Islamorada, Village of Islands

REGULAR VILLAGE COUNCIL MEETING

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

The Village Council has resumed the in-person regular meeting format. Virtual participation is still available to the public. Please see the last page of the agenda for participation details

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. AGENDA: Requests for Deletion / Emergency Additions

A. June 11, 2024 After Action Report - NOT DISCUSSED ON TUESDAY

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. CITIZENS' ADVISORY COMMITTEE REPORTS & APPOINTMENTS

A. Local Planning Agency Report - Deb Gillis, Chair - **TAB A**

VI. MAYOR / COUNCIL COMMUNICATIONS

VII. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

VIII. RESOLUTIONS

A. Reservation of BPAS Affordable Allocations for Woods Avenue Development - **TAB B** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, ESTABLISHING AUTHORIZATION FOR THE RESERVATION OF BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE DWELLING UNIT ALLOCATIONS FOR AWARD TO THE PROPOSED WOODS AVENUE DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE

IX. ORDINANCES

A. Ordinance Extension of the Temporary Moratorium on Market Rate Residential BPAS Applications - **Second Reading - TAB C** (John Quick, Interim Village Attorney)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, EXTENDING THE TEMPORARY MORATORIUM ESTABLISHED PURSUANT TO ORDINANCE NO. 23-10 RELATING TO THE ACCEPTANCE OF NEW MARKET RATE RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATIONS (WITH OR WITHOUT LAND DEDICATIONS); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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 Relating to Variances from Minimum Lot Area Requirements - **First Reading - TAB D** (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.

C. Ordinance Amending Chapter 30 "Land Development Regulations" Article II "Rules of Construction and Definitions" Relating to Fronting - **First Reading - TAB E** (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

X. QUASI-JUDICIAL

A. Resolution Considering the Request from MM 82.748 (Dolphins Plus Oceanside Marine Mammal Responder, Inc.) for a Major Conditional Use and an Administrative Variance - **TAB F** (Regine Charles-Bowser, Principal Planner)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE

REQUEST OF DOLPHINS PLUS OCEANSIDE MARINE MAMMAL RESPONDER, INC. ON BEHALF OF MM 82.748 LLC FOR MAJOR CONDITIONAL USE APPROVAL FOR THE CHANGE OF USE FROM EXISTING RETAIL STORE TO A VETERINARY HOSPITAL "DOLPHINS PLUS MARINE MAMMAL RESPONDERS CENTER" (DPMMR), COMBINED WITH CONSIDERING THE REQUEST FOR AN ADMINISTRATIVE VARIANCE APPROVAL FOR 8 PARKING SPACES, FOR THE PROPERTY LOCATED AT 82748 OVERSEAS HIGHWAY ON UPPER MATECUMBE KEY WITHIN THE VILLAGE CENTER (VC) ZONING DISTRICT, WITH REAL ESTATE NUMBER 00404470-000100 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE AND PROVIDING AN EFFECTIVE DATE.

B. Resolution Considering the Administrative Appeal Regarding 75131 Overseas Highway - **TAB G** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL NO. PLADA20240104 FILED BY BARBARA EDGAR (APPELLANT) RELATING TO AN ADMINISTRATIVE DECISION AND INTERPRETATION BY THE DIRECTOR OF PLANNING (RECONSIDERATION OF DWELLING UNIT DETERMINATION) FOR PROPERTY LOCATED AT 75131 OVERSEAS HWY, HAVING REAL ESTATE NUMBER 00398880-000000, ON LOWER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE

C. Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Future Land Use Map of Parcel 00394480-000108 - **First Reading - TAB H** (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.

D. Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Zoning Map for Parcel 00394480-000108 - **First Reading - TAB I** (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

E. Public Hearing - 103 Sunshine Blvd Site Plan Notice of Intent to Issue an Approval - **TAB J** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, REQUEST FOR PUBLIC HEARING RELATING TO THE PLANNING DIRECTOR'S NOTICE OF INTENT TO ISSUE SITE PLAN APPROVAL WITH CONDITIONS (PLSPR20230049); FOR PROPERTY LOCATED AT 103 SUNSHINE BLVD, ON PLANTATION KEY HAVING PARCEL NUMBER 00434700-000000; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE

XI. ADJOURNMENT

Options for Viewing the Village Council 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://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php

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 Village Councilmembers 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: 911 0656 4166** followed by #. When the Mayor 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/91106564166 and follow the prompts to join the webinar. When the Mayor 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

After-Action Report

Update for June 11, 2024, Council Meeting

Items are added to this report per direction of a majority of the Village Council provided during meetings of the Village Council. The purpose of this report is to document and track Village Council direction to the Village Manager and subsequently staff provided at public meetings that is not otherwise memorialized through adoption of an ordinance or resolution. The items that appear on the report are to be addressed by the Village Manager and/or responsible staff based on the level of priority determined by the Village Manager. The report will be updated for inclusion in the agenda package of each regular Village Council meeting.

If there are items on the report that the Village Council, Village Manager, or Village Attorney would like to discuss, they may request discussion during the "Supplementary Reports" portion of the agenda. Otherwise, the report is included for informational purposes.

VILLAGE MANAGER (VM)

#VM23-5

Arts & Culture Coordinator

Date of direction: September 19, 2023
Responsible Party: Village Manager

Direction: During budget hearings, Council directed that a non-staff Arts & Culture function be evaluated by the Village Manager.

Actions accomplished:

- Staff confirmed that the scope of the Parks & Recreation Committee pursuant to its establishing resolution does not include an Arts & Culture Coordination function.
- At its meeting on January 9, 2024, the Village Council heard a presentation by Elizabeth Young regarding the County's Council of the Arts and an Art in Public Places Program.
- Position Posted March 5, 2024

Next Step(s): No applicants as of yet, though the recruitment continues. Staff reports that we have received a large number of clicks on the posting, but the specialized skills required and part-time nature of the opportunity may be contributing to failure to convert clicks to applicants.

#VM23-6

Strategic Plan

Date of direction: November 7, 2023
Responsible Party: Village Manager

Direction: On November 7, 2023, Council consensus to begin Strategic Planning process at the first Village Council Meeting in January 2024.

Actions accomplished:

- Kimberly Matthews from Monroe County was to create a process roadmap to be used by the Village for a successful SP process. Ms. Matthews reported that the process roadmap would be delivered on or before April 08, the last day of her authorized support to Village operations under the agreement with Monroe County.

Next Step(s): Village is focusing on the Comp Plan update and will roll in an Implementation Element. The Comp Plan RFP was released on May 29, 2024 as RFP 24-10. Upon Completion of the Comp Plan, the Village will initiate a strategic planning cycle to bridge Comp Plan updates.

