Indian Key Fill:

The state owns the causeway areas between mile markers 78 and 80. But since 2020, the areas have been managed by the village of Islamorada. There are about 15 to 18 parking spots available near each of the areas, and the areas are frequented by tourists.

Developing Tea Table Key as an environmentally friendly resort will not have any effect on the Fills based on the number of units, the location of the resort, and the type of tourist expected at the resort.

As discussed above, the proposed development at Tea Table Key is limited to a maximum density of twenty five (25) residential units (24 transient units and 1 market rate unit). The small number of rooms at the proposed environmentally friendly resort means that the projected number of tourists is minimal. Additionally, the proposed development will provide sufficient off-street parking to accommodate guests of the resort., eliminating any concern that guests would be parking along US 1 at the Fills.

The Fills are a popular spot for tourists to stop along US 1 to enjoy the crystal-clear waters of the Florida Keys. As shown above and below, Tea Table Key is located directly north of Tea Table Fill, is located in the exact same waters on the Atlantic side of US 1, and idyllic views as the Fills along US 1:

Additionally, Tea Table Key has private water access to the crystal-clear waters on the Atlantic side of US 1:

The proposed resort will offer guests access to the waters of the Florida Keys and will provide idyllic views of the ocean and sunset. Based on this, there is no reason a guest of the proposed development will utilize the Fills to access the water, relax on the beach, or view the sunset or water views.

Finally, based on various reports and articles, the tourists that frequent the Fills are more often than not day trip tourists from the mainland. According to "the Fills Overview"[6] "What we experience now is day trippers moving in, especially on summer weekends, spending the day, with no restroom facilities, playing loud music, tearing up the sea grass and leaving their litter behind when they leave." Contrary to the day trip tourists that frequent the Fills, and have become a source of contention in Islamorada. The proposed Development is an overnight tourist destination and will attract tourists travelling to the Florida Keys for overnight and extended stays. The anticipated guests will have access to the waters via the private beach at the resort and will have amenities and activities that will negate any need for them to utilize the Fills for any reason.

Based on the above, the proposed Development will in no way negatively affect the issues that are being faced at the Fills.

II. <u>The amendment is consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern, pursuant to § 380.0552(7), Florida Statutes. The Principles are listed below:</u>

1. Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.

The Amendments and the Development Agreement will result in limited development potential that furthers the government's management abilities within the boundary of the Village of Islamorada. Additionally, the approval of the Amendments and the Development Agreement will assist the government in accomplishing affordable housing requirements while stimulating commerce in the area.

2. Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

The Proposed amendments will allow development that will highlight the shoreline and marine resources, and further utilization of the areas in a sustainable and habitat friendly manner.

3. Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

The Amendments will not affect upland resources.

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[6] *See "Details of the Fills,"* Islamorada Community Alliance, https://islamorada.org/the-fills-overview/

4. Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

The Amendments provide an opportunity to stimulate local economic development by providing much needed affordable housing to the workforce of Islamorada and will create increase sustainable commerce in the tourist industry by providing access to the shoreline and marine resources that are a major highlight of the Florida Keys.

5. Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

The Amendments will not have an effect on the water quality throughout the Florida Keys.

6. Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

The Amendments will allow the development of portions of land which will increase access to, and enhance and highlight the natural beauty of the Florida Keys, while remaining compatible with the historic character of the Florida Keys.

7. Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:
   a. The Florida Keys Aqueduct and water supply facilities;
   b. Sewage collection, treatment, and disposal facilities;
   c. Solid waste treatment, collection, and disposal facilities;
   d. Key West Naval Air Station and other military facilities;
   e. Transportation facilities;
   f. Federal parks, wildlife refuges, and marine sanctuaries;
   g. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
   h. City electric service and the Florida Keys Electric Co-op; and

8. Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

9. Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

The Amendments will not affect major public investments. Coordination with the required utilities will occur during the Conditional Use Amendment process and the permit process for development.

10. Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

The Amendments and Development Agreement limits the adverse effects of public investments on the environmental resources of the Florida Keys.

11. Making available adequate affordable housing for all sectors of the population of the Florida Keys.

The Amendments provide the government with a rare opportunity to address the drastically dire affordable housing shortage, by allowing the development of a much-needed multi-family affordable housing development within the center of Islamorada.

b. Basis for Amendment

i. Change in Projections.

The basis for the amendment is a change in projections (e.g., regarding public service needs) from those on which the text or boundary was based. This LUD amendment and the corresponding FLUM amendment and Development Agreement provides the Village with an invaluable opportunity to provide the hospitality, working waterfront, industrial, and other commercial uses in Islamorada, and the surrounding areas with much needed affordable workforce housing which, absent these amendments, the City and Applicant are unable to provide or construct.

ii. Change in Assumptions.

The basis for the amendment is a change in assumption (e.g., regarding demographic trends). As discussed above, there has been a dramatic change in the median hosing prices within Islamorada, which has made it increasingly difficult for the Village to provide the much-needed affordable housing options for the hospitality, working waterfront, industrial, and other commercial use employees in and around the Village. The Amendments and Development Agreement will allow the applicant to provide the Village with much needed affordable workforce housing in a location within the Village Center, something that without the Amendments and Development Agreement would not be able to be accomplished. Additionally, with the proposed commercial and industrial developments on the mainland, and higher paying jobs become available in that area, affordable housing for workers in these municipalities becomes more necessary than ever as the Upper Keys lose the ability to attract workers from the mainland who commute.

III. Conclusion

Applicant respectfully requests the specified Amendments be granted based on the changed conditions underlying the demonstrated and increasing need for workforce housing in Monroe County, particularly in proximity to the Islamorada employment centers, and the potential for construction of workforce housing to serve the needs of the community.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

for Barton W. Smith

BWS/JG/bg

Enclosures

EXHIBIT A

Islamorada, Village of Islands

WORKFORCE HOUSING SUPPORT STUDY

September 2007

Submitted by:

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In association with

Dr. James C. Nicholas
RRC Associates

EXHIBIT A

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I. INTRODUCTION AND EXECUTIVE SUMMARY

A. INTRODUCTION

Real estate prices in Islamorada, Village of Islands, Florida (hereinafter "Village of Islamorada" or "Islamorada") have increased significantly in recent years, with housing prices in Islamorada rising since 2000 to the point that a household earning a moderate income today can no longer afford the large majority of housing that is available through the private market. Concern about this issue has grown to the point that business owners are concerned about the difficulties of recruiting and retaining employees because of the lack of local housing that is affordable for their workers.

In response to this problem, the Village of Islamorada initiated an effort to determine the need new residential and non-residential developments create for housing that is affordable to the Village's workforce as a basis for establishing a workforce housing mitigation program. As part of this effort, Islamorada is preparing this *Workforce Housing Support Study*. It provides background and technical documentation for the workforce housing need created by new development and remodels, develops a methodology for determining need, and provides statistical support for a workforce housing mitigation program. Initially it identifies the workforce housing problem in Islamorada. It then provides the technical documentation and analysis needed to establish whether new development (both residential and non-residential) creates a need for workforce housing. This is done by evaluating the linkage between (1) employment generated by the construction and then maintenance and operations (post-construction) of new residential units and (2) the employment generated by the construction and then employment that occurs at non-residential development (post-construction activities). Because the analysis demonstrates there is a need created by both residential and non-residential development for workforce housing, the Study also identifies the need both in workforce housing units (or a fraction thereof) that could be built to address the need, and funding shortages (workforce housing assistance) that could be addressed to meet the need.

After this Introduction, there is an Executive Summary that summarizes the findings of the Support Study.

The second section in this Support Study describes the housing affordability problem in Islamorada (See **Section II. Problem Description**). It shows that while employment in the Village has grown over the past decade, wages have tended to stagnate and housing offerings at prices that the large majority of the local employment base can afford have declined.

The third section (**Section III: The Need for Workforce Housing Created by New Development**) discusses the relationship between new residential and nonresidential development and the demand this new development creates for workforce housing. It outlines the methodology and calculations that determine the need created for workforce housing by new development (both residential and nonresidential). As is highlighted above, because the analysis demonstrates there is a need created by both residential and non-residential development for

EXHIBIT A

percent of median household income.[2] Table I.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005,* outlines the affordability gap over the last five years. In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels.

TABLE I.2
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

Over the past five years, the market not only priced out employees earning median incomes, but also priced out workers with much higher incomes. This housing affordability comparison (300%) can also be used to evaluate the affordability of housing prices to households earning higher than the area median income (160 percent of area median income) or lower than the area median income (80 percent of area median income). Figure I.1: *Comparison of Housing Affordability to Median Sales Prices in Islamorada,* illustrates that even households earning 160 percent of the area median income can not afford median priced housing in Islamorada, much less those earning 80 percent of area median income.

[2] A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.

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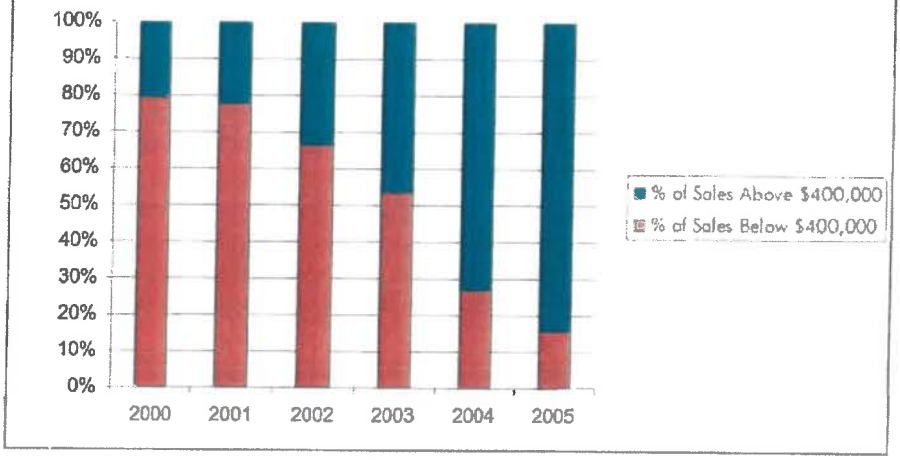
dwellings at the lower end is greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE I.2:
EXISTING HOME SALES PRICES ABOVE AND BELOW $400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

2. The Need for Workforce Housing Created by New Development

The need to provide housing that is affordable to the Village of Islamorada's workforce is generated by new development that demands labor (employees). Because both residential and non-residential development create demand for labor (employees), both are evaluated to determine the workforce housing need created by each type of development.

a) Residential Development

Residential development in Islamorada has two employment needs: (1) the construction of the residence, and (2) the operation and maintenance of the residence, post-construction.

i) Demand for Workforce Housing Units for Construction Employees

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the

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employees needed over the course of a 40-year construction career to construct a certain size unit (see the column labeled "Employees Needed (Over Career of Employee"), and the number of housing units needed for those employees (see the column labeled "Housing Units Needed for Employees").

Table I.4:
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

ii) Demand for Workforce Housing Units for Operation and Maintenance Employees

Operations and maintenance services provided to residential dwelling units also create a demand for labor (employees). To assess the affect of this labor demand on the need for workforce housing, the Village of Islamorada contracted RRC Associates, Inc. to conduct a survey of homeowners in Islamorada in the spring of 2006, the results of which are summarized in a report titled *Village of Islamorada Residential Job Generation Study* (July 2006) (hereinafter referred to as *"Residential Job Study"*). One of the primary objectives of the *Residential Job Study* was to acquire data on the employment associated with the operations and maintenance of residential units in Islamorada. The *Residential Job Study* asked homeowners questions about the use, both directly and indirectly, of five primary categories of employees that are hired to assist in the operation and maintenance of residential units. They include:

- Direct hires by home owners;
- Hires by property management firms retained by home owners to operate and maintain residential properties;
- Hires by homeowners associations responsible for operating and maintaining residential properties;

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house the employees engaged in the operation and maintenance of homes of different sizes.

Table I.5
OPERATIONS AND MAINTENANCE EMPLOYMENT
BY HOME SIZE AND RESIDENCY OF UNIT, ISLAMORADA

Unit Size	Full-Time Resident Units		All Other Units	
	Employees for Full-Time Resident Units	No. of Units Needed for Employees of Full-Time Resident Units	Employees for All Other Units	No. of Units Needed for Employees of All Other Units
500	0.000	0.000	0.019	0.012
750	0.000	0.000	0.035	0.022
1,000	0.013	0.008	0.051	0.032
1,500	0.045	0.029	0.084	0.053
2,000	0.078	0.049	0.116	0.073
2,500	0.110	0.069	0.148	0.094
3,000	0.142	0.090	0.181	0.114
3,500	0.175	0.110	0.213	0.134
4,000	0.207	0.130	0.245	0.155
4,500	0.239	0.151	0.278	0.175
5,000	0.272	0.171	0.310	0.196

iii) Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step that needs to be taken -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue.[6] These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community, and are based upon local prices to construct workforce units in Islamorada.

Using the household incomes earned by construction and operations and maintenance employees, the subsidy needed to afford a workforce housing unit within the appropriate workforce housing

[6] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

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b) Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways: (1) demand for workers to construct the building, and (2) demand for employees that will work at the new non-residential development. Construction employees construct the nonresidential buildings. All different types of employees work at the structure after the building is complete, depending on the type of business/land use. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities result in a need for affordable workforce housing.

i) Construction Impacts

As discussed previously, the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The need for workforce housing created by construction employees for non-residential development was determined to be the same as residential development.

Table I.8: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size non-residential buildings. Specifically, the table displays the number of employee years it takes to construct a building of a certain size, the number of employees needed over the course of a 40-year construction career to construct a certain size unit, and the number of housing units needed for these employees.

Table I.8
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

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iii) Assistance to Address Workforce Housing Need

As mentioned previously, to fully explore the need for workforce housing created by non-residential development, there is one final step -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the workforce employees that build and service non-residential development. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Using the household incomes earned by non-residential construction and post-construction employees, the subsidy needed to afford a workforce housing unit, based upon the appropriate Workforce Housing Category, was determined by subtracting the amount of housing that is affordable to the household based on income from the price of the appropriate workforce housing unit. The housing assistance needed per non-residential land use type (per 1,000 square feet) is outlined below in Table I.10: *Need for Workforce Housing Created by Non-Residential Development.*

Table I.10
NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use Type	Construction Employees		Post-Construction Employees		Total Need Demanded by Construction and Post-Construction Employees	
	Housing Units Needed for Employees	Housing Assistance Needed	Housing Units Needed for Employees	Housing Assistance Needed	Total Housing Units Needed	Total Housing Assistance Needed
Per 1,000 Square Feet						
Governmental	0.019	$809	0.601	$16,669	0.620	$17,478
Industrial	0.019	$809	0.837	$45,046	0.856	$45,855
Institutional	0.019	$809	0.821	$48,685	0.840	$49,494
Office	0.019	$809	1.121	$52,370	1.140	$53,179
Retail	0.019	$809	0.921	$15,418	0.940	$16,227
Tourist						
Expansion	0.019	$809	0.619	$22,694	0.638	$23,503
New Development	0.019	$809	0.952	$34,917	0.971	$35,726

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TABLE II.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.

A. Median Housing Prices and Median Household Incomes

Normally, housing affordability is evaluated by comparing the price of housing for a local real estate market to prevailing wage and salary incomes. A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the household could afford a median priced home. Typically, affordability of owner-occupied housing is defined as 300 percent of median household income.

As Table II.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005*, demonstrates, over the past five years the gap between median household incomes and median housing costs resulted in median priced housing that is not affordable to households earning the area median income and beyond.[7] In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels. Over the past few five years, the market has priced out all wage earners, except for those at the very highest income levels. See Figure II.2: *Comparison of Median Sales Prices and 300% of Median Household Incomes, 2000-2005.*

[7] Because median income data is not available for the Village of Islamorada, this analysis uses Monroe County median income data as calculated by the U.S. Department of Housing and Urban Development.

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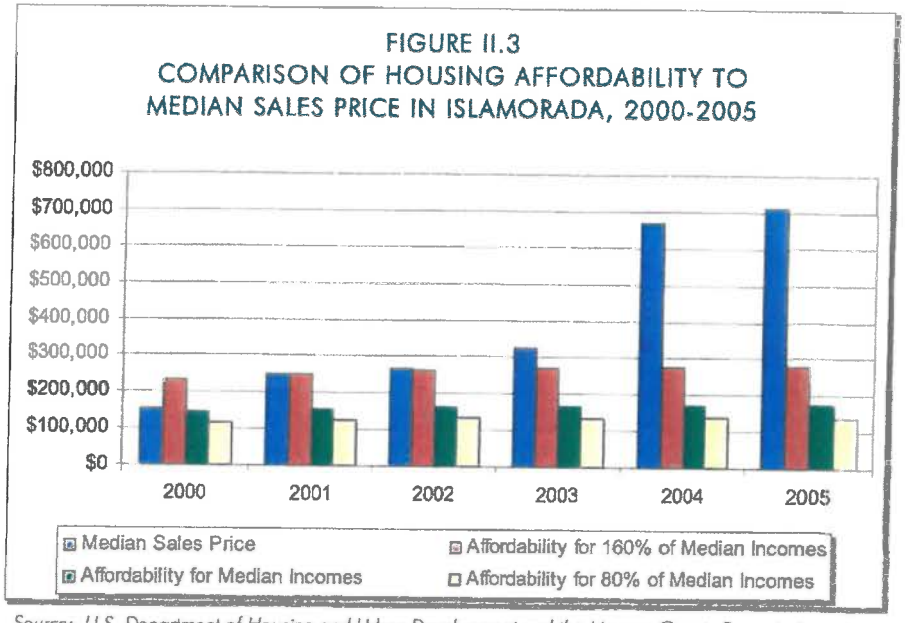
cent of median income. In 2005, the sales price exceeded the housing price affordable to a median household income by more than $537,150. What this means is that the median priced unit in 2005 is affordable to a household earning $237,500 - $179,050 more than the area median income.

Moreover, since 2002, median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.

FIGURE II.3
COMPARISON OF HOUSING AFFORDABILITY TO MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

B. Housing Prices are Far Outpacing Increases in Wages/Income

Housing affordability, however, is a relative concept. When inquiring about affordability, it is necessary to ask the question "affordable with respect to what?" Some suggest that attempting to measure housing prices with some type of median or similar measure can be misleading. They suggest that the relevant question is whether housing is available in the market place within the price ranges that local employees can reasonably afford.

Review of Monroe County employment and wage data in 2005 and data trended to 2006, indicate that housing in the Village of Islamorada is no longer available at prices that much of the local work force can reasonably afford. The data show that even with employment and wage growth,

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TABLE II.3:
EMPLOYMENT AND EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Florida	'06 Monroe Cty Wages as % of Statewide Earnings
		2005	2006	2006	
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$36,053	90.47%
Wholesale Trade	520	$45,167	$47,132	$55,030	85.65%
Retail Trade	5,553	$27,209	$28,393	$26,929	105.44%
Information	457	$47,952	$50,038	$55,045	90.90%
Financial Activities	2,364	$42,750	$44,610	$54,909	81.24%
Finance and Insurance	1,220	$50,038	$52,215	$61,889	84.37%
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$40,672	89.73%
Professional and Business Services	2,603	$43,410	$45,298	$40,927	110.68%
Education and Health Services	4,049	$37,743	$39,385	$39,672	99.28%
Leisure and Hospitality	11,539	$23,788	$24,823	$20,287	122.36%
Accommodation and Food Services	10,136	$23,297	$24,310	$17,661	137.65%
Other Services	1,472	$27,466	$28,661	$26,923	106.45%
Public Administration	3,132	$47,605	$49,676	$46,542	106.73%

SOURCE: Florida Labor Market Statistics, September 2006. NOTE: 2006 earnings were projected using a 2.9% increase over 2005, which was the 2004-2005 increase.

C. The Supply of Housing Affordable to the Workforce is Substantially Decreasing

The breadth of the housing affordability problem in the Village of Islamorada is further demonstrated by considering the income and housing cost data from the Monroe County Property Appraiser on the sales price of all residential units sold in Islamorada between January 1, 2000 and December 31, 2005. The residential sales are categorized into three types of residential units: single-family detached; condominiums; and mobile homes. There have been a total of 1,373 residential sales recorded by the Monroe County Property Appraiser in Islamorada over this six year period. Of these units sold, the large majority are single-family detached units (59.1%) and condominium units (39%). The balance is mobile home units. See Table II.4: *Types of Residential Units Sold, Islamorada, 2000-2005.*

TABLE II.4:
TYPES OF RESIDENTIAL UNITS SOLD,
ISLAMORADA, 2000-2005

Year	Single-Family Detached	Condominiums	Mobile Homes	Total
2000	22	32	3	57
2001	75	63	2	140
2002	124	92	6	222
2003	183	83	5	271
2004	207	107	3	317
2005	200	159	7	366
TOTAL	811	536	26	1,373
Percent of Total	59.1%	39.0%	1.9%	100.0%

Source: Monroe County Property Appraiser Database

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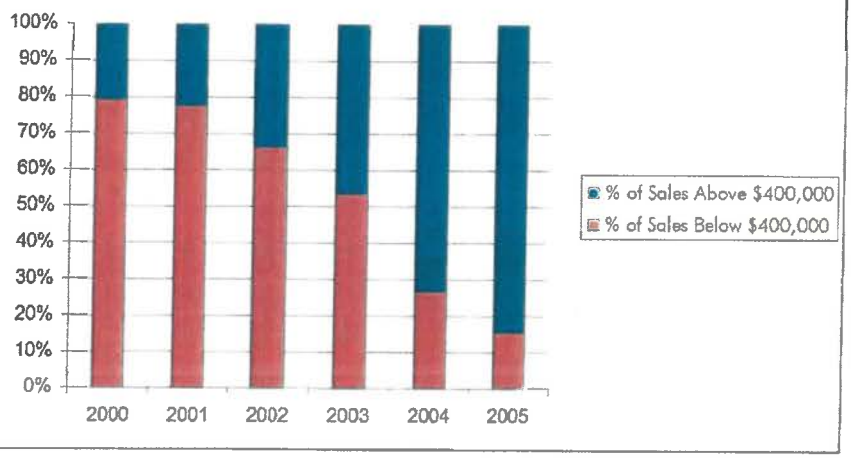
TABLE II.5:
EXISTING HOME SALES BY PRICE RANGE
VILLAGE OF ISLAMORADA, 2000 - 2005

Sales Price	2000	2001	2002	2003	2004	2005
Below $400k	366	317	271	222	140	57
% Below $400k	79.20%	77.30%	66.30%	53.40%	26.80%	15.40%
% Above $400k	20.80%	22.70%	33.70%	46.60%	73.20%	84.60%
Single Family	54.60%	65.30%	67.50%	55.90%	53.60%	38.60%
Mobile Home	2.10%	1.00%	2.10%	3.20%	1.80%	8.80%
Condo	46.90%	36.80%	34.30%	48.90%	57.30%	94.10%

Source: Monroe County Property Appraiser Database

The dynamics of home prices in Islamorada are clearly seen in Figure II.4: *Existing Home Sales Prices Above and Below $400,000, Village of Islamorada, 2000-2005*. Average prices are sharply increasing while the supply of dwellings at the lower end are greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE II.4:
EXISTING HOME SALES PRICES ABOVE AND BELOW
$400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

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Residential and non-residential development in Islamorada places a demand on labor (the workforce) in three ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development);
- The second is the operation and maintenance of the building (i.e., employees for residential development); and
- The third is the use of the structure as designed by the builders (i.e., employees for non-residential development).

All three activities generate employment in Islamorada, and because of the wage levels and existing housing prices, these activities consequently result in a need for affordable workforce housing. The demand for labor (employees) that both residential and non-residential developments create, and the demand these employees place on the need for workforce housing is outlined below.

B. Residential Development

As is discussed above, residential development in Islamorada has two employment needs:

- The first is for the construction of the residence (construction);
- The second is for the operation and maintenance of that residence, post-construction (post-construction).

As discussed below, both construction and post-construction activities generate employment in Islamorada, and many of these workers typically earn wages and salaries that put them in a position of economic stress in terms of their ability to purchase or rent housing.

1. Demand for Workforce Housing Units

a) Construction Impacts

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past four years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of

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development activity, it is possible to derive a reasonable estimate of floor area built by the average construction worker.

Table III.2: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size residential units based on the fact that one construction employee builds 859 square feet of space annually (See the column in Table III.2 labeled "Employee Years to Construct Units"). Specifically, the table displays the number of employee years it takes to construct a building of a certain size.

Construction employment is measured in employee years (employee years to construct units). Housing has no such time dimension. Employees will have a definable career and dwellings have an expected life. In estimating the demand construction employees place on a residential unit, it must be recognized that construction employees require housing only during the period of actual construction of the home (even though they live in the community over their career). This must be accounted for in the analysis. The average construction worker career is 40 years. To account for this circumstance, the calculation of construction employee years to construct the unit is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.2 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[11]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.2: *Construction Employment and Need for Housing in* Islamorada, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

[11] See Appendix B: *Employees Per Household, Monroe County.*

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caretakers, butlers, personal trainers, and administrative assistants for the residential unit. The survey also gathered extensive data about selected operational characteristics of residential homes, firms that households contract with to finance and insure homes, as well as the use patterns and demographics of homeowners, which is useful for other policy, planning and research purposes.

The survey was mailed to a sample of 3,000 homeowners in the Village of Islamorada. This includes the population of owners of units in excess of 2,000 square feet, as identified through the Monroe County Property Appraiser records (1,094 total households); a random sample[12] of 48 percent of owners of homes sized within the range of 500 to 2,000 square feet (1,051 total); and a random sample of 63 percent of condominium owners (853 total). Single-family homes below 500 square feet were not included given that many of these are boat pads and similar types of units. A total of 822 surveys were returned for a response rate of 27.5 percent. Of these 822 survey responses, 585 were responded to in full, whereas the remaining surveys lacked responses to some of the survey questions. In conducting analysis on the survey responses, only those surveys that have a response to the related questions in the analysis were used.

For each type of home service the owner uses (homeowners associations, property management companies, independent contractors, on-site caretakers and other directly hired employees), owners were asked to report how much they spend per year on each service and, if known, approximately how many hours employees spent serving their home each year. Annual spending amounts were converted into "full-time equivalents" (FTE) using a combination of wage data and assumptions regarding non-labor costs.[13] Wage data was based on annualized wage rates for Monroe County for specified industry sectors, as extrapolated from 2004 Quarterly Census of Employment and Wages (QCEW) data.[14] Specific assumptions for individual service providers are as follows:

- Homeowners associations (HOA): A conversion ratio of $117,390 in homeowners' dues per direct job was assumed. This is based on an assumption of a $27,475 average wage for HOA employees (Monroe County inflation adjusted 2004 QCEW data – NAICS code 813990) and an assumption that 23.4 percent of HOA costs

[12] The random sample was conducted using SPSS statistical software.

[13] FTE employees represent the number of workers that would typically be employed to complete the service based on existing employment patterns in the respective industries, which presumably includes a blended hybrid of full-time and part-time employees.

[14] The QCEW data is provided by the U.S. Census Bureau of Labor Statistics, and is available at http://data.bls.gov/PDQ/outside.jsp?survey=en

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- Long-term rental residences: units owned by the respondent and leased on a long-term basis;

- Other (for the respondent to specify): uses other than those listed above for which the unit is occupied; and

- Vacant: amount of time in which the residence is not occupied.

These survey responses were compiled, and then several hypotheses were tested through regression analysis. The hypotheses tested are whether there is a relationship between the size of a residential unit and the number of operation and maintenance employees that service the unit. The analyses also tested whether there is a difference in this relationship between house size and operation and maintenance employees serving the unit, and whether the unit is occupied by a permanent resident or otherwise used as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other. The hypothesis testing this relationship included 585 survey responses. See Table: III.3: *Number of Survey Responses Used in Analysis of Operations and Maintenance Employees.*

Table III.3
NUMBER OF SURVEY CASES USED IN ANALYSIS OF OPERATIONS AND MAINTENANCE EMPLOYEES

Survey Cases	Number of Responses
All returned responses	822
Fully completed responses	585
Responses from full-time owner-occupied units	406
Responses from units otherwise occupied	416

The survey results indicate that there are different employment relationships between dwellings occupied by full-time residents and those occupied for all other purposes. The results also indicate there are different employment relationships between units based on the size of the unit. The relationship is expressed mathematically as follows:

Employees = -0.01330+ (-0.03846 * Full-time) + (0.00006466 * Area)

Where:

Employees = Operations and Maintenance Employees[15]

Full-Time = Residential Unit Occupied by Full-time Resident

Area = Gross Square Feet of Unit

[15] Measured by full-time equivalent employees (FTEs).

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Table III.5:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL UNITS OCCUPIED BY FULL-TIME RESIDENTS[17]

Unit Size (FT²)	Employees				Total Workforce Housing Units Needed (Construction and O&M Employees of Full-Time Resident Units)
	Construction		Operations & Maintenance for Full-Time Resident Units		
	Employees	Workforce Housing Units Needed for Construction Employees	Employees	Workforce Housing Units Needed for O&M Employees of Full-Time Resident Units	
500	0.015	0.009	0.000	0.000	0.009
750	0.023	0.014	0.000	0.000	0.014
1,000	0.030	0.019	0.013	0.008	0.027
1,500	0.045	0.028	0.045	0.029	0.057
2,000	0.060	0.038	0.078	0.049	0.087
2,500	0.075	0.047	0.110	0.069	0.117
3,000	0.090	0.057	0.142	0.090	0.147
3,500	0.105	0.066	0.175	0.110	0.176
4,000	0.120	0.076	0.207	0.130	0.206
4,500	0.135	0.085	0.239	0.151	0.236
5,000	0.150	0.095	0.272	0.171	0.266

[17] Note that the data shown in Table III.5: *Workforce Housing Need Created by Residential Units Occupied by Full-Time Residents*, are illustrative only. The precise formulae should be used for individual dwellings.

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2. Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step. It involves determining the amount of assistance (workforce housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units.

As is discussed in Section II: *Problem Description,* housing in Islamorada has become unaffordable to not only low-wage earning households, but also to households earning the median household income and much higher. Consequently, the income range of households that need workforce housing assistance in Islamorada is fairly broad. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.[19]

The three Workforce Housing Categories were developed using local cost and square footage data on existing affordable units built in Islamorada and the Florida Keys, other communities in Florida, and other resort communities across the nation. These three Workforce Housing Categories identify the size of an appropriate workforce housing unit for each income category, the type of construction, and the cost per square foot to construct the unit based upon local construction costs. Table III.7: *Workforce Housing Categories, Islamorada,* shows the size, type, cost to construct these units, and household and employee income levels that are needed if these prototypical units are to be considered affordable. (See Appendix D: *Shortage (Housing Assistance) Calculations,* for more detail on the incomes that can afford the workforce units in each of these categories.)

[19] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

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a) Affordable Housing Assistance for Construction Employee Households

Once the reasonable cost for a prototypical workforce housing unit is determined, the next step is to identify the amount of assistance that an employee household requires to afford a prototypical unit within their income category. For new residential units, this requires evaluating the subsidy needed for construction employees and operations and maintenance employees.

As is briefly discussed above, according to the employment and household earnings for the construction industry in Monroe County (see Appendix D: *Employment and Household Earnings by Industry),* individual annual construction employee earnings are $33,800, and annual household earnings are $53,590. Based on these earnings, a construction employee household could reasonably afford to spend $182,792 for housing. As mentioned in the previous section and based upon their income, construction employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given the construction employee household earnings and the maximum housing cost that a construction employee household could afford ($182,792), Category 2 level of housing requires $42,708 of workforce housing assistance per worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($182,792) is the affordable housing assistance needed for a construction employee household to afford a unit ($42,708). See Table III.8: *Housing Affordability for Construction Employees* shown below.

[21] For those incomes that are within a modest range above or below the maximum cut off of a Workforce Housing Category, professional judgment has been used to determine the appropriate Workforce Housing Category for the employee household.

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TABLE III.10: OPERATIONAL AND MAINTENANCE EMPLOYEE INCOME, MONROE COUNTY			
	Weight	Individual	Household
Construction	17.5%	$33,800	$53,590
Financial Activities	5.0%	$44,610	$70,729
Prof & Business Services	37.5%	$45,298	$71,821
Education & Health Services	15.0%	$39,385	$62,445
Other Services	25.0%	$28,661	$45,442
Blended	100.0%	$38,205	$60,575

Based upon their income, operations and maintenance employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given that operations and maintenance employee households earn $60,575 and the maximum housing cost that a construction employee household could afford is $206,616, Category 2 level of housing would require $18,884 of workforce housing assistance per operations and maintenance worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($206,616) is the workforce housing assistance needed for an operations and maintenance employee household to afford a unit ($18,884). See Table III.11: *Housing Affordability for Construction Employees* shown below.

TABLE III.11: HOUSING AFFORDABILITY FOR OPERATIONS AND MAINTENANCE EMPLOYEES	
Operations and Maintenance Earnings	$38,205
Employees per Household[24]	1.586
Operations and Maintenance Employee Household Earnings	$60,575
Maximum Housing Cost for Operations and Maintenance Employee Household[25]	$206,616
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Operations and Maintenance Employee Household	$18,884

The housing assistance needed by unit size is shown in Table III.12: *Operations and Maintenance Employment and Need for Housing in Islamorada.*

[24] See Appendix B: *Employees per Household, Monroe County,* for an explanation of the calculation used to result in this figure.

[25] The maximum housing cost for an operations and maintenance employee household is calculated by dividing the operations and maintenance employee household earnings ($60,575) by the income ratio (29.32%) to determine the cost of housing that is affordable to a construction employee household.

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Area = square Feet of Residential Unit

O&M Employee Households = O&M Employees ÷ 1.586

O&M Assistance Needed = O&M Employee Households Needing Assistance * $18,884

Total Units Needed = Needed Units for Construction Employee Households + Needed Units for O&M Employee Households

Total Assistance Needed = Construction Assistance Needed + Operations and Maintenance Assistance Needed

What this formula shows is that the degree of need for workforce housing can be determined either by a workforce housing unit (or fraction thereof) that needs to be built for residential development, or workforce housing assistance amount that needs to be paid to provide a sufficient amount of funds for those employees (or fraction thereof) in need of workforce housing, so they can afford housing at a reasonable price.

Because workforce housing need is based on the size of the home and the residency status of the home, the formula will need to be applied to each residential unit, individually, based on its size (square footage) and residency status. Tables III.13: *Workforce Housing Need Created by Residential Development of Units Occupied by Full-Time Residents* and Tables III.14: *Workforce Housing Need Created by All Other Residential Units*, however, provides examples of workforce housing need for varying sized residential units, both in terms of actual workforce housing units (or a fraction thereof), and workforce housing assistance.

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Table III.14:
WORKFORCE HOUSING NEED CREATED BY ALL OTHER RESIDENTIAL UNITS[27]

Unit Size (FT^2)	Construction			Operations & Maintenance of All Other Residential Units			Total Workforce Housing Units Needed (Construction & O&M Employees)	Total Workforce Housing Assistance for Employees (Construction & O&M Employees)
	Employees	Housing Units Needed	Housing Assistance for Construction Employees	Employees	Housing Units Needed	Housing Assistance for Operations and Maintenance Employees		
500	0.015	0.009	$405	0.019	0.012	$227	0.021	$631
750	0.023	0.014	$607	0.035	0.022	$419	0.036	$1,026
1,000	0.030	0.019	$809	0.051	0.032	$612	0.051	$1,421
1,500	0.045	0.028	$1,214	0.084	0.053	$997	0.081	$2,210
2,000	0.060	0.038	$1,618	0.116	0.073	$1,382	0.111	$3,000
2,500	0.075	0.047	$2,023	0.148	0.094	$1,767	0.141	$3,790
3,000	0.090	0.057	$2,427	0.181	0.114	$2,152	0.171	$4,579
3,500	0.105	0.066	$2,832	0.213	0.134	$2,537	0.201	$5,369
4,000	0.120	0.076	$3,236	0.245	0.155	$2,922	0.231	$6,158
4,500	0.135	0.085	$3,641	0.278	0.175	$3,307	0.260	$6,948
5,000	0.150	0.095	$4,045	0.310	0.196	$3,692	0.290	$7,738

[27] Note that the data shown in Table III.14: *Workforce Housing Need Created by All Other Units*, are illustrative only. The precise formula should be used for individual dwellings.

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C. Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development).
- The second is the employees who work at a structure constructed by the builders (i.e., employees of the non-residential activity in the building).

Construction employees construct the nonresidential buildings. All different types of employees work at the building after it is complete. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities create a need for workforce housing. The demand for labor (employees) that non-residential development creates, and the demand these employees place on the need for workforce housing is outlined below.

1. Construction Impacts

As is discussed in Section III.B.1: *Construction Impacts,* the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past 4 years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[28] Table III.15: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County,*

[28] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection a building.

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construction employee years to construct the non-residential development is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.16 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[30]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.16: *Construction Employment and Need for Housing in Islamorada*, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

Table III.16:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Non-Residential Development	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

2. Post Construction Impacts

The employment impacts on non-residential development, once the building is constructed, comes from the employees that work at the businesses/land uses that use the buildings. In determining the need for affordable housing created by nonresidential development, post-construction, the analysis went through four steps.

First, all nonresidential development was categorized into 8 land use categories, as defined by the Florida Department of Revenue codes. Each

[30] See Appendix B: *Employees Per Household, Monroe County.*

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and Hospitality; Other Services (which includes operation and maintenance employees); and Government.

The industrial sectors were assigned to the 8 land use categories, based on the description of employment activities related to land uses and related principles found in the *Standard Industrial Classification Manual* (published by the US Government Printing Office); the classic *Land Use Information Systems* (Clawson and Stewart, by Resources for the Future,1965); *Planner's Estimating Guide: Projecting Land-Use and Facility Needs* (A. C. Nelson, Chicago: Planners Press, 2004); and *Standard Land Use Coding Manual*, (Urban Renewal Administration and Bureau of Public Roads, Government Printing Office, 1965). The percentage assignment of employment for each industry to the corresponding land use categories is set out in Table III.17: *Assignment of Industries to Land Use Categories, Monroe County.*[31]

Table III.17:
PERCENTAGE ASSIGNMENT OF INDUSTRIES TO LAND USE CATEGORIES, MONROE COUNTY

Land Use	Govern -mental	Industrial	Institutional	Office	Other	Retail	Residence	Tourist/ Recreational	No Location
Natural Resource & Construction*		15.0%		10.0%			24.0%		51.0%
Manufacturing		75.0%		15.0%	10.0%				
Wholesale Trade [32]		70.0%		10.0%		20.0%			
Retail Trade [33]						90.0%		10.0%	
Trade, Transport & Utilities	15.0%	50.0%		15.0%	10.0%	10.0%			
Information		35.0%		35.0%	10.0%	10.0%			10.0%
Financial Activities		10.0%	20.0%	58.5%		5.0%	6.5%		
Prof. & Bus Services		11.0%	10.0%	30.0%		5.0%	44.0%		
Education & Health Services	30.0%		30.0%	23.7%		5.0%	11.3%		
Leisure & Hospitality					10.0%	20.0%		70.0%	
Other Services		10.0%	10.0%	10.0%	10.0%		46.7%	10.0%	3.3%
Government	90.0%			10.0%					

* For historical data, The Florida Agency for Workforce Innovation reports natural resource industries with construction. For 2005, Monroe County reported 105 individuals employed in mining, indicating that 96% of employees in Natural Resources and Construction are construction employees.

Then, using the percentage assignments of industry employment to land use classifications, the number of employees for each industry was translated into employees per land use categories. See Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County.*

[31] It should be noted that some employees, like construction workers, do not work at specific locations. These employees are assigned to the "No Location" category.