#VM24-01

Purchase of Island Community Church Building

Date of direction: January 9, 2024
Responsible Party: Village Manager

Direction: Vice Mayor Mahoney requested a discussion item on the January 9, 2024, Council meeting agenda regarding a proposal that the Village purchase property owned by the Island Community Church to build a new library in cooperation with Monroe County. The Village Council directed the Interim Village Manager, who is also Director of the Library System for Monroe County, to approach the County about this idea. The Council also directed that staff should communicate with the owners of the building to find out their sales price.

Actions accomplished:

- Initial conversations have been held between the Village and County staff.
- Church is proceeding with rezoning application, leaving possibility for application withdrawal should Village purchase discussions advance.
- A new Islamorada branch library is not on the County's 5-year capital plan. The Village may consider acquisition of property and potential financial contributions from the Village or community sources for a split investment in the building of a facility. In order to move forward effectively, Monroe County decision-makers must be project partners early on. To reduce any potential risk associated with land acquisition and the ability of the vision to be realized, Monroe County leadership needs to be integrated into the discussion to ensure their support for either amending the five-year plan based on local financial support to advance the project through construction or be willing to accept delivery of a completed project reflecting any design requirements they may wish to impose. Such an agreement should be memorialized in writing to ensure both parties commit the resources necessary to design, build, and operate the new facility. Absent such agreement, any advance acquisition carries with it some level of risk associated with not realizing the intended outcome.
- Zoning Map and FLUM amendments were considered at the April 11 Council Meeting and passed on first reading.

Next steps: The Village Manager is working with Legal regarding purchase of the property.

#VM24-02
Village Flag Contest

Date of direction: January 9, 2024
Responsible Party: Village Manager

Direction: At the January 9, 2024, Council meeting, Council Member Gregg presented information, including a TED Talk video, regarding flags and their significance. Following the presentation, the Village Council directed staff to develop rules and procedures for a Village flag content. A related resolution needs to be drafted and brought back to the Council for consideration and approval.

Actions accomplished: Resolution to establish the contest was adopted at the 3/12/2024 Village Council meeting.

The VM advised Council that anticipated flag design process will be delayed, as time is needed to designate both staff and community member participation, as specified in the resolution. This is a great project and needs adequate planning to execute well.

This project may fall under the Assistant to the Village Manager.

Next Step(s): The Assistant to the Village Manager position has been filled and the new hire will begin in June.

#VM24-03
Training/Onboarding Program for Newly-Elected Council Members

Date of direction: February 13, 2024
Responsible Party: Village Clerk

Direction: At February 13, 2024, Council meeting, Council Member Jolin requested that staff create a formal training and onboarding process for new Council members that they would receive before their first substantive meeting after election. All Village Council members agreed.

Actions accomplished: The Village Manager is working with the Clerk and counsel to compile appropriate resource materials and an onboarding schedule.

November meeting dates were moved to November 17 and 19 an effort to seat the new Council immediately after election results are certified.

Next Step(s): New Council Candidate Orientation will be held on Thursday, November 7 from 5:00 p.m. to 8:00 p.m.

#VM24-04

Relocation of Public Works Materials and Machinery from Founders Park

Date of Direction: April 9, 2024

Responsible Party: Village Manager

Direction: Council directed staff to research suitable properties and authorized the Village Manager to pursue Council's stated goal to remove the DPW operations from Founders Park

Actions Accomplished: Council Members Gregg and Rosenthal indicated they were aware of sites that may potentially be a fit. Council Member Jolin and Vice Mayor Mahoney indicated they could be available for a Special Call meeting if necessary. The Village has entered into a Letter of Intent with Island Community Church for as purchase price of $3.995M. It is anticipated that a purchase contract will be presented for Council consideration at the May 07 regular meeting. An appraisal is pending. Provided the purchase is approved with proposed terms and conditions, Island Community Church will continue to use the facility for Sunday services for a period not to exceed one year.

Next Step(s): TBD

PLANNING (PL)

#PL23-01
Transfer of Development Rights (TDRs) in the Village Code

Date of direction: March 2, 2023
Responsible Party: Planning Director

Direction: On 3/02/2023, Council consensus to address inconsistencies in TDR section of the Code related to habitat classifications.

Actions accomplished:

- In June 2023, the Planning Department had a conference call with DEO regarding the TDR ordinance. The Planning Department received feedback on how to proceed with changes that DEO would support.
- On February 22nd the Planning Director spoke with Rebecca Jetton regarding the Council's request and asked her to begin the work of addressing the inconsistencies and recommending potential changes to the ordinance.
- Daniel Parobok & Rebecca Jetton have provided Planning Director with Draft

Next Step(s): Planning Director reviewing draft.

#PL23-02
Preexisting Non-conforming Structures, specifically setbacks for tiki huts.

Date of direction: September 21, 2023
Responsible Party: Planning Director

Direction: On September 21, 2023, the Village Council gave direction to create a comprehensive solution for preexisting non-conforming structures, specifically related to setbacks for tiki huts.

Actions accomplished:

- Staff is working with the attorney for the applicant to determine best practices regarding this issue.
- The attorney for the applicant provided some feedback. Staff is still looking at potential "fixes"
- Staff has proposed a code amendment that would allow tiki huts on docks.

Next Step(s): The code amendment will be brought to the LPA on June 10, 2024.

#PL23-03
Vacant parcel analysis

Date of direction: September 21, 2023
Responsible Party: Planning Director

Direction: On 9/11/2023, Council gave direction to review all vacant parcels in the Village with regard to potential developability.

Actions accomplished:

- Due to Hurricane Evacuation Report, staff has done preliminary analysis.
- A deeper analysis of vacant parcels has been completed.

Next Step(s): Staff will continue to analyze and drill down the vacant parcel list.

#PL23-05
Rezoning of properties at Village incorporation

Date of direction: September 28, 2023
Responsible Party: Planning Director

Direction: On 9/28/2023, Council consensus to investigate how properties were rezoned at incorporation and ways to address perceived oversights in rezoning.

Actions accomplished:

- In September 2023, Planning Director and Village Attorney began discussions about potential actions.

Next Step(s): Continue conversation and come up with a plan of action with Village Manager.

#PL23-06

Possible update to Environmental Standards in the Village Code

Date of direction: November 7, 2023
Responsible Party: Planning Director

Direction: On 11/07/2023, Council consensus to compare Environmental Standards in the Village Code with Monroe County and consider updates for more consistency with County.

Actions accomplished:

- Village Biologist/Sr. Environmental Planner has begun looking at the Environmental Standards and comparing with the Monroe County Standards.
- Daniel Parobok presented his analysis to the Council on April 11th.
- Council has asked for additional review and recommendations.

Next Step(s): Staff will look to incorporate this as part of the Comprehensive Plan update.

#PL23-09

Affordable Housing Unit Reservation

Date of direction: November 9, 2023
Responsible Party: Planning and Development Services

Direction: In response to a request that 8 affordable housing units (from the 300 units expected from the State) be reserved for Coral Bay Marina, the Village Council directed that the Village should adopt a related policy before considering the reservation for Coral Bay Marina. The Council also directed that 8 units should be re-reserved for the Woods Avenue lots owned by the Village.

Actions accomplished:

- Monroe County Code section 138-24 (b) explains the criteria for reservations. The application is a letter addressed to the Planning Director requesting the reservation.
- Staff presented policy guidelines at April 09 meeting.
- After discussion about the overarching plan for affordable allocations and the Vote of the Village Council to reserve all remaining allocations for Village Use, the policy and resolution was withdrawn.

Next Step(s): Completed

#PL24-01

Accessory Dwelling Units

Date of direction: January 11, 2024
Responsible Party: Planning and Development Services

Direction: The Planning Director should research and prepare a presentation to the Village Council on Accessory Dwelling Units.

Actions accomplished:

- Staff had scheduled, advertised and began preparations for a workshop on June 4, 2024.
- Village Manager cancelled the workshop.

Next Step(s): TBD

#PL24-02

Elimination of Buffer Requirement in Residential Zoning Districts

Date of direction: February 13, 2024
Responsible Party: Planning and Development Services

Direction: The Planning Director should research and prepare a Code change to eliminate buffer requirements in residential zoning districts. The Planning Director is to recommend to which zoning districts the elimination of buffer requirements should apply.

Actions accomplished:

- Daniel Parobok is working on a code amendment to accomplish this item.

Next Step(s): The Code amendment will be before the LPA on June 10, 2024.

#PL24-03
Local Planning Agency

Date of direction: February 13, 2024
Responsible Party: Planning and Development Services

Direction: After a suggestion that the Local Planning Agency (LPA) comprised of residents be eliminated and replaced with the Village Council serving in that capacity, the Council directed that the Planning Director should assess the LPA processes and related costs and return with recommendations on how the LPA might be changed.

Actions accomplished:

- TBD

Next Step(s): TBD

#PL24-04
Ordinance Related to Variance for Minor Relaxation of Minimum Lot Area

Date of direction: January 11, 2024
Responsible Party: Planning and Development Services

Direction: The Planning Director should revisit the previously considered ordinance related to a lot area variance. The Planning Director should consider only allowing the variances for affordable housing projects and should determine the number of properties affected by this potential change.

Actions accomplished:

- Code amendment was reviewed by the LPA at its meeting on May 13, 2024.

Next Step(s): Code amendment will be heard on first reading by the Council on June 13, 2024

#PL24-05
Full Analysis, including Public Input on Administrative Relief, Early Out Affordable Housing Allocations and BPAS

Date of direction: May 13, 2024
Responsible Party: Planning and Development Services

Direction: The Planning Director should complete a full analysis of administrative relief, early out affordable housing allocations and BPAS including robust public input and provide the analysis back to the Village Council.

Actions accomplished:

- TBD

Next Step(s): TBD

PUBLIC WORKS (PW)

#PW23-01
The Fills

Date of direction: ongoing since 2014
Responsible Party: Public Works Director

Direction: On August 17, 2023, Council adopted Resolution No. 23-08-77 approving consultant to update the Master Plan for the Fills to remove all parking, turn lanes, underpass and passive park amenities and to design demolition of existing parking. At the RVCM on December 12, 2023, Councilman Rosenthal expressed concern over the delayed timeline for work on the Fills by FKAA and FDOT and its impact on the Village's efforts to control parking and use. The Village Council directed that Village staff should reach out to FDOT to see if boulders could be placed in the areas of the Fills where traffic cones and tape have been placed and in the areas where parking is currently available to effectively create the limitations on parking and use that the Village is ultimately seeking. Council's goal is to decrease overtime expense for staff to sit at the Fills to control access.

Actions accomplished:

- As of November 8, 2023, requisite survey of entire Fills underway.
- On December 13, 2023, Public Works Director A J Engelmeyer spoke with his contact at FDOT about the Village's request to place boulders along the Fills and to ask what could be done to keep people from parking in the clear zone that would result between the boulders and the Overseas Highway.
- By the meeting on January 9, 2024, FDOT confirmed that the Village could place boulders along the right of way on the Fills outside of the clear zone.
- Staff has confirmed with FDOT that the clear zone for the fills area is 36 feet. All boulders and other above ground hazards are required to be placed outside of the clear zone.
- Draft design plans containing the removal of the parking areas and the remediation of the asphalt removed have been provided to staff for review.
- FDOT Permit Application for removal of parking areas and the remediation of the asphalt removed is pending.

Next Step(s): The Public Works Director will begin project once permit approval has been granted by FDOT. Work to be completed by public works department.

#PW23-02
Founders Park Baseball Field Improvement Project

Date of direction: August 17 ,2023
Responsible Party: Public Works Director

Direction: Following presentation of preliminary proposal for the update to the baseball field at Founders Park on August 17, 2023, Council gave direction to be kept up-to-date and to be afforded the opportunity provide input at each stage of the project. At its meeting on 12/12/2023, the Village Council authorized the Village Attorney to continue working with the attorney for the Monroe County School District (MCSD) to update the Interlocal Agreement between the two parties. Council also directed the Village Manager to communicate with staff from the MCSD and Coral Shores High School to schedule a community meeting to explain the general concept of the improvement project and seek input from the public.

Actions accomplished:

- At the November 9, 2023, RVCM, the Village Attorney reported that he is reviewing a proposed ILA provided by the School Board and has made changes in the interests of the Village. Per Council direction at the December 12, 2023, RVCM, the Village Attorney continues to work on all of the agreements needed between the Village and the MCSD.
- On December 14, 2023, Village staff reached out to Patrick Lefere of the MCSD requesting the best point of contact to coordinate the community meeting and suggesting a meeting in January 2024.
- The Village Attorney confirmed that a final version of the ILA and other related documents will be presented to the Village Council for approval at a future meeting and that no construction will commence until the Village Council has approved the project.
- A community workshop was held by the Village on March 4, 2024. Interim Village Manager Kimberly Matthews facilitated and Patrick Lefere from the MCSD presented, answered questions and took comments from the public.
- Draft ILA and Operating Agreement has been with School Board attorneys since March 7.
- The Village Manager met with MCS Superintendent Theresa Axford and Patrick LaFere on April 23

Next Step(s):. The Interlocal Agreement, which is the umbrella agreement that has been in effect for several years and authorizes School use of our existing baseball facilities, will be renewed prior to any agreement regarding the baseball field licensing.