[32] Wholesale trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

[33] Retail trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

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TABLE III.19
FLOOR AREA AND EMPLOYMENT BY LAND USE CATEGORY, FLOOR AREA PER EMPLOYEE, MONROE COUNTY

	2001	2002	2003	2004	2005	Typical FT² Over Period
Government						
Square Ft		4,303,124	3,698,871	4,475,274	4,907,524	
Employment	4,447	4,417	4,523	4,356	4,268	
Square Ft Per Employee		974	818	1,027	1,150	1,049
Industrial						
Square Ft		1,946,221	1,343,901	1,837,525	1,957,005	
Employment	2,625	2,576.64	2,558	2,501	2,541	
Square Ft Per Employee		755.33	525.27	734.72	770.07	753
Institutional						
Square Ft		1,530,746	1,343,901	1,677,183	1,675,718	
Employment	2,117	2,144.30	2,218	2,112	2,098	
Square Ft Per Employee		713.87	606.04	793.97	798.72	769
Office						
Square Ft		2,138,672	2,185,012	2,531,368	2,566,490	
Employment	4,814	4,2615	4,396	4,295	4,309	
Square Ft Per Employee		502	457	589	596	563
Retail						
Square Ft		5,356,420.85	5,163,367	5,817,640	5,730,691	
Employment	8,592	8,422.25	8,302	8,198	8,062	
Square Ft Per Employee		635.98	621.92	709.64	710.80	685
Tourist						
Accommodation Expansion or Re-Development						
Floor Area		4,765,792	3,834,821	4,761,362	4,761,362	4,553,171
Employees	4,976	4,592	4,728	4,855	4,570	
Ft² per Employee		1,037.96	811.09	980.81	1,041.87	1,019
New Tourist Development						
Square Ft		6,275,497.50	4,952,982.50	5,960,111.50	5,703,320.00	
Employment	9,285	9,095.80	9,125	9,196	8,783	
Square Ft Per Employee		689.93	542.80	648.15	649.37	663
Other						
Employment	1,615	1,566.40	1,570	1,580	1,535	1,615

SOURCE: Monroe County Property Appraiser and Table III.19: Percentage Assignment of Industries to Land Use Categories.

This analysis shows that the square feet per employee ratios have increased slightly over the time period for each land use category with some fluctuations. The typical square footage per employee for each land use

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III.B.2, *Assistance to Address Workforce Housing Need)*. The intent of the categories is to identify the type of unit that is appropriate for the level of income identified in each of the three categories. For example, it is logical to think that a household earning $60,000 lives in a larger and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Table III.21: Workforce Housing Categories, Islamorada outlines the specific costs and unit sizes for each of the three Workforce Housing Categories. (See Appendix C: *Shortage (Housing Assistance) Calculations*, for more detail on the incomes that can afford the workforce units in each of these categories.)

TABLE III.21
WORKFORCE HOUSING CATEGORIES, ISLAMORADA

	Category 1	Category 2	Category 3
Area (FT^2)	500	700	900
Construction Type	Modular	Modular	Modular
Housing Unit Type	Multi-Family Attached	Multi-Family Attached	Multi-Family Attached
Number of Bedrooms	1	2	3
Construction Cost per FT	$175	$175	$175
Construction Cost	$87,500	$122,500	$157,500
Site Prep	$40,000	$40,000	$40,000
Land	$45,000	$63,000	$81,000
Total	$172,500	$225,500	$278,500
Income Required to Afford a Unit			
Income Ratio for Determining Housing Affordability	29.32%	29.32%	29.32%
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Income per Worker in Household	$31,897	$41,992	$52,087

As Table III.21 shows, the type of construction and the cost per square foot to construct the units are the same for all three Workforce Housing Categories. The variation in unit costs is solely dependent upon the size of the unit. The cost shown is a turn-key cost of production under prevailing market conditions. Table III.21 also shows the differences in both household and employee income levels that are needed to make the prototypical units affordable (in Table III.21, see "Annual Household Income Needed to Purchase the Unit").

Next, and for the purposes of measuring the assistance needed to make units affordable to members of the workforce earning different income levels, the household income levels were evaluated for the different members of the workforce (see Appendix D: *Employment and*

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TABLE III.23 HOUSING AFFORDABILITY FOR CONSTRUCTION EMPLOYEES	
Construction Earnings	$33,800
Employees per Household[36]	1.586
Construction Employee Household Earnings	$53,590
Maximum Housing Cost for Construction Employee Household[37]	$182,792
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Construction Employee Household	$42,708

The housing assistance for construction employees, by unit size, is shown in Table III.24: *Construction Employment and Need for Housing in Islamorada.*

Table III.24: CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING, ISLAMORADA				
Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees	Housing Assistance Needed per Unit
500	0.601	0.015	0.009	$405
750	0.901	0.023	0.014	$607
1,000	1.201	0.030	0.019	$809
1,500	1.802	0.045	0.028	$1,214
2,000	2.403	0.060	0.038	$1,618
2,500	3.004	0.075	0.047	$2,023
3,000	3.604	0.090	0.057	$2,427
3,500	4.205	0.105	0.066	$2,832
4,000	4.806	0.120	0.076	$3,236
4,500	5.406	0.135	0.085	$3,641
5,000	6.007	0.150	0.095	$4,045

b) Workforce Housing Assistance for Post-Construction Employee Households

As is outlined earlier, based on the household earnings identified in Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County,* the employees in the post-construction land use categories were aligned with the Workforce Housing Categories identified in Table III.25: *Workforce Housing Categories for Non-Residential Post-Construction Employment by Land Use Category.*

[36] See Appendix B: *Employees per Household, Monroe County,* for an explanation of the calculation used to result in this figure.

[37] The maximum housing cost for a construction employee household is calculated by dividing the construction employee household earnings ($53,590) by the income ratio for determining housing affordability (29.32%).

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Table III.26:
POST-CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, MONROE COUNTY

	Non-Residential FT² per Employee	Income per Household	Affordability Limit[38]	Housing Cost for Prototypical Unit	Housing Assistance Needed	Assistance Needed per FT² of Non-Residential Development
Government	1,049	$73,518	$250,764	$278,500	$27,736	$16.67
Industrial	753	$65,872	$224,686	$278,500	$53,814	$45.05
Institutional	769	$64,258	$219,179	$278,500	$59,321	$48.68
Office	563	$67,956	$231,794	$278,500	$46,706	$52.37
Retail	685	$45,664	$155,757	$172,500	$16,743	$15.42
Tourist						
Accommodation Expansion	1,019	$39,819	$135,819	$172,500	$36,681	$22.69
New Development	663	$39,819	$135,819	$172,500	$36,681	$34.92

Table III.27: *Post Construction Housing Affordability Gap by Land Use, Islamorada,* shows the employees, employee households, and housing assistance needed based on 1,000 square feet of development for each land use.

Table III.27
POST CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, ISLAMORADA

	per 1,000 FT²		Gap per 1,000 FT²
	Employees	Households	
Government	0.953	0.601	$16,669
Industrial	1.327	0.837	$45,046
Institutional	1.301	0.821	$48,685
Office	1.778	1.121	$52,370
Retail	1.460	0.921	$15,418
Tourist			
Accommodation Expansion	0.981	0.619	$22,694
New Development	1.509	0.952	$34,917

4. Summary of Need for Workforce Housing by Housing Units

Table III.28: *Need for Workforce Housing Created by Non-Residential Development, Monroe County,* summarizes the total workforce housing unit need for non-residential development for both construction and post-construction employees by land use.

[38] The maximum housing cost for an employee household is calculated by dividing the employee household earnings by the income ratio for determining housing affordability (29.32%).

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(0.821 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $49.49

Office Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Office Employees =
(1.121 * Square Feet of Development) ÷ 1,000)
Assistance Needed = Square Feet of Development * $53.17

Retail Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Retail Employees =
(0.921 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $16.22

Tourist Land Use Employees' Workforce Housing Need:

Accommodation Expansion or Redevelopment Need
Workforce Housing Units Needed for Industrial Employees =
(0.619 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $23.50

New Tourist Development Need
Workforce Housing Units Needed for Industrial Employees =
(0.952 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $35.72

TOTAL UNITS NEEDED = Units Needed for Construction Employee Households + Units Needed for Employees (by Appropriate Land Use Category)

TOTAL ASSISTANCE NEEDED = Construction Assistance Needed + Assistance Needed for Units by Appropriate Land Use Category

What these formulae shows is that the degree of need for workforce housing from non-residential development can be determined either by workforce housing unit(s) (or a fraction thereof), or a workforce housing assistance amount that needs to be paid to provide funds for those employees (or fraction thereof) in need of workforce housing.

Because workforce housing need for non-residential development is based on the size and type of the non-residential development, the formula for the appropriate land use will need to be applied to each non-residential development, individually, based on its size (square footage). Table III.29: *Need for Workforce Housing Created by Non-Residential Development,* however, provides examples of workforce housing need for varying sized non-residential buildings, both in terms of the need for workforce housing units (or a fraction thereof), and workforce housing assistance.

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APPENDIX A: RESIDENTIAL SALES, VILLAGE OF ISLAMORADA, 2000-2005

TABLE A.1:
RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]

Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
<$50,000								
2000	6	1%	6	1%	0	0%	12	3%
2001	13	3%	1	2%	0	0%	23	6%
2002	21	5%	8	2%	0	0%	29	7%
2003	6	1%	10	2%	0	0%	16	4%
2004	3	1%	4	1%	0	0%	7	1%
2005	2	1%	0	0%	0	0%	2	1%
$50,001-$100,000								
2000	13	3%	26	6%	3	1%	42	9%
2001	12	3%	19	5%	0	0%	31	8%
2002	14	3%	5	1%	3	1%	22	5%
2003	9	2%	8	2%	0	0%	17	4%
2004	7	1%	2	0%	0	0%	9	2%
2005	5	1%	3	1%	0	0%	8	2%
$100,001-$150,000								
2000	34	7%	45	10%	2	0%	81	18%
2001	15	4%	37	9%	2	0%	54	13%
2002	15	4%	15	4%	0	0%	30	7%
2003	5	1%	8	2%	3	1%	16	4%
2004	8	2%	5	1%	0	0%	13	2%
2005	0	0%	1	0%	0	0%	1	0%
$150,001-$200,000								
2000	48	10%	63	14%	0	0%	111	24%
2001	36	9%	20	5%	1	0%	57	14%
2002	29	7%	22	5%	1	0%	52	13%
2003	8	2%	9	2%	1	0%	18	4%
2004	4	1%	11	2%	2	0%	17	3%
2005	0	0%	1	0%	0	0%	1	0%
$200,001-$250,000								
2000	28	6%	10	2%	1	0%	39	8%
2001	35	9%	3	1%	0	0%	38	9%
2002	31	8%	19	5%	1	0%	51	12%
2003	14	3%	24	6%	0	0%	38	9%
2004	6	1%	12	2%	0	0%	18	3%
2005	1	0%	1	0%	1	0%	3	1%
$250,001-$300,000								
2000	29	6%	5	1%	0	0%	34	7%

[39] Due to rounding, the sum of the percentages for each housing type in each row may not equal the total percentage at the end of the row.

EXHIBIT A

TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
2003	12	3%	5	1%	0	0%	17	4%
2004	9	2%	0	0%	0	0%	9	2%
2005	9	2%	3	1%	1	0%	13	4%
$600,001-$650,000								
2000	1	0%	3	1%	0	0%	4	1%
2001	7	2%	4	1%	0	0%	11	3%
2002	11	3%	1	0%	0	0%	12	3%
2003	15	4%	2	0%	0	0%	17	4%
2004	20	4%	1	0%	0	0%	21	4%
2005	13	4%	4	1%	0	0%	17	5%
$650,001-$700,000								
2000	9	2%	3	1%	0	0%	12	3%
2001	5	1%	3	1%	0	0%	8	2%
2002	11	3%	0	0%	0	0%	11	3%
2003	13	3%	4	1%	0	0%	17	4%
2004	14	3%	0	0%	0	0%	14	3%
2005	6	2%	15	4%	0	0%	21	6%
>$700,000								
2000	31	7%	1	0%	0	0%	32	7%
2001	24	6%	4	1%	0	0%	28	7%
2002	46	11%	3	1%	0	0%	49	12%
2003	82	20%	11	3%	0	0%	93	22%
2004	231	44%	36	7%	0	0%	267	51%
2005	147	40%	40	11%	0	0%	187	51%
All Units								
2000	285	62%	170	37%	7	2%	462	100%
2001	285	70%	122	30%	3	1%	410	100%
2002	303	74%	101	25%	5	1%	409	100%
2003	282	68%	128	31%	6	1%	416	100%
2004	386	74%	134	26%	3	1%	523	100%
2005	232	63%	133	36%	4	1%	369	100%
Grand Total	1,773	68%	788	30%	28	1%	2,589	100%

Source: Monroe County Property Appraiser

APPENDIX B: EMPLOYEES PER HOUSEHOLD, MONROE COUNTY

Table B.1: EMPLOYED PERSONS PER HOUSEHOLD

	Monroe County
Total Households	35,106
Households with Earnings (may have multiple workers)	27,689
Households without Earnings	7,417
Labor Force (some not employed, such as retirees)	45,192
Number Employed	43,901
Workers per Household	1.632
Employed Workers per Household	1.586
	Islamorada, Village of Islands
Persons per Household (all households)	2.100
Persons per Household Where One or More Person(s) is Employed	2.560
Persons per Household Where No Persons are Employed	1.890

SOURCE: US Bureau of the Census' American Factfinder http://factfinder.census.gov. US Bureau of the Census Public Use Micro-Sample, and Florida Agency for Workforce Innovation, Labor Market Statistics.

The focus of the Support Study is to determine the need created for workforce housing for the workforce by residential and non-residential development. In order to determine employed workers per household, recent census data was reviewed related to the number of households and employees in Monroe County. (See Table B.1: Employed Persons per Household.) To determine the average number of employed workers per household from this data, the number of persons employed was divided by households with earnings. The calculation is as follows:

Number Employed ÷ Households with Earnings = Employed Workers per Household

or

43,901 ÷ 27,689 = 1.586

Additional data is provided here that illustrates the average number of persons per household in Islamorada for all households, for households with one or more employed persons, and for households with no employed persons.

EXHIBIT A

APPENDIX C: SHORTAGE (HOUSING ASSISTANCE) CALCULATIONS

Employee Income Needed to Afford Each of the Prototypical Residential Units in the Workforce Affordability Categories.

To determine the annual employee income needed to afford a residential unit in each of the four categories of workforce housing in Islamorada, an analysis was conducted determining what expenses the employee household incurs to purchase and finance a prototypical residential unit. In the analysis, it is assumed the employee makes a down payment of 3% on the purchase of the home, and takes out a 30 year mortgage at an interest rate of 5.93 percent a year. It is also assumed that the maximum monthly expenses on housing incurred by the employee do not exceed 30 percent of income. Table C.1: *Income Needed to Afford Housing,* outlines the expenses incurred (and assumed) for each category of workforce housing. It shows an annual employee income of $39,468 is needed to be able to reasonably afford a residential unit priced at $212,250 (Category 1); an annual employee income of $43,607 is needed to afford a residential unit priced at $233,980 (Category 2); an annual employee income of $47,039 is needed to afford a residential unit priced at $252,000 (Category 3); and an annual employee income of $62,182 is needed to afford a residential unit priced at $331,500 (Category 4).

TABLE C.1:
INCOME NEEDED TO AFFORD WORKFORCE HOUSING

CALCULATION OF AFFORDABILITY			
	Category 1	Category 2	Category 3
Purchase Price	$172,500	$225,500	$278,500
Down Payment	3.00%	3.00%	3.00%
Loan Term	30	30	30
Interest Rate	5.93%	5.93%	5.93%
Points	2.00%	2.00%	2.00%
Mortgage Insurance	0.60%	0.60%	0.60%
Taxes & Insurance	1.83%	1.83%	1.83%
Other Closing Costs	3.00%	3.00%	3.00%
Cash to Close	$13,697	$17,905	$22,113
Mortgage	$167,325	$218,735	$270,145
Mortgage Payment	$996	$1,302	$1,608
Mortgage Insurance	$84	$109	$135
Taxes & Insurance	$185	$253	$322
Total Monthly	$1,264	$1,664	$2,065
Income Ratio for Determining Housing Affordability	30.00%	30.00%	30.00%
Minimum Monthly Income	$4,214	$5,548	$6,882
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Workers per Household	1.586	1.586	1.586
Income per Worker in Household	$31,897	$41,992	$52,087

EXHIBIT A

APPENDIX D: EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY

Earnings of Monroe County economically active households are shown below in Table D.1: *Employment and Household Earnings by Industry, Monroe County, 2006.* These wages are used to estimate the wages of employees that construct and operate and maintain residential units, and that construct and work within non-residential developments. The average annual wages for 2005 were used to project 2006 wages using a 2.9% increase over 2005, which was the 2004-2005 increase. The household earnings shown in the last column of the table are the individual employee earnings multiplied by the number of employed persons per household with earnings (1.586[40]). This calculation excludes households that do not have at least one person employed. Not having anyone employed could be due to retirement, disability or unemployment. Regardless of reason, all employed without a person employed are excluded from the definition of economically active households used herein. This method of estimating economically active household income basically assumes that the earnings of the secondary worker in a household will be similar to those of the primary worker.

TABLE D.1
EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Household Earnings
		2005	2006	
Total, All Industries	35,895	$32,788	$34,214	$54,412
Goods-Producing	2,613	$32,352	$33,759	$53,689
Agriculture, Forestry, Fishing and Hunting	102	$33,145	$34,587	$54,837
Construction	2,226	$32,391	$33,800	$53,590
Manufacturing	285	$31,764	$33,146	$52,553
Service-Providing	33,282	$32,823	$34,251	$54,305
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$51,712
Wholesale Trade	520	$45,167	$47,132	$74,728
Retail Trade	5,553	$27,209	$28,393	$45,017
Information	457	$47,952	$50,038	$79,335
Financial Activities	2,364	$42,750	$44,610	$70,729
Finance and Insurance	1,220	$50,038	$52,215	$82,787
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$57,867
Professional and Business Services	2,603	$43,410	$45,298	$71,821
Education and Health Services	4,049	$37,743	$39,385	$62,445
Leisure and Hospitality	11,539	$23,788	$24,823	$39,357
Accommodation and Food Services	10,136	$23,297	$24,310	$38,544
Other Services	1,472	$27,466	$28,661	$45,442
Public Administration-Government	3,132	$47,605	$49,676	$79,002

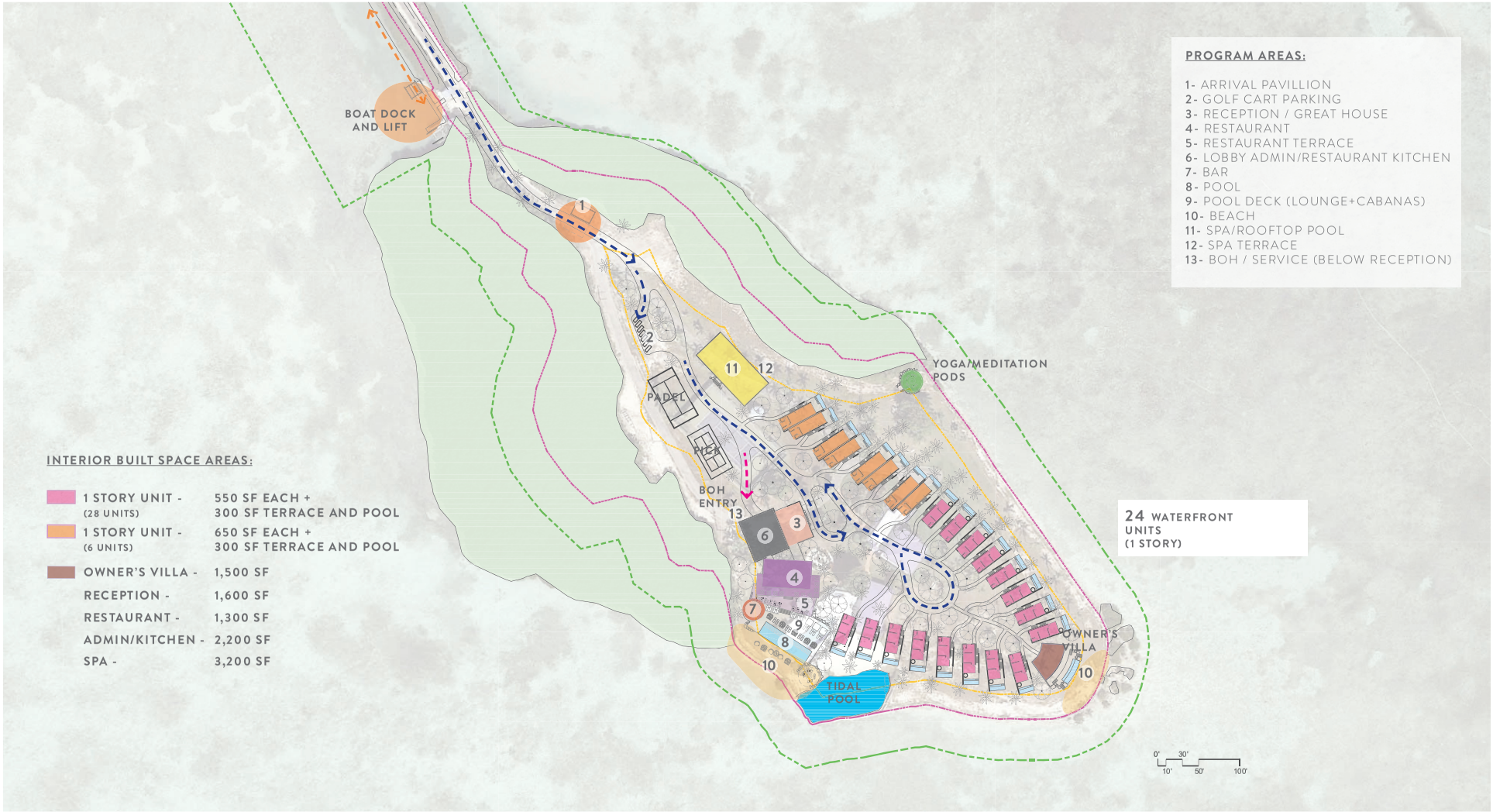
SOURCE: Florida Labor Market Statistics, September 2006.

[40] See Appendix B: Employees per Household, Monroe County.

EXHIBIT A

EXHIBIT B

EXHIBIT B



PROGRAM AREAS:

1- ARRIVAL PAVILLION
2- GOLF CART PARKING
3- RECEPTION / GREAT HOUSE
4- RESTAURANT
5- RESTAURANT TERRACE
6- LOBBY ADMIN/RESTAURANT KITCHEN
7- BAR
8- POOL
9- POOL DECK (LOUNGE+CABANAS)
10- BEACH
11- SPA/ROOFTOP POOL
12- SPA TERRACE
13- BOH / SERVICE (BELOW RECEPTION)

INTERIOR BUILT SPACE AREAS:

1 STORY UNIT - (28 UNITS)	550 SF EACH + 300 SF TERRACE AND POOL
1 STORY UNIT - (6 UNITS)	650 SF EACH + 300 SF TERRACE AND POOL
OWNER'S VILLA -	1,500 SF
RECEPTION -	1,600 SF
RESTAURANT -	1,300 SF
ADMIN/KITCHEN -	2,200 SF
SPA -	3,200 SF

CAR CIRCULATION
GOLF CART CIRCULATION
PEDESTRIAN CIRCULATION
BOH CIRCULATION

NOT FOR COMMERCIAL USE OR REPRODUCTION

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UPLOADED VIA ePORTAL

March 26, 2024

Jennifer DeBoisbriand, Director of Planning
Islamorada, Village of Islands Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

Re: TEA TABLE KEY LLC - FUTURE LAND USE MAP AMENDMENT (FLUM) 79775 OVERSEAS HIGHWAY, UPPER MATECUMBE KEY, FLORIDA 33036

Dear Jennifer,

Please find enclosed the TEA TABLE KEY LLC's ("Applicant") application for a Future Land Use Map ("FLUM") Amendment (the "Amendments") pursuant to Chapter 30, Article IV, Divisions 8 and 9 of the Islamorada Code of Ordinances ("Application"). The Application is being filed simultaneously with a Land Use District (zoning) Map ("LUD") Amendment and a Development Agreement Application ("Development Agreement"). The FLUM and LUD Amendments and the Development Agreement will permit the transfer and development of twenty-four (24) transient dwelling units to a more suitable site known as Tea Table Key and located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, with Monroe County Real Estate Number 00097000-000000 ("Property"), as a world class eco-friendly villa style resort and will provide the Village of Islamorada ("Village") with a desperately needed multi-family affordable housing development in the Village at the property known as Sunset Inn located at 82200 Overseas Highway, Upper Matecumbe Key, Florida with Monroe County Real Estate Number 00399601-000000 ("Sunset Inn").

In addition to the original application and this letter, I have also enclosed all relevant exhibits and a copy of the application package, which I request you please date stamp and return the copy using the enclosed self-addressed FedEx envelope provided.

I. PROPERTY BACKGROUND INFORMATION:

Location:	79775 Overseas Highway, Upper Matecumbe Key (Tea Table Key)
Legal Description:	Tea Table Key being described as Government Lot one (1) of Section seven (7), Township sixty-four (64) South, Range thirty-seven (37) East, together with a strip of submerged land 250 feet wide in the SW 1/4 of Section 6 and in the NW 1/4 of Section 7, both in Township 64 South, Range 37 East,

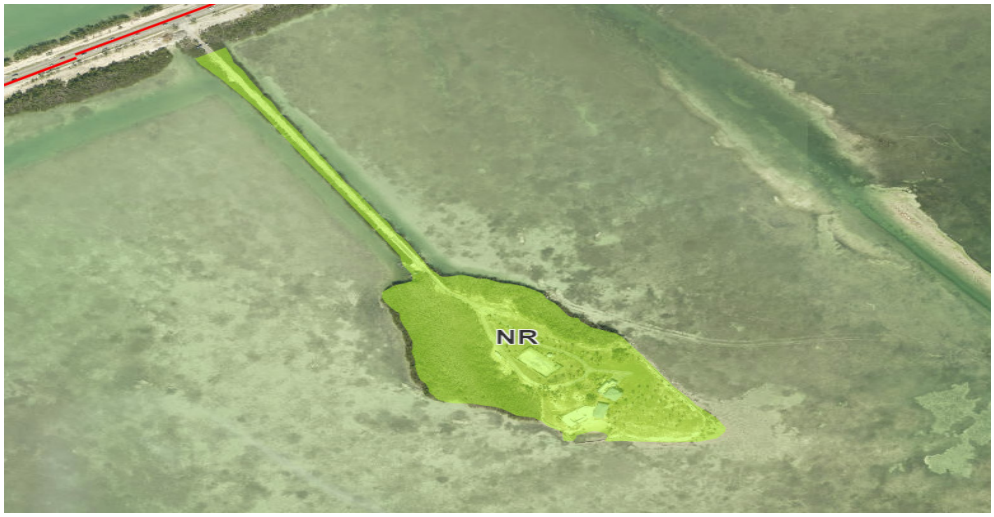
	the Center line of which is described as follows: From a point of line with the Easterly end of State Highway Bridge located on Overseas Highway (State Highway No. 5) at the Westerly end of Upper Matecumbe Key, Monroe County, Florida, run S. 61 ° 27' W. along center line of right-of-way of Overseas Highway, a distance of 787.3 feet to a point; thence run S. 28° 33' E., a distance of 200 feet to the Southerly side of said right-of-way and the POINT OF BEGINNING; thence continue S. 28° 33' E., a distance of 1100 feet more or less to the Northerly side of Tea Table Key; Also a strip of submerged land 50 feet in width and parallel to the high water line in Tea Table Key extending completely around said Key, excepting therefrom the portion occupied by above described 250 foot strip, lying and being in Sections 6 and 7, Township 64 South, Range 37 East, all in Monroe County, Florida. (Tea Table Key).
Real Estate (RE) Number:	00097000-000000
Property Owner/Applicant:	TEA TABLE KEY LLC (00097000-000000)
Agent:	SMITH/HAWKS, PL-Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Property Area:	~667,774.8 SF or 15.33 acres
Total Upland Area:	~297,514.8 SF or 6.83 acres
	~Approximately 232,226.41 SF or 5.33 acres of scarified upland
Land Use District:	Native Residential (NR)
Future Land Use Map (FLUM) Designation:	Residential Conservation (RC)
Flood Zone:	AE10, VE14 (Tea Table Key)
Existing Uses:	Residential
Community Character of Immediate Vicinity:	Commercial, Residential

PROPERTY:

Tea Table Key:

EXISTING LAND USE ZONING DISTRICTS:

Tea Table Key (Native Residential):



EXISTING FUTURE LAND USE MAPS:

Tea Table Key (Residential Conservation):

II. FUTURE LAND USE MAP AMENDMENT:

a. Overview

The Amendment seeks to amend the Property's approximately 5.33 acres of scarified upland area from Residential Conservation ("RC") to Mixed Use ("MU"), which, along with the LUD amendment and the Development Agreement, shall allow the transfer of twenty-four (24) approved hotel/motel units ("Motel Units") from Sunset Inn to be developed as a world class, eco-friendly, villa

style resort in a more suitable location located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, and subsequently develop Sunset Inn with up to twenty-four (24) affordable workforce housing dwelling units, and up to ten thousand square feet (10,000 SF) of low/medium retail and or restaurant space. The LUD and FLUM Amendments and Development Agreement will permit Tea Table Key to be developed with up to twenty-five (25) residential dwelling units (24 hotel units and 1 existing market rate unit). These units will be developed as a state of the art, world class, eco-friendly villa style hotel resort.

The Amendment has been filed simultaneously with a LUD amendment and a Development Agreement application.

b. <u>Amendment Request:</u>

The requested FLUM amendment proposes the following amendments to the Future Land Use map designation for the Property:

1. The FLUM amendment will amend the approximately 5.33 acres of scarified upland area on the Property from RC to MU

The Property's overall development potential is derived from the language contained in the Development Agreement and the scarified upland acreage of the property, which is being amended and will have a TC zoning designation and an MU future land use. Properties zoned TC have the following permitted density pursuant to Code Section 30-692(e)(6):

Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

The Property has approximately 5.33 acres of scarified upland and therefore has the following permitted density:

1. Allocated Density: 5.33 x 6 = 31.98 dwelling units
2. Maximum Net Density: 5.33 x 80% = 4.264 buildable acres x 12 = 51.17 dwelling units

However, the Development Agreement will limit the permitted density on the Property to twenty-five (25) dwelling units (24 hotel/motel and 1 market rate). Development of the units on Property will be done pursuant and in compliance with the comprehensive plan and Land Development Code, notwithstanding the density requirements or anything contained in the Development Agreement.

Sunset Inn is currently recognized with thirty (30) Hotel/Motel units. The FLUM and LUD amendments, in conjunction with the corresponding Development Agreement, will allow the transfer and development of the Motel Units from Sunset Inn to the Property, and will subsequently allow the

development of twenty-four (24) much needed units of affordable workforce housing on the Sunset Inn property. Integra Real Estate, LLC is currently under contract for the purchase of that certain real property known as Casa Morada located at 136 Madeira Rd, Upper Matecumbe Key, Florida ("Casa Morada"). Sunset Inn and Casa Morada were previously identified as a single property, and the Village has confirmed that the Properties can be unified and will be a single waterfront property for future development review purposes.

The Amendments, in conjunction with the Development Agreement, will allow the transfer of the Motel Units from Sunset Inn to the Property, will limit the Property's overall development potential to the maximum density necessary to develop up to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit) as a world class, environmentally friendly resort.[1] The proposed development on the Property will be done in a very environmentally friendly way, developing the villa style hotel units as eco-friendly, and incorporating the development on Tea Table Key in a manner that will enhance and highlight the natural beauty of the Florida Keys.

In addition to the FLUM and LUD amendments, the Development Agreement will provide the following development standards and restrictions for the development on the Property and Sunset Inn:

1. Development of the Property with twenty-five (25) residential dwelling units (24 hotel/motel and 1 market rate) shall be conditioned on:
    a. A legal unification of Casa Morada and Sunset Inn creating a single waterfront property;
    b. Approval of a Future Land Use Map Amendment for Tea Table Key from Residential conservation to Mixed Use;
    c. Approval of a Land Use District Map Amendment for Tea Table Key from Native Residential to Tourist Commercial;
    d. Development of twenty-four (24) approved workforce housing dwelling units at Sunset Inn;
    e. Applicant's contribution of $250,000.00 to the Village, or organization of the Village's choosing, for street improvements and landscaping of the surrounding fills upon permit issuance for the residential units on Tea Table Key.

2. The Development Agreement shall provide the following restriction for development on Tea Table Key:
    a. All off street parking for guests and guest check in for the resort at Tea Table Key will be located at Sunset Inn and guests will be transported to the resort by private electric car or electric boat;

[1] *See* Tea Table Key Preliminary Site plan and rendering attached hereto as **Exhibit B.**

b. Certain accessory uses and structures (lobby, check in, storage) for Tea Table Key will be located at Sunset Inn;
c. No combustible motorized vehicles (land vehicles or marine vehicles) will be permitted at the resort on Tea Table Key, except charter boat picks ups and drop offs manned by a professionally licensed Islamorada captain, emergency vehicles, and utility vehicles;
d. Density on Tea Table Key is restricted to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing market rate dwelling unit)

c. Data and Analysis

The FLUM and LUD amendments permit both the Property and Sunset Inn to be utilized and developed as the most appropriate uses, benefitting the community and the Village of Islamorada by permitting the development of a secluded, environmentally friendly world class villa type resort. The resort is proposed to be developed to enhance and protect the existing environmental, protecting the natural surroundings by disallowing combustible motorized vehicles (both land and sea) on Tea Table Key. In addition to protecting the natural environment, the preclusion of parking and combustible vehicles reduces traffic congestion around the island and the surrounding fills.

In addition to the above, the FLUM and LUD amendments and Development Agreement will allow Sunset Inn to be redeveloped as a twenty-four (24) multifamily workforce housing development. Sunset Inn is located within the heart of Islamorada in the Village Center zoning district, providing the Village with a unique and rare opportunity to develop much needed workforce housing in a location that is accessible and suitable for Village employees.

1. <u>Housing Data</u>

It is well established that prior to Hurricane Irma the affordable housing shortage in the Florida Keys was staggering. According to Monroe County's Housing Strategy produced after Hurricane Irma, "[m]any of the business sectors in the Florida Keys, including professional services, retail trade, tourism and health care, find it increasingly difficult to attract and maintain workers." The City of Islamorada is clearly no different, and like many communities in south Florida, has experienced a dramatic increase in housing sales prices. According to the "Islamorada, Village of Islands Workforce Housing Support Study ("WFH Study"), attached hereto as **Exhibit A**, "Analysis of housing sales data show that sales prices in Islamorada, and in Marathon - another community in the Florida Keys, have increased at a much more rapid rate than housing prices for Florida and the United States." A trend that has continued post Irma and has been dramatically exacerbated in recent years.

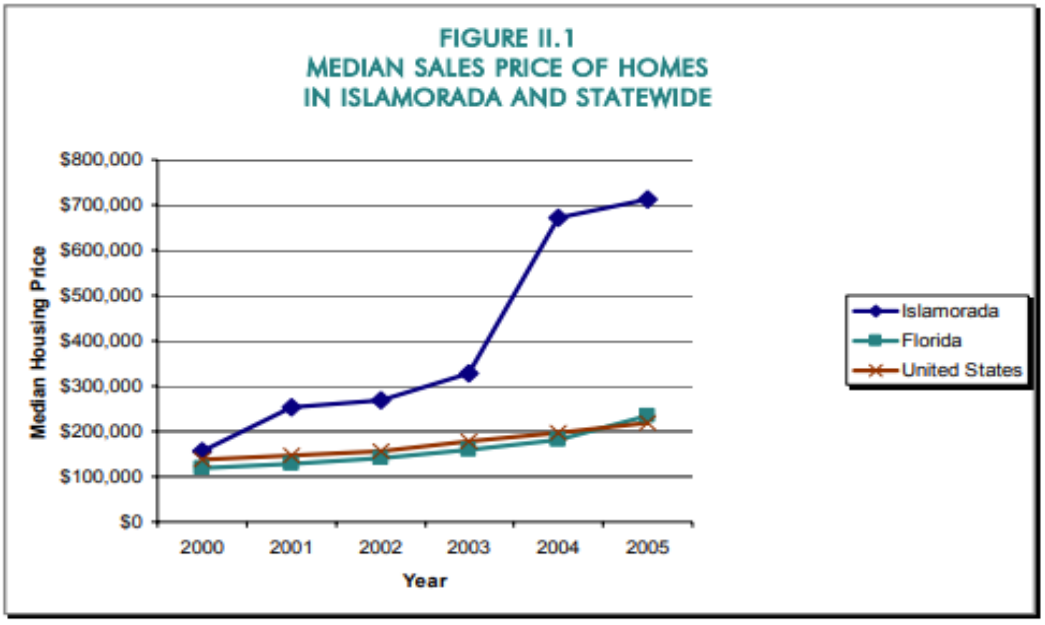
The increase in housing prices in Islamorada, in and of itself creates an affordable workforce housing problem in Islamorada and the Florida Keys in general. However, the problem is accentuated in Islamorada. This is because some of the larger employers in the Village, such as the leisure and hospitality industry, accommodation and food services, retail service businesses and construction industry typically hire more lower wage employees than other industries. A significant percentage of new employees in these businesses earn very modest wages, making it increasingly difficult for them

to afford a house for sale in the local real estate market, or rent housing.[2] The table below illustrates this ever worsening issue in Islamorada *See* Pg. 2 Islamorada, Village of Islands Workforce Housing Support Study (Islamorada's housing prices increased at a rate of 35 percent per year, at an average rate of growth of 22%, while housing prices in Florida increased at 14.9 percent and 9.6 percent nationally, *see* below table)

TABLE I.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.



Source: Monroe County Property Appraiser Database and Florida Association of Realtors

[2] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007

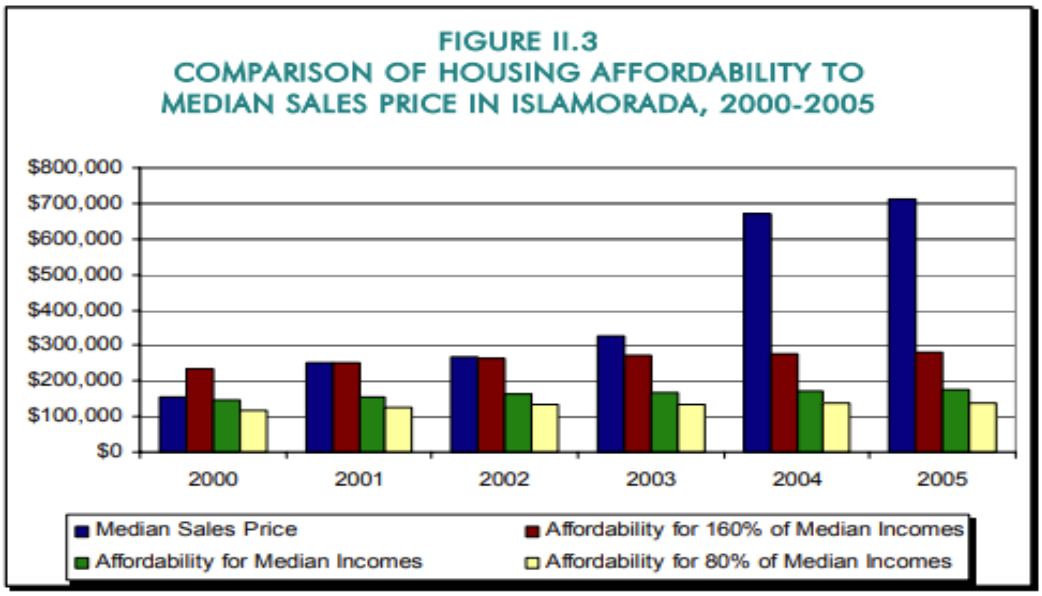
Unfortunately, the median income ranges have not historically increased at comparable rates, and this has increasingly caused a larger and larger gap between household incomes and median housing costs, which has resulted in housing becoming less and less affordable to workforce households in Islamorada. In fact, according to the WFH Study, "in 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 - approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 - approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 - approximately 1,219 percent of median income levels," (*See* below table).