Monroe County Schools will make a brief presentation to Council at the May 7 meeting, outlining their proposed path forward to gain consensus on a prospective field renovation and associated operating plan.

VILLAGE ATTORNEY (VA)

#VA24-2
Legislative Priorities Workshop

Date of direction: April 9, 2024
Responsible Party: Village Attorney

Direction: Schedule a legislative priorities workshop before the end of June as required in Council's Meeting Procedures.

Actions accomplished: Ryan Matthews of GrayRobinson presented a Legislative session wrap-up summarizing actions taken and noted that the Legislature is expected to convene for its 2025 session in March. He surmised that a June workshop would give a good lead time to finalize legislative priorities by the late fall.

Next step(s): . The workshop is scheduled for June 11, 2024 at 4:30 p.m.

#VA24-03
Sister City Agreement – Additional Information

Date of direction: April 9, 2024

Responsible party: Village Attorney

Direction: Staff to bring back additional information on Sister City program

Actions accomplished: TBD

Next Steps: TBD

FINANCE (FN)

#FN24-01
Grant Writing Services

Date of direction: January 9, 2024
Responsible Party: Finance Director

Direction: On January 9, 2024, Council gave direction for staff, primarily the Village Manager and Finance Director, to consider the needs of the Village with regard to grant writing services and determined whether contracting the services or hiring a staff position is warranted.

Actions accomplished:

- Internal discussions including the Interim Village Manager, Finance Director, and Procurement and Grants Administrator have subsequently been held. Staff agreed that it would be helpful to engage the services of a grant writing contractor to potentially find, apply for, and administer grants for the Village to supplement staff efforts.

Next Step(s): The Finance Department has an RFP for grant writing services already drafted from a prior procurement. Staff will discuss this need with the Village Manager to determine whether to publish an RFP.

FIRE (FR)

#FR23-01
Request to Establish a Marine-Based Emergency Response Program and Acquire Vessel(s)

Date of direction: December 12, 2023
Responsible Party: Fire Chief

Direction: In response to a presentation by and request from the Fire Chief to establish a Marine-Based Emergency Response Program and potentially acquire two vessels (one short-term acquisition through acceptance of a donation and the second a long-term acquisition through use of legislative appropriation funding), the Council directed that the Fire Chief should return with more information regarding the vessel he would like the Village to accept as a donation from the Islamorada Firefighters Benevolent Association and more information on the costs associated with establishing and managing an ongoing program, including CBA implications.

The Village Council directed that the Village Attorney analyze the Fire CBA to advise of potential implications which may result from the creation of a Fire Boat Emergency Response program. Village Attorney is awaiting full proposal in order to complete analysis.

Actions accomplished:

- The Fire Chief is gathering information for a presentation to the Village Council.
- Item was considered and approved at the May 7 Council meeting.

Next Step(s): Completed – item will be removed from the report.

PARKS & RECREATION

#PR23-01
Founders Park Plan

Date of direction: September 19, 2023
Responsible Party: Founders Park Director

Direction: By inclusion in the FY 23-24 budget, the Village Council authorized a project to engage the services of a design engineer to evaluate how additional pickleball courts might be added in Founders Park at the location where there are three courts adjacent to the Community Center. Related discussion was held during the budget process. At its meeting on December 12, 2023, the Village Council clarified that its preference would be to have a full Founders Park Master Plan prepared.

Actions accomplished:

- After the start of the new fiscal year, the Founders Park Director reached out to K2M Design, Inc., which is one of the design engineers in the Village's engineering library of contractors selected as a result of a competitive bid process. K2M provided a cost proposal of $21,280.00 to develop the requested site plan, and the Village Manager entered into Work Authorization #2 under the existing CSA effective October 30, 2023. K2M is working on the plan. The scope includes a presentation to the Village Council where revisions to draft plans may be requested by the public.
- At its meeting on December 12, 2023, the Village Council clarified that its preference would be to suspend the work being done by K2M under Work Authorization #2, which specified the pickleball court area, and to have a full Founders Park Master Plan prepared, including the areas near Village Hall, and for the plan to consider future needs of the community and other program facilities that might be considered,
- On December 13, 2023, Village staff met with K2M staff to preview plans they had prepared for the pickleball court area. At the meeting, Village staff requested that K2M suspend its services under Work Authorization #2 and provide the Village with a cost quote to prepare a full Founders Park Master Plan.
- Direction was given to staff at the Village Council meeting on Tuesday, March 12, 2024, to move forward with an RFP to solicit proposals from qualified consultants and consulting firms to provide a Master Plan for Founders Park.

Next Step(s
The RFP was issued on Thursday, March 21, 2024, and the deadline for proposal submittals is Monday, April 22, 2024, 3:00pm. Four sealed proposals were submitted in response to the RFP. An Evaluation Committee is assigned to review, evaluate, and rank the proposals on Wednesday, May 1, 2024. The "Committee's" recommendation on approving the final ranking will be presented to Village Council at a future meeting date. The meeting date is scheduled for Tuesday, June 11, 2024.

COMPLETED

#VM23-1
Human Resources Assistant – FY 23-24 Position

Date of direction: September 19, 2023
Responsible Party: Reports to Human Resources Director
Direction: By inclusion in the FY 23-24 adopted budget, the Village Council authorized hiring for this position.
Actions accomplished:

- Position has been filled.

~~**#VM23-2**~~
~~**Planning & Development Services Director – FY 23-24 Position**~~

~~**Date of direction:** September 19, 2023~~
~~**Responsible Party:** Reports to Village Manager~~
~~**Direction:** By inclusion in the FY 23-24 adopted budget, the Village Council authorized hiring for this position.~~
~~**Actions accomplished:**~~

- ~~At a Special Call meeting on January 22, 2024, the Village Council directed that funding for this position be used for an Assistant or Deputy Village Manager position.~~

~~**Next Step(s):** The FTE for this position will be eliminated, and this item will be removed from the After Action Report.~~

#VM23-3
Resiliency & Sustainability Planner – FY 23-24 Position

Date of direction: September 19, 2023
Responsible Party: Reports to Planning Director
Direction: By inclusion in the FY 23-24 adopted budget, the Village Council authorized hiring for this position.
Actions accomplished:

- Position has been filled.