TABLE I.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

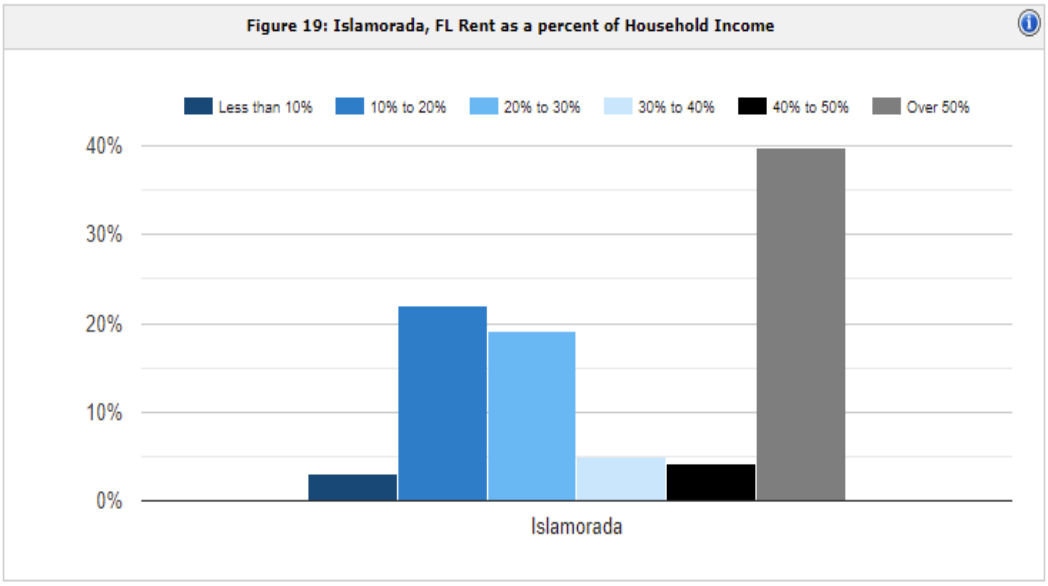
A well-established national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.[3] Per Monroe County's housing Strategy, if more than 30% of a household's income is expended for housing, such household is considered "cost burdened." In Islamorada, since 2002, "median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.[4]"

[3] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007.
[4] Id. at 17.



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

The trends illustrated above have not changed in recent years, and based upon information contained in the US Census for the City of Islamorada, the median household income in the City is $82,500.00, while the median sales price of homes was $832,954.00. The rental market is just as inflated, as illustrated by Town Charts Housing data[5], large numbers of workers in the city are paying above 50% of their income toward rental housing, *See* below:



[5] https://www.towncharts.com/Florida/Housing/Islamorada-FL-Housing-data.html

Islamorada has a small number of affordable housing units available, and that number was further diminished as a result of Hurricane Irma in 2017. The WFH Study provides "The report's conclusions include an existing deficiency of 356 units for the resident workforce, an existing deficiency of 794 units for non-resident workforce, and, by the year 2020, a projected total workforce housing need of (one thousand one hundred ninety-two) 1,192 units."

Although Islamorada is incorporated, it is important to note that the affordable housing crisis extends county-wide. The HUD and Florida Department of Economic Opportunity consider household to be "cost-burdened" if the household pays more than 30% of its income on housing.

This is also the standard used by the Florida Department of Economic Opportunity. In 2009, 12,927 Monroe County households (37%) paid more than 30% of income for housing. By comparison, 29% of households statewide are cost burdened. Over six thousand households in Monroe County (18%) must pay more than 50% of household income for housing. Renters in Monroe County were especially burdened, with 41.9% of them paying more than 30% of their household income on housing, and 19.8% of renters paid more than 50% of their income on housing.

These troubling numbers have not improved in the last decade. The Assessment identified that in 2020, 34.5% of owner-occupied households had monthly housing costs of 30% or more of their household income, while 41.3% of renter-occupied households had gross rent costs of 30% or more of their household incomes. The ACS shows even more troubling estimates of cost-burdened household in Monroe County. The ACS estimates that in 2020, 56% of renter-occupied housing units are paying 30% or more of their household income on housing, and 32.5% of owner-occupied housing units are paying 30% or more of their household income on housing. The breakdown of these figures by household income is provided below:

2020 ACS Estimates		
Household Income	**Percentage of households paying more than 30% of household income on <u>owner-occupied</u> housing units**	**Percentage of households paying more than 30% of household income on <u>renter-occupied</u> housing units**
Less than $20,000	6.8%	10.5%
$20,000-$34,999	4.0%	14.1%
$35,000-$49,999	5.7%	10.1%
$50,000-$74,999	6.2%	11.4%
$75,000 or more	9.8%	09.9%
Totals	**32.5%**	**56%**

Throughout the State, Monroe County currently ranks as the county with the most cost-burdened households (along with Miami-Dade County). The Comprehensive Plan, at Goal 601, promotes access by residents to "adequate affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences." The need for more affordable housing in Monroe County is clear, and this small-scale Comprehensive Plan Amendment helps to address this need and alleviate some of the burdens felt by the vital workforce in this community.

Based on the foregoing, the FLUM and LUD amendments and Development Agreement will assist the city in providing access to adequate affordable housing that is safe, decent, resilient, and structurally sound, and is a smart and practical way to provide affordable workforce housing in the village center, allowing work force employees to reside in close proximity to their jobs within the Village itself. The City of Islamorada does not have many locations that are suitable for multi-unit developments within the "Village Center." The intent of the Applicant is to utilize this area to develop twenty-four (24) deed restricted affordable workforce housing dwelling units, something that is clearly a huge need for the City of Islamorada. In order to permit this site to be utilized as an affordable housing development, the Applicant is seeking to transfer the existing Motel Units to Tea Table Key and develop Sunset Inn as affordable workforce housing**.**

2. <u>Homestead Industrial Zoning Ordinance and Development</u>

On or around November 2, 2022, Developers secured enough commissioner votes to expand Miami-Dade County's Urban Development Boundary to turn farmland into a new commercial complex near Homestead. The South Dade Logistics and Technology District is a proposed 380-acre mix of warehouses, call centers and other commercial uses south of Florida's Turnpike and north of Moody Drive (Southwest 268th Street). The project has been called a way to bring more than 7,000 jobs to South Miami-Dade and give residents an alternative to fighting traffic for the sought-after wages available to the north and south of the project. Miami-Dade's planning staff opposed the project, saying the county had enough industrial land available within the Urban Development Boundary.

The zoning change and proposed project will effectively change what has been a historically agrarian area with low paying manual labor jobs into a commercial industrial area with higher paying jobs and positions available. Many residents of South Miami Dade travel to the upper Keys for higher paying jobs and return home at the end of the weekday. With the zoning change and the proposed project, these commuter workers will almost certainly be able to secure jobs closer to their place of residence, nullifying their need to commute to the upper Keys.

Affordable housing is the most pressing issue facing Islamorada, the Upper Keys, and Monroe County in general. The ability of Islamorada and the upper Keys to attract commute workers from the mainland has historically provided these municipalities with a reprieve on the affordable housing demands, as these workers do not need accommodation within Islamorada or the Upper keys but rather commute back and forth from South Miami Dade. With the passing of the zoning change and the proposed project (as described above), these municipalities will lose the ability to rely on commute

workers as the pool in South Miami Dade shifts into jobs within the South Dade Logistics and Technology District. Municipalities within the Upper Keys will need to start filling vacancies with permanent residents, and this means providing adequate affordable housing options to these workers.

With the changes on the mainland (as described above), the ability of the Village of Islamorada to provide a multi-family affordable housing projects within the Village is more important than ever, and the proposed Amendments and Development Agreement provides the Village with an invaluable opportunity to provide one such affordable housing development.

3. The "Fills" Islamorada

The causeway along the Overseas Highway in Islamorada known as the "Fills" is popular with people coming to launch boats, swim, and picnic in the Keys. The entrance to Tea Table Key is located near mile marker 79, and is directly north of Tea Table Fill and Indian Key Fill:

The state owns the causeway areas between mile markers 78 and 80. But since 2020, the areas have been managed by the Village of Islamorada. There are about 15 to 18 parking spots available near each of the areas, and the areas are frequented by tourists.

Developing Tea Table Key as an environmentally friendly resort will not have any effect on the Fills based on the number of units, the location of the resort, and the type of tourist expected at the resort.

As discussed above, the proposed development at Tea Table Key is limited to a maximum density of twenty-five (25) residential units (24 transient units and 1 existing market rate unit). The small number of rooms at the proposed environmentally friendly resort means that the projected number of tourists is minimal. Additionally, the proposed development will provide sufficient off-street parking at Sunset Inn to accommodate guests of the resort, eliminating any concern that guests would be parking along US 1 at the Fills. Additionally, the Applicant will be contributing

$250,000.00 to the Village, or an organization of the Village's choosing, for street improvements and landscaping of the surrounding fills upon permit issuance for the residential units on Tea Table Key.

The Fills are a popular spot for tourists to stop along US 1 to enjoy the crystal-clear waters of the Florida Keys. As shown above and below, Tea Table Key is located directly north of Tea Table Fill, is located in the exact same waters on the Atlantic side of US 1, and idyllic views as the Fills along US 1:

Additionally, Tea Table Key has private water access to the crystal-clear waters on the Atlantic side of US 1:

The proposed resort will offer guests access to the waters of the Florida Keys and will provide idyllic views of the ocean and sunset. Based on this, there is no reason a guest of the proposed development will utilize the Fills to access the water, relax on the beach, or view the sunset or water views.

Finally, based on various reports and articles, the tourists that frequent the Fills are more often than not day trip tourists from the mainland. According to "the Fills Overview"[6] "What we experience now is day trippers moving in, especially on summer weekends, spending the day, with no restroom facilities, playing loud music, tearing up the sea grass and leaving their litter behind when they leave." Contrary to the day trip tourists that frequent the Fills, and have become a source of contention in Islamorada. The proposed Development is an overnight tourist destination and will attract tourists travelling to the Florida Keys for overnight and extended stays. The anticipated guests will have access to the waters via the private beach at the resort and will have amenities and activities that will negate any need for them to utilize the Fills for any reason.

Based on the above, the proposed Development will in no way negatively affect the issues that are being faced at the Fills.

II. <u>The FLUM amendment is consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern, pursuant to § 380.0552(7), Florida Statutes. The Principles are listed below:</u>

1. Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.

The Amendments and the Development Agreement will result in limited development potential that furthers the government's management abilities within the boundary of the Village of Islamorada. Additionally, the approval of the Amendments and the Development Agreement will assist the government in accomplishing affordable housing requirements while stimulating commerce in the area.

2. Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

The Proposed amendments will allow development that will highlight the shoreline and marine resources, and further utilization of the areas in a sustainable and habitat friendly manner.

3. Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

The Amendments will not affect upland resources.

4. Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

[6] *See "Details of the Fills,"* Islamorada Community Alliance, https://islamorada.org/the-fills-overview/

The Amendments provide an opportunity to stimulate local economic development by providing much needed affordable housing to the workforce of Islamorada and will create increase sustainable commerce in the tourist industry by providing access to the shoreline and marine resources that are a major highlight of the Florida Keys.

5. Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

The Amendments will not have an effect on the water quality throughout the Florida Keys.

6. Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

The Amendments will allow the development of portions of land which will increase access to, and enhance and highlight the natural beauty of the Florida Keys, while remaining compatible with the historic character of the Florida Keys.

7. Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

   a. The Florida Keys Aqueduct and water supply facilities;

   b. Sewage collection, treatment, and disposal facilities;

   c. Solid waste treatment, collection, and disposal facilities;

   d. Key West Naval Air Station and other military facilities;

   e. Transportation facilities;

   f. Federal parks, wildlife refuges, and marine sanctuaries;

   g. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;

   h. City electric service and the Florida Keys Electric Co-op; and

8. Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

9. Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

The Amendments will not affect major public investments. Coordination with the required utilities will occur during the Conditional Use Amendment process and the permit process for development.

10. Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

The Amendments and Development Agreement limits the adverse effects of public investments on the environmental resources of the Florida Keys.

11. Making available adequate affordable housing for all sectors of the population of the Florida Keys.

The Amendments provide the government with a rare opportunity to address the drastically dire affordable housing shortage, by allowing the development of a much-needed multi-family affordable housing development within the center of Islamorada.

b. Basis for Amendment

i. Demand for the proposed FLUM category in the village in relation to the amount of land currently assigned the FLUM designation and available to accommodate that demand;

This FLUM amendment and the corresponding LUD amendment and Development Agreement provides the Village with an invaluable opportunity to provide the hospitality, working waterfront, industrial, and other commercial uses in Islamorada, and the surrounding areas with much needed affordable workforce housing which, absent these amendments, the City and Applicant are unable to provide or construct. The FLUM Amendment is consistent with the historical trends of the Mixed-Use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial, recreation and residential uses.

The Property is entirely unique and no other property within the Village is able to accommodate the proposed developments in such a way as to reduce effects on the environment, traffic, and enhance the publics access to the natural waters surrounding the Florida keys through an eco-friendly, and environmentally sensitive resort.

ii. Change in Projections.

The basis for the amendment is a change in projections (e.g., regarding public service needs) from those on which the text or boundary was based. This FLUM amendment and the corresponding LUD amendment and Development Agreement provides the Village with an invaluable opportunity to provide the hospitality, working waterfront, industrial, and other commercial uses in Islamorada, and the surrounding areas with much needed affordable workforce housing which, absent these amendments, the City and Applicant are unable to provide or construct.

iii. Change in Assumptions.

The basis for the amendment is a change in assumption (e.g., regarding demographic trends). As discussed above, there has been a dramatic change in the median housing prices within Islamorada, which has made it increasingly difficult for the Village to provide the much-needed affordable housing options for the hospitality, working waterfront, industrial, and other commercial use employees in and around the Village. The Amendments and Development Agreement will allow the applicant to provide the Village with much needed affordable workforce housing in a location within the Village Center, something that without the Amendments and Development Agreement would not be able to be accomplished. Additionally, with the proposed commercial and industrial developments on the mainland, and higher paying jobs becoming available in that area, affordable housing for workers in these municipalities becomes more necessary than ever as the Upper Keys lose the ability to attract workers from the mainland who commute.

III. Conclusion

Applicant respectfully requests the specified Amendments be granted based on the changed conditions underlying the demonstrated and increasing need for workforce housing in Monroe County, particularly in proximity to the Islamorada employment centers, and the potential for construction of workforce housing to serve the needs of the community.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

for Barton W. Smith

BWS/JG/bg

Enclosures

SMITH/HAWKS
ATTORNEYS AT LAW

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UPLOADED VIA ePORTAL

March 26, 2024

Jennifer DeBoisbriand, Director of Planning
Islamorada, Village of Islands Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

Re: TEA TABLE KEY LLC - FUTURE LAND USE MAP AMENDMENT (FLUM) 79775 OVERSEAS HIGHWAY, UPPER MATECUMBE KEY, FLORIDA 33036

Dear Jennifer,

Please find enclosed the TEA TABLE KEY LLC's ("Applicant") application for a Future Land Use Map ("FLUM") Amendment (the "Amendments") pursuant to Chapter 30, Article IV, Divisions 8 and 9 of the Islamorada Code of Ordinances ("Application"). The Application is being filed simultaneously with a Land Use District (zoning) Map ("LUD") Amendment and a Development Agreement Application ("Development Agreement"). The FLUM and LUD Amendments and the Development Agreement will permit the transfer and development of twenty-four (24) transient dwelling units to a more suitable site known as Tea Table Key and located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, with Monroe County Real Estate Number 00097000-000000 ("Property"), as a world class eco-friendly villa style resort and will provide the Village of Islamorada ("Village") with a desperately needed multi-family affordable housing development in the Village at the property known as Sunset Inn located at 82200 Overseas Highway, Upper Matecumbe Key, Florida with Monroe County Real Estate Number 00399601-000000 ("Sunset Inn").

In addition to the original application and this letter, I have also enclosed all relevant exhibits and a copy of the application package, which I request you please date stamp and return the copy using the enclosed self-addressed FedEx envelope provided.

I. PROPERTY BACKGROUND INFORMATION:

Location:	79775 Overseas Highway, Upper Matecumbe Key (Tea Table Key)
Legal Description:	Tea Table Key being described as Government Lot one (1) of Section seven (7), Township sixty-four (64) South, Range thirty-seven (37) East, together with a strip of submerged land 250 feet wide in the SW 1/4 of Section 6 and in the NW 1/4 of Section 7, both in Township 64 South, Range 37 East,

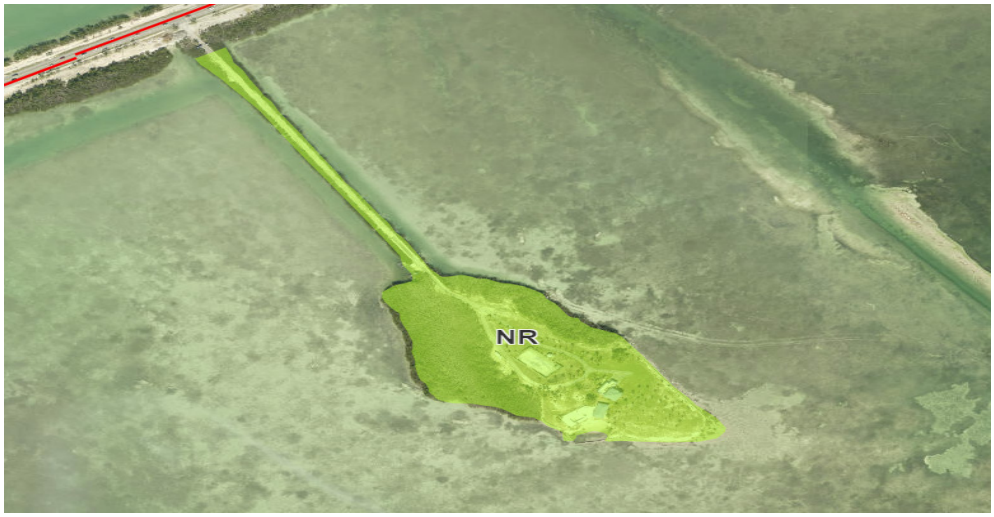
	the Center line of which is described as follows: From a point of line with the Easterly end of State Highway Bridge located on Overseas Highway (State Highway No. 5) at the Westerly end of Upper Matecumbe Key, Monroe County, Florida, run S. 61 ° 27' W. along center line of right-of-way of Overseas Highway, a distance of 787.3 feet to a point; thence run S. 28° 33' E., a distance of 200 feet to the Southerly side of said right-of-way and the POINT OF BEGINNING; thence continue S. 28° 33' E., a distance of 1100 feet more or less to the Northerly side of Tea Table Key; Also a strip of submerged land 50 feet in width and parallel to the high water line in Tea Table Key extending completely around said Key, excepting therefrom the portion occupied by above described 250 foot strip, lying and being in Sections 6 and 7, Township 64 South, Range 37 East, all in Monroe County, Florida. (Tea Table Key).
Real Estate (RE) Number:	00097000-000000
Property Owner/Applicant:	TEA TABLE KEY LLC (00097000-000000)
Agent:	SMITH/HAWKS, PL-Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Property Area:	~667,774.8 SF or 15.33 acres
Total Upland Area:	~297,514.8 SF or 6.83 acres
	~Approximately 232,226.41 SF or 5.33 acres of scarified upland
Land Use District:	Native Residential (NR)
Future Land Use Map (FLUM) Designation:	Residential Conservation (RC)
Flood Zone:	AE10, VE14 (Tea Table Key)
Existing Uses:	Residential
Community Character of Immediate Vicinity:	Commercial, Residential

PROPERTY:

Tea Table Key:

EXISTING LAND USE ZONING DISTRICTS:

Tea Table Key (Native Residential):



EXISTING FUTURE LAND USE MAPS:

Tea Table Key (Residential Conservation):

II. FUTURE LAND USE MAP AMENDMENT:

a. Overview

The Amendment seeks to amend the Property's approximately 5.33 acres of scarified upland area from Residential Conservation ("RC") to Mixed Use ("MU"), which, along with the LUD amendment and the Development Agreement, shall allow the transfer of twenty-four (24) approved hotel/motel units ("Motel Units") from Sunset Inn to be developed as a world class, eco-friendly, villa

style resort in a more suitable location located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, and subsequently develop Sunset Inn with up to twenty-four (24) affordable workforce housing dwelling units, and up to ten thousand square feet (10,000 SF) of low/medium retail and or restaurant space. The LUD and FLUM Amendments and Development Agreement will permit Tea Table Key to be developed with up to twenty-five (25) residential dwelling units (24 hotel units and 1 existing market rate unit). These units will be developed as a state of the art, world class, eco-friendly villa style hotel resort.

The Amendment has been filed simultaneously with a LUD amendment and a Development Agreement application.

b. <u>Amendment Request:</u>

The requested FLUM amendment proposes the following amendments to the Future Land Use map designation for the Property:

1. The FLUM amendment will amend the approximately 5.33 acres of scarified upland area on the Property from RC to MU

The Property's overall development potential is derived from the language contained in the Development Agreement and the scarified upland acreage of the property, which is being amended and will have a TC zoning designation and an MU future land use. Properties zoned TC have the following permitted density pursuant to Code Section 30-692(e)(6):

Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

The Property has approximately 5.33 acres of scarified upland and therefore has the following permitted density:

1. Allocated Density: 5.33 x 6 = 31.98 dwelling units
2. Maximum Net Density: 5.33 x 80% = 4.264 buildable acres x 12 = 51.17 dwelling units

However, the Development Agreement will limit the permitted density on the Property to twenty-five (25) dwelling units (24 hotel/motel and 1 market rate). Development of the units on Property will be done pursuant and in compliance with the comprehensive plan and Land Development Code, notwithstanding the density requirements or anything contained in the Development Agreement.

Sunset Inn is currently recognized with thirty (30) Hotel/Motel units. The FLUM and LUD amendments, in conjunction with the corresponding Development Agreement, will allow the transfer and development of the Motel Units from Sunset Inn to the Property, and will subsequently allow the

development of twenty-four (24) much needed units of affordable workforce housing on the Sunset Inn property. Integra Real Estate, LLC is currently under contract for the purchase of that certain real property known as Casa Morada located at 136 Madeira Rd, Upper Matecumbe Key, Florida ("Casa Morada"). Sunset Inn and Casa Morada were previously identified as a single property, and the Village has confirmed that the Properties can be unified and will be a single waterfront property for future development review purposes.

The Amendments, in conjunction with the Development Agreement, will allow the transfer of the Motel Units from Sunset Inn to the Property, will limit the Property's overall development potential to the maximum density necessary to develop up to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit) as a world class, environmentally friendly resort.[1] The proposed development on the Property will be done in a very environmentally friendly way, developing the villa style hotel units as eco-friendly, and incorporating the development on Tea Table Key in a manner that will enhance and highlight the natural beauty of the Florida Keys.

In addition to the FLUM and LUD amendments, the Development Agreement will provide the following development standards and restrictions for the development on the Property and Sunset Inn:

1. Development of the Property with twenty-five (25) residential dwelling units (24 hotel/motel and 1 market rate) shall be conditioned on:
    a. A legal unification of Casa Morada and Sunset Inn creating a single waterfront property;
    b. Approval of a Future Land Use Map Amendment for Tea Table Key from Residential conservation to Mixed Use;
    c. Approval of a Land Use District Map Amendment for Tea Table Key from Native Residential to Tourist Commercial;
    d. Development of twenty-four (24) approved workforce housing dwelling units at Sunset Inn;
    e. Applicant's contribution of $250,000.00 to the Village, or organization of the Village's choosing, for street improvements and landscaping of the surrounding fills upon permit issuance for the residential units on Tea Table Key.

2. The Development Agreement shall provide the following restriction for development on Tea Table Key:
    a. All off street parking for guests and guest check in for the resort at Tea Table Key will be located at Sunset Inn and guests will be transported to the resort by private electric car or electric boat;

[1] *See* Tea Table Key Preliminary Site plan and rendering attached hereto as **Exhibit B.**

b. Certain accessory uses and structures (lobby, check in, storage) for Tea Table Key will be located at Sunset Inn;
c. No combustible motorized vehicles (land vehicles or marine vehicles) will be permitted at the resort on Tea Table Key, except charter boat picks ups and drop offs manned by a professionally licensed Islamorada captain, emergency vehicles, and utility vehicles;
d. Density on Tea Table Key is restricted to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing market rate dwelling unit)

c. Data and Analysis

The FLUM and LUD amendments permit both the Property and Sunset Inn to be utilized and developed as the most appropriate uses, benefitting the community and the Village of Islamorada by permitting the development of a secluded, environmentally friendly world class villa type resort. The resort is proposed to be developed to enhance and protect the existing environmental, protecting the natural surroundings by disallowing combustible motorized vehicles (both land and sea) on Tea Table Key. In addition to protecting the natural environment, the preclusion of parking and combustible vehicles reduces traffic congestion around the island and the surrounding fills.

In addition to the above, the FLUM and LUD amendments and Development Agreement will allow Sunset Inn to be redeveloped as a twenty-four (24) multifamily workforce housing development. Sunset Inn is located within the heart of Islamorada in the Village Center zoning district, providing the Village with a unique and rare opportunity to develop much needed workforce housing in a location that is accessible and suitable for Village employees.

1. <u>Housing Data</u>

It is well established that prior to Hurricane Irma the affordable housing shortage in the Florida Keys was staggering. According to Monroe County's Housing Strategy produced after Hurricane Irma, "[m]any of the business sectors in the Florida Keys, including professional services, retail trade, tourism and health care, find it increasingly difficult to attract and maintain workers." The City of Islamorada is clearly no different, and like many communities in south Florida, has experienced a dramatic increase in housing sales prices. According to the "Islamorada, Village of Islands Workforce Housing Support Study ("WFH Study"), attached hereto as **Exhibit A**, "Analysis of housing sales data show that sales prices in Islamorada, and in Marathon - another community in the Florida Keys, have increased at a much more rapid rate than housing prices for Florida and the United States." A trend that has continued post Irma and has been dramatically exacerbated in recent years.

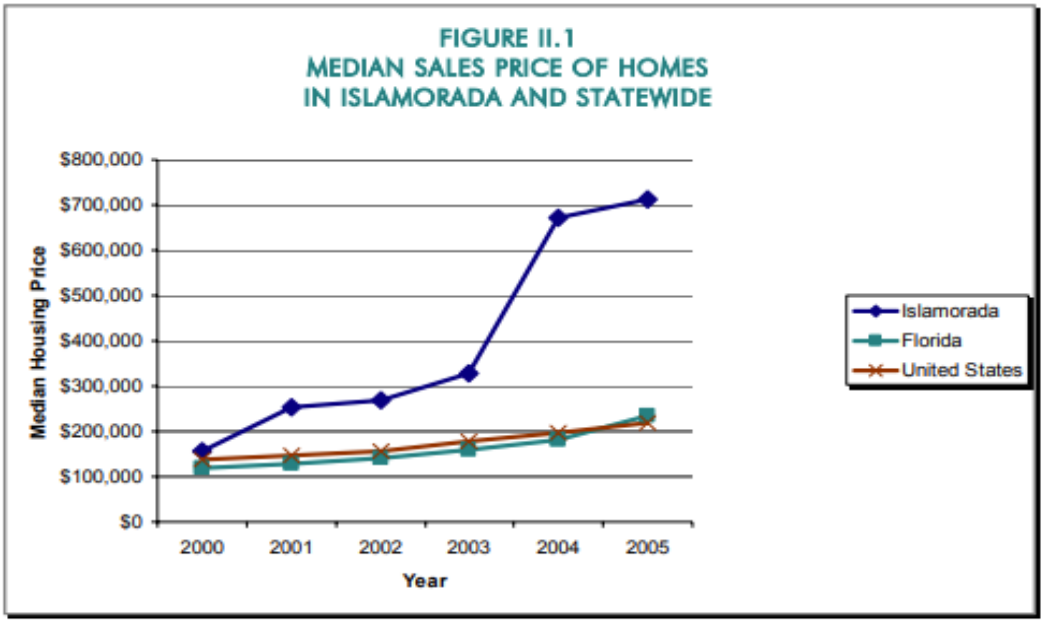
The increase in housing prices in Islamorada, in and of itself creates an affordable workforce housing problem in Islamorada and the Florida Keys in general. However, the problem is accentuated in Islamorada. This is because some of the larger employers in the Village, such as the leisure and hospitality industry, accommodation and food services, retail service businesses and construction industry typically hire more lower wage employees than other industries. A significant percentage of new employees in these businesses earn very modest wages, making it increasingly difficult for them

to afford a house for sale in the local real estate market, or rent housing.[2] The table below illustrates this ever worsening issue in Islamorada *See* Pg. 2 Islamorada, Village of Islands Workforce Housing Support Study (Islamorada's housing prices increased at a rate of 35 percent per year, at an average rate of growth of 22%, while housing prices in Florida increased at 14.9 percent and 9.6 percent nationally, *see* below table)

TABLE I.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.



Source: Monroe County Property Appraiser Database and Florida Association of Realtors

[2] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007

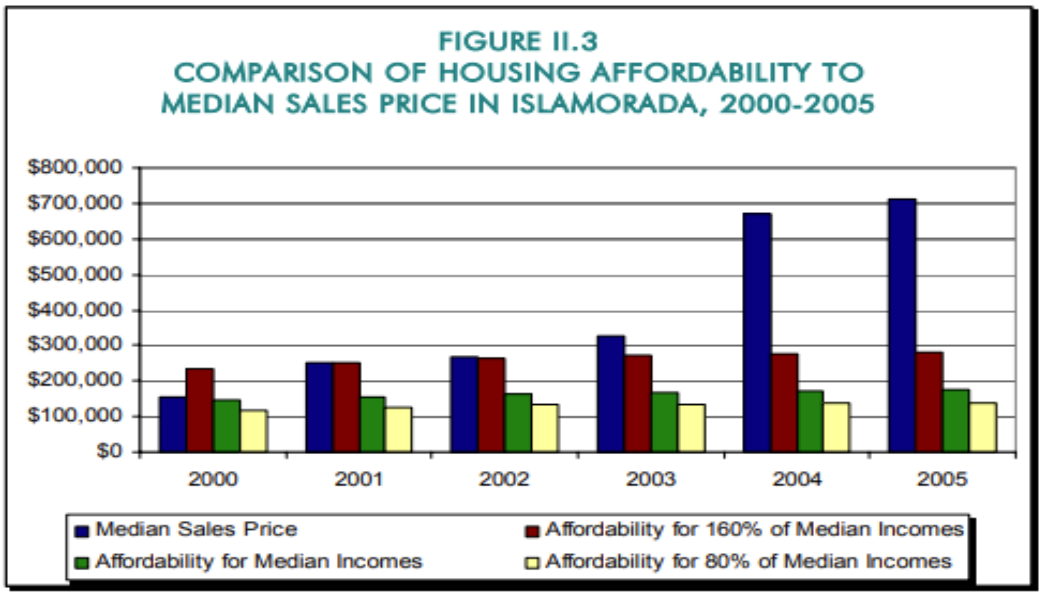
Unfortunately, the median income ranges have not historically increased at comparable rates, and this has increasingly caused a larger and larger gap between household incomes and median housing costs, which has resulted in housing becoming less and less affordable to workforce households in Islamorada. In fact, according to the WFH Study, "in 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 - approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 - approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 - approximately 1,219 percent of median income levels," (*See* below table).

TABLE I.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

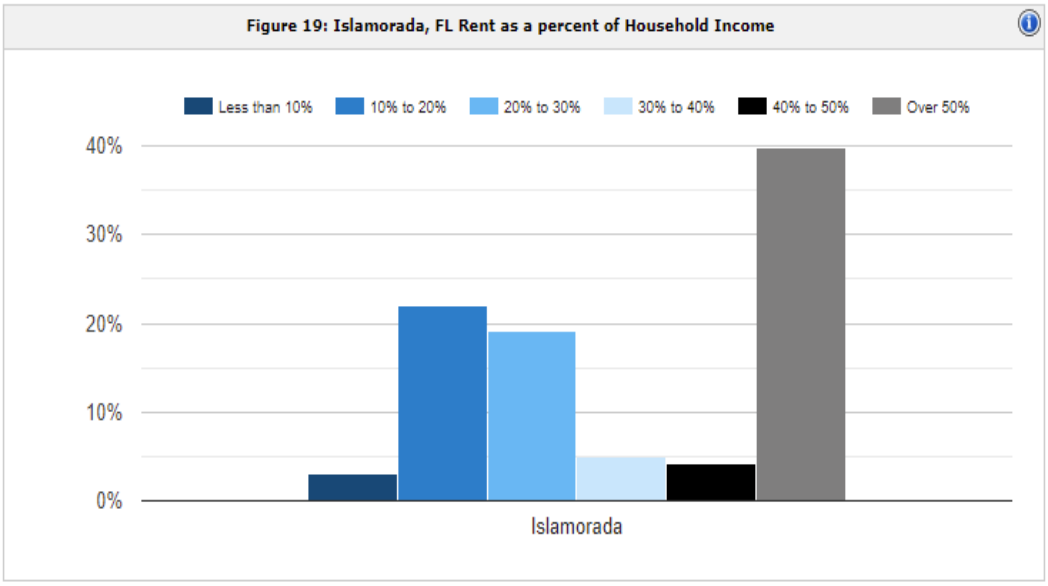
A well-established national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.[3] Per Monroe County's housing Strategy, if more than 30% of a household's income is expended for housing, such household is considered "cost burdened." In Islamorada, since 2002, "median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.[4]"

[3] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007.
[4] Id. at 17.



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

The trends illustrated above have not changed in recent years, and based upon information contained in the US Census for the City of Islamorada, the median household income in the City is $82,500.00, while the median sales price of homes was $832,954.00. The rental market is just as inflated, as illustrated by Town Charts Housing data[5], large numbers of workers in the city are paying above 50% of their income toward rental housing, *See* below:



[5] https://www.towncharts.com/Florida/Housing/Islamorada-FL-Housing-data.html

Islamorada has a small number of affordable housing units available, and that number was further diminished as a result of Hurricane Irma in 2017. The WFH Study provides "The report's conclusions include an existing deficiency of 356 units for the resident workforce, an existing deficiency of 794 units for non-resident workforce, and, by the year 2020, a projected total workforce housing need of (one thousand one hundred ninety-two) 1,192 units."

Although Islamorada is incorporated, it is important to note that the affordable housing crisis extends county-wide. The HUD and Florida Department of Economic Opportunity consider household to be "cost-burdened" if the household pays more than 30% of its income on housing.

This is also the standard used by the Florida Department of Economic Opportunity. In 2009, 12,927 Monroe County households (37%) paid more than 30% of income for housing. By comparison, 29% of households statewide are cost burdened. Over six thousand households in Monroe County (18%) must pay more than 50% of household income for housing. Renters in Monroe County were especially burdened, with 41.9% of them paying more than 30% of their household income on housing, and 19.8% of renters paid more than 50% of their income on housing.

These troubling numbers have not improved in the last decade. The Assessment identified that in 2020, 34.5% of owner-occupied households had monthly housing costs of 30% or more of their household income, while 41.3% of renter-occupied households had gross rent costs of 30% or more of their household incomes. The ACS shows even more troubling estimates of cost-burdened household in Monroe County. The ACS estimates that in 2020, 56% of renter-occupied housing units are paying 30% or more of their household income on housing, and 32.5% of owner-occupied housing units are paying 30% or more of their household income on housing. The breakdown of these figures by household income is provided below:

2020 ACS Estimates		
Household Income	**Percentage of households paying more than 30% of household income on <u>owner-occupied</u> housing units**	**Percentage of households paying more than 30% of household income on <u>renter-occupied</u> housing units**
Less than $20,000	6.8%	10.5%
$20,000-$34,999	4.0%	14.1%
$35,000-$49,999	5.7%	10.1%
$50,000-$74,999	6.2%	11.4%
$75,000 or more	9.8%	09.9%
Totals	**32.5%**	**56%**

Throughout the State, Monroe County currently ranks as the county with the most cost-burdened households (along with Miami-Dade County). The Comprehensive Plan, at Goal 601, promotes access by residents to "adequate affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences." The need for more affordable housing in Monroe County is clear, and this small-scale Comprehensive Plan Amendment helps to address this need and alleviate some of the burdens felt by the vital workforce in this community.

Based on the foregoing, the FLUM and LUD amendments and Development Agreement will assist the city in providing access to adequate affordable housing that is safe, decent, resilient, and structurally sound, and is a smart and practical way to provide affordable workforce housing in the village center, allowing work force employees to reside in close proximity to their jobs within the Village itself. The City of Islamorada does not have many locations that are suitable for multi-unit developments within the "Village Center." The intent of the Applicant is to utilize this area to develop twenty-four (24) deed restricted affordable workforce housing dwelling units, something that is clearly a huge need for the City of Islamorada. In order to permit this site to be utilized as an affordable housing development, the Applicant is seeking to transfer the existing Motel Units to Tea Table Key and develop Sunset Inn as affordable workforce housing**.**

2. <u>Homestead Industrial Zoning Ordinance and Development</u>

On or around November 2, 2022, Developers secured enough commissioner votes to expand Miami-Dade County's Urban Development Boundary to turn farmland into a new commercial complex near Homestead. The South Dade Logistics and Technology District is a proposed 380-acre mix of warehouses, call centers and other commercial uses south of Florida's Turnpike and north of Moody Drive (Southwest 268th Street). The project has been called a way to bring more than 7,000 jobs to South Miami-Dade and give residents an alternative to fighting traffic for the sought-after wages available to the north and south of the project. Miami-Dade's planning staff opposed the project, saying the county had enough industrial land available within the Urban Development Boundary.

The zoning change and proposed project will effectively change what has been a historically agrarian area with low paying manual labor jobs into a commercial industrial area with higher paying jobs and positions available. Many residents of South Miami Dade travel to the upper Keys for higher paying jobs and return home at the end of the weekday. With the zoning change and the proposed project, these commuter workers will almost certainly be able to secure jobs closer to their place of residence, nullifying their need to commute to the upper Keys.

Affordable housing is the most pressing issue facing Islamorada, the Upper Keys, and Monroe County in general. The ability of Islamorada and the upper Keys to attract commute workers from the mainland has historically provided these municipalities with a reprieve on the affordable housing demands, as these workers do not need accommodation within Islamorada or the Upper keys but rather commute back and forth from South Miami Dade. With the passing of the zoning change and the proposed project (as described above), these municipalities will lose the ability to rely on commute

workers as the pool in South Miami Dade shifts into jobs within the South Dade Logistics and Technology District. Municipalities within the Upper Keys will need to start filling vacancies with permanent residents, and this means providing adequate affordable housing options to these workers.

With the changes on the mainland (as described above), the ability of the Village of Islamorada to provide a multi-family affordable housing projects within the Village is more important than ever, and the proposed Amendments and Development Agreement provides the Village with an invaluable opportunity to provide one such affordable housing development.

3. The "Fills" Islamorada

The causeway along the Overseas Highway in Islamorada known as the "Fills" is popular with people coming to launch boats, swim, and picnic in the Keys. The entrance to Tea Table Key is located near mile marker 79, and is directly north of Tea Table Fill and Indian Key Fill:

The state owns the causeway areas between mile markers 78 and 80. But since 2020, the areas have been managed by the Village of Islamorada. There are about 15 to 18 parking spots available near each of the areas, and the areas are frequented by tourists.

Developing Tea Table Key as an environmentally friendly resort will not have any effect on the Fills based on the number of units, the location of the resort, and the type of tourist expected at the resort.

As discussed above, the proposed development at Tea Table Key is limited to a maximum density of twenty-five (25) residential units (24 transient units and 1 existing market rate unit). The small number of rooms at the proposed environmentally friendly resort means that the projected number of tourists is minimal. Additionally, the proposed development will provide sufficient off-street parking at Sunset Inn to accommodate guests of the resort, eliminating any concern that guests would be parking along US 1 at the Fills. Additionally, the Applicant will be contributing

$250,000.00 to the Village, or an organization of the Village's choosing, for street improvements and landscaping of the surrounding fills upon permit issuance for the residential units on Tea Table Key.

The Fills are a popular spot for tourists to stop along US 1 to enjoy the crystal-clear waters of the Florida Keys. As shown above and below, Tea Table Key is located directly north of Tea Table Fill, is located in the exact same waters on the Atlantic side of US 1, and idyllic views as the Fills along US 1:

Additionally, Tea Table Key has private water access to the crystal-clear waters on the Atlantic side of US 1:

The proposed resort will offer guests access to the waters of the Florida Keys and will provide idyllic views of the ocean and sunset. Based on this, there is no reason a guest of the proposed development will utilize the Fills to access the water, relax on the beach, or view the sunset or water views.

Finally, based on various reports and articles, the tourists that frequent the Fills are more often than not day trip tourists from the mainland. According to "the Fills Overview"[6] "What we experience now is day trippers moving in, especially on summer weekends, spending the day, with no restroom facilities, playing loud music, tearing up the sea grass and leaving their litter behind when they leave." Contrary to the day trip tourists that frequent the Fills, and have become a source of contention in Islamorada. The proposed Development is an overnight tourist destination and will attract tourists travelling to the Florida Keys for overnight and extended stays. The anticipated guests will have access to the waters via the private beach at the resort and will have amenities and activities that will negate any need for them to utilize the Fills for any reason.