#VM23-4
Facility & Grounds Maintenance Worker – FY 23-24 Position

Date of direction: September 19, 2023
Responsible Department/Party: Village Manager; Reports to Founders Park Director
Direction: By inclusion in the FY 23-24 adopted budget, the Village Council authorized hiring for this position.
Actions accomplished:

- Position has been filled.

#VM23-8

Explanation of Notification Process for use of Great Lawn by the Florida Keys Mosquito Control District (FKMCD)

Date of direction: December 12, 2023
Responsible Party: Village Manager

Direction: At its meeting on December 12, 2023, the Village Council approved an ILA with the FKMCD to allow the agency to utilize the Great Lawn at Founders Park periodically to refuel helicopters and reload them with product for dissemination via air. The Village Council further directed that staff should return with an explanation of the notification chain for use of the Great Lawn, including notices published on the Village's website and distributed via email and the GoGov application.

Actions accomplished:

- Village staff and FKMCD staff prepared a Memorandum of Understanding detailing the notification process.

Next Step(s): The MOU covering the notification process has been sent to the Village Council via email and will be followed by staff of both parties.

#VM23-10
Renewal of Attention Media Engagement

Date of direction: December 12, 2023
Responsible Party: Village Manager

Direction: At the RVCM on December 12, 2023, the Village Council directed that the Village Manager should revise the proposed agreement to engage Attention Media for social media outreach services in accordance with comments provided by the Council at that meeting and that the Manager should present a revised agreement at the January 9, 2024 meeting.

Actions accomplished:

- A revised agreement was drafted and included on the January 9, 2024 agenda. The item was removed from the agenda at the beginning of the meeting. Council agreed that the contract should continue on a month-to-month basis.

Next Step(s): On January 22, 2024, the Interim Village Manager provided required 10 days' notice that the Attention Media contract is terminated effective February 1, 2024. This item will be closed.

#PL23-08
Draft List of Village-Owned Properties Appropriate for Affordable Housing

Date of direction: November 9, 2023
Responsible Party: Planning and Development Services

Direction: For inventory list presented to the Village Council (Tab 1 of 11/9/23 agenda), the Council directed that the Village's biologist should review the properties on the list and identify those that contain high hammock and may be considered environmentally sensitive. The Council requested a short narrative on each property to include whether the property is on the bayside or oceanside with aerial photos of each lot with a street view, if possible. The Village Council also requested that the Planning Department review the restrictions that may have been associated with lots donated to the Village for BPAS points.

Actions accomplished:

- Village Biologist has prepared a report on the habitats of the listed properties and presented it to the Village Council at its meeting on January 9, 2024. The Village Council agreed that the first four properties on the list were appropriate for affordable housing development.

Next Step(s): Completed

#VA23-3
Form 6 (Full and Public Disclosure of Financial Interests) Professional Fees

Date of direction: December 12, 2023
Responsible Party: Village Attorney

Direction: On December 12, 2023, the Village Council directed that the Village Attorney should research ethics attorneys that do not work for the Weiss, Serota law firm that the Village might engage to assist Village Council members and the Village Manager to prepare the Form 6 that will be required in 2024.

Actions accomplished:

- The Village Attorney and Interim Village Manager entered into a legal services agreement with Mark Herron of Messer Caparello, PA.

Next Step(s): TBD

#VA23-1
Referendum to increase Council Compensation to $1,500.00 monthly

Date of direction: November 7, 2023
Responsible Party: Village Attorney

Direction: On 11/07/2023, Council consensus to have Village Attorney draft an ordinance for Council consideration to increase Council compensation to $1,500.00 monthly through referendum.

Actions accomplished:

- Village Attorney drafting ordinance for presentation to Council on 12/12/2023.

Next Step(s): The ordinance passed on second reading at the January 9, 2024, Council meeting. The item will appear on the November 2024 election ballot.

#VM23-7
Extension of Tavernier Creek Idle Speed Zone

Date of direction: November 7, 2023
Responsible Party: Environmental Resources Manager

Direction: On 11/07/2023, Council consensus to move forward with looking into an extension of the Tavernier Creek Idle Speed Zone bayside and provide update to Council on 12/12/2023.

Actions accomplished:

- At the December 12, 2023, Regular Village Council Meeting, Environmental Resources Manager Peter Frezza explained the need to extend the idle speed zone and the process to request an extension. The Village Council agreed that the Village should request an extension of the Idle Speed Zone.
- Peter Frezza contacted the Monroe County Marina Resources Office and began the discussion with County staff regarding the potential extension and learned what this would entail.
- Peter Frezza has been coordinating with Monroe County Marine Resources staff, FWC staff, MCSO staff, and local stakeholders on the logistics and steps needed to extend the zone.

- At their meeting on January 31, 2024, the Monroe County BOCC gave direction to their Marine Resources staff to proceed with moving forward with the necessary permitting steps needed to establish the extension of the Slow Speed Minimum Wake (SSMW) zone.
- Peter Frezza gathered letters of support for establishing the extension.

Next Step(s): Islamorada staff will continue to work with Monroe County, FWC, and the local sheriff's office on the necessary regulatory requirements for the establishment of the extension of the SSMW zone. Completed – will be removed.

#VM23-9
National Audubon Society use of Village-owned property

Date of direction: December 12, 2023
Responsible Party: Environmental Resources Manager

Direction: On September 11, 2023, the Village entered into a Revocable License and Hold Harmless Agreement with the National Audubon Society (NAS) for use of canal front Village-owned property by the NAS to dock up to three research boats and for parking of up to three vehicles. Due to an increase in use of the same property by kayakers and fishers seemingly associated with the use by the NAS, at its meeting on December 12, 2023, the Village Council directed that Village staff should (1) try to determine how other uses are accessing the property, (2) investigate whether use of the basin at the Green Turtle Hammock by the NAS would be a better arrangement for the Village, and (3) confer with the NAS to see if their use of the basin at the Green Turtle Hammock instead would be possible if the Village determines relocation is preferred.

Actions accomplished:

- Village staff have been visiting the property to determine use other than by NAS. No other use has been observed. Village staff have contacted NAS staff to determine any other use of the property as well. NAS staff have not observed anyone else utilizing the property.
- Village staff have contacted NAS Director Jerry Lorenz to discuss the use of the basin at the Green Turtle Hammock rather than the Village owned Machado property. Jerry has indicated that it is a better and more convenient situation for them to utilize the Machado property for their vessels. They would like to continue with this agreement. If the Machado property becomes unavailable to them, they are appreciative and would be interested in discussing the use of the Green Turtle Hammock basin for their vessels.
- Village staff continue to visit the property to determine use. Village staff engaged MCSO to patrol the area, which they have been doing. They have reported that they have not observed any usage other than by NAS staff.
- Monroe County Sheriff's officers routinely patrolled the property and assisted with the removal of one vessel not authorized to moor at the dock.