Based on the above, the proposed Development will in no way negatively affect the issues that are being faced at the Fills.

II. <u>The FLUM amendment is consistent with the Principles for Guiding Development within the Florida Keys Area of Critical State Concern, pursuant to § 380.0552(7), Florida Statutes. The Principles are listed below:</u>

1. Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.

The Amendments and the Development Agreement will result in limited development potential that furthers the government's management abilities within the boundary of the Village of Islamorada. Additionally, the approval of the Amendments and the Development Agreement will assist the government in accomplishing affordable housing requirements while stimulating commerce in the area.

2. Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

The Proposed amendments will allow development that will highlight the shoreline and marine resources, and further utilization of the areas in a sustainable and habitat friendly manner.

3. Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

The Amendments will not affect upland resources.

4. Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

[6] *See "Details of the Fills,"* Islamorada Community Alliance, https://islamorada.org/the-fills-overview/

The Amendments provide an opportunity to stimulate local economic development by providing much needed affordable housing to the workforce of Islamorada and will create increase sustainable commerce in the tourist industry by providing access to the shoreline and marine resources that are a major highlight of the Florida Keys.

5. Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

The Amendments will not have an effect on the water quality throughout the Florida Keys.

6. Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

The Amendments will allow the development of portions of land which will increase access to, and enhance and highlight the natural beauty of the Florida Keys, while remaining compatible with the historic character of the Florida Keys.

7. Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

   a. The Florida Keys Aqueduct and water supply facilities;

   b. Sewage collection, treatment, and disposal facilities;

   c. Solid waste treatment, collection, and disposal facilities;

   d. Key West Naval Air Station and other military facilities;

   e. Transportation facilities;

   f. Federal parks, wildlife refuges, and marine sanctuaries;

   g. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;

   h. City electric service and the Florida Keys Electric Co-op; and

8. Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

9. Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of § 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

The Amendments will not affect major public investments. Coordination with the required utilities will occur during the Conditional Use Amendment process and the permit process for development.

10. Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

The Amendments and Development Agreement limits the adverse effects of public investments on the environmental resources of the Florida Keys.

11. Making available adequate affordable housing for all sectors of the population of the Florida Keys.

The Amendments provide the government with a rare opportunity to address the drastically dire affordable housing shortage, by allowing the development of a much-needed multi-family affordable housing development within the center of Islamorada.

b. Basis for Amendment

i. Demand for the proposed FLUM category in the village in relation to the amount of land currently assigned the FLUM designation and available to accommodate that demand;

This FLUM amendment and the corresponding LUD amendment and Development Agreement provides the Village with an invaluable opportunity to provide the hospitality, working waterfront, industrial, and other commercial uses in Islamorada, and the surrounding areas with much needed affordable workforce housing which, absent these amendments, the City and Applicant are unable to provide or construct. The FLUM Amendment is consistent with the historical trends of the Mixed-Use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial, recreation and residential uses.

The Property is entirely unique and no other property within the Village is able to accommodate the proposed developments in such a way as to reduce effects on the environment, traffic, and enhance the publics access to the natural waters surrounding the Florida keys through an eco-friendly, and environmentally sensitive resort.

ii. Change in Projections.

The basis for the amendment is a change in projections (e.g., regarding public service needs) from those on which the text or boundary was based. This FLUM amendment and the corresponding LUD amendment and Development Agreement provides the Village with an invaluable opportunity to provide the hospitality, working waterfront, industrial, and other commercial uses in Islamorada, and the surrounding areas with much needed affordable workforce housing which, absent these amendments, the City and Applicant are unable to provide or construct.

iii. Change in Assumptions.

The basis for the amendment is a change in assumption (e.g., regarding demographic trends). As discussed above, there has been a dramatic change in the median housing prices within Islamorada, which has made it increasingly difficult for the Village to provide the much-needed affordable housing options for the hospitality, working waterfront, industrial, and other commercial use employees in and around the Village. The Amendments and Development Agreement will allow the applicant to provide the Village with much needed affordable workforce housing in a location within the Village Center, something that without the Amendments and Development Agreement would not be able to be accomplished. Additionally, with the proposed commercial and industrial developments on the mainland, and higher paying jobs becoming available in that area, affordable housing for workers in these municipalities becomes more necessary than ever as the Upper Keys lose the ability to attract workers from the mainland who commute.

III. Conclusion

Applicant respectfully requests the specified Amendments be granted based on the changed conditions underlying the demonstrated and increasing need for workforce housing in Monroe County, particularly in proximity to the Islamorada employment centers, and the potential for construction of workforce housing to serve the needs of the community.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

for Barton W. Smith

BWS/JG/bg

Enclosures

EXHIBIT A

Islamorada, Village of Islands

WORKFORCE HOUSING SUPPORT STUDY

September 2007

Submitted by:

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I. INTRODUCTION AND EXECUTIVE SUMMARY

A. INTRODUCTION

Real estate prices in Islamorada, Village of Islands, Florida (hereinafter "Village of Islamorada" or "Islamorada") have increased significantly in recent years, with housing prices in Islamorada rising since 2000 to the point that a household earning a moderate income today can no longer afford the large majority of housing that is available through the private market. Concern about this issue has grown to the point that business owners are concerned about the difficulties of recruiting and retaining employees because of the lack of local housing that is affordable for their workers.

In response to this problem, the Village of Islamorada initiated an effort to determine the need new residential and non-residential developments create for housing that is affordable to the Village's workforce as a basis for establishing a workforce housing mitigation program. As part of this effort, Islamorada is preparing this *Workforce Housing Support Study*. It provides background and technical documentation for the workforce housing need created by new development and remodels, develops a methodology for determining need, and provides statistical support for a workforce housing mitigation program. Initially it identifies the workforce housing problem in Islamorada. It then provides the technical documentation and analysis needed to establish whether new development (both residential and non-residential) creates a need for workforce housing. This is done by evaluating the linkage between (1) employment generated by the construction and then maintenance and operations (post-construction) of new residential units and (2) the employment generated by the construction and then employment that occurs at non-residential development (post-construction activities). Because the analysis demonstrates there is a need created by both residential and non-residential development for workforce housing, the Study also identifies the need both in workforce housing units (or a fraction thereof) that could be built to address the need, and funding shortages (workforce housing assistance) that could be addressed to meet the need.

After this Introduction, there is an Executive Summary that summarizes the findings of the Support Study.

The second section in this Support Study describes the housing affordability problem in Islamorada (See **Section II. Problem Description**). It shows that while employment in the Village has grown over the past decade, wages have tended to stagnate and housing offerings at prices that the large majority of the local employment base can afford have declined.

The third section (**Section III: The Need for Workforce Housing Created by New Development**) discusses the relationship between new residential and nonresidential development and the demand this new development creates for workforce housing. It outlines the methodology and calculations that determine the need created for workforce housing by new development (both residential and nonresidential). As is highlighted above, because the analysis demonstrates there is a need created by both residential and non-residential development for

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percent of median household income.[2] Table I.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005,* outlines the affordability gap over the last five years. In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels.

TABLE I.2
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
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2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

Over the past five years, the market not only priced out employees earning median incomes, but also priced out workers with much higher incomes. This housing affordability comparison (300%) can also be used to evaluate the affordability of housing prices to households earning higher than the area median income (160 percent of area median income) or lower than the area median income (80 percent of area median income). Figure I.1: *Comparison of Housing Affordability to Median Sales Prices in Islamorada,* illustrates that even households earning 160 percent of the area median income can not afford median priced housing in Islamorada, much less those earning 80 percent of area median income.

[2] A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.

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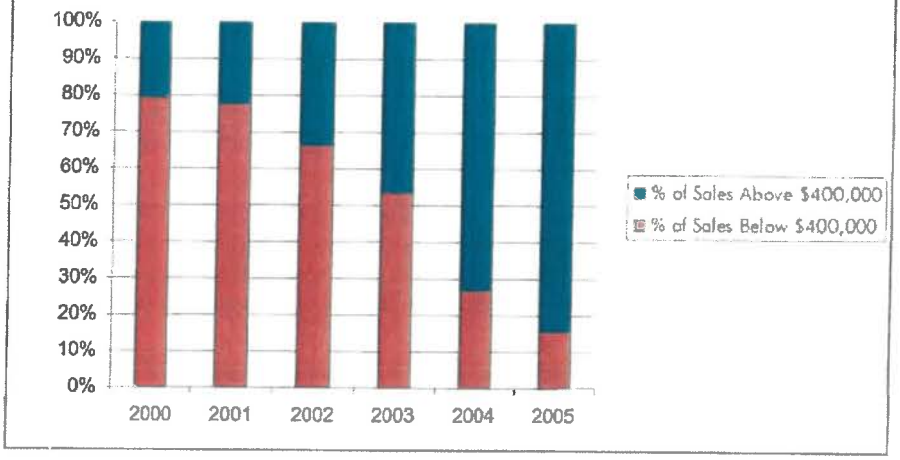
dwellings at the lower end is greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE I.2:
EXISTING HOME SALES PRICES ABOVE AND BELOW $400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

2. The Need for Workforce Housing Created by New Development

The need to provide housing that is affordable to the Village of Islamorada's workforce is generated by new development that demands labor (employees). Because both residential and non-residential development create demand for labor (employees), both are evaluated to determine the workforce housing need created by each type of development.

a) Residential Development

Residential development in Islamorada has two employment needs: (1) the construction of the residence, and (2) the operation and maintenance of the residence, post-construction.

i) Demand for Workforce Housing Units for Construction Employees

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the

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employees needed over the course of a 40-year construction career to construct a certain size unit (see the column labeled "Employees Needed (Over Career of Employee"), and the number of housing units needed for those employees (see the column labeled "Housing Units Needed for Employees").

Table I.4:
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

ii) Demand for Workforce Housing Units for Operation and Maintenance Employees

Operations and maintenance services provided to residential dwelling units also create a demand for labor (employees). To assess the affect of this labor demand on the need for workforce housing, the Village of Islamorada contracted RRC Associates, Inc. to conduct a survey of homeowners in Islamorada in the spring of 2006, the results of which are summarized in a report titled *Village of Islamorada Residential Job Generation Study* (July 2006) (hereinafter referred to as *"Residential Job Study"*). One of the primary objectives of the *Residential Job Study* was to acquire data on the employment associated with the operations and maintenance of residential units in Islamorada. The *Residential Job Study* asked homeowners questions about the use, both directly and indirectly, of five primary categories of employees that are hired to assist in the operation and maintenance of residential units. They include:

- Direct hires by home owners;
- Hires by property management firms retained by home owners to operate and maintain residential properties;
- Hires by homeowners associations responsible for operating and maintaining residential properties;

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house the employees engaged in the operation and maintenance of homes of different sizes.

Table I.5
OPERATIONS AND MAINTENANCE EMPLOYMENT
BY HOME SIZE AND RESIDENCY OF UNIT, ISLAMORADA

Unit Size	Full-Time Resident Units		All Other Units	
	Employees for Full-Time Resident Units	No. of Units Needed for Employees of Full-Time Resident Units	Employees for All Other Units	No. of Units Needed for Employees of All Other Units
500	0.000	0.000	0.019	0.012
750	0.000	0.000	0.035	0.022
1,000	0.013	0.008	0.051	0.032
1,500	0.045	0.029	0.084	0.053
2,000	0.078	0.049	0.116	0.073
2,500	0.110	0.069	0.148	0.094
3,000	0.142	0.090	0.181	0.114
3,500	0.175	0.110	0.213	0.134
4,000	0.207	0.130	0.245	0.155
4,500	0.239	0.151	0.278	0.175
5,000	0.272	0.171	0.310	0.196

iii) Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step that needs to be taken -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue.[6] These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community, and are based upon local prices to construct workforce units in Islamorada.

Using the household incomes earned by construction and operations and maintenance employees, the subsidy needed to afford a workforce housing unit within the appropriate workforce housing

[6] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

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b) Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways: (1) demand for workers to construct the building, and (2) demand for employees that will work at the new non-residential development. Construction employees construct the nonresidential buildings. All different types of employees work at the structure after the building is complete, depending on the type of business/land use. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities result in a need for affordable workforce housing.

i) Construction Impacts

As discussed previously, the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The need for workforce housing created by construction employees for non-residential development was determined to be the same as residential development.

Table I.8: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size non-residential buildings. Specifically, the table displays the number of employee years it takes to construct a building of a certain size, the number of employees needed over the course of a 40-year construction career to construct a certain size unit, and the number of housing units needed for these employees.

Table I.8
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

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iii) Assistance to Address Workforce Housing Need

As mentioned previously, to fully explore the need for workforce housing created by non-residential development, there is one final step -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the workforce employees that build and service non-residential development. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Using the household incomes earned by non-residential construction and post-construction employees, the subsidy needed to afford a workforce housing unit, based upon the appropriate Workforce Housing Category, was determined by subtracting the amount of housing that is affordable to the household based on income from the price of the appropriate workforce housing unit. The housing assistance needed per non-residential land use type (per 1,000 square feet) is outlined below in Table I.10: *Need for Workforce Housing Created by Non-Residential Development.*

Table I.10
NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use Type	Construction Employees		Post-Construction Employees		Total Need Demanded by Construction and Post-Construction Employees	
	Housing Units Needed for Employees	Housing Assistance Needed	Housing Units Needed for Employees	Housing Assistance Needed	Total Housing Units Needed	Total Housing Assistance Needed
Per 1,000 Square Feet						
Governmental	0.019	$809	0.601	$16,669	0.620	$17,478
Industrial	0.019	$809	0.837	$45,046	0.856	$45,855
Institutional	0.019	$809	0.821	$48,685	0.840	$49,494
Office	0.019	$809	1.121	$52,370	1.140	$53,179
Retail	0.019	$809	0.921	$15,418	0.940	$16,227
Tourist						
Expansion	0.019	$809	0.619	$22,694	0.638	$23,503
New Development	0.019	$809	0.952	$34,917	0.971	$35,726

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TABLE II.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.

A. Median Housing Prices and Median Household Incomes

Normally, housing affordability is evaluated by comparing the price of housing for a local real estate market to prevailing wage and salary incomes. A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the household could afford a median priced home. Typically, affordability of owner-occupied housing is defined as 300 percent of median household income.

As Table II.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005*, demonstrates, over the past five years the gap between median household incomes and median housing costs resulted in median priced housing that is not affordable to households earning the area median income and beyond.[7] In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels. Over the past few five years, the market has priced out all wage earners, except for those at the very highest income levels. See Figure II.2: *Comparison of Median Sales Prices and 300% of Median Household Incomes, 2000-2005.*

[7] Because median income data is not available for the Village of Islamorada, this analysis uses Monroe County median income data as calculated by the U.S. Department of Housing and Urban Development.

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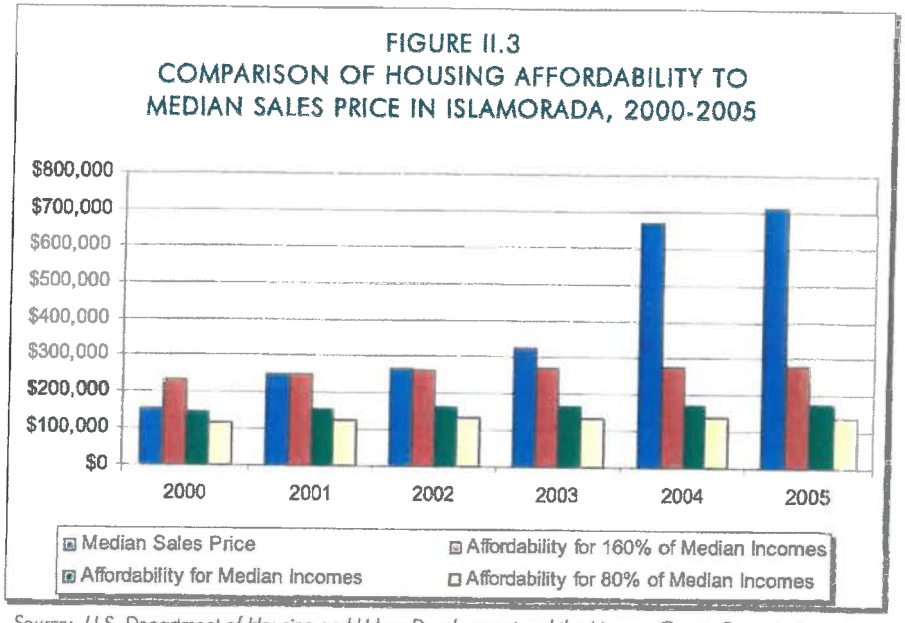
cent of median income. In 2005, the sales price exceeded the housing price affordable to a median household income by more than $537,150. What this means is that the median priced unit in 2005 is affordable to a household earning $237,500 - $179,050 more than the area median income.

Moreover, since 2002, median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.

FIGURE II.3
COMPARISON OF HOUSING AFFORDABILITY TO MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

B. Housing Prices are Far Outpacing Increases in Wages/Income

Housing affordability, however, is a relative concept. When inquiring about affordability, it is necessary to ask the question "affordable with respect to what?" Some suggest that attempting to measure housing prices with some type of median or similar measure can be misleading. They suggest that the relevant question is whether housing is available in the market place within the price ranges that local employees can reasonably afford.

Review of Monroe County employment and wage data in 2005 and data trended to 2006, indicate that housing in the Village of Islamorada is no longer available at prices that much of the local work force can reasonably afford. The data show that even with employment and wage growth,

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TABLE II.3:
EMPLOYMENT AND EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Florida	'06 Monroe Cty Wages as % of Statewide Earnings
		2005	2006	2006	
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$36,053	90.47%
Wholesale Trade	520	$45,167	$47,132	$55,030	85.65%
Retail Trade	5,553	$27,209	$28,393	$26,929	105.44%
Information	457	$47,952	$50,038	$55,045	90.90%
Financial Activities	2,364	$42,750	$44,610	$54,909	81.24%
Finance and Insurance	1,220	$50,038	$52,215	$61,889	84.37%
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$40,672	89.73%
Professional and Business Services	2,603	$43,410	$45,298	$40,927	110.68%
Education and Health Services	4,049	$37,743	$39,385	$39,672	99.28%
Leisure and Hospitality	11,539	$23,788	$24,823	$20,287	122.36%
Accommodation and Food Services	10,136	$23,297	$24,310	$17,661	137.65%
Other Services	1,472	$27,466	$28,661	$26,923	106.45%
Public Administration	3,132	$47,605	$49,676	$46,542	106.73%

SOURCE: Florida Labor Market Statistics, September 2006. NOTE: 2006 earnings were projected using a 2.9% increase over 2005, which was the 2004-2005 increase.

C. The Supply of Housing Affordable to the Workforce is Substantially Decreasing

The breadth of the housing affordability problem in the Village of Islamorada is further demonstrated by considering the income and housing cost data from the Monroe County Property Appraiser on the sales price of all residential units sold in Islamorada between January 1, 2000 and December 31, 2005. The residential sales are categorized into three types of residential units: single-family detached; condominiums; and mobile homes. There have been a total of 1,373 residential sales recorded by the Monroe County Property Appraiser in Islamorada over this six year period. Of these units sold, the large majority are single-family detached units (59.1%) and condominium units (39%). The balance is mobile home units. See Table II.4: *Types of Residential Units Sold, Islamorada, 2000-2005.*

TABLE II.4:
TYPES OF RESIDENTIAL UNITS SOLD,
ISLAMORADA, 2000-2005

Year	Single-Family Detached	Condominiums	Mobile Homes	Total
2000	22	32	3	57
2001	75	63	2	140
2002	124	92	6	222
2003	183	83	5	271
2004	207	107	3	317
2005	200	159	7	366
TOTAL	811	536	26	1,373
Percent of Total	59.1%	39.0%	1.9%	100.0%

Source: Monroe County Property Appraiser Database

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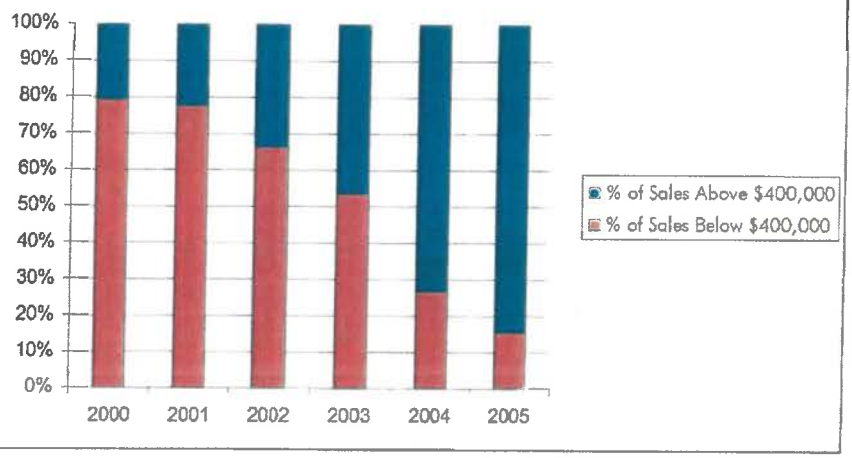
TABLE II.5:
EXISTING HOME SALES BY PRICE RANGE
VILLAGE OF ISLAMORADA, 2000 - 2005

Sales Price	2000	2001	2002	2003	2004	2005
Below $400k	366	317	271	222	140	57
% Below $400k	79.20%	77.30%	66.30%	53.40%	26.80%	15.40%
% Above $400k	20.80%	22.70%	33.70%	46.60%	73.20%	84.60%
Single Family	54.60%	65.30%	67.50%	55.90%	53.60%	38.60%
Mobile Home	2.10%	1.00%	2.10%	3.20%	1.80%	8.80%
Condo	46.90%	36.80%	34.30%	48.90%	57.30%	94.10%

Source: Monroe County Property Appraiser Database

The dynamics of home prices in Islamorada are clearly seen in Figure II.4: *Existing Home Sales Prices Above and Below $400,000, Village of Islamorada, 2000-2005*. Average prices are sharply increasing while the supply of dwellings at the lower end are greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE II.4:
EXISTING HOME SALES PRICES ABOVE AND BELOW
$400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

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Residential and non-residential development in Islamorada places a demand on labor (the workforce) in three ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development);
- The second is the operation and maintenance of the building (i.e., employees for residential development); and
- The third is the use of the structure as designed by the builders (i.e., employees for non-residential development).

All three activities generate employment in Islamorada, and because of the wage levels and existing housing prices, these activities consequently result in a need for affordable workforce housing. The demand for labor (employees) that both residential and non-residential developments create, and the demand these employees place on the need for workforce housing is outlined below.

B. Residential Development

As is discussed above, residential development in Islamorada has two employment needs:

- The first is for the construction of the residence (construction);
- The second is for the operation and maintenance of that residence, post-construction (post-construction).

As discussed below, both construction and post-construction activities generate employment in Islamorada, and many of these workers typically earn wages and salaries that put them in a position of economic stress in terms of their ability to purchase or rent housing.

1. Demand for Workforce Housing Units

a) Construction Impacts

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past four years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of

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development activity, it is possible to derive a reasonable estimate of floor area built by the average construction worker.

Table III.2: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size residential units based on the fact that one construction employee builds 859 square feet of space annually (See the column in Table III.2 labeled "Employee Years to Construct Units"). Specifically, the table displays the number of employee years it takes to construct a building of a certain size.

Construction employment is measured in employee years (employee years to construct units). Housing has no such time dimension. Employees will have a definable career and dwellings have an expected life. In estimating the demand construction employees place on a residential unit, it must be recognized that construction employees require housing only during the period of actual construction of the home (even though they live in the community over their career). This must be accounted for in the analysis. The average construction worker career is 40 years. To account for this circumstance, the calculation of construction employee years to construct the unit is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.2 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[11]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.2: *Construction Employment and Need for Housing in* Islamorada, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

[11] See Appendix B: *Employees Per Household, Monroe County.*

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caretakers, butlers, personal trainers, and administrative assistants for the residential unit. The survey also gathered extensive data about selected operational characteristics of residential homes, firms that households contract with to finance and insure homes, as well as the use patterns and demographics of homeowners, which is useful for other policy, planning and research purposes.

The survey was mailed to a sample of 3,000 homeowners in the Village of Islamorada. This includes the population of owners of units in excess of 2,000 square feet, as identified through the Monroe County Property Appraiser records (1,094 total households); a random sample[12] of 48 percent of owners of homes sized within the range of 500 to 2,000 square feet (1,051 total); and a random sample of 63 percent of condominium owners (853 total). Single-family homes below 500 square feet were not included given that many of these are boat pads and similar types of units. A total of 822 surveys were returned for a response rate of 27.5 percent. Of these 822 survey responses, 585 were responded to in full, whereas the remaining surveys lacked responses to some of the survey questions. In conducting analysis on the survey responses, only those surveys that have a response to the related questions in the analysis were used.

For each type of home service the owner uses (homeowners associations, property management companies, independent contractors, on-site caretakers and other directly hired employees), owners were asked to report how much they spend per year on each service and, if known, approximately how many hours employees spent serving their home each year. Annual spending amounts were converted into "full-time equivalents" (FTE) using a combination of wage data and assumptions regarding non-labor costs.[13] Wage data was based on annualized wage rates for Monroe County for specified industry sectors, as extrapolated from 2004 Quarterly Census of Employment and Wages (QCEW) data.[14] Specific assumptions for individual service providers are as follows:

- Homeowners associations (HOA): A conversion ratio of $117,390 in homeowners' dues per direct job was assumed. This is based on an assumption of a $27,475 average wage for HOA employees (Monroe County inflation adjusted 2004 QCEW data – NAICS code 813990) and an assumption that 23.4 percent of HOA costs

[12] The random sample was conducted using SPSS statistical software.

[13] FTE employees represent the number of workers that would typically be employed to complete the service based on existing employment patterns in the respective industries, which presumably includes a blended hybrid of full-time and part-time employees.

[14] The QCEW data is provided by the U.S. Census Bureau of Labor Statistics, and is available at http://data.bls.gov/PDQ/outside.jsp?survey=en

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- Long-term rental residences: units owned by the respondent and leased on a long-term basis;
- Other (for the respondent to specify): uses other than those listed above for which the unit is occupied; and
- Vacant: amount of time in which the residence is not occupied.

These survey responses were compiled, and then several hypotheses were tested through regression analysis. The hypotheses tested are whether there is a relationship between the size of a residential unit and the number of operation and maintenance employees that service the unit. The analyses also tested whether there is a difference in this relationship between house size and operation and maintenance employees serving the unit, and whether the unit is occupied by a permanent resident or otherwise used as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other. The hypothesis testing this relationship included 585 survey responses. See Table: III.3: *Number of Survey Responses Used in Analysis of Operations and Maintenance Employees.*

Table III.3
NUMBER OF SURVEY CASES USED IN ANALYSIS OF OPERATIONS AND MAINTENANCE EMPLOYEES

Survey Cases	Number of Responses
All returned responses	822
Fully completed responses	585
Responses from full-time owner-occupied units	406
Responses from units otherwise occupied	416

The survey results indicate that there are different employment relationships between dwellings occupied by full-time residents and those occupied for all other purposes. The results also indicate there are different employment relationships between units based on the size of the unit. The relationship is expressed mathematically as follows:

Employees = -0.01330+ (-0.03846 * Full-time) + (0.00006466 * Area)

Where:

Employees = Operations and Maintenance Employees[15]

Full-Time = Residential Unit Occupied by Full-time Resident

Area = Gross Square Feet of Unit

[15] Measured by full-time equivalent employees (FTEs).

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Table III.5:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL UNITS OCCUPIED BY FULL-TIME RESIDENTS[17]

Unit Size (FT²)	Employees				Total Workforce Housing Units Needed (Construction and O&M Employees of Full-Time Resident Units)
	Construction		Operations & Maintenance for Full-Time Resident Units		
	Employees	Workforce Housing Units Needed for Construction Employees	Employees	Workforce Housing Units Needed for O&M Employees of Full-Time Resident Units	
500	0.015	0.009	0.000	0.000	0.009
750	0.023	0.014	0.000	0.000	0.014
1,000	0.030	0.019	0.013	0.008	0.027
1,500	0.045	0.028	0.045	0.029	0.057
2,000	0.060	0.038	0.078	0.049	0.087
2,500	0.075	0.047	0.110	0.069	0.117
3,000	0.090	0.057	0.142	0.090	0.147
3,500	0.105	0.066	0.175	0.110	0.176
4,000	0.120	0.076	0.207	0.130	0.206
4,500	0.135	0.085	0.239	0.151	0.236
5,000	0.150	0.095	0.272	0.171	0.266

[17] Note that the data shown in Table III.5: *Workforce Housing Need Created by Residential Units Occupied by Full-Time Residents*, are illustrative only. The precise formulae should be used for individual dwellings.

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2. Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step. It involves determining the amount of assistance (workforce housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units.

As is discussed in Section II: *Problem Description,* housing in Islamorada has become unaffordable to not only low-wage earning households, but also to households earning the median household income and much higher. Consequently, the income range of households that need workforce housing assistance in Islamorada is fairly broad. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.[19]

The three Workforce Housing Categories were developed using local cost and square footage data on existing affordable units built in Islamorada and the Florida Keys, other communities in Florida, and other resort communities across the nation. These three Workforce Housing Categories identify the size of an appropriate workforce housing unit for each income category, the type of construction, and the cost per square foot to construct the unit based upon local construction costs. Table III.7: *Workforce Housing Categories, Islamorada,* shows the size, type, cost to construct these units, and household and employee income levels that are needed if these prototypical units are to be considered affordable. (See Appendix D: *Shortage (Housing Assistance) Calculations,* for more detail on the incomes that can afford the workforce units in each of these categories.)

[19] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

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a) Affordable Housing Assistance for Construction Employee Households

Once the reasonable cost for a prototypical workforce housing unit is determined, the next step is to identify the amount of assistance that an employee household requires to afford a prototypical unit within their income category. For new residential units, this requires evaluating the subsidy needed for construction employees and operations and maintenance employees.

As is briefly discussed above, according to the employment and household earnings for the construction industry in Monroe County (see Appendix D: *Employment and Household Earnings by Industry),* individual annual construction employee earnings are $33,800, and annual household earnings are $53,590. Based on these earnings, a construction employee household could reasonably afford to spend $182,792 for housing. As mentioned in the previous section and based upon their income, construction employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given the construction employee household earnings and the maximum housing cost that a construction employee household could afford ($182,792), Category 2 level of housing requires $42,708 of workforce housing assistance per worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($182,792) is the affordable housing assistance needed for a construction employee household to afford a unit ($42,708). See Table III.8: *Housing Affordability for Construction Employees* shown below.

[21] For those incomes that are within a modest range above or below the maximum cut off of a Workforce Housing Category, professional judgment has been used to determine the appropriate Workforce Housing Category for the employee household.

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TABLE III.10: OPERATIONAL AND MAINTENANCE EMPLOYEE INCOME, MONROE COUNTY			
	Weight	Individual	Household
Construction	17.5%	$33,800	$53,590
Financial Activities	5.0%	$44,610	$70,729
Prof & Business Services	37.5%	$45,298	$71,821
Education & Health Services	15.0%	$39,385	$62,445
Other Services	25.0%	$28,661	$45,442
Blended	100.0%	$38,205	$60,575

Based upon their income, operations and maintenance employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given that operations and maintenance employee households earn $60,575 and the maximum housing cost that a construction employee household could afford is $206,616, Category 2 level of housing would require $18,884 of workforce housing assistance per operations and maintenance worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($206,616) is the workforce housing assistance needed for an operations and maintenance employee household to afford a unit ($18,884). See Table III.11: *Housing Affordability for Construction Employees* shown below.

TABLE III.11: HOUSING AFFORDABILITY FOR OPERATIONS AND MAINTENANCE EMPLOYEES	
Operations and Maintenance Earnings	$38,205
Employees per Household[24]	1.586
Operations and Maintenance Employee Household Earnings	$60,575
Maximum Housing Cost for Operations and Maintenance Employee Household[25]	$206,616
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Operations and Maintenance Employee Household	$18,884

The housing assistance needed by unit size is shown in Table III.12: *Operations and Maintenance Employment and Need for Housing in Islamorada.*

[24] See Appendix B: *Employees per Household, Monroe County,* for an explanation of the calculation used to result in this figure.

[25] The maximum housing cost for an operations and maintenance employee household is calculated by dividing the operations and maintenance employee household earnings ($60,575) by the income ratio (29.32%) to determine the cost of housing that is affordable to a construction employee household.

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Area = square Feet of Residential Unit

O&M Employee Households = O&M Employees ÷ 1.586

O&M Assistance Needed = O&M Employee Households Needing Assistance * $18,884

Total Units Needed = Needed Units for Construction Employee Households + Needed Units for O&M Employee Households

Total Assistance Needed = Construction Assistance Needed + Operations and Maintenance Assistance Needed

What this formula shows is that the degree of need for workforce housing can be determined either by a workforce housing unit (or fraction thereof) that needs to be built for residential development, or workforce housing assistance amount that needs to be paid to provide a sufficient amount of funds for those employees (or fraction thereof) in need of workforce housing, so they can afford housing at a reasonable price.

Because workforce housing need is based on the size of the home and the residency status of the home, the formula will need to be applied to each residential unit, individually, based on its size (square footage) and residency status. Tables III.13: *Workforce Housing Need Created by Residential Development of Units Occupied by Full-Time Residents* and Tables III.14: *Workforce Housing Need Created by All Other Residential Units*, however, provides examples of workforce housing need for varying sized residential units, both in terms of actual workforce housing units (or a fraction thereof), and workforce housing assistance.

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Table III.14:
WORKFORCE HOUSING NEED CREATED BY ALL OTHER RESIDENTIAL UNITS[27]

Unit Size (FT^2)	Construction			Operations & Maintenance of All Other Residential Units			Total Workforce Housing Units Needed (Construction & O&M Employees)	Total Workforce Housing Assistance for Employees (Construction & O&M Employees)
	Employees	Housing Units Needed	Housing Assistance for Construction Employees	Employees	Housing Units Needed	Housing Assistance for Operations and Maintenance Employees		
500	0.015	0.009	$405	0.019	0.012	$227	0.021	$631
750	0.023	0.014	$607	0.035	0.022	$419	0.036	$1,026
1,000	0.030	0.019	$809	0.051	0.032	$612	0.051	$1,421
1,500	0.045	0.028	$1,214	0.084	0.053	$997	0.081	$2,210
2,000	0.060	0.038	$1,618	0.116	0.073	$1,382	0.111	$3,000
2,500	0.075	0.047	$2,023	0.148	0.094	$1,767	0.141	$3,790
3,000	0.090	0.057	$2,427	0.181	0.114	$2,152	0.171	$4,579
3,500	0.105	0.066	$2,832	0.213	0.134	$2,537	0.201	$5,369
4,000	0.120	0.076	$3,236	0.245	0.155	$2,922	0.231	$6,158
4,500	0.135	0.085	$3,641	0.278	0.175	$3,307	0.260	$6,948
5,000	0.150	0.095	$4,045	0.310	0.196	$3,692	0.290	$7,738

[27] Note that the data shown in Table III.14: *Workforce Housing Need Created by All Other Units*, are illustrative only. The precise formula should be used for individual dwellings.

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C. Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development).
- The second is the employees who work at a structure constructed by the builders (i.e., employees of the non-residential activity in the building).

Construction employees construct the nonresidential buildings. All different types of employees work at the building after it is complete. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities create a need for workforce housing. The demand for labor (employees) that non-residential development creates, and the demand these employees place on the need for workforce housing is outlined below.

1. Construction Impacts

As is discussed in Section III.B.1: *Construction Impacts,* the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past 4 years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[28] Table III.15: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County,*

[28] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection a building.

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construction employee years to construct the non-residential development is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.16 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[30]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.16: *Construction Employment and Need for Housing in Islamorada*, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

Table III.16:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Non-Residential Development	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

2. Post Construction Impacts

The employment impacts on non-residential development, once the building is constructed, comes from the employees that work at the businesses/land uses that use the buildings. In determining the need for affordable housing created by nonresidential development, post-construction, the analysis went through four steps.

First, all nonresidential development was categorized into 8 land use categories, as defined by the Florida Department of Revenue codes. Each

[30] See Appendix B: *Employees Per Household, Monroe County.*

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and Hospitality; Other Services (which includes operation and maintenance employees); and Government.

The industrial sectors were assigned to the 8 land use categories, based on the description of employment activities related to land uses and related principles found in the *Standard Industrial Classification Manual* (published by the US Government Printing Office); the classic *Land Use Information Systems* (Clawson and Stewart, by Resources for the Future,1965); *Planner's Estimating Guide: Projecting Land-Use and Facility Needs* (A. C. Nelson, Chicago: Planners Press, 2004); and *Standard Land Use Coding Manual*, (Urban Renewal Administration and Bureau of Public Roads, Government Printing Office, 1965). The percentage assignment of employment for each industry to the corresponding land use categories is set out in Table III.17: *Assignment of Industries to Land Use Categories, Monroe County.*[31]

Table III.17:
PERCENTAGE ASSIGNMENT OF INDUSTRIES TO LAND USE CATEGORIES, MONROE COUNTY

Land Use	Govern -mental	Industrial	Institutional	Office	Other	Retail	Residence	Tourist/ Recreational	No Location
Natural Resource & Construction*		15.0%		10.0%			24.0%		51.0%
Manufacturing		75.0%		15.0%	10.0%				
Wholesale Trade [32]		70.0%		10.0%		20.0%			
Retail Trade [33]						90.0%		10.0%	
Trade, Transport & Utilities	15.0%	50.0%		15.0%	10.0%	10.0%			
Information		35.0%		35.0%	10.0%	10.0%			10.0%
Financial Activities		10.0%	20.0%	58.5%		5.0%	6.5%		
Prof. & Bus Services		11.0%	10.0%	30.0%		5.0%	44.0%		
Education & Health Services	30.0%		30.0%	23.7%		5.0%	11.3%		
Leisure & Hospitality					10.0%	20.0%		70.0%	
Other Services		10.0%	10.0%	10.0%	10.0%		46.7%	10.0%	3.3%
Government	90.0%			10.0%					

* For historical data, The Florida Agency for Workforce Innovation reports natural resource industries with construction. For 2005, Monroe County reported 105 individuals employed in mining, indicating that 96% of employees in Natural Resources and Construction are construction employees.

Then, using the percentage assignments of industry employment to land use classifications, the number of employees for each industry was translated into employees per land use categories. See Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County.*

[31] It should be noted that some employees, like construction workers, do not work at specific locations. These employees are assigned to the "No Location" category.

[32] Wholesale trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

[33] Retail trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

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TABLE III.19
FLOOR AREA AND EMPLOYMENT BY LAND USE CATEGORY, FLOOR AREA PER EMPLOYEE, MONROE COUNTY

	2001	2002	2003	2004	2005	Typical FT² Over Period
Government						
Square Ft		4,303,124	3,698,871	4,475,274	4,907,524	
Employment	4,447	4,417	4,523	4,356	4,268	
Square Ft Per Employee		974	818	1,027	1,150	1,049
Industrial						
Square Ft		1,946,221	1,343,901	1,837,525	1,957,005	
Employment	2,625	2,576.64	2,558	2,501	2,541	
Square Ft Per Employee		755.33	525.27	734.72	770.07	753
Institutional						
Square Ft		1,530,746	1,343,901	1,677,183	1,675,718	
Employment	2,117	2,144.30	2,218	2,112	2,098	
Square Ft Per Employee		713.87	606.04	793.97	798.72	769
Office						
Square Ft		2,138,672	2,185,012	2,531,368	2,566,490	
Employment	4,814	4,2615	4,396	4,295	4,309	
Square Ft Per Employee		502	457	589	596	563
Retail						
Square Ft		5,356,420.85	5,163,367	5,817,640	5,730,691	
Employment	8,592	8,422.25	8,302	8,198	8,062	
Square Ft Per Employee		635.98	621.92	709.64	710.80	685
Tourist						
Accommodation Expansion or Re-Development						
Floor Area		4,765,792	3,834,821	4,761,362	4,761,362	4,553,171
Employees	4,976	4,592	4,728	4,855	4,570	
Ft² per Employee		1,037.96	811.09	980.81	1,041.87	1,019
New Tourist Development						
Square Ft		6,275,497.50	4,952,982.50	5,960,111.50	5,703,320.00	
Employment	9,285	9,095.80	9,125	9,196	8,783	
Square Ft Per Employee		689.93	542.80	648.15	649.37	663
Other						
Employment	1,615	1,566.40	1,570	1,580	1,535	1,615

SOURCE: Monroe County Property Appraiser and Table III.19: Percentage Assignment of Industries to Land Use Categories.