Next Step(s): Continue to monitor the Village-owned property to determine usage.

#PL23-04
Noise Ordinance

Date of direction: September 28, 2023
Responsible Party: Planning Director

Direction: On 9/28/2023, Council consensus to schedule a noise ordinance workshop.

Actions accomplished:

- The workshop was held on February 22, 2024

Next Step(s): Completed – will be removed.

#PL23-07
Human Remains at Tea Table Key

Date of direction: November 7, 2023
Responsible Party: Planning Director and Village Attorney

Direction: On 11/07/2023, Council gave direction to inform current owner of historical report of the discovery of human remains on property and determine if Village has responsibility for any additional reporting.

Actions accomplished:

- The owner has been made aware of potential human remains on the property. There is no additional reporting for the Village.

Next Step(s): Completed – will be removed.

#VA23-2
Village Manager Contract

Date of direction: November 7, 2023
Responsible Party: Village Attorney

Direction: On November 7 2023, Council consensus to have Village Attorney revise and update the Village Manager contract with respect to reasonable pay range and other elements for Council review and input.

Actions accomplished:

- At the February 13, 2024, Village Council meeting, the Village Council agreed to offer the position of Village Manager to Robert Cole. The Village Council directed that at or before the March 13, 2024 Village Council meeting, the Village Attorney should contact Mr. Cole to finalize an employment contract for presentation to the Village Council.
- Initial contact with Mr. Cole has been made and a more substantive discussion is scheduled for February 19, 2024.

Next Step(s): Approval of Village Manager agreement with Robert Cole. The plan is for it to be completed and presented to the Council on or before March 12, 2024, subject to negotiations since the finalizing of the agreement is not solely within the control of the Village Attorney's office.

#VA23-4
Reimbursement of Professional Fees Incurred to Defend Civil/Criminal/Ethical Lawsuits

Date of direction: December 12, 2023
Responsible Party: Village Attorney

Direction: On December 12, 2023, the Village Council directed that the Village Attorney to draft an ordinance similar to the County ordinance that the Village has adhered to whereby Village Council members, the Village Manager, and Department Heads, may be reimbursed for legal and other professional fees incurred to defend lawsuits claiming civil, criminal or ethical malfeasance whenever the Respondent is found to be not guilty.

Actions accomplished:

- An ordinance for first reading is on the agenda for the January 9, 2024, meeting for Village Council consideration.

Next Step(s): The ordinance passed on first reading. Second reading will occur at the February 13, 2024, Council meeting. The ordinance passed on second reading on February 15, 2024 and is now considered complete.

#PR23-01
Founders Park Plan

Date of direction: September 19, 2023
Responsible Party: Founders Park Director

Direction: By inclusion in the FY 23-24 budget, the Village Council authorized a project to engage the services of a design engineer to evaluate how additional pickleball courts might be added in Founders Park at the location where there are three courts adjacent to the Community Center. Related discussion was held during the budget process. At its meeting on December 12, 2023, the Village Council clarified that its preference would be to have a full Founders Park Master Plan prepared.

Actions accomplished:

- After the start of the new fiscal year, the Founders Park Director reached out to K2M Design, Inc., which is one of the design engineers in the Village's engineering library of contractors selected as a result of a competitive bid process. K2M provided a cost proposal of $21,280.00 to develop the requested site plan, and the Village Manager entered into Work Authorization #2 under the existing CSA effective October 30, 2023. K2M is working on the plan. The scope includes a presentation to the Village Council where revisions to draft plans may be requested by the public.
- At its meeting on December 12, 2023, the Village Council clarified that its preference would be to suspend the work being done by K2M under Work Authorization #2, which specified the pickleball court area, and to have a full Founders Park Master Plan

prepared, including the areas near Village Hall, and for the plan to consider future needs of the community and other program facilities that might be considered,

- On December 13, 2023, Village staff met with K2M staff to preview plans they had prepared for the pickleball court area. At the meeting, Village staff requested that K2M suspend its services under Work Authorization #2 and provide the Village with a cost quote to prepare a full Founders Park Master Plan.

Next Step(s): A cost proposal from K2M for the expanded services at a cost of $66,360.00 has been received. The proposal will be held pending the start of a permanent Village Manager. Village staff may subsequently seek guidance from the Village Council on whether the Village should amend Work Authorization No. 2 with K2M or whether the Council would like staff to issue a new RFQ for these services at a future meeting.

#VA24-1
Staggered four year terms for Councilmember

Date of direction: February 13, 2024
Responsible Party: Village Attorney

Direction: On February 13, 2024, the Village Council directed that the Village Attorney prepare an ordinance to place a proposed ballot question on the November 2024 election. The ballot question would be for the proposal to change from 2-year Councilmember terms to 4-year staggered terms

Actions accomplished:

- Initial draft of ordinance has been completed. Additional research as to whether an effective date (if passed) of November 2024 or November 2026 is appropriate is still required.
- Ordinance passed on first reading. Second reading will occur at the next regular Village Council meeting.

Next Step(s): Ordinance failed on second reading. This item will be removed from the report.

#VA23-5
Analysis of collective bargaining agreement related to potential Fire Boat Emergency Response program

Date of direction: December 12, 2023
Responsible Party: Village Attorney

Direction: On December 12, 2023, the Village Council directed that the Village Attorney to analyze the Fire CBA to advise of potential implications which may result from the creation of a Fire Boat Emergency Response program.

Actions accomplished:

- Awaiting full proposal in order to complete analysis.

Next Step(s): This item has been rolled into item FR #23-01

#FN23-01
Purchasing Policy and Procedures Update

Date of direction: August 2, 2023
Responsible Party: Finance Director

Direction: On August 2,2023, Council gave direction to update the Purchasing Policy and Procedures specific to the dollar amount for Village Manager Authorization.

Actions accomplished:

- In August, 2023, Finance Director gathered the policies of Monroe County and local municipalities for comparison and reached out the Government Finance Officers Association (GFOA) for standard practices, guidance, and future review.
- At its meeting on January 9, 2024, the Village Council directed that the Village's purchasing guidelines should include a "green policy" whereby the Village must consider electric alternatives whenever anything with a motor is being purchased.
- First reading passed and adopted on 3/12/2024..

Next Step(s): A second reading of an amendment to the Purchasing Ordinance to increase Village Manager authority to $50,000.00 is included on the 4/9/2024 Council meeting agenda. Ordinance failed on second reading. This item will be removed from the report.