This analysis shows that the square feet per employee ratios have increased slightly over the time period for each land use category with some fluctuations. The typical square footage per employee for each land use

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III.B.2, *Assistance to Address Workforce Housing Need)*. The intent of the categories is to identify the type of unit that is appropriate for the level of income identified in each of the three categories. For example, it is logical to think that a household earning $60,000 lives in a larger and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Table III.21: Workforce Housing Categories, Islamorada outlines the specific costs and unit sizes for each of the three Workforce Housing Categories. (See Appendix C: *Shortage (Housing Assistance) Calculations*, for more detail on the incomes that can afford the workforce units in each of these categories.)

TABLE III.21
WORKFORCE HOUSING CATEGORIES, ISLAMORADA

	Category 1	Category 2	Category 3
Area (FT^2)	500	700	900
Construction Type	Modular	Modular	Modular
Housing Unit Type	Multi-Family Attached	Multi-Family Attached	Multi-Family Attached
Number of Bedrooms	1	2	3
Construction Cost per FT	$175	$175	$175
Construction Cost	$87,500	$122,500	$157,500
Site Prep	$40,000	$40,000	$40,000
Land	$45,000	$63,000	$81,000
Total	$172,500	$225,500	$278,500
Income Required to Afford a Unit			
Income Ratio for Determining Housing Affordability	29.32%	29.32%	29.32%
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Income per Worker in Household	$31,897	$41,992	$52,087

As Table III.21 shows, the type of construction and the cost per square foot to construct the units are the same for all three Workforce Housing Categories. The variation in unit costs is solely dependent upon the size of the unit. The cost shown is a turn-key cost of production under prevailing market conditions. Table III.21 also shows the differences in both household and employee income levels that are needed to make the prototypical units affordable (in Table III.21, see "Annual Household Income Needed to Purchase the Unit").

Next, and for the purposes of measuring the assistance needed to make units affordable to members of the workforce earning different income levels, the household income levels were evaluated for the different members of the workforce (see Appendix D: *Employment and*

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TABLE III.23 HOUSING AFFORDABILITY FOR CONSTRUCTION EMPLOYEES	
Construction Earnings	$33,800
Employees per Household[36]	1.586
Construction Employee Household Earnings	$53,590
Maximum Housing Cost for Construction Employee Household[37]	$182,792
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Construction Employee Household	$42,708

The housing assistance for construction employees, by unit size, is shown in Table III.24: *Construction Employment and Need for Housing in Islamorada.*

Table III.24: CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING, ISLAMORADA				
Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees	Housing Assistance Needed per Unit
500	0.601	0.015	0.009	$405
750	0.901	0.023	0.014	$607
1,000	1.201	0.030	0.019	$809
1,500	1.802	0.045	0.028	$1,214
2,000	2.403	0.060	0.038	$1,618
2,500	3.004	0.075	0.047	$2,023
3,000	3.604	0.090	0.057	$2,427
3,500	4.205	0.105	0.066	$2,832
4,000	4.806	0.120	0.076	$3,236
4,500	5.406	0.135	0.085	$3,641
5,000	6.007	0.150	0.095	$4,045

b) Workforce Housing Assistance for Post-Construction Employee Households

As is outlined earlier, based on the household earnings identified in Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County,* the employees in the post-construction land use categories were aligned with the Workforce Housing Categories identified in Table III.25: *Workforce Housing Categories for Non-Residential Post-Construction Employment by Land Use Category.*

[36] See Appendix B: *Employees per Household, Monroe County,* for an explanation of the calculation used to result in this figure.

[37] The maximum housing cost for a construction employee household is calculated by dividing the construction employee household earnings ($53,590) by the income ratio for determining housing affordability (29.32%).

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Table III.26:
POST-CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, MONROE COUNTY

	Non-Residential FT² per Employee	Income per Household	Affordability Limit[38]	Housing Cost for Prototypical Unit	Housing Assistance Needed	Assistance Needed per FT² of Non-Residential Development
Government	1,049	$73,518	$250,764	$278,500	$27,736	$16.67
Industrial	753	$65,872	$224,686	$278,500	$53,814	$45.05
Institutional	769	$64,258	$219,179	$278,500	$59,321	$48.68
Office	563	$67,956	$231,794	$278,500	$46,706	$52.37
Retail	685	$45,664	$155,757	$172,500	$16,743	$15.42
Tourist						
Accommodation Expansion	1,019	$39,819	$135,819	$172,500	$36,681	$22.69
New Development	663	$39,819	$135,819	$172,500	$36,681	$34.92

Table III.27: *Post Construction Housing Affordability Gap by Land Use, Islamorada,* shows the employees, employee households, and housing assistance needed based on 1,000 square feet of development for each land use.

Table III.27
POST CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, ISLAMORADA

	per 1,000 FT²		Gap per 1,000 FT²
	Employees	Households	
Government	0.953	0.601	$16,669
Industrial	1.327	0.837	$45,046
Institutional	1.301	0.821	$48,685
Office	1.778	1.121	$52,370
Retail	1.460	0.921	$15,418
Tourist			
Accommodation Expansion	0.981	0.619	$22,694
New Development	1.509	0.952	$34,917

4. Summary of Need for Workforce Housing by Housing Units

Table III.28: *Need for Workforce Housing Created by Non-Residential Development, Monroe County,* summarizes the total workforce housing unit need for non-residential development for both construction and post-construction employees by land use.

[38] The maximum housing cost for an employee household is calculated by dividing the employee household earnings by the income ratio for determining housing affordability (29.32%).

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(0.821 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $49.49

Office Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Office Employees =
(1.121 * Square Feet of Development) ÷ 1,000)
Assistance Needed = Square Feet of Development * $53.17

Retail Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Retail Employees =
(0.921 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $16.22

Tourist Land Use Employees' Workforce Housing Need:

Accommodation Expansion or Redevelopment Need
Workforce Housing Units Needed for Industrial Employees =
(0.619 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $23.50

New Tourist Development Need
Workforce Housing Units Needed for Industrial Employees =
(0.952 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $35.72

TOTAL UNITS NEEDED = Units Needed for Construction Employee Households + Units Needed for Employees (by Appropriate Land Use Category)

TOTAL ASSISTANCE NEEDED = Construction Assistance Needed + Assistance Needed for Units by Appropriate Land Use Category

What these formulae shows is that the degree of need for workforce housing from non-residential development can be determined either by workforce housing unit(s) (or a fraction thereof), or a workforce housing assistance amount that needs to be paid to provide funds for those employees (or fraction thereof) in need of workforce housing.

Because workforce housing need for non-residential development is based on the size and type of the non-residential development, the formula for the appropriate land use will need to be applied to each non-residential development, individually, based on its size (square footage). Table III.29: *Need for Workforce Housing Created by Non-Residential Development,* however, provides examples of workforce housing need for varying sized non-residential buildings, both in terms of the need for workforce housing units (or a fraction thereof), and workforce housing assistance.

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APPENDIX A: RESIDENTIAL SALES, VILLAGE OF ISLAMORADA, 2000-2005

TABLE A.1:
RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]

Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
<$50,000								
2000	6	1%	6	1%	0	0%	12	3%
2001	13	3%	1	2%	0	0%	23	6%
2002	21	5%	8	2%	0	0%	29	7%
2003	6	1%	10	2%	0	0%	16	4%
2004	3	1%	4	1%	0	0%	7	1%
2005	2	1%	0	0%	0	0%	2	1%
$50,001-$100,000								
2000	13	3%	26	6%	3	1%	42	9%
2001	12	3%	19	5%	0	0%	31	8%
2002	14	3%	5	1%	3	1%	22	5%
2003	9	2%	8	2%	0	0%	17	4%
2004	7	1%	2	0%	0	0%	9	2%
2005	5	1%	3	1%	0	0%	8	2%
$100,001-$150,000								
2000	34	7%	45	10%	2	0%	81	18%
2001	15	4%	37	9%	2	0%	54	13%
2002	15	4%	15	4%	0	0%	30	7%
2003	5	1%	8	2%	3	1%	16	4%
2004	8	2%	5	1%	0	0%	13	2%
2005	0	0%	1	0%	0	0%	1	0%
$150,001-$200,000								
2000	48	10%	63	14%	0	0%	111	24%
2001	36	9%	20	5%	1	0%	57	14%
2002	29	7%	22	5%	1	0%	52	13%
2003	8	2%	9	2%	1	0%	18	4%
2004	4	1%	11	2%	2	0%	17	3%
2005	0	0%	1	0%	0	0%	1	0%
$200,001-$250,000								
2000	28	6%	10	2%	1	0%	39	8%
2001	35	9%	3	1%	0	0%	38	9%
2002	31	8%	19	5%	1	0%	51	12%
2003	14	3%	24	6%	0	0%	38	9%
2004	6	1%	12	2%	0	0%	18	3%
2005	1	0%	1	0%	1	0%	3	1%
$250,001-$300,000								
2000	29	6%	5	1%	0	0%	34	7%

[39] Due to rounding, the sum of the percentages for each housing type in each row may not equal the total percentage at the end of the row.

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TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
2003	12	3%	5	1%	0	0%	17	4%
2004	9	2%	0	0%	0	0%	9	2%
2005	9	2%	3	1%	1	0%	13	4%
$600,001-$650,000								
2000	1	0%	3	1%	0	0%	4	1%
2001	7	2%	4	1%	0	0%	11	3%
2002	11	3%	1	0%	0	0%	12	3%
2003	15	4%	2	0%	0	0%	17	4%
2004	20	4%	1	0%	0	0%	21	4%
2005	13	4%	4	1%	0	0%	17	5%
$650,001-$700,000								
2000	9	2%	3	1%	0	0%	12	3%
2001	5	1%	3	1%	0	0%	8	2%
2002	11	3%	0	0%	0	0%	11	3%
2003	13	3%	4	1%	0	0%	17	4%
2004	14	3%	0	0%	0	0%	14	3%
2005	6	2%	15	4%	0	0%	21	6%
>$700,000								
2000	31	7%	1	0%	0	0%	32	7%
2001	24	6%	4	1%	0	0%	28	7%
2002	46	11%	3	1%	0	0%	49	12%
2003	82	20%	11	3%	0	0%	93	22%
2004	231	44%	36	7%	0	0%	267	51%
2005	147	40%	40	11%	0	0%	187	51%
All Units								
2000	285	62%	170	37%	7	2%	462	100%
2001	285	70%	122	30%	3	1%	410	100%
2002	303	74%	101	25%	5	1%	409	100%
2003	282	68%	128	31%	6	1%	416	100%
2004	386	74%	134	26%	3	1%	523	100%
2005	232	63%	133	36%	4	1%	369	100%
Grand Total	1,773	68%	788	30%	28	1%	2,589	100%

Source: Monroe County Property Appraiser

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APPENDIX B: EMPLOYEES PER HOUSEHOLD, MONROE COUNTY

Table B.1: EMPLOYED PERSONS PER HOUSEHOLD	
	Monroe County
Total Households	35,106
Households with Earnings (may have multiple workers)	27,689
Households without Earnings	7,417
Labor Force (some not employed, such as retirees)	45,192
Number Employed	43,901
Workers per Household	1.632
Employed Workers per Household	1.586
	Islamorada, Village of Islands
Persons per Household (all households)	2.100
Persons per Household Where One or More Person(s) is Employed	2.560
Persons per Household Where No Persons are Employed	1.890

SOURCE: US Bureau of the Census' American Factfinder http://factfinder.census.gov. US Bureau of the Census Public Use Micro-Sample, and Florida Agency for Workforce Innovation, Labor Market Statistics.

The focus of the Support Study is to determine the need created for workforce housing for the workforce by residential and non-residential development. In order to determine employed workers per household, recent census data was reviewed related to the number of households and employees in Monroe County. (See Table B.1: Employed Persons per Household.) To determine the average number of employed workers per household from this data, the number of persons employed was divided by households with earnings. The calculation is as follows:

Number Employed ÷ Households with Earnings = Employed Workers per Household

or

43,901 ÷ 27,689 = 1.586

Additional data is provided here that illustrates the average number of persons per household in Islamorada for all households, for households with one or more employed persons, and for households with no employed persons.

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APPENDIX C: SHORTAGE (HOUSING ASSISTANCE) CALCULATIONS

Employee Income Needed to Afford Each of the Prototypical Residential Units in the Workforce Affordability Categories.

To determine the annual employee income needed to afford a residential unit in each of the four categories of workforce housing in Islamorada, an analysis was conducted determining what expenses the employee household incurs to purchase and finance a prototypical residential unit. In the analysis, it is assumed the employee makes a down payment of 3% on the purchase of the home, and takes out a 30 year mortgage at an interest rate of 5.93 percent a year. It is also assumed that the maximum monthly expenses on housing incurred by the employee do not exceed 30 percent of income. Table C.1: *Income Needed to Afford Housing,* outlines the expenses incurred (and assumed) for each category of workforce housing. It shows an annual employee income of $39,468 is needed to be able to reasonably afford a residential unit priced at $212,250 (Category 1); an annual employee income of $43,607 is needed to afford a residential unit priced at $233,980 (Category 2); an annual employee income of $47,039 is needed to afford a residential unit priced at $252,000 (Category 3); and an annual employee income of $62,182 is needed to afford a residential unit priced at $331,500 (Category 4).

TABLE C.1:
INCOME NEEDED TO AFFORD WORKFORCE HOUSING

CALCULATION OF AFFORDABILITY			
	Category 1	Category 2	Category 3
Purchase Price	$172,500	$225,500	$278,500
Down Payment	3.00%	3.00%	3.00%
Loan Term	30	30	30
Interest Rate	5.93%	5.93%	5.93%
Points	2.00%	2.00%	2.00%
Mortgage Insurance	0.60%	0.60%	0.60%
Taxes & Insurance	1.83%	1.83%	1.83%
Other Closing Costs	3.00%	3.00%	3.00%
Cash to Close	$13,697	$17,905	$22,113
Mortgage	$167,325	$218,735	$270,145
Mortgage Payment	$996	$1,302	$1,608
Mortgage Insurance	$84	$109	$135
Taxes & Insurance	$185	$253	$322
Total Monthly	$1,264	$1,664	$2,065
Income Ratio for Determining Housing Affordability	30.00%	30.00%	30.00%
Minimum Monthly Income	$4,214	$5,548	$6,882
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Workers per Household	1.586	1.586	1.586
Income per Worker in Household	$31,897	$41,992	$52,087

EXHIBIT A

APPENDIX D: EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY

Earnings of Monroe County economically active households are shown below in Table D.1: *Employment and Household Earnings by Industry, Monroe County, 2006.* These wages are used to estimate the wages of employees that construct and operate and maintain residential units, and that construct and work within non-residential developments. The average annual wages for 2005 were used to project 2006 wages using a 2.9% increase over 2005, which was the 2004-2005 increase. The household earnings shown in the last column of the table are the individual employee earnings multiplied by the number of employed persons per household with earnings (1.586[40]). This calculation excludes households that do not have at least one person employed. Not having anyone employed could be due to retirement, disability or unemployment. Regardless of reason, all employed without a person employed are excluded from the definition of economically active households used herein. This method of estimating economically active household income basically assumes that the earnings of the secondary worker in a household will be similar to those of the primary worker.

TABLE D.1
EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Household Earnings
		2005	2006	
Total, All Industries	35,895	$32,788	$34,214	$54,412
Goods-Producing	2,613	$32,352	$33,759	$53,689
Agriculture, Forestry, Fishing and Hunting	102	$33,145	$34,587	$54,837
Construction	2,226	$32,391	$33,800	$53,590
Manufacturing	285	$31,764	$33,146	$52,553
Service-Providing	33,282	$32,823	$34,251	$54,305
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$51,712
Wholesale Trade	520	$45,167	$47,132	$74,728
Retail Trade	5,553	$27,209	$28,393	$45,017
Information	457	$47,952	$50,038	$79,335
Financial Activities	2,364	$42,750	$44,610	$70,729
Finance and Insurance	1,220	$50,038	$52,215	$82,787
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$57,867
Professional and Business Services	2,603	$43,410	$45,298	$71,821
Education and Health Services	4,049	$37,743	$39,385	$62,445
Leisure and Hospitality	11,539	$23,788	$24,823	$39,357
Accommodation and Food Services	10,136	$23,297	$24,310	$38,544
Other Services	1,472	$27,466	$28,661	$45,442
Public Administration-Government	3,132	$47,605	$49,676	$79,002

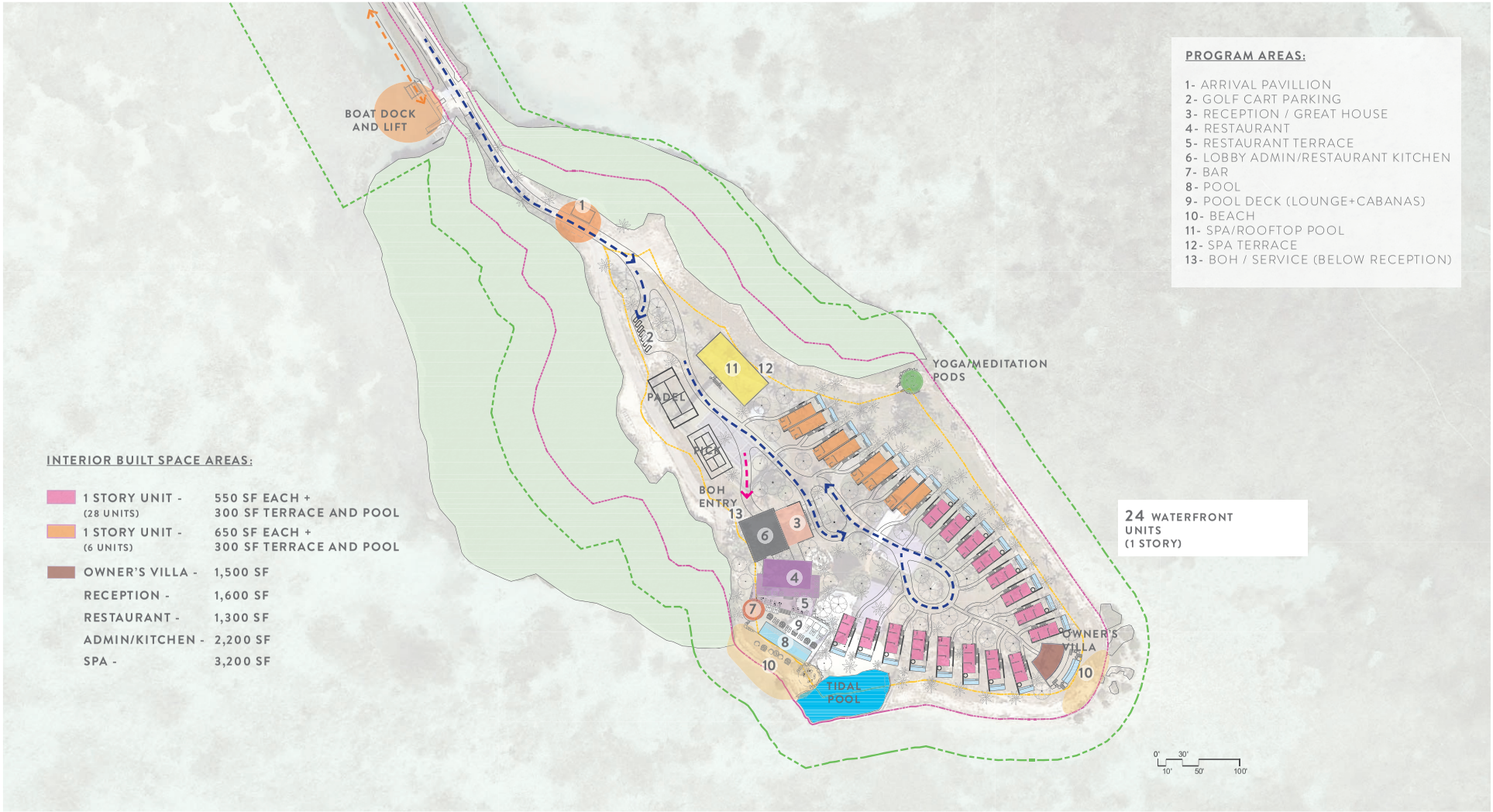
SOURCE: Florida Labor Market Statistics, September 2006.

[40] See Appendix B: Employees per Household, Monroe County.

EXHIBIT A

EXHIBIT B

EXHIBIT B



CAR CIRCULATION
GOLF CART CIRCULATION
PEDESTRIAN CIRCULATION
BOH CIRCULATION

NOT FOR COMMERCIAL USE OR REPRODUCTION

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UPLOADED VIA ePORTAL

March 26, 2024

Jennifer DeBoisbriand, Director of Planning
Islamorada, Village of Islands Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

RE: TEA TABLE KEY LLC AND SUNSET ISLAMORADA VENTURES LLC – DEVELOPMENT AGREEMENT - 79775 OVERSEAS HIGHWAY AND 82200 OVERSEAS HIGHWAY, UPPER MATECUMBE KEY, FLORIDA.

Dear Jennifer,

Please find enclosed Tea Table Key LLC's ("Applicant") application for a Development Agreement (the "Amendment") pursuant to Division 30-IV- 15, Section 30-611, 30-612, 30-613, and 30-614 of the Village of Islamorada, Code of Ordinances ("Islamorada Code") and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2023) ("Application"). The Application is being filed simultaneously with a Future Land Use District Map ("FLUM") Amendment and a Land Use District Map ("LUD") Amendment. The FLUM and LUD Amendments and the Development Agreement will permit the transfer and development of twenty-four (24) transient dwelling units to a more suitable site known as Tea Table Key and located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, with Monroe County Real Estate Number 00097000-000000 ("Property"), as a world class eco-friendly villa style resort and will provide the Village of Islamorada ("Village") with a desperately needed multi-family affordable housing development in the Village at the property known as Sunset Inn located at 82200 Overseas Highway, Upper Matecumbe Key, Florida with Monroe County Real Estate Number 00399601-000000 ("Sunset Inn").

PROPERTY BACKGROUND INFORMATION:

Location:	79775 Overseas Highway, Upper Matecumbe Key (Tea Table Key) 82200 Overseas Hwy, Upper Matecumbe Key, Islamorada, Florida (Sunset Inn)
Legal Description:	Tea Table Key being described as Government Lot one (1) of Section seven (7), Township sixty-four (64) South, Range thirty-seven (37) East, together with a strip of submerged land 250 feet wide in the SW 1/4 of Section 6 and in the NW 1/4 of Section 7, both in Township 64 South,

	Range 37 East, the Center line of which is described as follows: From a point of line with the Easterly end of State Highway Bridge located on Overseas Highway (State Highway No. 5) at the Westerly end of Upper Matecumbe Key, Monroe County, Florida, run S. 61 ° 27' W. along center line of right-of-way of Overseas Highway, a distance of 787.3 feet to a point; thence run S. 28° 33' E., a distance of 200 feet to the Southerly side of said right-of-way and the POINT OF BEGINNING; thence continue S. 28° 33' E., a distance of 1100 feet more or less to the Northerly side of Tea Table Key; Also a strip of submerged land 50 feet in width and parallel to the high water line in Tea Table Key extending completely around said Key, excepting therefrom the portion occupied by above described 250 foot strip, lying and being in Sections 6 and 7, Township 64 South, Range 37 East, all in Monroe County, Florida. (Tea Table Key).
Real Estate (RE) Number:	00097000-000000 00399601-000000
Property Owner/Applicant:	Tea Table Key LLC (00097000-000000) Sunset Islamorada Ventures LLC (00399601-000000)
Agent:	SMITH/HAWKS, PL-Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Property Area:	~667,774.8 SF or 15.33 acres (Tea Table) ~119,790 SF or 2.75 acres (Sunset Inn)
Total Upland Area:	~297,514.8 SF or 6.83 acres (Tea Table) ~Approximately 232,226.41 SF or 5.33 acres of scarified upland ~119,790 SF or 2.75 acres (Sunset Inn)
Land Use District:	Native Residential (NR) (Tea Table) Village Center (Sunset Inn)
Future Land Use Map (FLUM) Designation:	Residential Conservation (RC) (Tea Table) Mixed Use (Sunset Inn)
Flood Zone:	AE10, VE14 (Tea Table Key) AE7, AE8 (Sunset Inn)
Existing Uses:	Residential (Tea Table) Hotel/Motel, Commercial Retail (Sunset Inn)
Community Character of Immediate Vicinity:	Commercial, Residential

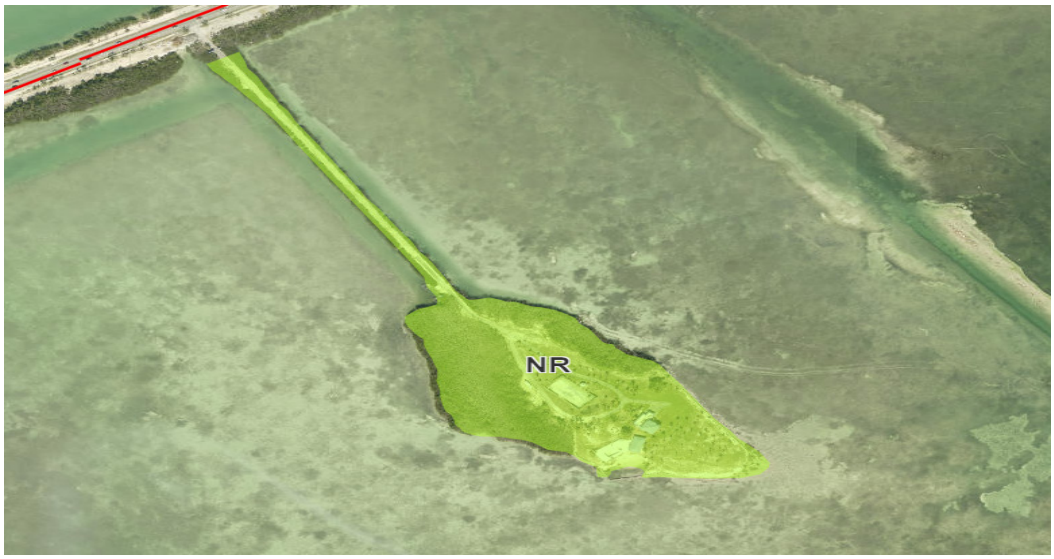
PROPERTY:

Tea Table Key:

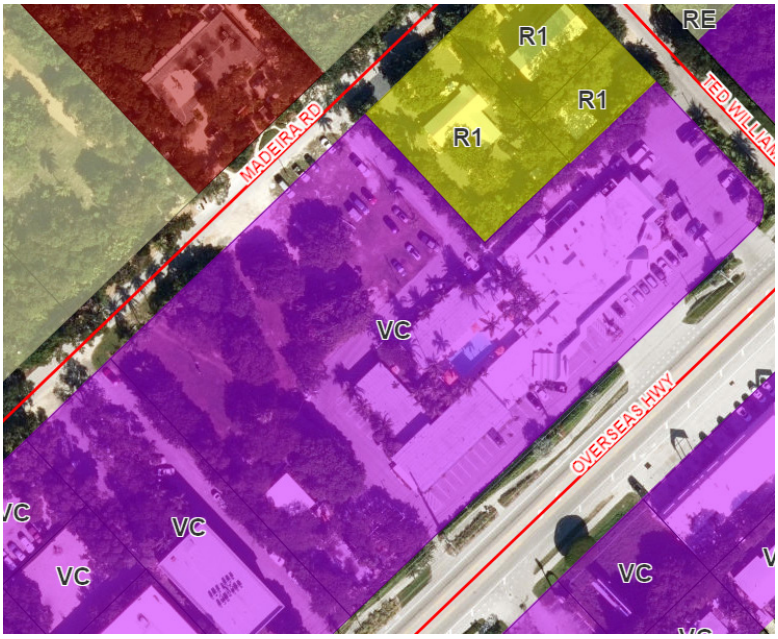
Sunset Inn

EXISTING LAND USE ZONING DISTRICTS:

Tea Table Key (Native Residential):



Sunset Inn (Village Center):



EXISTING FUTURE LAND USE MAPS:

Tea Table Key (Residential Conservation):

Sunset Inn (Mixed Use):

I. Development Agreement:

a. Overview

The Development Agreement would allow the future redevelopment of properties located at 79775 Overseas Highway, Upper Matecumbe Key, Islamorada, Florida, having Islamorada Real Estate number 00097000-000000 ("Tea Table Property") and 82200 Overseas Hwy, Upper Matecumbe Key, Islamorada, Florida, having Islamorada Real Estate number 00399601-000000 ("Sunset Property"). Collectively, with the FLUM and LUD amendments, the Development Agreement shall allow the transfer of twenty-four (24) approved hotel/motel units ("Motel Units") from Sunset Inn to be developed as a world class, eco-friendly, villa style resort in a more suitable location, located at 79775 Overseas Highway, Upper Matecumbe Key, Florida, and subsequently develop Sunset Inn with up to twenty-four (24) affordable workforce housing dwelling units, and up to ten thousand square feet (10,000 SF) of low/medium and/or restaurant retail space, and accessory uses and structures. The Development Agreement will permit Tea Table Key to be developed with up to twenty-five (25) residential dwelling units (24 hotel units and 1 existing market rate unit). These units will be developed as a state of the art, world class, eco-friendly villa style hotel resort.

The Development Agreement has been filed simultaneously with a FLUM amendment and a LUD amendment application.

b. <u>Development Agreement overview:</u>

A draft of the requested Development Agreement has been included in this application. The Development Agreement will permit:

1. The transfer of twenty-four (24) hotel motel units from Sunset Inn to Tea Table Key;

2. Limit the density permitted on Tea Table Key to twenty-five (25) dwelling units (24 hotel/motel units and 1 existing market rate dwelling unit);

3. The development of twenty-four (24) affordable housing dwelling units at Sunset Inn, along with up to 10,000 sf of nonresidential commercial retail, restaurant, or any combination of both, and accessory structures and uses associated with Sunset Inn and Tea Table Key; and

The Property's overall development potential is derived from the language contained in the Development Agreement and the scarified upland acreage of the property, which is being amended and will have a TC zoning designation and an MU future land use. Properties zoned TC have the following permitted density pursuant to Code Section 30-692(e)(6):

Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

The Property has approximately 5.33 acres of scarified upland and therefore has the following permitted density:

1. Allocated Density: 5.33 x 6 = 31.98 dwelling units
2. Maximum Net Density: 5.33 x 80% = 4.264 buildable acres x 12 = 51.17 dwelling units

However, the Development Agreement will limit the permitted density on the Property to twenty-five (25) dwelling units (24 hotel/motel and 1 market rate). Development of the units on Property will be done pursuant and in compliance with the comprehensive plan and Land Development Code, notwithstanding the density requirements or anything contained in the Development Agreement.

Sunset Inn is currently recognized with thirty (30) Hotel/Motel units. The FLUM and LUD amendments, in conjunction with the corresponding Development Agreement, will allow the transfer and development of the Motel Units from Sunset Inn to the Property, and will subsequently allow the development of twenty-four (24) much needed units of affordable workforce housing on the Sunset

Inn property. The Applicant is currently under contract for the purchase of that certain real property known as Casa Morada located at 136 Madeira Rd, Upper Matecumbe Key, Florida ("Casa Morada"). Sunset Inn and Casa Morada were previously identified as a single property, and the Village has confirmed that the Properties can be unified and will be a single waterfront property for future development review purposes.

The Amendments, in conjunction with the Development Agreement, will allow the transfer of the Motel Units from Sunset Inn to the Property, will limit the Property's overall development potential to the maximum density necessary to develop up to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit) as a world class, environmentally friendly resort.[1] The proposed development on the Property will be done with a very environmentally friendly mentality, developing the villa style hotel units as eco-friendly, and incorporating the development on Tea Table Key in a manner that will enhance and highlight the natural beauty of the Florida Keys.

In addition, the Development Agreement will provide the following development standards and restrictions for the development on the Property and Sunset Inn:

1. Development of the Property with twenty-five (25) residential dwelling units (24 hotel/motel and 1 market rate) shall be conditioned on:
    a. A legal unification of Casa Morada and Sunset Inn creating a single waterfront property;
    b. Approval of a Future Land Use Map Amendment for Tea Table Key from Residential conservation to Mixed Use;
    c. Approval of a Land Use District Map Amendment for Tea Table Key from Native Residential to Tourist Commercial;
    d. Development of twenty-four (24) approved workforce housing dwelling units at Sunset Inn;
    e. Applicant's contribution of $250,000.00 to the Village, or organization of the Village's choosing, for street improvements and landscaping of the surrounding fills upon permit issuance for the residential units on Tea Table Key.

2. The Development Agreement shall provide the following restriction for development on Tea Table Key:
    a. All off street parking for guests and guest check in for the resort at Tea Table Key will be located at Sunset Inn and guests will be transported to the resort by private electric car or electric boat;
    b. Certain accessory uses and structures (lobby, check in, storage) for Tea Table Key will be located at Sunset Inn;

[1] *See* Tea Table Key Preliminary Site plan and rendering attached hereto as **Exhibit B.**

c. No combustible motorized vehicles (land vehicles or marine vehicles) will be permitted at the resort on Tea Table Key, except charter boat picks ups and drop offs manned by a professionally licensed Islamorada captain, emergency vehicles, and utility vehicles;

d. Density on Tea Table Key is restricted to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing market rate dwelling unit)

c. Data and Analysis

The Development Agreement, in conjunction with the FLUM and LUD amendments, permit both Tea Table Key and Sunset Inn to be utilized and developed as the most appropriate uses, benefitting the community and the Village of Islamorada by permitting the development of a secluded, environmentally friendly world class villa type resort. The resort is proposed to be developed to enhance and protect the existing environmental, protecting the natural surroundings by disallowing combustible motorized vehicles (both land and sea) on Tea Table Key. In addition to protecting the natural environment, the preclusion of parking and combustible vehicles reduces traffic congestion around the island and the surrounding fills.

In addition to the above, the Development Agreement will allow Sunset Inn to be redeveloped as a twenty-four (24) unit multifamily workforce housing development. Sunset Inn is located within the heart of Islamorada in the Village Center zoning district, providing the Village with a unique and rare opportunity to develop much needed workforce housing in a location that is accessible and suitable for Village employees.

1. Housing Data

It is well established that prior to Hurricane Irma the affordable housing shortage in the Florida Keys was staggering. According to Monroe County's Housing Strategy produced after Hurricane Irma, "[m]any of the business sectors in the Florida Keys, including professional services, retail trade, tourism and health care, find it increasingly difficult to attract and maintain workers." The City of Islamorada is clearly no different, and like many communities in south Florida, has experienced a dramatic increase in housing sales prices. According to the "Islamorada, Village of Islands Workforce Housing Support Study ("WFH Study"), attached hereto as **Exhibit A**, "Analysis of housing sales data show that sales prices in Islamorada, and in Marathon - another community in the Florida Keys, have increased at a much more rapid rate than housing prices for Florida and the United States." A trend that has continued post Irma and has been dramatically exacerbated in recent years.

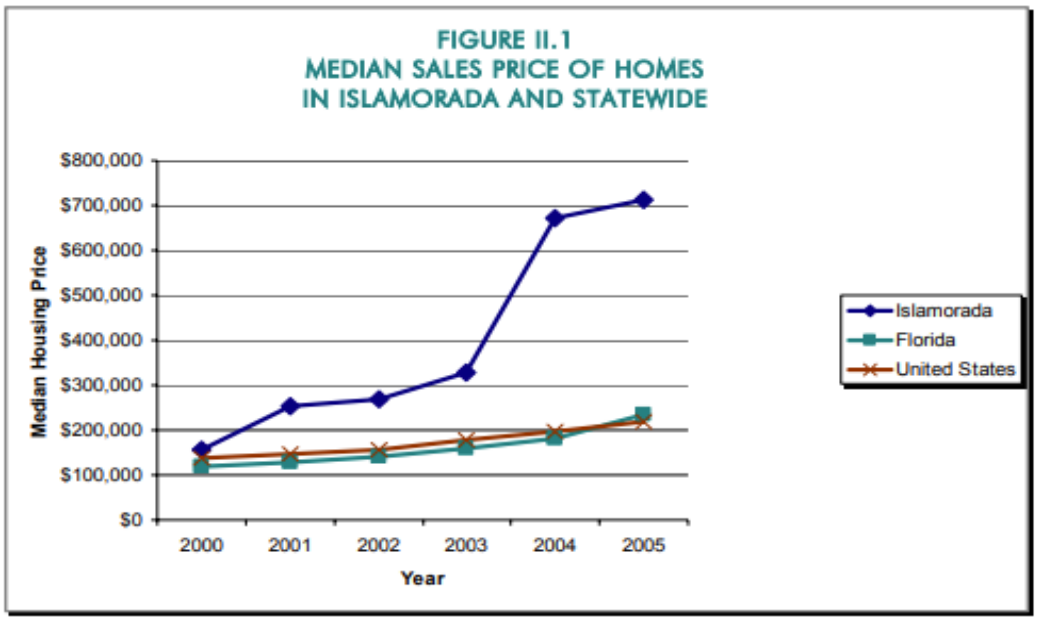
The increase in housing prices in Islamorada, in and of itself creates an affordable workforce housing problem in Islamorada and the Florida Keys in general. However, the problem is accentuated in Islamorada. This is because some of the larger employers in the Village, such as the leisure and hospitality industry, accommodation and food services, retail service businesses and construction industry typically hire more lower wage employees than other industries. A significant percentage of new employees in these businesses earn very modest wages, making it increasingly difficult for them

to afford a house for sale in the local real estate market, or rent housing.[2] The table below illustrates this ever worsening issue in Islamorada *See* Pg. 2 Islamorada, Village of Islands Workforce Housing Support Study (Islamorada's housing prices increased at a rate of 35 percent per year, at an average rate of growth of 22%, while housing prices in Florida increased at 14.9 percent and 9.6 percent nationally, *see* below table)

TABLE I.1:
PRICES OF EXISTING HOME SALES ISLAMORADA AND COMPARATIVE AREAS 2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.



Source: Monroe County Property Appraiser Database and Florida Association of Realtors

[2] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007

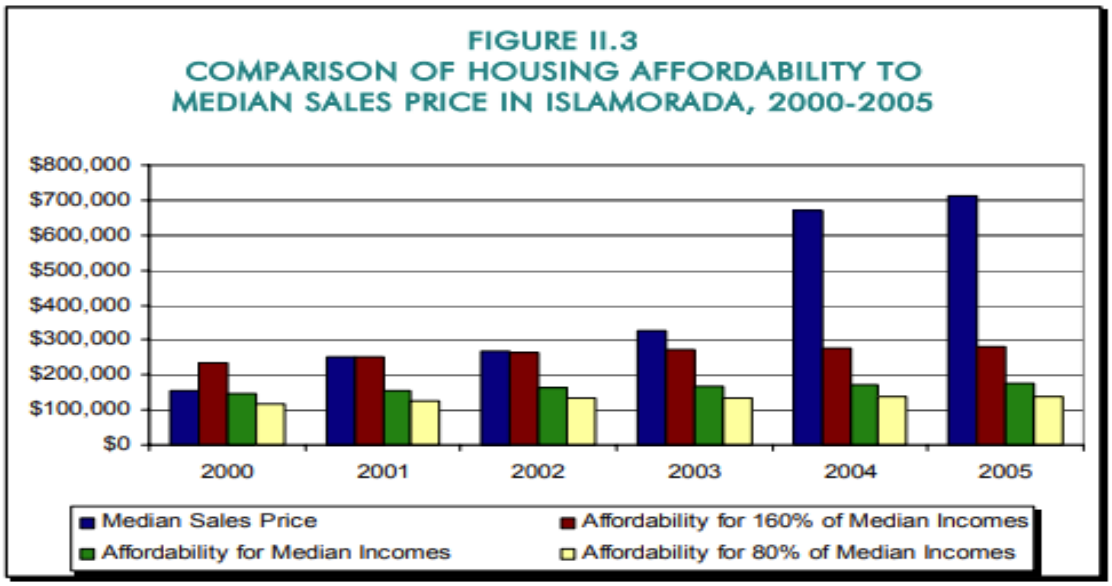
Unfortunately, the median income ranges have not historically increase at comparable rates, and this has increasingly caused a larger and larger gap between household incomes and median housing costs, which has resulted in housing becoming less and less affordable to workforce households in Islamorada. In fact, according to the WFH Study, "in 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 - approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 - approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 - approximately 1,219 percent of median income levels," (*See* below table).