LPA Meeting May 13, 2024

The committee met and had all 7 members present. We had 6 items to review.

A. & B. Sojourn South property request for FLUM and Zoning change.

These items were reheard from our January meeting due to an advertising error.

Applicant requested a FLUM change from Conservation to Mixed Use, and a Zoning change from Conservation to Commercial Fishing. The LPA recommends that Council request the applicant to do a FLUM of Mixed Use with a Special Area of Commercial Fishing. This would eliminate the uses that come with Mixed Use. We further request that the Special Area of Commercial Fishing be limited to the permitted uses listed in the Commercial Fishing Zoning District and include only Docking Facility from the Minor conditional uses. We recommend the same changes for the Zoning District: to allow the 3 permitted uses and eliminate the minor conditional uses except for Docking Facilities.

Approved the FLUM with the creation of a Special Area Commercial Fishing and Zoning changes with limited uses 6-0 with 1 abstain

C. & D. FLUM and Zoning Change for Tea Table

Applicant requested a FLUM change from Residential Conservation to Mixed-Use and a Zoning change is from Native Residential to Tourist Commercial District. Much discussion was had about the improvements that would be made to the island. Discussion included the Sunset property being used for Island guest parking, a check in facility for the Island and for 24 Affordable units to be built.

The Committee recommended denial of the FLUM and Zoning Change with a 4 to 3 vote.

We highly recommend you review our meeting for more details and our thoughts of our decision.

E. Lot Area Variance Lot area Variance--5% or 250 ft whichever is less. This variance would be allowed only for Affordable housing projects and only affects 6 parcels. Discussion of allowing undersized lots to receive an allocation if very minimal area is needed. Provides for relief for someone who does not have a use for their property that is not meeting requirement. Could help with avoiding lawsuits for non use of property.

Approved as presented 5 to 1 with 1 absent.

F. Definition of Fronting

The Committee had a long discussion about the word ”adjouning” as used in the definition presented. The Definition read: <u>Fronting means the front of the parcel which is adjoining a specified location.</u> We decided there was not enough clarity with the word adjoining.

We denied the definition as presented 6 to 0. We recommend the word “Boundry line” be used instead.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 13, 2024
SUBJECT: **Reservation of BPAS Affordable Allocations for Woods Avenue Development - TAB B**

Background:
In June 2017, the Village Council adopted Resolution No. 17-06-39 approving the resolution of 8 affordable unit allocations from the BPAS for the development of workforce housing on Village owned lots at the corner of Woods Avenue and Gardenia Street.

On September 2, 2021 the Council awarded the project to Gorman and Company after issuing a Request for Qualifications. Resolution No. 21-09-84, awarding the project to Gorman also states that "If Gorman elects not to or is otherwise unable to develop Area A of the project site, the award of Area A of the project site shall automatically be awarded to Habitat for Humanity of the Upper Keys for development."

Analysis:
Since the award of the project in 2021, Gorman has not made any attempt to develop the project. They have not met any of the milestones identified in the RFQ. On or about April 26, 2024, the Planning and Development Services Department issued letters to Gorman and Habitat for Humanity outlining the Villages' intent to move forward with Habitat for Humanity as developers of the affordable housing project. We have received no response from Gorman and a positive response from Habitat for Humanity.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff recommends adoption of this resolution as attached.

Attachments:
1. Reso_Reservation of Aff BPAS for Woods Corner
2. 20-10-103_Amend-19-04-22_Reservation of 8-Aff-BPAS
3. 19-04-22_Reservation of 8 Affordable BPAS units
4. Letter to Gorman
5. Habitat Award Letter

RESOLUTION NO. 24-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, ESTABLISHING AUTHORIZATION FOR THE RESERVATION OF BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE DWELLING UNIT ALLOCATIONS FOR AWARD TO THE PROPOSED WOODS AVENUE DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on June 1, 2017, the Village Council of Islamorada, Village of Islands (the "Village") adopted Resolution No. 17-06-39, thereby approving the reservation of eight (8) affordable unit allocations from the Building Permit Allocation System (BPAS) for the development of workforce housing on Village-owned lots at the corner of Woods Avenue and Gardenia Street (the "Woods Corner lots"); and

WHEREAS, Resolution No. 17-06-39 provided for the reservation of eight (8) affordable unit allocations through December 31, 2018; and

WHEREAS, on April 4, 2019, the Village Council of Islamorada, Village of Islands (the "Village Council"), adopted Resolution No. 19-04-22, thereby amending Resolution No. 17-06-39 to revise and extend the expiration date for the reservation of affordable dwelling unit allocations; and

WHEREAS, on October 8, 2020, the Village Council adopted Resolution No. 20-10-103 extending the reservation of eight (8) BPAS affordable dwelling unit allocations to October 31, 2021; and

WHEREAS, on November 18, 2021, the Village Council adopted Resolution No. 21-11-119 extending the expiration date for the reservation of affordable dwelling unit allocations for the Woods Corner lots through December 31, 2022; and

WHEREAS, the proposed development experienced a delayed start and the allocations were unused prior to the reservation extension expiration date; and

WHEREAS, the Village Council desires to re-establish the reservation of eight (8) affordable unit allocations from the BPAS for the development of workforce housing on the Woods Corner Lots through December 31, 2025; and

WHEREAS, the Village Council finds that approval to reserve affordable unit allocations through December 31, 2025, is in the best interest of the Village.

NOW, THEREFORE, IT IS HEREBY RESOLVED 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. Establishment of Reservation. The Village Council hereby approves the reservation of eight (8) affordable dwelling unit allocations for the Woods Corner lots.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

[The remainder of this page intentionally left blank.]

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Joseph B. Pinder III	___
Vice Mayor Sharon Mahoney	___
Councilmember Mark Gregg	___
Councilmember Elizabeth Jolin	___
Councilmember Henry Rosenthal	___

PASSED AND ADOPTED THIS 13TH DAY OF JUNE, 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2024.

RESOLUTION NO. 20-10-103

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION NO. 19-04-22; AUTHORIZING AN EXTENSION OF RESERVATION OF BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE DWELLING UNIT ALLOCATIONS FOR AWARD TO THE PROPOSED WOODS AVENUE DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on June 1, 2017, the Village Council of Islamorada, Village of Islands (the "Village") adopted Resolution No. 17-06-39, thereby approving the reservation of eight (8) affordable unit allocations from the Building Permit Allocation System (BPAS) for the development of workforce housing on Village-owned lots at the corner of Woods Avenue and Gardenia Street (the "Project"); and

WHEREAS, Resolution No. 17-06-39 provided for the reservation of eight (8) affordable unit allocations through December 31, 2018; and

WHEREAS, on April 4, 2019, the Village Council of Islamorada, Village of Islands (the "Village Council") adopted Resolution No. 19-04-22, thereby amending Resolution No. 17-06-39 to revise and extend the expiration date for the reservation of affordable dwelling unit allocations to ensure that the allocations are available for the future development to June 30, 2020; and

WHEREAS, the Village Council desires to further extend the expiration date for the reservation of units for the proposed Project through October 31, 2021; and

WHEREAS, the Village Council finds that approval of this amendment of Resolution No. 19-04-22 to extend the reservation through October 31, 2021 is in the best interest of the Village.