TABLE I.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

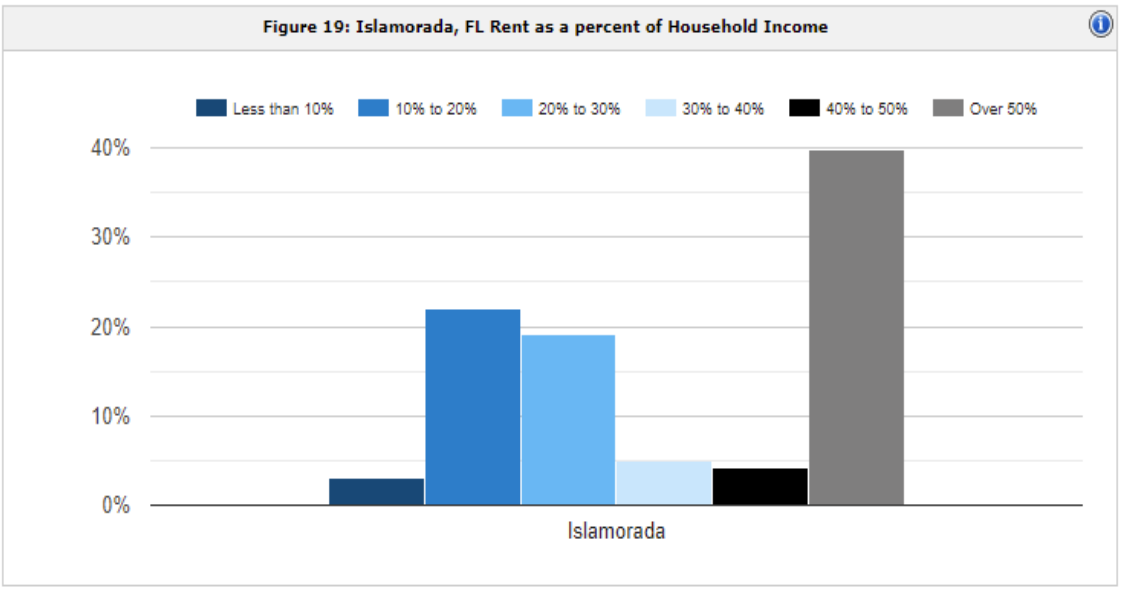
A well-established national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.[3] Per Monroe County's housing Strategy, if more than 30% of a household's income is expended for housing, such household is considered "cost burdened." In Islamorada, since 2002, "median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.[4]"

[3] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007.
[4] Id. at 17.



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

The trends illustrated above have not changed in recent years, and based upon information contained in the US Census for the City of Islamorada, the median household income in the City is $82,500.00, while the median sales price of homes was $832,954.00. The rental market is just as inflated, as illustrated by Town Charts Housing data[5], large numbers of workers in the city are paying above 50% of their income toward rental housing, *See* below:



[5] https://www.towncharts.com/Florida/Housing/Islamorada-FL-Housing-data.html

Islamorada has a small number of affordable housing units available, and that number was further diminished as a result of Hurricane Irma in 2017. The WFH Study provides "The report's conclusions include an existing deficiency of 356 units for the resident workforce, an existing deficiency of 794 units for non-resident workforce, and, by the year 2020, a projected total workforce housing need of (one thousand one hundred two) 1,192 units."

Although Islamorada is incorporated, it is important to note that the affordable housing crisis extends county-wide. The HUD and Florida Department of Economic Opportunity consider household to be "cost-burdened" if the household pays more than 30% of its income on housing.

This is also the standard used by the Florida Department of Economic Opportunity. In 2009, 12,927 Monroe County households (37%) paid more than 30% of income for housing. By comparison, 29% of households statewide are cost burdened. Over six thousand households in Monroe County (18%) must pay more than 50% of household income for housing. Renters in Monroe County were especially burdened, with 41.9% of them paying more than 30% of their household income on housing, and 19.8% of renters paid more than 50% of their income on housing.

These troubling numbers have not improved in the last decade. The Assessment identified that in 2020, 34.5% of owner-occupied households had monthly housing costs of 30% or more of their household income, while 41.3% of renter-occupied households had gross rent costs of 30% or more of their household incomes. The ACS shows even more troubling estimates of cost-burdened household in Monroe County. The ACS estimates that in 2020, 56% of renter-occupied housing units are paying 30% or more of their household income on housing, and 32.5% of owner-occupied housing units are paying 30% or more of their household income on housing. The breakdown of these figures by household income is provided below:

2020 ACS Estimates		
Household Income	**Percentage of households paying more than 30% of household income on <u>owner-occupied</u> housing units**	**Percentage of households paying more than 30% of household income on <u>renter-occupied</u> housing units**
Less than $20,000	6.8%	10.5%
$20,000-$34,999	4.0%	14.1%
$35,000-$49,999	5.7%	10.1%
$50,000-$74,999	6.2%	11.4%
$75,000 or more	9.8%	09.9%
Totals	**32.5%**	**56%**

Throughout the State, Monroe County currently ranks as the county with the most cost-burdened households (along with Miami-Dade County). The Comprehensive Plan, at Goal 601, promotes access by residents to "adequate affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences." The need for more affordable housing in Monroe County is clear, and this small-scale Comprehensive Plan Amendment helps to address this need and alleviate some of the burdens felt by the vital workforce in this community.

Based on the foregoing, the FLUM and LUD amendments and Development Agreement will assist the city in providing access to adequate affordable housing that is safe, decent, resilient, and structurally sound, and is a smart and practical way to provide affordable workforce housing in the village center, allowing work force employees to reside in close proximity to their jobs within the Village itself. The City of Islamorada does not have many locations that are suitable for multi-unit developments within the "Village Center." The intent of the Applicant is to utilize this area to develop twenty-four (24) deed restricted affordable workforce housing dwelling units, something that is clearly a huge need for the City of Islamorada. In order to permit this site to be utilized as an affordable housing development, the Applicant is seeking to transfer the existing Motel Units to Tea Table Key and develop Sunset Inn as affordable workforce housing**.**

2. <u>Homestead Industrial Zoning Ordinance and Development.</u>

On or around November 2, 2022, Developers secured enough commissioner votes to expand Miami-Dade County's Urban Development Boundary to turn farmland into a new commercial complex near Homestead. The South Dade Logistics and Technology District is a proposed 380-acre mix of warehouses, call centers and other commercial uses south of Florida's Turnpike and north of Moody Drive (Southwest 268th Street). The project has been called a way to bring more than 7,000 jobs to South Miami-Dade and give residents an alternative to fighting traffic for the sought-after wages available to the north and south of the project. Miami-Dade's planning staff opposed the project, saying the county had enough industrial land available within the Urban Development Boundary.

The zoning change and proposed project will effectively change what has been a historically agrarian area with low paying manual labor jobs into a commercial industrial area with higher paying jobs and positions available. Many residents of South Miami Dade travel to the upper Keys for higher paying jobs and return home at the end of the weekday. With the zoning change and the proposed project, these commuter workers will almost certainly be able to secure jobs closer to their place of residence, nullifying their need to commute to the upper Keys.

Affordable housing is the most pressing issue Islamorada, the Upper Keys, and Monroe County in general. The ability of Islamorada and the upper Keys to attract commute workers from the mainland has historically provided these municipalities with a reprieve on the affordable housing demands, as these workers do not need accommodation within Islamorada or the Upper keys but rather commute back and forth from South Miami Dade. With the passing of the zoning change and the proposed project (as described above), these municipalities will lose the ability to rely on commute

workers as the pool in South Miami Dade shifts into jobs within the South Dade Logistics and Technology District. Municipalities within the Upper Keys will need to start filling vacancies with permanent residents, and this means providing adequate affordable housing options to these workers.

With the changes on the mainland (as described above), the ability of the Village of Islamorada to provide a multi-family affordable housing projects within the Village is more important than ever, and the proposed Amendments and Development Agreement provides the Village with an invaluable opportunity to provide one such affordable housing development.

3. <u>The "Fills" Islamorada.</u>

The causeway along the Overseas Highway in Islamorada known as the "Fills" is popular with people coming to launch boats, swim, and picnic in the Keys. The entrance to Tea Table Key is located near mile marker 79, and is directly north of Tea Table Fill and Indian Key Fill:

The state owns the causeway areas between mile markers 78 and 80. But since 2020, the areas have been managed by the village of Islamorada. There are about 15 to 18 parking spots available near each of the areas, and the areas are frequented by tourists.

Developing Tea Table Key as an environmentally friendly resort will not have any effect on the Fills based on the number of units, the location of the resort, and the type of tourist expected at the resort.

As discussed above, the proposed development at Tea Table Key is limited to a maximum density of twenty five (25) residential units (24 transient units and 1 market rate unit). The small number of rooms at the proposed environmentally friendly resort means that the projected number of tourists is minimal. Additionally, the proposed development will provide sufficient off-street parking to accommodate guests of the resort., eliminating any concern that guests would be parking along US 1 at the Fills.

The Fills are a popular spot for tourists to stop along US 1 to enjoy the crystal-clear waters of the Florida Keys. As shown above and below, Tea Table Key is located directly north of Tea Table Fill, is located in the exact same waters on the Atlantic side of US 1, and idyllic views as the Fills along US 1:

Additionally, Tea Table Key has private water access to the crystal-clear waters on the Atlantic side of US 1:

The proposed resort will offer guests access to the waters of the Florida Keys and will provide idyllic views of the ocean and sunset. Based on this, there is no reason a guest of the proposed development will utilize the Fills to access the water, relax on the beach, or view the sunset or water views.

Finally, based on various reports and articles, the tourists that frequent the Fills are more often than not day trip tourists from the mainland. According to "the Fills Overview"[6] "What we experience now is day trippers moving in, especially on summer weekends, spending the day, with no restroom facilities, playing loud music, tearing up the sea grass and leaving their litter behind when they leave." Contrary to the day trip tourists that frequent the Fills, and have become a source of contention in Islamorada. The proposed Development is an overnight tourist destination and will attract tourists travelling to the Florida Keys for overnight and extended stays. The anticipated guests will have access to the waters via the private beach at the resort and will have amenities and activities that will negate any need for them to utilize the Fills for any reason.

Based on the above, the proposed Development will in no way negatively affect the issues that are being faced at the Fills.

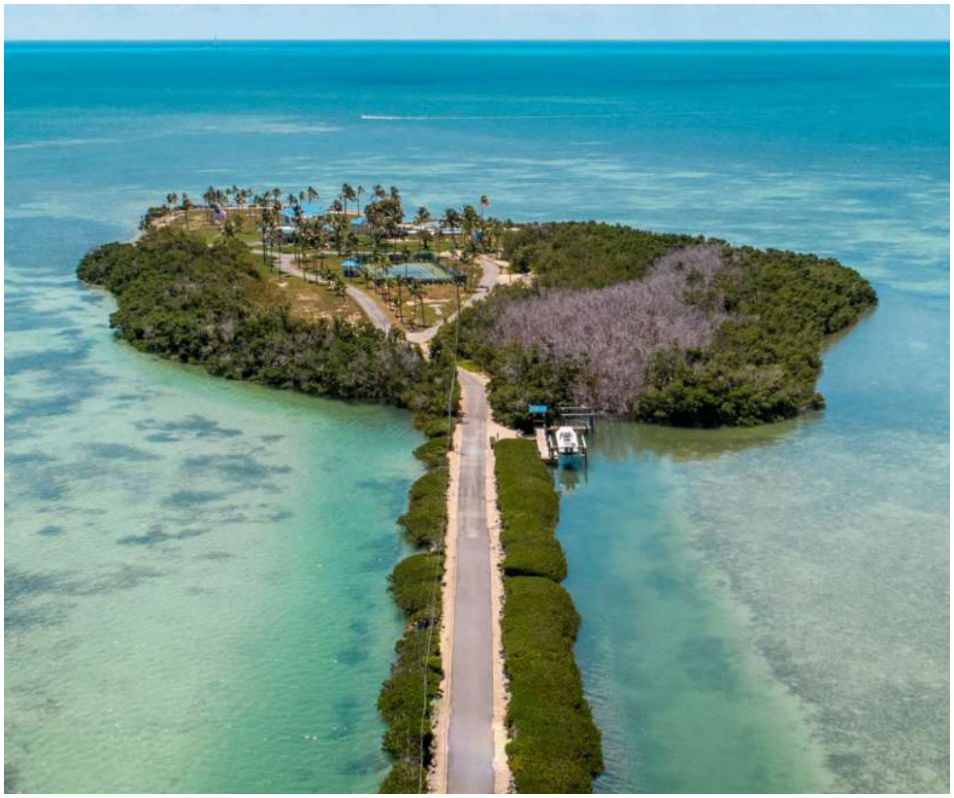
4. <u>Existing Development and Renderings:</u>

Currently, Tea Table Key is utilized as a single-family residence with accessory uses, as shown below:

Tea Table Aerial View:

[6] *See "Details of the Fills,"* Islamorada Community Alliance, https://islamorada.org/the-fills-overview/

Tea Table Entrance View:



Tea Table Overhead View:

Existing Single-Family Residence:

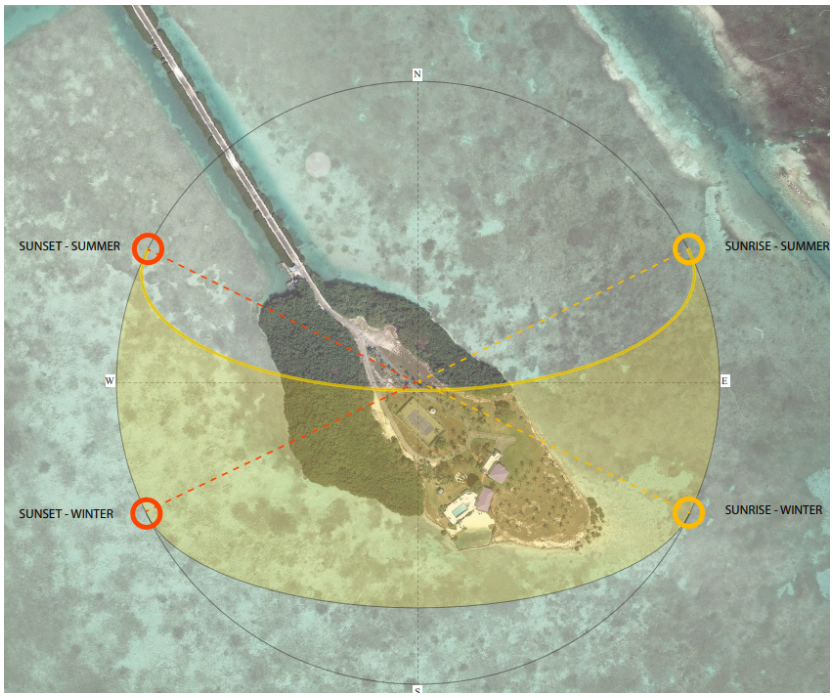
View from Ocean Side:

Tea Table Aerial identifying existing structures:

Tea Table Key is a unique and exceptionally special location in the Florida Keys, providing unfettered access to the serene waters and incomparable views. The Property is uniquely positioned to house a private boutique resort in a manner that would isolate it from the remainder of Islamorada while still enhancing tourism while protecting and enhancing the natural environment.

As the property currently sits, its use is not the maximum or best, and the island's beauty is not accessible to the public. The Development Agreement and FLUM and LUD will allow the Property to be developed as a state of the art, world-class, eco-friendly villa style resort, providing guests with a true Florida Keys experience, from access to the glistening turquoise waters, to the magical sunsets.

Tea Table Key provides incredible views of the Florida Keys Sunsets year-round, so no matter when guests choose to visit the island, they will be treated to the spectacular views associated with the Keys:



The resort is being proposed to be built in such a way as to enhance the natural beauty of the island, providing guests with an authentic and natural experience, while providing them with unfettered beauty and relaxation amongst the native plant species and ocean views. Below are preliminary renderings of the resort for reference:

Tea Table Resort:

The villa-style, eco-friendly rooms are proposed to be nestled amongst natural native fauna, providing a tropical and environmentally friendly space:

The villa style rooms will have unobstructed views of the tranquil oceans and incredible sunsets associated with the Florida Keys, while fitting in with the natural environment and community character of the area:

Native plant species and the environment will remain a primary focus, and the island will be abundant in native plant species, providing a haven for native birds and various animals:

And will; provide guests incomparable access and use of the incredible waters that the Florida Keys are so famed for:

II. Conclusion

Applicant respectfully requests the specified Development Agreement be granted based on the changed conditions underlying the demonstrated and increasing need for workforce housing in Monroe County, particularly in proximity to the Islamorada employment centers, and the potential for construction of workforce housing to serve the needs of the community, as well as the invaluable opportunity to maximize the potential of the unique and incomparable Tea Table Key.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

for Barton W. Smith

BWS/JG/bg

Enclosures

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Islamorada, Village of Islands

WORKFORCE HOUSING SUPPORT STUDY

September 2007

Submitted by:

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I. INTRODUCTION AND EXECUTIVE SUMMARY

A. INTRODUCTION

Real estate prices in Islamorada, Village of Islands, Florida (hereinafter "Village of Islamorada" or "Islamorada") have increased significantly in recent years, with housing prices in Islamorada rising since 2000 to the point that a household earning a moderate income today can no longer afford the large majority of housing that is available through the private market. Concern about this issue has grown to the point that business owners are concerned about the difficulties of recruiting and retaining employees because of the lack of local housing that is affordable for their workers.

In response to this problem, the Village of Islamorada initiated an effort to determine the need new residential and non-residential developments create for housing that is affordable to the Village's workforce as a basis for establishing a workforce housing mitigation program. As part of this effort, Islamorada is preparing this *Workforce Housing Support Study*. It provides background and technical documentation for the workforce housing need created by new development and remodels, develops a methodology for determining need, and provides statistical support for a workforce housing mitigation program. Initially it identifies the workforce housing problem in Islamorada. It then provides the technical documentation and analysis needed to establish whether new development (both residential and non-residential) creates a need for workforce housing. This is done by evaluating the linkage between (1) employment generated by the construction and then maintenance and operations (post-construction) of new residential units and (2) the employment generated by the construction and then employment that occurs at non-residential development (post-construction activities). Because the analysis demonstrates there is a need created by both residential and non-residential development for workforce housing, the Study also identifies the need both in workforce housing units (or a fraction thereof) that could be built to address the need, and funding shortages (workforce housing assistance) that could be addressed to meet the need.

After this Introduction, there is an Executive Summary that summarizes the findings of the Support Study.

The second section in this Support Study describes the housing affordability problem in Islamorada (See **Section II. Problem Description**). It shows that while employment in the Village has grown over the past decade, wages have tended to stagnate and housing offerings at prices that the large majority of the local employment base can afford have declined.

The third section (**Section III: The Need for Workforce Housing Created by New Development**) discusses the relationship between new residential and nonresidential development and the demand this new development creates for workforce housing. It outlines the methodology and calculations that determine the need created for workforce housing by new development (both residential and nonresidential). As is highlighted above, because the analysis demonstrates there is a need created by both residential and non-residential development for

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percent of median household income.[2] Table I.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005,* outlines the affordability gap over the last five years. In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels.

TABLE I.2
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

Over the past five years, the market not only priced out employees earning median incomes, but also priced out workers with much higher incomes. This housing affordability comparison (300%) can also be used to evaluate the affordability of housing prices to households earning higher than the area median income (160 percent of area median income) or lower than the area median income (80 percent of area median income). Figure I.1: *Comparison of Housing Affordability to Median Sales Prices in Islamorada,* illustrates that even households earning 160 percent of the area median income can not afford median priced housing in Islamorada, much less those earning 80 percent of area median income.

[2] A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.

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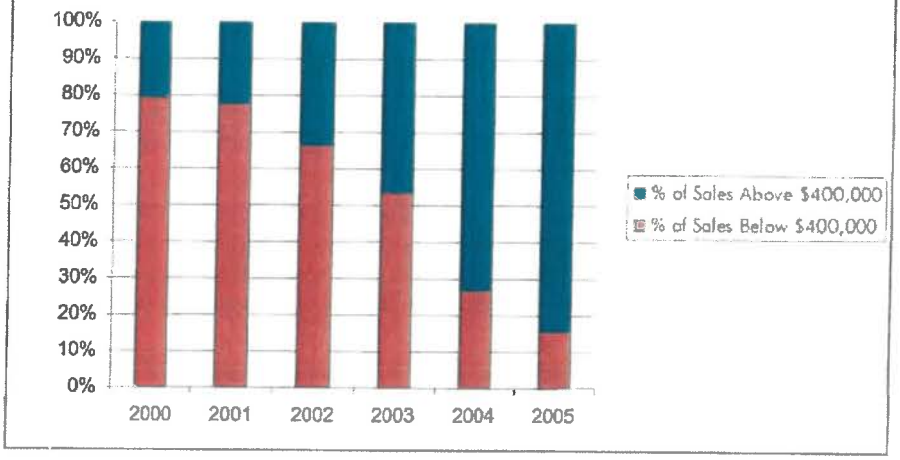
dwellings at the lower end is greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE I.2:
EXISTING HOME SALES PRICES ABOVE AND BELOW $400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

2. The Need for Workforce Housing Created by New Development

The need to provide housing that is affordable to the Village of Islamorada's workforce is generated by new development that demands labor (employees). Because both residential and non-residential development create demand for labor (employees), both are evaluated to determine the workforce housing need created by each type of development.

a) Residential Development

Residential development in Islamorada has two employment needs: (1) the construction of the residence, and (2) the operation and maintenance of the residence, post-construction.

i) Demand for Workforce Housing Units for Construction Employees

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the

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employees needed over the course of a 40-year construction career to construct a certain size unit (see the column labeled "Employees Needed (Over Career of Employee"), and the number of housing units needed for those employees (see the column labeled "Housing Units Needed for Employees").

Table I.4:
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

ii) Demand for Workforce Housing Units for Operation and Maintenance Employees

Operations and maintenance services provided to residential dwelling units also create a demand for labor (employees). To assess the affect of this labor demand on the need for workforce housing, the Village of Islamorada contracted RRC Associates, Inc. to conduct a survey of homeowners in Islamorada in the spring of 2006, the results of which are summarized in a report titled *Village of Islamorada Residential Job Generation Study* (July 2006) (hereinafter referred to as *"Residential Job Study"*). One of the primary objectives of the *Residential Job Study* was to acquire data on the employment associated with the operations and maintenance of residential units in Islamorada. The *Residential Job Study* asked homeowners questions about the use, both directly and indirectly, of five primary categories of employees that are hired to assist in the operation and maintenance of residential units. They include:

- Direct hires by home owners;
- Hires by property management firms retained by home owners to operate and maintain residential properties;
- Hires by homeowners associations responsible for operating and maintaining residential properties;

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house the employees engaged in the operation and maintenance of homes of different sizes.

Table I.5
OPERATIONS AND MAINTENANCE EMPLOYMENT
BY HOME SIZE AND RESIDENCY OF UNIT, ISLAMORADA

Unit Size	Full-Time Resident Units		All Other Units	
	Employees for Full-Time Resident Units	No. of Units Needed for Employees of Full-Time Resident Units	Employees for All Other Units	No. of Units Needed for Employees of All Other Units
500	0.000	0.000	0.019	0.012
750	0.000	0.000	0.035	0.022
1,000	0.013	0.008	0.051	0.032
1,500	0.045	0.029	0.084	0.053
2,000	0.078	0.049	0.116	0.073
2,500	0.110	0.069	0.148	0.094
3,000	0.142	0.090	0.181	0.114
3,500	0.175	0.110	0.213	0.134
4,000	0.207	0.130	0.245	0.155
4,500	0.239	0.151	0.278	0.175
5,000	0.272	0.171	0.310	0.196

iii) Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step that needs to be taken -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue.[6] These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community, and are based upon local prices to construct workforce units in Islamorada.

Using the household incomes earned by construction and operations and maintenance employees, the subsidy needed to afford a workforce housing unit within the appropriate workforce housing

[6] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

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b) Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways: (1) demand for workers to construct the building, and (2) demand for employees that will work at the new non-residential development. Construction employees construct the nonresidential buildings. All different types of employees work at the structure after the building is complete, depending on the type of business/land use. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities result in a need for affordable workforce housing.

i) Construction Impacts

As discussed previously, the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The need for workforce housing created by construction employees for non-residential development was determined to be the same as residential development.

Table I.8: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size non-residential buildings. Specifically, the table displays the number of employee years it takes to construct a building of a certain size, the number of employees needed over the course of a 40-year construction career to construct a certain size unit, and the number of housing units needed for these employees.

Table I.8
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

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iii) Assistance to Address Workforce Housing Need

As mentioned previously, to fully explore the need for workforce housing created by non-residential development, there is one final step -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the workforce employees that build and service non-residential development. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Using the household incomes earned by non-residential construction and post-construction employees, the subsidy needed to afford a workforce housing unit, based upon the appropriate Workforce Housing Category, was determined by subtracting the amount of housing that is affordable to the household based on income from the price of the appropriate workforce housing unit. The housing assistance needed per non-residential land use type (per 1,000 square feet) is outlined below in Table I.10: *Need for Workforce Housing Created by Non-Residential Development.*

Table I.10
NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use Type	Construction Employees		Post-Construction Employees		Total Need Demanded by Construction and Post-Construction Employees	
	Housing Units Needed for Employees	Housing Assistance Needed	Housing Units Needed for Employees	Housing Assistance Needed	Total Housing Units Needed	Total Housing Assistance Needed
Per 1,000 Square Feet						
Governmental	0.019	$809	0.601	$16,669	0.620	$17,478
Industrial	0.019	$809	0.837	$45,046	0.856	$45,855
Institutional	0.019	$809	0.821	$48,685	0.840	$49,494
Office	0.019	$809	1.121	$52,370	1.140	$53,179
Retail	0.019	$809	0.921	$15,418	0.940	$16,227
Tourist						
Expansion	0.019	$809	0.619	$22,694	0.638	$23,503
New Development	0.019	$809	0.952	$34,917	0.971	$35,726

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TABLE II.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.

A. Median Housing Prices and Median Household Incomes

Normally, housing affordability is evaluated by comparing the price of housing for a local real estate market to prevailing wage and salary incomes. A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the household could afford a median priced home. Typically, affordability of owner-occupied housing is defined as 300 percent of median household income.

As Table II.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005*, demonstrates, over the past five years the gap between median household incomes and median housing costs resulted in median priced housing that is not affordable to households earning the area median income and beyond.[7] In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels. Over the past few five years, the market has priced out all wage earners, except for those at the very highest income levels. See Figure II.2: *Comparison of Median Sales Prices and 300% of Median Household Incomes, 2000-2005*.

[7] Because median income data is not available for the Village of Islamorada, this analysis uses Monroe County median income data as calculated by the U.S. Department of Housing and Urban Development.

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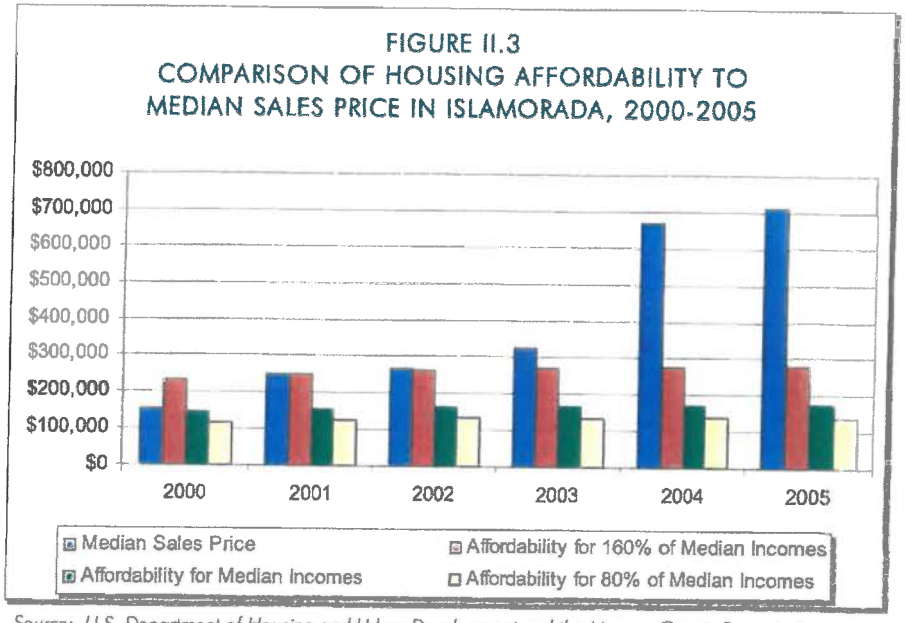
cent of median income. In 2005, the sales price exceeded the housing price affordable to a median household income by more than $537,150. What this means is that the median priced unit in 2005 is affordable to a household earning $237,500 - $179,050 more than the area median income.

Moreover, since 2002, median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.

FIGURE II.3
COMPARISON OF HOUSING AFFORDABILITY TO MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

B. Housing Prices are Far Outpacing Increases in Wages/Income

Housing affordability, however, is a relative concept. When inquiring about affordability, it is necessary to ask the question "affordable with respect to what?" Some suggest that attempting to measure housing prices with some type of median or similar measure can be misleading. They suggest that the relevant question is whether housing is available in the market place within the price ranges that local employees can reasonably afford.

Review of Monroe County employment and wage data in 2005 and data trended to 2006, indicate that housing in the Village of Islamorada is no longer available at prices that much of the local work force can reasonably afford. The data show that even with employment and wage growth,

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TABLE II.3:
EMPLOYMENT AND EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Florida	'06 Monroe Cty Wages as % of Statewide Earnings
		2005	2006	2006	
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$36,053	90.47%
Wholesale Trade	520	$45,167	$47,132	$55,030	85.65%
Retail Trade	5,553	$27,209	$28,393	$26,929	105.44%
Information	457	$47,952	$50,038	$55,045	90.90%
Financial Activities	2,364	$42,750	$44,610	$54,909	81.24%
Finance and Insurance	1,220	$50,038	$52,215	$61,889	84.37%
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$40,672	89.73%
Professional and Business Services	2,603	$43,410	$45,298	$40,927	110.68%
Education and Health Services	4,049	$37,743	$39,385	$39,672	99.28%
Leisure and Hospitality	11,539	$23,788	$24,823	$20,287	122.36%
Accommodation and Food Services	10,136	$23,297	$24,310	$17,661	137.65%
Other Services	1,472	$27,466	$28,661	$26,923	106.45%
Public Administration	3,132	$47,605	$49,676	$46,542	106.73%

SOURCE: Florida Labor Market Statistics, September 2006. NOTE: 2006 earnings were projected using a 2.9% increase over 2005, which was the 2004-2005 increase.

C. The Supply of Housing Affordable to the Workforce is Substantially Decreasing

The breadth of the housing affordability problem in the Village of Islamorada is further demonstrated by considering the income and housing cost data from the Monroe County Property Appraiser on the sales price of all residential units sold in Islamorada between January 1, 2000 and December 31, 2005. The residential sales are categorized into three types of residential units: single-family detached; condominiums; and mobile homes. There have been a total of 1,373 residential sales recorded by the Monroe County Property Appraiser in Islamorada over this six year period. Of these units sold, the large majority are single-family detached units (59.1%) and condominium units (39%). The balance is mobile home units. See Table II.4: *Types of Residential Units Sold, Islamorada, 2000-2005.*

TABLE II.4:
TYPES OF RESIDENTIAL UNITS SOLD,
ISLAMORADA, 2000-2005

Year	Single-Family Detached	Condominiums	Mobile Homes	Total
2000	22	32	3	57
2001	75	63	2	140
2002	124	92	6	222
2003	183	83	5	271
2004	207	107	3	317
2005	200	159	7	366
TOTAL	811	536	26	1,373
Percent of Total	59.1%	39.0%	1.9%	100.0%

Source: Monroe County Property Appraiser Database

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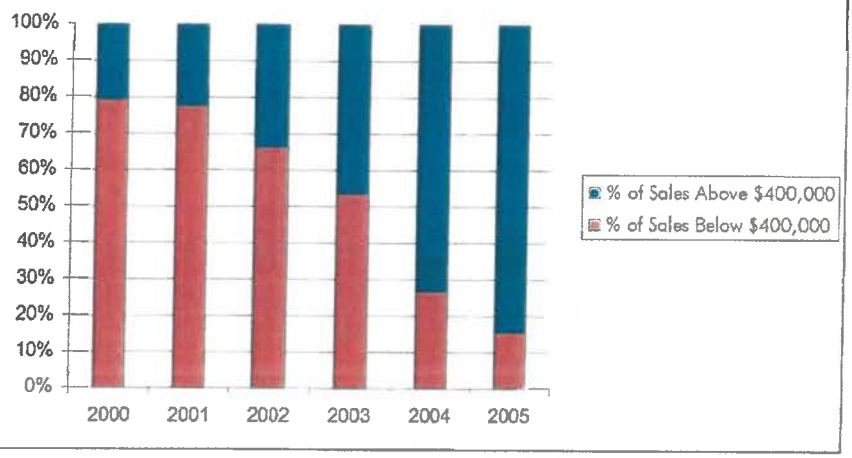
TABLE II.5:
EXISTING HOME SALES BY PRICE RANGE
VILLAGE OF ISLAMORADA, 2000 - 2005

Sales Price	2000	2001	2002	2003	2004	2005
Below $400k	366	317	271	222	140	57
% Below $400k	79.20%	77.30%	66.30%	53.40%	26.80%	15.40%
% Above $400k	20.80%	22.70%	33.70%	46.60%	73.20%	84.60%
Single Family	54.60%	65.30%	67.50%	55.90%	53.60%	38.60%
Mobile Home	2.10%	1.00%	2.10%	3.20%	1.80%	8.80%
Condo	46.90%	36.80%	34.30%	48.90%	57.30%	94.10%

Source: Monroe County Property Appraiser Database

The dynamics of home prices in Islamorada are clearly seen in Figure II.4: *Existing Home Sales Prices Above and Below $400,000, Village of Islamorada, 2000-2005*. Average prices are sharply increasing while the supply of dwellings at the lower end are greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE II.4:
EXISTING HOME SALES PRICES ABOVE AND BELOW
$400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

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Residential and non-residential development in Islamorada places a demand on labor (the workforce) in three ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development);
- The second is the operation and maintenance of the building (i.e., employees for residential development); and
- The third is the use of the structure as designed by the builders (i.e., employees for non-residential development).

All three activities generate employment in Islamorada, and because of the wage levels and existing housing prices, these activities consequently result in a need for affordable workforce housing. The demand for labor (employees) that both residential and non-residential developments create, and the demand these employees place on the need for workforce housing is outlined below.

B. Residential Development

As is discussed above, residential development in Islamorada has two employment needs:

- The first is for the construction of the residence (construction);
- The second is for the operation and maintenance of that residence, post-construction (post-construction).

As discussed below, both construction and post-construction activities generate employment in Islamorada, and many of these workers typically earn wages and salaries that put them in a position of economic stress in terms of their ability to purchase or rent housing.

1. Demand for Workforce Housing Units

a) Construction Impacts

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past four years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of

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development activity, it is possible to derive a reasonable estimate of floor area built by the average construction worker.

Table III.2: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size residential units based on the fact that one construction employee builds 859 square feet of space annually (See the column in Table III.2 labeled "Employee Years to Construct Units"). Specifically, the table displays the number of employee years it takes to construct a building of a certain size.

Construction employment is measured in employee years (employee years to construct units). Housing has no such time dimension. Employees will have a definable career and dwellings have an expected life. In estimating the demand construction employees place on a residential unit, it must be recognized that construction employees require housing only during the period of actual construction of the home (even though they live in the community over their career). This must be accounted for in the analysis. The average construction worker career is 40 years. To account for this circumstance, the calculation of construction employee years to construct the unit is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.2 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[11]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.2: *Construction Employment and Need for Housing in* Islamorada, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

[11] See Appendix B: *Employees Per Household, Monroe County.*

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caretakers, butlers, personal trainers, and administrative assistants for the residential unit. The survey also gathered extensive data about selected operational characteristics of residential homes, firms that households contract with to finance and insure homes, as well as the use patterns and demographics of homeowners, which is useful for other policy, planning and research purposes.

The survey was mailed to a sample of 3,000 homeowners in the Village of Islamorada. This includes the population of owners of units in excess of 2,000 square feet, as identified through the Monroe County Property Appraiser records (1,094 total households); a random sample[12] of 48 percent of owners of homes sized within the range of 500 to 2,000 square feet (1,051 total); and a random sample of 63 percent of condominium owners (853 total). Single-family homes below 500 square feet were not included given that many of these are boat pads and similar types of units. A total of 822 surveys were returned for a response rate of 27.5 percent. Of these 822 survey responses, 585 were responded to in full, whereas the remaining surveys lacked responses to some of the survey questions. In conducting analysis on the survey responses, only those surveys that have a response to the related questions in the analysis were used.

For each type of home service the owner uses (homeowners associations, property management companies, independent contractors, on-site caretakers and other directly hired employees), owners were asked to report how much they spend per year on each service and, if known, approximately how many hours employees spent serving their home each year. Annual spending amounts were converted into "full-time equivalents" (FTE) using a combination of wage data and assumptions regarding non-labor costs.[13] Wage data was based on annualized wage rates for Monroe County for specified industry sectors, as extrapolated from 2004 Quarterly Census of Employment and Wages (QCEW) data.[14] Specific assumptions for individual service providers are as follows:

- Homeowners associations (HOA): A conversion ratio of $117,390 in homeowners' dues per direct job was assumed. This is based on an assumption of a $27,475 average wage for HOA employees (Monroe County inflation adjusted 2004 QCEW data – NAICS code 813990) and an assumption that 23.4 percent of HOA costs

[12] The random sample was conducted using SPSS statistical software.

[13] FTE employees represent the number of workers that would typically be employed to complete the service based on existing employment patterns in the respective industries, which presumably includes a blended hybrid of full-time and part-time employees.

[14] The QCEW data is provided by the U.S. Census Bureau of Labor Statistics, and is available at http://data.bls.gov/PDQ/outside.jsp?survey=en

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- Long-term rental residences: units owned by the respondent and leased on a long-term basis;
- Other (for the respondent to specify): uses other than those listed above for which the unit is occupied; and
- Vacant: amount of time in which the residence is not occupied.

These survey responses were compiled, and then several hypotheses were tested through regression analysis. The hypotheses tested are whether there is a relationship between the size of a residential unit and the number of operation and maintenance employees that service the unit. The analyses also tested whether there is a difference in this relationship between house size and operation and maintenance employees serving the unit, and whether the unit is occupied by a permanent resident or otherwise used as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other. The hypothesis testing this relationship included 585 survey responses. See Table: III.3: *Number of Survey Responses Used in Analysis of Operations and Maintenance Employees.*

Table III.3
NUMBER OF SURVEY CASES USED IN ANALYSIS OF OPERATIONS AND MAINTENANCE EMPLOYEES

Survey Cases	Number of Responses
All returned responses	822
Fully completed responses	585
Responses from full-time owner-occupied units	406
Responses from units otherwise occupied	416

The survey results indicate that there are different employment relationships between dwellings occupied by full-time residents and those occupied for all other purposes. The results also indicate there are different employment relationships between units based on the size of the unit. The relationship is expressed mathematically as follows:

Employees = -0.01330+ (-0.03846 * Full-time) + (0.00006466 * Area)

Where:

Employees = Operations and Maintenance Employees[15]

Full-Time = Residential Unit Occupied by Full-time Resident

Area = Gross Square Feet of Unit

[15] Measured by full-time equivalent employees (FTEs).

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Table III.5:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL UNITS OCCUPIED BY FULL-TIME RESIDENTS[17]

Unit Size (FT²)	Employees				Total Workforce Housing Units Needed (Construction and O&M Employees of Full-Time Resident Units)
	Construction		Operations & Maintenance for Full-Time Resident Units		
	Employees	Workforce Housing Units Needed for Construction Employees	Employees	Workforce Housing Units Needed for O&M Employees of Full-Time Resident Units	
500	0.015	0.009	0.000	0.000	0.009
750	0.023	0.014	0.000	0.000	0.014
1,000	0.030	0.019	0.013	0.008	0.027
1,500	0.045	0.028	0.045	0.029	0.057
2,000	0.060	0.038	0.078	0.049	0.087
2,500	0.075	0.047	0.110	0.069	0.117
3,000	0.090	0.057	0.142	0.090	0.147
3,500	0.105	0.066	0.175	0.110	0.176
4,000	0.120	0.076	0.207	0.130	0.206
4,500	0.135	0.085	0.239	0.151	0.236
5,000	0.150	0.095	0.272	0.171	0.266

[17] Note that the data shown in Table III.5: *Workforce Housing Need Created by Residential Units Occupied by Full-Time Residents*, are illustrative only. The precise formulae should be used for individual dwellings.

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2. Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step. It involves determining the amount of assistance (workforce housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units.

As is discussed in Section II: *Problem Description,* housing in Islamorada has become unaffordable to not only low-wage earning households, but also to households earning the median household income and much higher. Consequently, the income range of households that need workforce housing assistance in Islamorada is fairly broad. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.[19]

The three Workforce Housing Categories were developed using local cost and square footage data on existing affordable units built in Islamorada and the Florida Keys, other communities in Florida, and other resort communities across the nation. These three Workforce Housing Categories identify the size of an appropriate workforce housing unit for each income category, the type of construction, and the cost per square foot to construct the unit based upon local construction costs. Table III.7: *Workforce Housing Categories, Islamorada,* shows the size, type, cost to construct these units, and household and employee income levels that are needed if these prototypical units are to be considered affordable. (See Appendix D: *Shortage (Housing Assistance) Calculations,* for more detail on the incomes that can afford the workforce units in each of these categories.)

[19] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

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a) Affordable Housing Assistance for Construction Employee Households

Once the reasonable cost for a prototypical workforce housing unit is determined, the next step is to identify the amount of assistance that an employee household requires to afford a prototypical unit within their income category. For new residential units, this requires evaluating the subsidy needed for construction employees and operations and maintenance employees.

As is briefly discussed above, according to the employment and household earnings for the construction industry in Monroe County (see Appendix D: *Employment and Household Earnings by Industry),* individual annual construction employee earnings are $33,800, and annual household earnings are $53,590. Based on these earnings, a construction employee household could reasonably afford to spend $182,792 for housing. As mentioned in the previous section and based upon their income, construction employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given the construction employee household earnings and the maximum housing cost that a construction employee household could afford ($182,792), Category 2 level of housing requires $42,708 of workforce housing assistance per worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($182,792) is the affordable housing assistance needed for a construction employee household to afford a unit ($42,708). See Table III.8: *Housing Affordability for Construction Employees* shown below.

[21] For those incomes that are within a modest range above or below the maximum cut off of a Workforce Housing Category, professional judgment has been used to determine the appropriate Workforce Housing Category for the employee household.

TABLE III.10. OPERATIONAL AND MAINTENANCE EMPLOYEE INCOME, MONROE COUNTY			
	Weight	Individual	Household
Construction	17.5%	$33,800	$53,590
Financial Activities	5.0%	$44,610	$70,729
Prof & Business Services	37.5%	$45,298	$71,821
Education & Health Services	15.0%	$39,385	$62,445
Other Services	25.0%	$28,661	$45,442
Blended	100.0%	$38,205	$60,575

Based upon their income, operations and maintenance employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given that operations and maintenance employee households earn $60,575 and the maximum housing cost that a construction employee household could afford is $206,616, Category 2 level of housing would require $18,884 of workforce housing assistance per operations and maintenance worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($206,616) is the workforce housing assistance needed for an operations and maintenance employee household to afford a unit ($18,884). See Table III.11: *Housing Affordability for Construction Employees* shown below.

TABLE III.11: HOUSING AFFORDABILITY FOR OPERATIONS AND MAINTENANCE EMPLOYEES	
Operations and Maintenance Earnings	$38,205
Employees per Household[24]	1.586
Operations and Maintenance Employee Household Earnings	$60,575
Maximum Housing Cost for Operations and Maintenance Employee Household[25]	$206,616
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Operations and Maintenance Employee Household	$18,884

The housing assistance needed by unit size is shown in Table III.12: *Operations and Maintenance Employment and Need for Housing in Islamorada.*

[24] See Appendix B: *Employees per Household, Monroe County,* for an explanation of the calculation used to result in this figure.

[25] The maximum housing cost for an operations and maintenance employee household is calculated by dividing the operations and maintenance employee household earnings ($60,575) by the income ratio (29.32%) to determine the cost of housing that is affordable to a construction employee household.

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Area = square Feet of Residential Unit

O&M Employee Households = O&M Employees ÷ 1.586

O&M Assistance Needed = O&M Employee Households Needing Assistance * $18,884

Total Units Needed = Needed Units for Construction Employee Households + Needed Units for O&M Employee Households

Total Assistance Needed = Construction Assistance Needed + Operations and Maintenance Assistance Needed

What this formula shows is that the degree of need for workforce housing can be determined either by a workforce housing unit (or fraction thereof) that needs to be built for residential development, or workforce housing assistance amount that needs to be paid to provide a sufficient amount of funds for those employees (or fraction thereof) in need of workforce housing, so they can afford housing at a reasonable price.

Because workforce housing need is based on the size of the home and the residency status of the home, the formula will need to be applied to each residential unit, individually, based on its size (square footage) and residency status. Tables III.13: *Workforce Housing Need Created by Residential Development of Units Occupied by Full-Time Residents* and Tables III.14: *Workforce Housing Need Created by All Other Residential Units*, however, provides examples of workforce housing need for varying sized residential units, both in terms of actual workforce housing units (or a fraction thereof), and workforce housing assistance.

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Table III.14:
WORKFORCE HOUSING NEED CREATED BY ALL OTHER RESIDENTIAL UNITS[27]

Unit Size (FT^2)	Construction			Operations & Maintenance of All Other Residential Units			Total Workforce Housing Units Needed (Construction & O&M Employees)	Total Workforce Housing Assistance for Employees (Construction & O&M Employees)
	Employees	Housing Units Needed	Housing Assistance for Construction Employees	Employees	Housing Units Needed	Housing Assistance for Operations and Maintenance Employees		
500	0.015	0.009	$405	0.019	0.012	$227	0.021	$631
750	0.023	0.014	$607	0.035	0.022	$419	0.036	$1,026
1,000	0.030	0.019	$809	0.051	0.032	$612	0.051	$1,421
1,500	0.045	0.028	$1,214	0.084	0.053	$997	0.081	$2,210
2,000	0.060	0.038	$1,618	0.116	0.073	$1,382	0.111	$3,000
2,500	0.075	0.047	$2,023	0.148	0.094	$1,767	0.141	$3,790
3,000	0.090	0.057	$2,427	0.181	0.114	$2,152	0.171	$4,579
3,500	0.105	0.066	$2,832	0.213	0.134	$2,537	0.201	$5,369
4,000	0.120	0.076	$3,236	0.245	0.155	$2,922	0.231	$6,158
4,500	0.135	0.085	$3,641	0.278	0.175	$3,307	0.260	$6,948
5,000	0.150	0.095	$4,045	0.310	0.196	$3,692	0.290	$7,738

[27] Note that the data shown in Table III.14: *Workforce Housing Need Created by All Other Units*, are illustrative only. The precise formula should be used for individual dwellings.

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C. Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development).
- The second is the employees who work at a structure constructed by the builders (i.e., employees of the non-residential activity in the building).

Construction employees construct the nonresidential buildings. All different types of employees work at the building after it is complete. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities create a need for workforce housing. The demand for labor (employees) that non-residential development creates, and the demand these employees place on the need for workforce housing is outlined below.

1. Construction Impacts

As is discussed in Section III.B.1: *Construction Impacts,* the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past 4 years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[28] Table III.15: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County,*

[28] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection a building.

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construction employee years to construct the non-residential development is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.16 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[30]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.16: *Construction Employment and Need for Housing in Islamorada*, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

Table III.16:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Non-Residential Development	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

2. Post Construction Impacts

The employment impacts on non-residential development, once the building is constructed, comes from the employees that work at the businesses/land uses that use the buildings. In determining the need for affordable housing created by nonresidential development, post-construction, the analysis went through four steps.

First, all nonresidential development was categorized into 8 land use categories, as defined by the Florida Department of Revenue codes. Each

[30] See Appendix B: *Employees Per Household, Monroe County.*

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and Hospitality; Other Services (which includes operation and maintenance employees); and Government.

The industrial sectors were assigned to the 8 land use categories, based on the description of employment activities related to land uses and related principles found in the *Standard Industrial Classification Manual* (published by the US Government Printing Office); the classic *Land Use Information Systems* (Clawson and Stewart, by Resources for the Future,1965); *Planner's Estimating Guide: Projecting Land-Use and Facility Needs* (A. C. Nelson, Chicago: Planners Press, 2004); and *Standard Land Use Coding Manual*, (Urban Renewal Administration and Bureau of Public Roads, Government Printing Office, 1965). The percentage assignment of employment for each industry to the corresponding land use categories is set out in Table III.17: *Assignment of Industries to Land Use Categories, Monroe County.*[31]

Table III.17:
PERCENTAGE ASSIGNMENT OF INDUSTRIES TO LAND USE CATEGORIES, MONROE COUNTY

Land Use	Govern -mental	Industrial	Institutional	Office	Other	Retail	Residence	Tourist/ Recreational	No Location
Natural Resource & Construction*		15.0%		10.0%			24.0%		51.0%
Manufacturing		75.0%		15.0%	10.0%				
Wholesale Trade [32]		70.0%		10.0%		20.0%			
Retail Trade [33]						90.0%		10.0%	
Trade, Transport & Utilities	15.0%	50.0%		15.0%	10.0%	10.0%			
Information		35.0%		35.0%	10.0%	10.0%			10.0%
Financial Activities		10.0%	20.0%	58.5%		5.0%	6.5%		
Prof. & Bus Services		11.0%	10.0%	30.0%		5.0%	44.0%		
Education & Health Services	30.0%		30.0%	23.7%		5.0%	11.3%		
Leisure & Hospitality					10.0%	20.0%		70.0%	
Other Services		10.0%	10.0%	10.0%	10.0%		46.7%	10.0%	3.3%
Government	90.0%			10.0%					

* For historical data, The Florida Agency for Workforce Innovation reports natural resource industries with construction. For 2005, Monroe County reported 105 individuals employed in mining, indicating that 96% of employees in Natural Resources and Construction are construction employees.

Then, using the percentage assignments of industry employment to land use classifications, the number of employees for each industry was translated into employees per land use categories. See Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County.*

[31] It should be noted that some employees, like construction workers, do not work at specific locations. These employees are assigned to the "No Location" category.

[32] Wholesale trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

[33] Retail trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

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TABLE III.19
FLOOR AREA AND EMPLOYMENT BY LAND USE CATEGORY, FLOOR AREA PER EMPLOYEE, MONROE COUNTY

	2001	2002	2003	2004	2005	Typical FT² Over Period
Government						
Square Ft		4,303,124	3,698,871	4,475,274	4,907,524	
Employment	4,447	4,417	4,523	4,356	4,268	
Square Ft Per Employee		974	818	1,027	1,150	1,049
Industrial						
Square Ft		1,946,221	1,343,901	1,837,525	1,957,005	
Employment	2,625	2,576.64	2,558	2,501	2,541	
Square Ft Per Employee		755.33	525.27	734.72	770.07	753
Institutional						
Square Ft		1,530,746	1,343,901	1,677,183	1,675,718	
Employment	2,117	2,144.30	2,218	2,112	2,098	
Square Ft Per Employee		713.87	606.04	793.97	798.72	769
Office						
Square Ft		2,138,672	2,185,012	2,531,368	2,566,490	
Employment	4,814	4,2615	4,396	4,295	4,309	
Square Ft Per Employee		502	457	589	596	563
Retail						
Square Ft		5,356,420.85	5,163,367	5,817,640	5,730,691	
Employment	8,592	8,422.25	8,302	8,198	8,062	
Square Ft Per Employee		635.98	621.92	709.64	710.80	685
Tourist						
Accommodation Expansion or Re-Development						
Floor Area		4,765,792	3,834,821	4,761,362	4,761,362	4,553,171
Employees	4,976	4,592	4,728	4,855	4,570	
Ft² per Employee		1,037.96	811.09	980.81	1,041.87	1,019
New Tourist Development						
Square Ft		6,275,497.50	4,952,982.50	5,960,111.50	5,703,320.00	
Employment	9,285	9,095.80	9,125	9,196	8,783	
Square Ft Per Employee		689.93	542.80	648.15	649.37	663
Other						
Employment	1,615	1,566.40	1,570	1,580	1,535	1,615

SOURCE: Monroe County Property Appraiser and Table III.19: Percentage Assignment of Industries to Land Use Categories.

This analysis shows that the square feet per employee ratios have increased slightly over the time period for each land use category with some fluctuations. The typical square footage per employee for each land use

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III.B.2, *Assistance to Address Workforce Housing Need)*. The intent of the categories is to identify the type of unit that is appropriate for the level of income identified in each of the three categories. For example, it is logical to think that a household earning $60,000 lives in a larger and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Table III.21: Workforce Housing Categories, Islamorada outlines the specific costs and unit sizes for each of the three Workforce Housing Categories. (See Appendix C: *Shortage (Housing Assistance) Calculations*, for more detail on the incomes that can afford the workforce units in each of these categories.)

TABLE III.21
WORKFORCE HOUSING CATEGORIES, ISLAMORADA

	Category 1	Category 2	Category 3
Area (FT^2)	500	700	900
Construction Type	Modular	Modular	Modular
Housing Unit Type	Multi-Family Attached	Multi-Family Attached	Multi-Family Attached
Number of Bedrooms	1	2	3
Construction Cost per FT	$175	$175	$175
Construction Cost	$87,500	$122,500	$157,500
Site Prep	$40,000	$40,000	$40,000
Land	$45,000	$63,000	$81,000
Total	$172,500	$225,500	$278,500
Income Required to Afford a Unit			
Income Ratio for Determining Housing Affordability	29.32%	29.32%	29.32%
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Income per Worker in Household	$31,897	$41,992	$52,087

As Table III.21 shows, the type of construction and the cost per square foot to construct the units are the same for all three Workforce Housing Categories. The variation in unit costs is solely dependent upon the size of the unit. The cost shown is a turn-key cost of production under prevailing market conditions. Table III.21 also shows the differences in both household and employee income levels that are needed to make the prototypical units affordable (in Table III.21, see "Annual Household Income Needed to Purchase the Unit").

Next, and for the purposes of measuring the assistance needed to make units affordable to members of the workforce earning different income levels, the household income levels were evaluated for the different members of the workforce (see Appendix D: *Employment and*

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TABLE III.23 HOUSING AFFORDABILITY FOR CONSTRUCTION EMPLOYEES	
Construction Earnings	$33,800
Employees per Household[36]	1.586
Construction Employee Household Earnings	$53,590
Maximum Housing Cost for Construction Employee Household[37]	$182,792
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Construction Employee Household	$42,708

The housing assistance for construction employees, by unit size, is shown in Table III.24: *Construction Employment and Need for Housing in Islamorada.*

Table III.24:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING, ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees	Housing Assistance Needed per Unit
500	0.601	0.015	0.009	$405
750	0.901	0.023	0.014	$607
1,000	1.201	0.030	0.019	$809
1,500	1.802	0.045	0.028	$1,214
2,000	2.403	0.060	0.038	$1,618
2,500	3.004	0.075	0.047	$2,023
3,000	3.604	0.090	0.057	$2,427
3,500	4.205	0.105	0.066	$2,832
4,000	4.806	0.120	0.076	$3,236
4,500	5.406	0.135	0.085	$3,641
5,000	6.007	0.150	0.095	$4,045

b) Workforce Housing Assistance for Post-Construction Employee Households

As is outlined earlier, based on the household earnings identified in Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County,* the employees in the post-construction land use categories were aligned with the Workforce Housing Categories identified in Table III.25: *Workforce Housing Categories for Non-Residential Post-Construction Employment by Land Use Category.*

[36] See Appendix B: *Employees per Household, Monroe County,* for an explanation of the calculation used to result in this figure.

[37] The maximum housing cost for a construction employee household is calculated by dividing the construction employee household earnings ($53,590) by the income ratio for determining housing affordability (29.32%).

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Table III.26:
POST-CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, MONROE COUNTY

	Non-Residential FT² per Employee	Income per Household	Affordability Limit[38]	Housing Cost for Prototypical Unit	Housing Assistance Needed	Assistance Needed per FT² of Non-Residential Development
Government	1,049	$73,518	$250,764	$278,500	$27,736	$16.67
Industrial	753	$65,872	$224,686	$278,500	$53,814	$45.05
Institutional	769	$64,258	$219,179	$278,500	$59,321	$48.68
Office	563	$67,956	$231,794	$278,500	$46,706	$52.37
Retail	685	$45,664	$155,757	$172,500	$16,743	$15.42
Tourist						
Accommodation Expansion	1,019	$39,819	$135,819	$172,500	$36,681	$22.69
New Development	663	$39,819	$135,819	$172,500	$36,681	$34.92

Table III.27: *Post Construction Housing Affordability Gap by Land Use, Islamorada,* shows the employees, employee households, and housing assistance needed based on 1,000 square feet of development for each land use.

Table III.27
POST CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, ISLAMORADA

	per 1,000 FT²		Gap per 1,000 FT²
	Employees	Households	
Government	0.953	0.601	$16,669
Industrial	1.327	0.837	$45,046
Institutional	1.301	0.821	$48,685
Office	1.778	1.121	$52,370
Retail	1.460	0.921	$15,418
Tourist			
Accommodation Expansion	0.981	0.619	$22,694
New Development	1.509	0.952	$34,917

4. Summary of Need for Workforce Housing by Housing Units

Table III.28: *Need for Workforce Housing Created by Non-Residential Development, Monroe County,* summarizes the total workforce housing unit need for non-residential development for both construction and post-construction employees by land use.

[38] The maximum housing cost for an employee household is calculated by dividing the employee household earnings by the income ratio for determining housing affordability (29.32%).

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(0.821 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $49.49

Office Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Office Employees =
(1.121 * Square Feet of Development) ÷ 1,000)
Assistance Needed = Square Feet of Development * $53.17

Retail Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Retail Employees =
(0.921 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $16.22

Tourist Land Use Employees' Workforce Housing Need:

Accommodation Expansion or Redevelopment Need
Workforce Housing Units Needed for Industrial Employees =
(0.619 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $23.50

New Tourist Development Need
Workforce Housing Units Needed for Industrial Employees =
(0.952 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $35.72

TOTAL UNITS NEEDED = Units Needed for Construction Employee Households + Units Needed for Employees (by Appropriate Land Use Category)

TOTAL ASSISTANCE NEEDED = Construction Assistance Needed + Assistance Needed for Units by Appropriate Land Use Category

What these formulae shows is that the degree of need for workforce housing from non-residential development can be determined either by workforce housing unit(s) (or a fraction thereof), or a workforce housing assistance amount that needs to be paid to provide funds for those employees (or fraction thereof) in need of workforce housing.

Because workforce housing need for non-residential development is based on the size and type of the non-residential development, the formula for the appropriate land use will need to be applied to each non-residential development, individually, based on its size (square footage). Table III.29: *Need for Workforce Housing Created by Non-Residential Development,* however, provides examples of workforce housing need for varying sized non-residential buildings, both in terms of the need for workforce housing units (or a fraction thereof), and workforce housing assistance.

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APPENDIX A: RESIDENTIAL SALES, VILLAGE OF ISLAMORADA, 2000-2005

TABLE A.1:
RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]

Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
<$50,000								
2000	6	1%	6	1%	0	0%	12	3%
2001	13	3%	1	2%	0	0%	23	6%
2002	21	5%	8	2%	0	0%	29	7%
2003	6	1%	10	2%	0	0%	16	4%
2004	3	1%	4	1%	0	0%	7	1%
2005	2	1%	0	0%	0	0%	2	1%
$50,001-$100,000								
2000	13	3%	26	6%	3	1%	42	9%
2001	12	3%	19	5%	0	0%	31	8%
2002	14	3%	5	1%	3	1%	22	5%
2003	9	2%	8	2%	0	0%	17	4%
2004	7	1%	2	0%	0	0%	9	2%
2005	5	1%	3	1%	0	0%	8	2%
$100,001-$150,000								
2000	34	7%	45	10%	2	0%	81	18%
2001	15	4%	37	9%	2	0%	54	13%
2002	15	4%	15	4%	0	0%	30	7%
2003	5	1%	8	2%	3	1%	16	4%
2004	8	2%	5	1%	0	0%	13	2%
2005	0	0%	1	0%	0	0%	1	0%
$150,001-$200,000								
2000	48	10%	63	14%	0	0%	111	24%
2001	36	9%	20	5%	1	0%	57	14%
2002	29	7%	22	5%	1	0%	52	13%
2003	8	2%	9	2%	1	0%	18	4%
2004	4	1%	11	2%	2	0%	17	3%
2005	0	0%	1	0%	0	0%	1	0%
$200,001-$250,000								
2000	28	6%	10	2%	1	0%	39	8%
2001	35	9%	3	1%	0	0%	38	9%
2002	31	8%	19	5%	1	0%	51	12%
2003	14	3%	24	6%	0	0%	38	9%
2004	6	1%	12	2%	0	0%	18	3%
2005	1	0%	1	0%	1	0%	3	1%
$250,001-$300,000								
2000	29	6%	5	1%	0	0%	34	7%

[39] Due to rounding, the sum of the percentages for each housing type in each row may not equal the total percentage at the end of the row.

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TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
2003	12	3%	5	1%	0	0%	17	4%
2004	9	2%	0	0%	0	0%	9	2%
2005	9	2%	3	1%	1	0%	13	4%
$600,001-$650,000								
2000	1	0%	3	1%	0	0%	4	1%
2001	7	2%	4	1%	0	0%	11	3%
2002	11	3%	1	0%	0	0%	12	3%
2003	15	4%	2	0%	0	0%	17	4%
2004	20	4%	1	0%	0	0%	21	4%
2005	13	4%	4	1%	0	0%	17	5%
$650,001-$700,000								
2000	9	2%	3	1%	0	0%	12	3%
2001	5	1%	3	1%	0	0%	8	2%
2002	11	3%	0	0%	0	0%	11	3%
2003	13	3%	4	1%	0	0%	17	4%
2004	14	3%	0	0%	0	0%	14	3%
2005	6	2%	15	4%	0	0%	21	6%
>$700,000								
2000	31	7%	1	0%	0	0%	32	7%
2001	24	6%	4	1%	0	0%	28	7%
2002	46	11%	3	1%	0	0%	49	12%
2003	82	20%	11	3%	0	0%	93	22%
2004	231	44%	36	7%	0	0%	267	51%
2005	147	40%	40	11%	0	0%	187	51%
All Units								
2000	285	62%	170	37%	7	2%	462	100%
2001	285	70%	122	30%	3	1%	410	100%
2002	303	74%	101	25%	5	1%	409	100%
2003	282	68%	128	31%	6	1%	416	100%
2004	386	74%	134	26%	3	1%	523	100%
2005	232	63%	133	36%	4	1%	369	100%
Grand Total	1,773	68%	788	30%	28	1%	2,589	100%

Source: Monroe County Property Appraiser

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APPENDIX B: EMPLOYEES PER HOUSEHOLD, MONROE COUNTY

Table B.1: EMPLOYED PERSONS PER HOUSEHOLD	
	Monroe County
Total Households	35,106
Households with Earnings (may have multiple workers)	27,689
Households without Earnings	7,417
Labor Force (some not employed, such as retirees)	45,192
Number Employed	43,901
Workers per Household	1.632
Employed Workers per Household	1.586
	Islamorada, Village of Islands
Persons per Household (all households)	2.100
Persons per Household Where One or More Person(s) is Employed	2.560
Persons per Household Where No Persons are Employed	1.890

SOURCE: US Bureau of the Census' American Factfinder http://factfinder.census.gov. US Bureau of the Census Public Use Micro-Sample, and Florida Agency for Workforce Innovation, Labor Market Statistics.

The focus of the Support Study is to determine the need created for workforce housing for the workforce by residential and non-residential development. In order to determine employed workers per household, recent census data was reviewed related to the number of households and employees in Monroe County. (See Table B.1: Employed Persons per Household.) To determine the average number of employed workers per household from this data, the number of persons employed was divided by households with earnings. The calculation is as follows:

Number Employed ÷ Households with Earnings = Employed Workers per Household

or

43,901 ÷ 27,689 = 1.586

Additional data is provided here that illustrates the average number of persons per household in Islamorada for all households, for households with one or more employed persons, and for households with no employed persons.

EXHIBIT A

APPENDIX C: SHORTAGE (HOUSING ASSISTANCE) CALCULATIONS

Employee Income Needed to Afford Each of the Prototypical Residential Units in the Workforce Affordability Categories.

To determine the annual employee income needed to afford a residential unit in each of the four categories of workforce housing in Islamorada, an analysis was conducted determining what expenses the employee household incurs to purchase and finance a prototypical residential unit. In the analysis, it is assumed the employee makes a down payment of 3% on the purchase of the home, and takes out a 30 year mortgage at an interest rate of 5.93 percent a year. It is also assumed that the maximum monthly expenses on housing incurred by the employee do not exceed 30 percent of income. Table C.1: *Income Needed to Afford Housing,* outlines the expenses incurred (and assumed) for each category of workforce housing. It shows an annual employee income of $39,468 is needed to be able to reasonably afford a residential unit priced at $212,250 (Category 1); an annual employee income of $43,607 is needed to afford a residential unit priced at $233,980 (Category 2); an annual employee income of $47,039 is needed to afford a residential unit priced at $252,000 (Category 3); and an annual employee income of $62,182 is needed to afford a residential unit priced at $331,500 (Category 4).

TABLE C.1:
INCOME NEEDED TO AFFORD WORKFORCE HOUSING

CALCULATION OF AFFORDABILITY			
	Category 1	Category 2	Category 3
Purchase Price	$172,500	$225,500	$278,500
Down Payment	3.00%	3.00%	3.00%
Loan Term	30	30	30
Interest Rate	5.93%	5.93%	5.93%
Points	2.00%	2.00%	2.00%
Mortgage Insurance	0.60%	0.60%	0.60%
Taxes & Insurance	1.83%	1.83%	1.83%
Other Closing Costs	3.00%	3.00%	3.00%
Cash to Close	$13,697	$17,905	$22,113
Mortgage	$167,325	$218,735	$270,145
Mortgage Payment	$996	$1,302	$1,608
Mortgage Insurance	$84	$109	$135
Taxes & Insurance	$185	$253	$322
Total Monthly	$1,264	$1,664	$2,065
Income Ratio for Determining Housing Affordability	30.00%	30.00%	30.00%
Minimum Monthly Income	$4,214	$5,548	$6,882
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Workers per Household	1.586	1.586	1.586
Income per Worker in Household	$31,897	$41,992	$52,087

EXHIBIT A

APPENDIX D: EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY

Earnings of Monroe County economically active households are shown below in Table D.1: *Employment and Household Earnings by Industry, Monroe County, 2006.* These wages are used to estimate the wages of employees that construct and operate and maintain residential units, and that construct and work within non-residential developments. The average annual wages for 2005 were used to project 2006 wages using a 2.9% increase over 2005, which was the 2004-2005 increase. The household earnings shown in the last column of the table are the individual employee earnings multiplied by the number of employed persons per household with earnings (1.586[40]). This calculation excludes households that do not have at least one person employed. Not having anyone employed could be due to retirement, disability or unemployment. Regardless of reason, all employed without a person employed are excluded from the definition of economically active households used herein. This method of estimating economically active household income basically assumes that the earnings of the secondary worker in a household will be similar to those of the primary worker.

TABLE D.1
EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Household Earnings
		2005	2006	
Total, All Industries	35,895	$32,788	$34,214	$54,412
Goods-Producing	2,613	$32,352	$33,759	$53,689
Agriculture, Forestry, Fishing and Hunting	102	$33,145	$34,587	$54,837
Construction	2,226	$32,391	$33,800	$53,590
Manufacturing	285	$31,764	$33,146	$52,553
Service-Providing	33,282	$32,823	$34,251	$54,305
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$51,712
Wholesale Trade	520	$45,167	$47,132	$74,728
Retail Trade	5,553	$27,209	$28,393	$45,017
Information	457	$47,952	$50,038	$79,335
Financial Activities	2,364	$42,750	$44,610	$70,729
Finance and Insurance	1,220	$50,038	$52,215	$82,787
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$57,867
Professional and Business Services	2,603	$43,410	$45,298	$71,821
Education and Health Services	4,049	$37,743	$39,385	$62,445
Leisure and Hospitality	11,539	$23,788	$24,823	$39,357
Accommodation and Food Services	10,136	$23,297	$24,310	$38,544
Other Services	1,472	$27,466	$28,661	$45,442
Public Administration-Government	3,132	$47,605	$49,676	$79,002

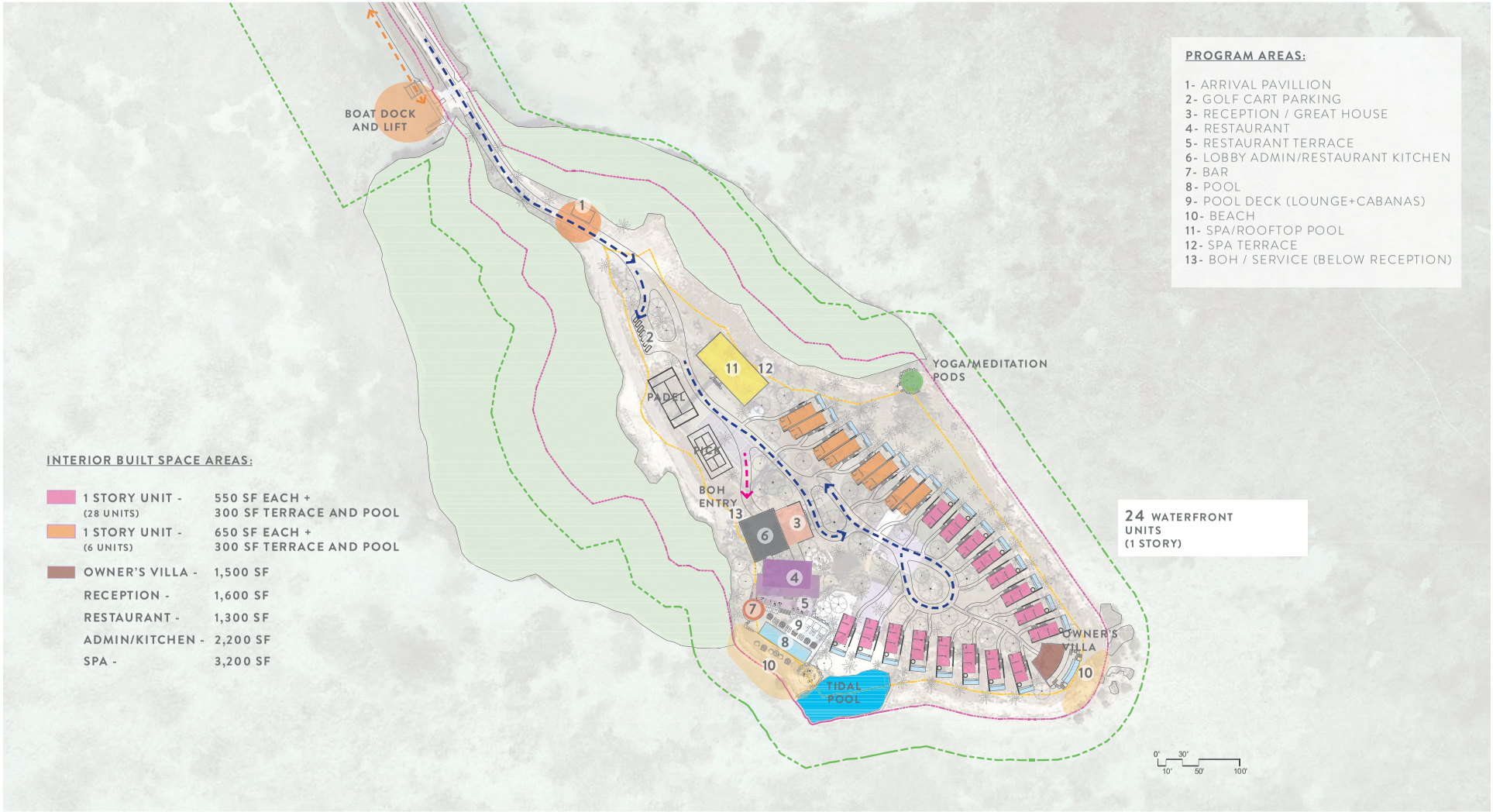
SOURCE: Florida Labor Market Statistics, September 2006.

[40] See Appendix B: Employees per Household, Monroe County.

EXHIBIT A

EXHIBIT B

EXHIBIT B



CAR CIRCULATION
GOLF CART CIRCULATION
PEDESTRIAN CIRCULATION
BOH CIRCULATION

NOT FOR COMMERCIAL USE OR REPRODUCTION

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") is entered into on the ____day of _____, 2024, by and between **VILLAGE OF ISLAMORADA, A VILLAGE OF ISLANDS**, a political subdivision of the State of Florida ("Islamorada"), and **TEA TABLE KEY LLC**, a Florida limited liability company ("Tea Table"), its heirs, assigns, and successors in interest and **SUNSET ISLAMORADA VENTURES LLC**, a Florida limited liability company ("Sunset"), its heirs, assigns, and successors in interest (singularly a "Party", or collectively the "Parties"), pursuant to Division 30-IV- 15, Section 30-611, 30-612, 30-613, and 30-614 of the Village of Islamorada, Code of Ordinances ("Islamorada Code") and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2023) and is binding on the "Effective Date" set forth herein:

W I T N E S S E T H:

Islamorada and the Parties hereto hereby agree as follows:

I. RECITALS

A. This Agreement involves the future redevelopment of properties located at 79775 Overseas Highway, Upper Matecumbe Key, Islamorada, Florida, having Islamorada Real Estate number 00097000-000000 ("Tea Table Property") and 82200 Overseas Hwy, Upper Matecumbe Key, Islamorada, Florida, having Islamorada Real Estate number 00399601-000000 ("Sunset Property"), the legal description of Sunset Property and Tea Table Property are contained in **Exhibit A.** Tea Table is the fee simple owner of Tea Table Property and Sunset is the fee simple owner of Sunset Property.

B. All Parties have the authority to enter into this Agreement through Florida Statute Sections 163.3220-163.3243 and their individual equitable interest of the Property.

C. Section 163.3223, Florida Statutes, authorizes Islamorada to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220 163-3243, Florida Statutes (the "Act").

E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of F.S. 163.3225, which require public hearings before the Village Council ("Council") for consideration of a development agreement.

F. Islamorada finds that entering into this Agreement furthers the purposes, goals, objectives, and policies of the Islamorada Comprehensive Plan ("Comprehensive plan").

G. The Tea Table Property, 79775 Overseas Highway, Upper Matecumbe Key, Islamorada, Florida, is generally described as follows:

1. Tea Table owns that certain real property located at 79775 Overseas Highway, Upper Matecumbe Key, Islamorada, Florida. A copy of the Special Warranty Deed evidencing Tea Table's ownership is attached hereto and incorporated herein as **Exhibit B**. Currently the property is scarified land developed with one (1) single family residential dwelling unit and accessory structures/uses.

2. As of the date of this Agreement, Tea Table Property is assessed by the Property Appraiser as real estate number 00097000-000000.

3. The Comprehensive Plan designates the approximately 6.83 acres as Residential Conservation (RC) on its Future Land Use Map.

4. The Village Land Use District Maps designate approximately 6.83 acres as Native Residential (NR).

5. Tea Table Property consists of 15.33 acres of gross area, consisting of approximately 5.33 scarified upland acres, 1.49 acres of upland mangroves and 8.5 acres of submerged land.

6. Tea Table is required to receive Building Permit Allocation System ("BPAS") allocations, or transfer BPAS Exemptions, for all required hotel/motel not associated with Tea Table.

H. The Sunset property, 82200 Overseas Highway, Upper Matecumbe Key, Florida, is generally described as follows:

1. Sunset owns that certain real property located at 82200 Overseas Highway, Upper Matecumbe Key, Florida. A copy of the Warranty Deed evidencing Sunset LLC's ownership is attached hereto and incorporated herein as **Exhibit B**. Currently the property is scarified land operated as a thirty (30) unit hotel/motel and nine thousand seven hundred fifty-four square feet (9,754 SF) of nonresidential commercial retail floor area.

2. As of the date of this Agreement, Sunset Property is assessed by the Property Appraiser as real estate number 00399601-000000.

3. The Comprehensive Plan designates approximately 2.75 acres as Mixed Use (MU) on its Future Land Use Map.

4. The Village Land Use District Maps designate approximately 2.75 acres as Village Center (VC).

5. Sunset is currently recognized with thirty (30) hotel/motel dwelling unit and accessory structures/uses, as well as approved with two-thousand five hundred square feet (2,500 SF) of restaurant floor area and three-thousand seven hundred square feet (3,700 SF) of nonresidential commercial retail floor area.

II. PURPOSE

A. The overall purpose of this Agreement is to allow the transfer of twenty-four (24) hotel/motel dwelling units from Sunset Property to Tea Table Property, to allow Tea Table to redevelop the Tea Table Property as a world-class, eco-friendly resort with up to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit) and accessory uses and structures ("Resort Development"), and to allow Sunset to redeveloped the Sunset Property as a twenty-four (24) unit multifamily affordable housing development with accessory structures and uses, and with up to 10,000 sf of nonresidential floor area, and certain accessory uses and structures associated with the operation of the Resort Development ("Affordable Development").

B. This Agreement allows the redevelopment of the Tea Table Property and Sunset Property utilizing, as part of its overall development, the transfer of twenty-four (24) hotel/motel units from Sunset Property to Tea Table Property, and twenty-four (24) workforce housing early evacuation building units allocated by Islamorada, in compliance with all applicable provisions of Florida Statutes, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Comprehensive Plan, and the Islamorada Code.

C. The Agreement allows the Parties to implement the provisions of Islamorada Code and Comprehensive Plan, as applied to both Tea Table Property and Sunset Property, to develop a world class eco-friendly resort and much needed affordable workforce housing at a suitable location, that fits the community character and architectural design of Islamorada.

III. AGREEMENT REQUIREMENTS

A. **Recitals.** The recitals explaining the intent and purpose of the project as set forth in the preceding clauses are incorporated herein and form a material part of this Agreement. The Parties recognize the binding effect of Florida Statutes Sections 163.3220-163.3243, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:

B. **Legal Description and Ownership**. The legal description for Tea Table and Sunset are set forth in **Exhibit A**.

C. **Duration of Agreement**. This Agreement shall remain in effect for ten (10) years from the "Effective Date" as defined herein and may be extended through an amendment to the development agreement and approval at a public hearing, in accordance with Florida Statutes Section 163.3229. For the duration of this Agreement, the Parties agree that any development shall comply with and be

controlled by this Agreement, the Islamorada Code, and Comprehensive Plan governing the development of the land in effect on the date of execution of this Agreement, in accordance with Section 163.3220, Florida Statutes.

D. Permitted Uses.

1. The Tea Table Property shall be permitted to redevelop as follows:

   a. The Resort Development will be located on the approximately 6.83 upland acres of the Tea Table property, as shown on that certain ALTA drafted by Massey-Richards Surveying and Mapping, LLC, attached hereto as **Exhibit C**.

   b. Tea Table Property's Land Use (zoning) District Map designation is being amended from NR to Tourist Commercial (TC) simultaneously with this Development Agreement and the Future Land Use Map designation is being amended from RC to Mixed Use (MU) simultaneously with this Development Agreement.

   c. In accordance with this Agreement and with the TC Land Use (Zoning) District, as set forth in Islamorada Code Section 30-693(a)(1), the principal purpose of the TC Land Use Map Category is to accommodate existing tourist lodging, tourist attractions and supportive facilities.

   d. In accordance with this Agreement and with the TC Land Use (Zoning) District, as set forth in Islamorada Code Section 30-693(b)(c)(d)(e), and in compliance with other provisions of the Islamorada Code, the permitted uses in the Land Use (Zoning) District include hotels/motels, single family residential dwelling units, and accessory uses and structures excluding guesthouses. Development on the Property shall be governed and guided by Islamorada Code sections 30-693, Article VII, Division 4, Article V, Division 6, and Division 7.

   e. Islamorada Code Section 30-693 provides, in pertinent part:

      a. Purpose and intent.

         (1) The purpose of the tourist commercial (TC) zoning district is to accommodate existing tourist lodging, tourist attractions and supportive facilities.

         (2) This zoning district is established within the Mixed Use (MU) FLUM category.

      b. *Permitted uses*. The following uses are permitted uses if they do not contain a drive-in or drive-through component.

(1) Single family dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to single-family dwelling units is not permitted;

(2) Deed restricted affordable housing dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to dwelling units is not permitted;

(3) Hotels and motels with 25 rooms or less;

(4) Recreational equipment rental;

(5) Restaurants less than 1,500 square feet;

(6) Brewpubs less than 1,500 square feet; and

(7) Accessory uses and structures, excluding guesthouses.

c. *Uses reviewed as a minor conditional use*. The following uses are reviewed as minor conditional uses provided that they do not contain a drive-in or drive-through component:

(1) Any permitted residential use, greater than 25 dwelling units, except that motels and hotels shall not be considered a residential use;

(2) Bars, taverns, and drinking places less than 5,000 square feet;

(3) Brewpubs of 1,500 to 3,000 square feet;

(4) Commercial recreational facility less than 5,000 square feet;

(5) Community pier or public dock;

(6) Docking facility;

(7) Hotels or motels having more than 25 rooms and less than 50 rooms;

(8) Infrastructure and municipal utility facilities;

(9) Restaurants of 1,500 to 3,000 square feet; and

(10) Attached wireless facility.

d. *Uses reviewed as a major conditional use*:

(1) Hotels or motels having 50 rooms or more;

(2) Brewpubs of 3,001 to 5,000 square feet;

(3) Commercial recreational uses of 5,000 square feet or greater;

(4) Marina redevelopment;

(5) Restaurants of 3,001 to 5,000 square feet;

(6) Stealth wireless facility;

(7) Outdoor storage and display areas on lots not fronting US1 pursuant to article VI, division 8 of this chapter, as an accessory use to a permitted principle use;

(8) Boat Dealership as an accessory use to a marina; and

(9) Any use listed above as a permitted or minor conditional use, or a major conditional use listed herein, provided that the use contains a drive-in or drive-through component.

e. *Site development standards*.

(1) Minimum lot area: Not applicable.

(2) Maximum building height: 35 feet.

(3) Maximum developable lot coverage: Not applicable.

(4) Setbacks:

a. Front yard: Minimum 25 feet. Front yard setback may be reduced to the minimum required bufferyard width pursuant to division 6 of this article only for covered unenclosed areas, outdoor seating areas, balconies, roof overhangs, walkways, stairways, and entryways.

b. Street side yard: Minimum ten feet, or the required bufferyard width pursuant to division 6 of this article, whichever is less.

c. Interior side yard: Minimum ten feet.

d. Rear yard: Minimum 20 feet.

e. Rear yard on shoreline: See article VII, division 2 of this chapter.

(5) Floor area: Maximum floor area for principal structures: 0.25 FAR or 0.35 FAR with TDRs or with working waterfronts pursuant to article IV, division 17 of this chapter.

(6) Density: Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs, or up to 15 deed restricted affordable housing dwelling units per

acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

(7) Open space: See article VII, division 4 of this chapter.

(8) Landscape requirements: See division 6 of this article.

(9) Parking requirements: See division 7 of this article.

(10) Maximum principal building size: The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.

f. The Resort Development shall be subject to all land development regulations of the Tourist Commercial zoning district, notwithstanding those standards and regulations contained in this Development Agreement.

g. Notwithstanding Islamorada Code Section 30-693, the Density permitted on the Tea Table Property Shall be as follows:

(a) **Density.** Notwithstanding Section 30-693(e)(6), Tea Table shall have the following Density standards:

i. Up to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 single existing residential dwelling unit).

h. The height of any new residential structure associated with the Resort Development on Tea Table shall not exceed 35 feet from grade.

2. The property on which the Affordable Development will be located, 82200 Overseas Highway, Upper Matecumbe Key, Florida, is generally described as follows:

a. The Affordable Development will be located on the approximately 2.75 upland acres on the Sunset Property, as shown on that certain ALTA drafted by Massey-Richards Surveying and Mapping, LLC, attached hereto as **Exhibit C**.

b. The approximately 2.75 upland acres currently has a VC Land Use (Zoning) District designation and a corresponding MU Future Land Use Map designation.

c. In accordance with this Agreement and with the VC Land Use (Zoning) District, as set forth in Islamorada Code Section 30-692, the principal purpose of the VC Land Use District is to recognize and enhance the vitality of the core, mixed use business centers. In this zoning district, integrated business and residential uses shall be permitted, while requiring bufferyards and other mitigation techniques to ensure a smooth transition where these parcels interface with residential land uses. Businesses in this district promote walk-up traffic and are conducive to enhancing pedestrian-related facilities.

f. In accordance with this Agreement and with the TC Land Use (Zoning) District, as set forth in Islamorada Code Section 30-693(b)(c)(d)(e), and in compliance with other provisions of the Islamorada Code, the permitted uses in the Land Use (Zoning) District include hotels/motels, single family residential dwelling units, and accessory uses and structures excluding guesthouses. Development on the Property shall be governed and guided by Islamorada Code sections 30-693, Article VII, Division 4, Article V, Division 6, and Division 7.

g. Islamorada Code Section 30-692 provides, in pertinent part:

a. Purpose and intent.

(11) The purpose of the village center (VC) zoning district is to recognize and enhance the vitality of the core, mixed use business centers. In this zoning district, integrated business and residential uses shall be permitted, while requiring bufferyards and other mitigation techniques to ensure a smooth transition where these parcels interface with residential land uses. Businesses in this district promote walk-up traffic and are conducive to enhancing pedestrian-related facilities.

(12) This zoning district is established within the Mixed Use (MU) FLUM category.

b. *Permitted uses*. The following uses are permitted uses if they do not contain a drive-in or drive-through component.

(1) Single-family dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to single-family dwelling units is not

permitted;

(2) Multifamily attached dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to multifamily attached dwelling units is not permitted;

(3) Deed restricted affordable dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to dwelling units is not permitted;

(4) Accessory uses and structures, excluding guesthouses;

(5) Brewpub less than 1,500 square feet;

(6) Community center;

(7) Fire station;

(8) Library;

(9) Municipal parking;

(10) Police station;

(11) Restaurants less than 1,500 square feet;

(12) Hotels or motels of 25 rooms or less;

(13) Collocation on existing wireless facility;

(14) Outdoor storage and display areas on vacant lots fronting US1 pursuant to article VI, division 8 of this chapter.

(15) Low/medium intensity office, retail, and service use 3,000 square feet or less

c. *Uses reviewed as a minor conditional use*. The following uses are reviewed as minor conditional uses provided that they do not contain a drive-in or drive-through component:

(1) Any permitted use of 3,001 to 5,000 square feet, except restaurants;

(2) Hotels or motels having more than 25 rooms and less than 50 rooms;

(3) Any permitted residential use greater than 25 dwelling units, except that hotels and motels shall not be considered a residential use;

(4) Brewpubs of 1,500 to 3,000 square feet;

(5) Community pier or public dock;

(6) Docking facility;

(7) Homeowners' park and associated facilities;

(8) Infrastructure and municipal utility facilities;

(9) Restaurants of 1,500 to 5,000 square feet;

(10) Attached wireless facility; and

(11) Replacement of existing wireless facility.

(12) Manufacture, assembly, repair, maintenance and storage of commercial fishing traps and nets.

(13) Private membership club.

(14) Parking as an accessory use to a private membership club pursuant to Sec. 30-852 (a)(1).

d. *Uses reviewed as a major conditional use*:

(1) Any permitted use of 5,001 to 10,000 square feet, including restaurants;

(2) Bars, taverns, and drinking places 10,000 square feet or less;

(3) Brewpubs of 3,001 to 5,000 square feet;

(4) Convenience store with or without fuel sales;

(5) Marina redevelopment;

(6) Redevelopment of existing outdoor storage and display areas;

(7) Stealth wireless facility; and

(8) Any use listed above as a permitted or minor conditional use, or a major conditional use listed herein, provided that the use contains a drive-in or drive-through component.

e. *Site development standards*.

(1) Minimum lot area: Not applicable.

(2) Maximum building height: 35 feet.

(3) Maximum developable lot coverage: Not applicable.

(4) Setbacks:

a. Front yard: Minimum 15 feet. Front yard setback may be reduced to the minimum required bufferyard width pursuant to division 6 of this article only for covered unenclosed areas, outdoor seating areas, balconies, roof overhangs, walkways,

stairways, and entryways.

b. Street side yard: Minimum ten feet, or the required bufferyard width pursuant to division 6 of this article, whichever is less.

c. Interior side yard: Minimum five feet.

d. Rear yard: Minimum ten feet.

e. Rear yard on shoreline: See article VII, division 2 of this chapter.

(5) Floor area: Maximum floor area for principal structures: 0.35 FAR.

(6) Density: Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.

(7) Open space: See article VII, division 4 of this chapter.

(8) Landscape requirements: See division 6 of this article.

(9) Parking requirements: See division 7 of this article.

(10) Maximum principal building size: The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.

f. The Affordable Development shall be subject to all land development regulations of the Village Center zoning district, notwithstanding those standards and regulations contained in this Development Agreement.

E. **Public Facilities**. Based on a preliminary concurrency review, all public facilities identified below are available as of the date of this Agreement, and capacity for each is projected to be available concurrent with the impacts of development. A final concurrency review shall be required as part of the building permit approval process.

1. The Florida Keys Aqueduct Authority ("FKAA") provides domestic potable water to the Property. The FKAA will provide sufficient meters for

the proposed Resort Development and Affordable Development. In addition, the FKAA will meter development accordingly.

2. Florida Keys Electric Cooperative ("FKEC") provides electric service to the Property. FKEC will provide sufficient meters required for the proposed Resort Development and Affordable Development. In addition, FKEC will meter accessory development accordingly.

3. Solid waste service is provided by a solid waste collection system franchised by Islamorada.

4. The Property is required to be connected to central sewer via Key Largo Wastewater Treatment District ("KLWTD").

5. Based on the level traffic statement and preliminary traffic concurrency review for the proposed Resort Development and Affordable Development, U.S. 1 has sufficient available capacity to operate at or within five percent (5%) of a level of service of D but may exceed the LOS D capacity.

F. Reservation or Dedication of Land. There is no reservation or dedication of land for public purpose contemplated by this Agreement.

G. Development Allowed. The following specific criteria are those which will guide the redevelopment of Tea Table with up to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit), and accessory structures and uses, and Sunset with up to twenty-four (24) affordable workforce housing dwelling units, including associated accessory structures and uses, up to ten thousand square feet (10,000 SF) of nonresidential floor area, and accessory uses and structures associated with the operation of the Tea Table property (as provided in this Development Agreement), and are the standards by which any further approvals shall be measured and shall be as follows:

1. Provided such development can be designed and approved by all applicable codes, including but not limited to the Islamorada Comprehensive Plan, Islamorada Code and Florida Building Code, Tea Table and Sunset are permitted to redevelop and operate the Tea Table Property and Sunset Property consisting of the following development:

   a. Tea Table:

      i. Up to Twenty-four (24) hotel/motel dwelling units;

      ii. One (1) residential dwelling unit;

      iii. Accessory uses and structures.

      iv. The height of any new residential structure associated with the Resort Development on Tea Table shall not exceed 35 feet from grade.

b. Sunset

i. Up to twenty-four (24) affordable workforce housing dwelling units;

ii. Nonresidential floor area up to 10,000 sf comprised of commercial retail, restaurant, or any combination of the same.

iii. Accessory uses and structures, including, but not limited to:

a. Accessory uses and structures associated with the Affordable Development;

b. A lobby area for Tea Table resort guest check in;

c. Certain accessory uses and structures for the operation of the Resort Development.

iv. Off-street parking and landscaping, including off-street parking for all guests of the Resort Development.

v. The height of any new residential structure or nonresidential associated with the Affordable Development shall not exceed 35 feet from grade.

vi. Upon lawful unification of the Sunset property and Casa Morada property (as defined below), the six (6) remaining lawfully established hotel/motel units are permitted to developed on the Casa Morada property, along with any and all other development rights lawfully established on Casa Morada.

2. Tea Table is determined to have the following density and intensity:

a. The Parties agree to limit the density on Tea Table to twenty-five (25) residential dwelling units (24 hotel/motel units and 1 single existing residential dwelling unit);

b. The Parties agree to limit the nonresidential uses on Tea Table to zero square feet (0 sf); and

c. This maximum development potential (25 residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit), together with zero square feet of nonresidential square floor area, and all accessory uses and structures, shall be considered 100% of the cumulative development potential on the site.

3. Sunset is determined to have the following density and intensity:

a. Pursuant to that certain Village Council Minor Conditional Use approval, with number PLCUP20180124, Sunset is approved to develop up to twenty-four (24) affordable workforce housing dwelling units, 2,500 sf of restaurant floor area and 3,700 sf of retail floor area; and

b. The Parties agree to limit the floor area on Sunset to:

i. Ten thousand square feet (10,000 sf) of nonresidential commercial retail, restaurant, or any combination of the same; and

ii. Accessory uses and structures, including accessory uses and structures associated with the operation of the Resort Development.

4. Parking.

a. Tea Table:

i. The Parties agree that all required off-street parking for the Resort Development guests shall be provided at the Sunset Property, and that Tea Table shall not be required to provide off-street parking for combustible motorized vehicles, except for emergency and utility vehicles.

b. Sunset:

i. The Parties agree that Sunset shall provide all required off-street parking for the uses on Sunset and guests of Tea Table pursuant to Village Code Section 30-852.

5. Building Permit Allocation System Exemptions

a. The Parties agree that all required residential BPAS exemptions will be transferred to the Tea Table Property by means of a Major Conditional Use Approval.

b. All required affordable housing BPAS units are required to be allocated prior to the issuance of building permits for the affordable housing units on the Sunset Property.

6. Conditions precedent. The parties agree that the redevelopment of Tea Table Property with twenty-five (25) residential dwelling units (24 hotel/motel units and 1 existing residential dwelling unit), and accessory uses and structures shall be contingent upon the following conditions:

a. A legal unification of that certain property known as Casa Morada, and located at 82200 Overseas Hwy, Upper Matecumbe Key ("Casa Morada") and Sunset creating a single waterfront property;

b. Approval of a Future Land Use Map Amendment for Tea Table Key from Residential conservation to Mixed Use;

c. Approval of a Land Use District Map Amendment for Tea Table Key from Native Residential to Tourist Commercial;

d. Development of twenty-four (24) approved workforce housing dwelling units at the Sunset Property, with the understanding that building permits can be issued simultaneously for the Affordable Development and Resort Development but that the Certificate of Occupancy for the Resort Development shall not be issued until temporary certificate of occupancy have been issued for all twenty-four (24) affordable housing dwelling units;

e. Applicant's contribution of $250,000.00 to the Village for street improvements and landscaping of the surrounding fills upon permit issuance for the hotel/motel units on Tea Table Key.

7. Post Development Restrictions. The parties agree that the following restrictions shall be implemented and maintained for on the Tea Table property, and acknowledge that these restrictions shall be binding and run with the land for the duration of this Development Agreement:

a. All off-street parking and check-in for guests of the resort at Tea Table Key will be located at Sunset Inn and guests will be transported to the resort by private car;

b. No combustible motorized vehicles (land vehicles or marine vehicles) will be permitted at the resort on Tea Table Key, except charter boat picks ups and drop offs manned by a professionally licensed Islamorada captain, emergency vehicles, and utility vehicles.

c. Certain accessory uses and structures (lobby, check in, and some storage) for Tea Table Key will be located at Sunset;

H. Approval of Conceptual Site Plan; Minor Revisions; Final Site Plan. The development authorized by this Agreement is depicted on the Conceptual Site Plan prepared by EoA Group, Inc., (the "Conceptual Site Plan"), attached hereto as **Exhibit E**. The Conceptual Site Plan is hereby approved by the Village. The Final Site Plan will meet all applicable requirements established in Village Code and such requirements shall not be varied unless Owner obtains a variance pursuant to applicable provisions of the Village Code.

I. **Required Approvals.** The following list of all development approvals and permits approved or needed to be approved for the redevelopment of the Property, as specified in this Agreement:

1. A Land Use District (zoning) Map amendment amending the Tea Table Property from NR to TC on the Islamorada Official zoning maps;

2. A Future Land Use Map Amendment amending the Tea Table property from RC to MU.

3. A Major Conditional Use Approval for the transfer of the twenty-four (24) hotel/motel units from Sunset to Tea Table; and

4. Building permits will be required for the development contemplated herein. The development shall be consistent with all applicable codes, including but not limited to the Islamorada Comprehensive Plan and Islamorada Code.

J. **Finding of Consistency**. By entering into this Agreement, Islamorada finds that the development permitted or proposed herein is consistent with and furthers Islamorada's Comprehensive Plan and Islamorada Code.

1. This finding of consistency is contingent on the above approvals.

K. **Breach, Amendment, Enforcement, and Termination**.

1. Material Breach. A material breach by the Parties is the failure of any Party to comply with the terms of this Agreement after Notice as provided herein.

2. Notice. Upon any Party's material breach of the terms and conditions of this Agreement, the non-breaching Party/s shall serve written notice on and shall provide the opportunity, within ninety (90) days, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. All Parties shall be provided an additional ninety (90) days to cure the material breach or to negotiate an amendment to this Agreement within a reasonable time, as mutually agreed to by the Parties.

3. Amendment or Termination. The Parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination, extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein.

    a. Amendments to this Agreement shall subject the Parties to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233(2), Florida Statutes, are met.

    b. No modifications, extensions, amendments, or alterations of the terms or conditions contained herein shall be effective unless

contained in a written document approved and executed by the Parties.

c. Amendment, extension, or termination shall require at least two (2) public hearings. The hearing shall be held pursuant to an application filed with Islamorada by the Party seeking to amend or terminate this Agreement, along with the requisite filing fee. Notice of public hearing shall be in accordance with Islamorada Ordinances and Florida Statutes.

d. Upon termination or expiration of this Agreement, the Property shall be subject to the rules and regulations contained in the Islamorada Code and Islamorada Year 2030 Comprehensive Plan. Termination or expiration of this Agreement will not disrupt or detrimentally effect the continued operation of any commercial retail structures or workforce housing units built pursuant to this Agreement, and having received certificates of occupancy prior to the Termination or expiration of this Agreement.

4. Enforcement.

a. After notice and an opportunity to respond and/or cure the material breach as provided for below. In addition, Islamorada may utilize appropriate code enforcement remedies to cure any breach after notice and an opportunity to cure as provided herein.

b. The Parties, their successors, or assigns, or any aggrieved or any adversely affected person as defined in Section 163.3215(2), Florida Statutes, may file an action for injunctive relief in the Circuit Court of Islamorada to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3243, Florida Statutes.

c. Nothing contained herein shall limit any other powers, rights, or remedies that either Party has, or may have in the future, to enforce the terms of this Agreement.

L. State and Federal Law. If State or Federal laws enacted after the effective date of this Agreement preclude the Parties' compliance with the terms of this Agreement, this Agreement shall be modified as is necessary to comply with the relevant State or Federal laws.

M. Compliance with Other Laws. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parties of the necessity of complying with the laws governing said permitting requirements, conditions, terms, or restrictions.

N. **Reservation of Rights**. This Agreement shall not affect any rights, which may have accrued to any party to this Agreement under applicable law. Both Islamorada and the Parties reserve any and all such rights. All approvals referenced in this Agreement are subordinate to compliance with all applicable laws, codes, and land development regulations and permits, except to the extent otherwise provided for in this Agreement.

O. **No Permit**. This Agreement is not and shall not be construed as a Development Permit, Development Approval, or authorization to commence development, nor shall it relieve the Parties of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Islamorada Code.

P. **Good Faith; Further Assurances; No Cost**. The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure to themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement; provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of Islamorada's police power or actions of Islamorada when acting in a quasi-judicial capacity. Wherever in this Agreement a provision requires cooperation, good faith, or similar effort to be undertaken at no cost to a party, the party co-operating, reviewing, or undertaking the effort shall, nonetheless, bear its cost of attendance at meetings, hearings or proceedings and comment and/or execution of documents, inclusive of the expense of its counsel.

Q. **Successors and Assigns**. This Agreement shall constitute a covenant running with the land, which shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives.

R. **Joint Preparation**. This Agreement has been drafted with the participation of Islamorada, Tea Table LLC and Sunset LLC, and their counsel and shall not be construed against any party on account of draftsmanship. The captions of each article, section and subsection contained in this Agreement are for ease of reference only and shall not affect the interpretational meaning of this Agreement. Whenever the term "included" is used in this Agreement, it shall mean that the included items, or terms are included without limitation as to any other items or terms, which may fall within the listed category.

S. **Notices**. All notices, demands, requests, or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service with proof of receipt. Notice shall be deemed effective upon receipt. For purposes of notice, demand, request, or replies:

The address of Islamorada shall be:

Village Administrator
86800 Overseas Hwy,
Islamorada, FL 33036

with a copy to:

Village Attorney
John J. Quick
_____
_____

The Address of Tea Table LLC,
a Florida limited liability company shall be:

_____
_____
_____

with a copy to:

Smith Hawks, PL
138 Simonton Street
Key West, FL 33040

The Address of Sunset LLC,
a Florida corporation shall be:

_____
_____
_____

with a copy to:

Smith Hawks, PL
138 Simonton Street
Key West, FL 33040

It is the responsibility of the Parties to notify all Parties of change in name or address for proper notice.

T. **Force Majeure**. Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, riot, civil commotion, fire or other casualty and other causes beyond the reasonable control of the party obligated to perform, excluding the financial inability of such party to perform and excluding delays resulting from appeals or rehearing, shall excuse the performance by such party for a period equal to any such period of prevention, delay or stoppage. In order to avail itself of this force majeure provision, the party invoking the same shall provide the other party with a

written notice that shall consist of a recitation of all events that constitute force majeure events under this Section, together with the beginning and ending dates of such events.

U. Construction.

1. This Agreement shall be construed in accordance and with the laws of the State of Florida. The Parties to this Agreement have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties hereto.

2. In construing this Agreement, the use of any gender shall include every other and all genders, and captions and section and paragraph headings shall be disregarded.

All of the exhibits attached to this Agreement are incorporated fully, and made a part of, this Agreement.

V. Omissions. The Parties hereto recognize and agree that the failure of this Agreement to address a particular permit, condition, terms, or restriction shall not relieve either Party of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction notwithstanding any such omission.

W. Jurisdiction and Governing Law. The Parties hereto agree that any and all suits or actions at law shall be brought in Islamorada, Florida, and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida. This Agreement is not subject to arbitration.

X. Litigation. The Parties agree that in the event any cause of action or administrative proceeding is initiated or defended by any party relative to the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, court costs, investigative, and out-of-pocket expenses, as an award against the non-prevailing party, and shall include attorney's fees, court costs, investigative, and out-of-pocket expenses in appellate proceedings. Mediation proceedings initiated and conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil Procedure and usual and customary procedures required by the circuit court of Islamorada. This Agreement is not subject to arbitration.

Y. Time of Essence. Time shall be of the essence for each and every provision hereof.

Z. Entire Agreement. This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the Parties with respect to the subject matter hereof, and there are no other agreements, representations, or warranties other than as set forth herein. This Agreement may not be changed, altered, or modified except by an instrument in writing signed by the Party against whom enforcement of such change would be sought and subject to the requirements for the amendment of development agreements in the Act.

AA. **Counterparts**. This Agreement may be executed in one or more counterparts, and by the different Parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.

BB. **Recording**. Islamorada shall record this Agreement with the Clerk of the Circuit Court within fourteen (14) days following signature by all Parties. Tea Table LLC and Sunset LLC agree that they shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term hereof and shall be binding upon all successors in Interest to the Parties to this Agreement. Whenever an extension of any deadline is permitted or provided for under the terms of this Agreement, at the request of either Party, the other Parties shall join in a short-form recordable memorandum confirming such extension that shall be recorded in the Public Records of Islamorada.

CC. **Conflicting Resolutions**. All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

DD. **Severability**. If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder here shall not be invalidated thereby and shall be given full force and effect.

EE. **Effective Date**. The "Effective Date" of this Agreement is thirty (30) days after the duly signed and recorded Agreement is received by the Florida Department of Community Affairs.

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SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Sign, sealed, and delivered in the presence of:

_____

Witness Name: _____

Address:_____

_____

Witness Name: _____

Address: _____

SUNSET ISLAMORADA VENTURES LLC, a Florida limited liability company,

By:_____

Name: _____

Title: _____

Address:_____

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by_____, as _____ of **SUNSET ISLAMORADA VENTURES LLC**, a Florda limited liability company, ☐ who is personally known to me or ☐ who produced _____, as identification.

My Commission Expires_____

_____
Notary Public (Signature)

_____
Notary Public (Print Name)

Sign, sealed, and delivered in
the presence of:

_____

Witness Name: _____

Address:_____

_____

Witness Name: _____

Address:_____

TEA TABLE, LLC,
a Florida limited liability company,

By:_____

Name: _____

Title: _____

Address:_____

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____day of _____, 2024, by_____, as _____ of **TEA TABLE, LLC**, a Florda limited liability company, ☐ who is personally known to me or ☐ who produced _____, as identification.

My Commission Expires_____

_____
Notary Public (Signature)

_____
Notary Public (Print Name)

ATTEST: MARNE MCGRATH, CLERK

_____

DEPUTY CLERK

ISLAMORADA VILLAGE COUNCIL

_____

By:_____

PROGRAM AREAS:

1- ARRIVAL PAVILLION
2- GOLF CART PARKING
3- RECEPTION / GREAT HOUSE
4- RESTAURANT
5- RESTAURANT TERRACE
6- LOBBY ADMIN/RESTAURANT KITCHEN
7- BAR
8- POOL
9- POOL DECK (LOUNGE+CABANAS)
10- BEACH
11- SPA/ROOFTOP POOL
12- SPA TERRACE
13- BOH / SERVICE (BELOW RECEPTION)

INTERIOR BUILT SPACE AREAS:

1 STORY UNIT - (28 UNITS)	550 SF EACH + 300 SF TERRACE AND POOL
1 STORY UNIT - (6 UNITS)	650 SF EACH + 300 SF TERRACE AND POOL
OWNER'S VILLA -	1,500 SF
RECEPTION -	1,600 SF
RESTAURANT -	1,300 SF
ADMIN/KITCHEN -	2,200 SF
SPA -	3,200 SF

BOAT DOCK AND LIFT
YOGA/MEDITATION PODS
PADEL
PICK
BOH ENTRY
OWNER'S VILLA
TIDAL POOL
24 WATERFRONT UNITS (1 STORY)
0' 30' 10' 50' 100'

CAR CIRCULATION
Ggolf cart CIRCULATION
PEDESTRIAN CIRCULATION
BOH CIRCULATION

NOT FOR COMMERCIAL USE OR REPRODUCTION

Site Plan

1" = 30' - 0"

Sunset Inn & Casa Morada

Overseas Highway Islamorada, FL

POPE-SCARBROUGH-ARCHITECTS
THOMAS E. POPE, P.A.
610 White St, Key West FL
(305) 296 3611

date:
1/11/24
revision:

sheet:
A0.1

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Jennifer DeBoisbriand , Planning Director
Date: May 13, 2024
Subject: Ordinance Amendment Considering the Request of Tea Table Key LLC to Amend the Zoning Map of Parcel 00097000-000000.

Background:
The applicant, Tea Table Key LLC, has submitted a map amendment application requesting an approval for a Zoning Map Amendment from Native Residential (NR) District to Tourist Commercial (TC) District on the subject property, located at 79775 Overseas Highway (RE #00097000-000000), comprising 15.33 total acres with 5.33 acres of scarified upland. The current use of the property is residential. The applicant/owner intends to pursue transferring 24 motel units from 82200 Overseas Highway (RE #00399601-000000) to the subject property. This Zoning Map amendment has a companion application for a FLUM Amendment, which proposes a change from Residential Conservation (RC) to Mixed-Use (MU), and the Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant's agent Bart Smith has submitted a letter detailing the map amendment request.

The subject property currently has an existing Native Residential (NR) Zoning designation. Due to the location of the property, there are no surrounding properties. The closest property is to the North, Bud & Mary's Marina and is designated Marine Use (MR). The character of the subject property is a single-family residence.

Analysis:
The proposed Zoning Map amendment, from a Native Residential (NR) District to a Tourist Commercial (TC) District in conjunction with the companion application for a FLUM Amendment from a Residential Conservation (RC) to Mixed-Use (MU) designation, would allow the applicant/owner to pursue transferring the motel units to the subject property.

Pursuant to Section 30-693 the purpose of the Tourist Commercial (TC) zoning district is to accommodate existing tourist lodging, tourist attractions and supportive facilities. Hotels or motels having more than 25 rooms, but less than 50 rooms are allowed with a minor conditional use. Any future development of the subject property would require site plan application approval and a minor conditional use permit, this will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

Compatibility with Comprehensive Plan Policies:

- Policy 1-2.1.10, Restrict Development of New Transient Units
- Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- Policy 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.1, Guide The Location of Commercial uses and Revitalize Commercial Areas
- Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation
- Objective 1-4.5: Protect Natural Resources
- Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Policy 1-2.1.10: Restrict Development of New Transient Units states,Transient use shall be defined as any use of any structure for a tenancy of twenty-eight (28) days or less. Transient uses shall be considered as residential uses for the purposes of transferring development rights pursuant to conditions established in Policy 1-3.1.4 of this Plan. Islamorada, Village of Islands shall cap the number of new transient units at the number of current and vested hotel and motel rooms, campground and recreational vehicle spaces existing within the Village as of December 6, 2001. Single family and multifamily residences shall not be considered part of the above cap but instead may be used for transient rental use as provided for in Comprehensive Plan Policies 1-2.4.7 and 1-2.4.8.

The proposed amendment is compatible with this policy as it will reduce the number of transient units in the Village by 6. Sunset Inn has 30 units currently and only 24 will be built on Tea Table Key.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: “Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-

oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations."

The proposed map amendment would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial, recreation and residential uses.
Comprehensive Plan Policy 1-2.4.1, Guide The Location Of Commercial Uses And Revitalize Commercial Areas, states Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:
1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.
The proposed amendment would be consistent with part of this policy in that they are proposing to only redevelop the scarified area, it promotes safe and efficient vehicle movement by restricting the vehicle trips to Tea Table Key, and it will prevent or minimize Village costs to provide infrastructure by providing a donation for street and landscaping improvements.

Comprehensive Plan Policy 1-2.4.5, Standards Applicable to Non-Residential Uses in the MU Designation, states, "The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas."

Any possible future development associated with the proposed FLUM amendment would be required to comply with all applicable portions of the Land Development Regulations, including but not limited to landscaping, buffering and off-street parking. Therefore, the proposed amendment is consistent with Policy 1-2.4.5.

Comprehensive Plan Objective 1-4.5: Protect Natural Resources, states, Land Development Regulations shall ensure that development and conservation activities protect natural resources as directed by the following policies.
The developer and his representative has begun meeting with staff regarding potential future development. The developer is aware of the land development regulations surrounding environmental resources, stormwater, wastewater, etc.

Comprehensive Plan Objective 1-4.6: Prevent proliferation of Urban Sprawl and Coordinate the Timing and Staging of Public and Private Development, states, Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues.

The proposed FLUM amendment would assist in limiting additional development on vacant land to achieve the need for workforce affordable housing by utilizing infill development.

Procedures for Amendments to Zoning Map:

Pursuant to Section 30-411(d)(4)(b) of the Code of Ordinances, the Village Council must find that the application is consistent with the Comprehensive Plan, that the applicant has complied with all procedural requirements of this section, and that the maintenance of the existing zoning on the property does not accomplish a legitimate public purpose. The Village Council shall make its determination on a finding of legitimate public purpose based on one or more of the following factors:

1. Demand for the proposed Zoning District in the Village in relation to the amount of land currently zoned and available to accommodate that demand.

Pursuant to the Village’s GIS data and records, there are approximately 314 parcels that are designated within the TC Tourist Commercial District, which represents approximately 4.42 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 314 parcels within the TC Tourist Commercial District, 2 parcels are vacant, which equates to approximately .6 percent of the total parcels.

2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed Zoning designation.

The proposed use is compatible with the proposed Zoning District. The proposed eco-friendly resort will be compatible with the site's features as well.

3. Data errors, including errors in mapping, vegetative types and natural features described in the comprehensive plan.

There is no evidence that there are any errors in the Villages GIS data, records and other resources.

4. New Issues.

The lack of available workforce/affordable housing is an issue that continues for the Village and its residents. This change will facilitate new workforce housing by allowing the transfer of hotel/motel units.

5. Recognition of a need for additional detail or comprehensiveness.

At this time there is no need for additional detail.

6. Compatibility of the proposed district with the property surrounding the site of the requested rezoning and any applicable neighborhood or redevelopment plan.

The proposed zoning would be compatible with the property surrounding the site as it allows tourist development along Overseas Highway.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff has reviewed the request for an Official Zoning Map Amendment from Native Residential (NR) to Tourist Commercial (TC) and determined that the request meets criteria. Therefore, Staff recommends approval of the request for a map amendment.

Attachments: None

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: Jennifer DeBoisbriand , Planning Director
Date: May 13, 2024
Subject: Ordinance Amendment Relating to Variances from Minimum Lot Area Requirements.

Background: This proposed amendment was before the Council last July and was not approved. The Council asked staff to look at bringing this back with the change to allow it for affordable housing projects only. There are 6 parcels which would be allowed to develop affordable housing using this variance:

Parcel ID	Zoning	FLUM	Lot Sq Ft	Plus 250 Sq Ft	Comments
00413050000000	HC	MU	5552.142	5802.142	Site Plan Approval submitted w/ proposed aff unit above commercial
00403770000000	VC	MU	5624.902	5874.902	SFR existing
00403780000000	VC	MU	5624.957	5874.956	Existing Commercial
00403750000000	VC	MU	5625.02	5875.02	Property that proposed ordinance
00403740000000	VC	MU	5625.029	5875.029	Existing Commercial
00412840000000	HC	MU	5727.886	5977.886	Owned by State (Hammock)

Analysis:
Pursuant to Sec. 30-221 (a) of the Village Code, a variance is defined as a relaxation of the terms of this chapter where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the property. As used in this section, a variance is authorized only for height, setbacks, parking, and loading requirements, and landscaping, unless otherwise specified in this chapter. Under no circumstances shall the director of planning and development services or the village council grant a variance to permit a floor area ratio or a use not permitted under the terms of this chapter.

Additionally, pursuant to Sec. 30-221 (d) a variance is subject to a 6-part test. Specifically, the Village Code states:

When considering an application for a variance, the director and village council shall consider the following factors, and no variance shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest.
(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

(2) The special conditions and circumstances do not result from the actions of the applicant;

(3) Literal interpretation of the provisions of this chapter deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and works unnecessary and undue hardship on the applicant;

(4) Granting the variance requested conveys the same treatment to the individual owner as to the owner of other lands, buildings, or structures in the same zoning district;

(5) The variance, if granted, is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

(6) The grant of the variance is in harmony with the general intent and purpose of this chapter, and is not injurious to the neighborhood, or otherwise detrimental to the public welfare.

The proposed amendment is consistent with the approach in many municipalities to allow for the opportunity to seek a variance in connection with minimum lot area requirements. An applicant would be required to meet all of the standards associated with variance relief noted above. In addition, a lot area variance would be limited to a maximum of five percent (5%) or 250 square feet (whichever is less) of the minimum required lot area standard and would only be allowed for the creation of affordable housing.

It is staff’s position that the proposed amendment properly balances the rights of individual property owners with the protections needed

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff recommends the adoption of this ordinance.

Attachments:
1. Lot_Area_Variance 2024

Sec. 30-221. - Variances in general.

(a) A variance is a relaxation of the terms of this chapter where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the property. As used in this section, a variance is authorized only for height, setbacks, parking, ~~and~~ loading requirements, ~~and~~ landscaping, and lot area unless otherwise specified in this chapter. A lot area variance shall be limited to a maximum of five percent (5%) of the minimum required lot area or 250 square feet, whichever is less and only for the purposes of creating new workforce/affordable housing. Under no circumstances shall the director of planning and development services or the village council grant a Floor Area Ratio (FAR) variance ~~to permit a floor area ratio~~ or authorize a use not permitted under the terms of this chapter.

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From: John Quick, Interim Village Attorney, Jennifer DeBoisbriand , Planning Director
Date: May 13, 2024
Subject: Ordinance Amending Chapter 30 "Land Development Regulations" Article II "Rules of Construction and Definitions" Relating to Fronting.

Background:
The Village Code section 30-684 (b) 2 states that a permitted use is "multifamily attached or detached single-family deed restricted affordable housing of up to four dwelling units on lots fronting U.S. 1".

Analysis:
At its meeting on March 14, 2024, the Village Council asked staff to consider what it means to Front on US 1 and any potential code changes that might be necessary to clarify this issue. Further, at its meeting on April 11, 2024, the Council asked staff to move forward with a code amendment to define the word fronting.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff recommends the approval of this ordinance.

Attachments:
1. 48N4070-Ordinance re fronting definition

ORDINANCE NO. ____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS", ARTICLE II "RULES OF CONSTRUCTION AND DEFINITIONS", SECTION 30-32 OF THE VILLAGE CODE RELATING TO FRONTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Islamorada, Village of Islands (the "Village") has established Land Development Regulations ("LDRs") to properly guide development and protect the health, safety, and welfare of the public; and

WHEREAS, the Village Council desires to amend existing provisions under Section 30-32, "Specific Definitions" of Article II of the Village's LDRs relating to the definition of the term "fronting"; and

WHEREAS, the term fronting as used in the Village Code is not specifically defined therein and the Village wishes to codify a specific definition consistent with its interpretation and general dictionary definitions; and

WHEREAS, the provisions of this Ordinance are consistent with the Village Comprehensive Plan and the Principles for Guiding Development within the Florida Keys Area of Critical State Concern; and

WHEREAS, the Village Council finds that the provisions of this Ordinance are intended to advance the public health, safety, and welfare of the citizens of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendments to the Code.

(a) Chapter 30 entitled "Land Development Regulations", is hereby amended to include a specific definition of the term "fronting" in Section 30-32, as follows:

Additional text is shown as underlined;	deleted text is shown as ~~strikethrough~~

ARTICLE II. – Rules of Construction and Definitions.

Sec. 30-32. Specific Definitions.

Words as used in this chapter shall have the meanings described below, unless otherwise defined in another article, division, section or paragraph of this chapter:

* * *

Fronting means the front of a parcel which is adjoining a specified location.

* * *

Section 3. Repeal of Conflicting Provisions. The provisions of the Village of Islamorada Code and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any sentence, section, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences, sections, clauses or phrases of the Ordinance but they shall remain in effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Inclusion in the Code. It is the intention of the Village Council and it is hereby ordained the provisions of this Ordinance shall become and be made part of the Village of Islamorada Code, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions,

and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 6. Transmittal. The Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Commerce (the "DOC") for approval pursuant to section 380.05, Florida Statutes.

Section 7. Effective Date. This Ordinance shall not be effective immediately upon adoption. The Amendment shall not take effect until the date a final order is issued by the DOC. The DOC notice of intent to find this Ordinance in compliance shall be deemed to be the final order if no timely petition challenging this Ordinance is filed.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Joseph B. Pinder III	___
Vice Mayor Sharon Mahoney	___
Councilman Mark Gregg	___
Councilwoman Elizabeth Jolin	___
Councilman Henry Rosenthal	___

PASSED on the first reading this ____day of_____, 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Joseph B. Pinder III ___
Vice Mayor Sharon Mahoney ___
Councilman Mark Gregg ___
Councilwoman Elizabeth Jolin ___
Councilman Henry Rosenthal ___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
JOSEPH B. PINDER III, MAYOR

ATTEST:

_____
MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF
ISLAMORADA, VILLAGE OF ISLANDS ONLY

_____
JOHN J. QUICK, VILLAGE ATTORNEY

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From:
Date: May 13, 2024
Subject: **Next meeting date.**

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None

Local Planning Agency Communication

To: Local Planning Agency Chair and Agency Members
From:
Date: May 13, 2024
Subject: **Next meeting date.**

Background:

Analysis:

Budget Impact:

Staff Impact:

Recommendation:

Attachments: None