NOW, THEREFORE, IT IS HEREBY RESOLVED 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. Amending Resolution No. 19-04-22. The Village Council hereby approves the following amendment to Resolution No. 19-04-22, to revise the expiration date for the reservation of affordable dwelling unit allocations for the Project. Section 2 of Resolution No. 19-04-22 is hereby amended to read as follows:

Section 2. Reservation of BPAS Affordable Dwelling Unit Allocations. The Village Council hereby approves the reservation and set aside for the award of eight (8) Building Permit Allocation System (BPAS) affordable dwelling unit allocations for the Woods Avenue Development. This reservation shall expire on ~~June 30, 2020~~ October 31, 2021.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Motion to adopt by Councilman Jim Mooney, second by Vice Mayor Deb Gillis.

FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:

Mayor Mike Forster	YES
Vice Mayor Deb Gillis	YES
Councilman Jim Mooney	YES
Councilman Chris Sante	YES
Vacant	

PASSED AND ADOPTED THIS 8TH DAY OF OCTOBER 2020.

MIKE FORSTER, MAYOR

ATTEST:

KELLY TOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF ISLAMORADA,
VILLAGE OF ISLANDS ONLY:

ROGET V. BRYAN, VILLAGE ATTORNEY

RESOLUTION NO. 19-04-22

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION NO. 17-06-39 AUTHORIZING AN EXTENSION OF RESERVATION OF BUILDING PERMIT ALLOCATION SYSTEM (BPAS) AFFORDABLE DWELLING UNIT ALLOCATIONS FOR AWARD TO THE PROPOSED WOODS AVENUE DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on June 1, 2017, the Village Council of Islamorada, Village of Islands (the "Village") adopted Resolution 17-06-39, thereby approving the reservation of eight (8) affordable unit allocations from the Building Permit Allocation System (BPAS) for the development of workforce housing; and

WHEREAS, Resolution 17-06-39 provided for the reservation of 8 affordable unit allocations through December 31, 2018; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") desires to amend Resolution Number 14-06-39 to revise and extend the expiration date for the reservation of affordable dwelling unit allocations to ensure that the allocations are available for the future development; and

WHEREAS, the Village Council finds that approval of this amendment is in the best interest of the Village.

NOW, THEREFORE, IT IS HEREBY RESOLVED 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. Amending Resolution Number 17-06-39. The Village Council hereby

approves the amendment of Resolution No. 17-06-39 to revise the expiration date for the reservation of affordable dwelling unit allocations. Section 2 of Resolution Number 17-06-39 is hereby amended to read as follows:

> **Section 2. Reservation of BPAS Affordable Dwelling Unit Allocations.** The Village Council hereby approves the reservation and set aside for the award of eight (8) Building Permit Allocation System (BPAS) affordable dwelling unit allocations for the Woods Avenue Development. This reservation shall expire on ~~December 31, 2018~~ June 30, 2020.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Motion to adopt by Councilwoman Cheryl Meads, second by Vice Mayor Mike Forster.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA:

Mayor Deb Gillis	YES
Vice Mayor Mike Forster	YES
Councilman Ken Davis	YES
Councilwoman Cheryl Meads	YES
Councilman James Mooney	YES

PASSED AND ADOPTED THIS 4TH DAY OF APRIL, 2019.

Deb Gillis

DEB GILLIS, MAYOR

ATTEST:

Kelly S Toth

KELLY TOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF ISLAMORADA,
VILLAGE OF ISLANDS ONLY:

ROGET V. BRYAN, VILLAGE ATTORNEY

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway • Islamorada, Florida 33036 • www.islamorada.fl.us

May 2, 2024

Gorman & Company
Atten: Joel Reed
200 N Main St.
Oregon, WI 53575

Subject: Woods Avenue Project ("Project") Islamorada RFQ 21-08

Dear Mr. Reed,

Pursuant to Village Council Resolution 21-09-84, of the Project site for development as identified on Attachment 1 to RFQ 21-08. Gorman & Company were awarded Area "A" of the Project site for development as identified on Attachment 1 to RFQ 21-08 and Habitat for Humanity of the Upper Keys, Inc. was awarded Area "B" of the Project site for development. The resolution stipulated that if Gorman elected not to or was otherwise unable to develop Area "A" of the Project site, the award for Area "A" would be automatically awarded to Habitat for Humanity of the Upper Keys, Inc. for development.

As of the date of this letter, Gorman & Company has neither elected to nor have it otherwise been able to develop Area "A" of the Project site. Furthermore, to date Gorman & Company has failed to comply with the project schedule in its response to RFQ 21-08. Therefore, this letter serves as written notification to Gorman & Company, that Area "A" is hereby awarded to Habitat for Humanity of the Upper Keys, Inc. pursuant to Village Council Resolution 21-09-84.

If you have any questions, or need additional information, please feel free to contact me.

Sincerely,

Jennifer DeBoisbriand
Director
Email: Jennifer.deboisbriand@islamorada.fl.us
Phone: (305)664-6440

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway • Islamorada, Florida 33036 • www.islamorada.fl.us

April 25, 2024

Lindsay Fast, Director
Habitat for Humanity of the Upper Keys
98970 Overseas Hwy
Key Largo, FL 33037

Subject: Woods Avenue Project ("Project") Award RFQ 21-08

Dear Ms. Fast,

Pursuant to Village Council Resolution 21-09-84, Habitat for Humanity of the Upper Keys, Inc. was awarded Area "B" of the Project site for development as identified on Attachment 1 to RFQ 21-08. Gorman & Company were awarded Area "A" of the Project site for development. The resolution stipulated that if Gorman elected not to or was otherwise unable to develop Area "A" of the Project site, the award for Area "A" would be automatically awarded to Habitat for Humanity of the Upper Keys, Inc. for development.

As of the date of this letter, Gorman & Company has neither elected to nor have they otherwise been able to develop Area "A" of the Project site. Moreover, to date Gorman & Company has failed to comply with the project schedule in its response to RFQ 21-08. Therefore, this letter serves as written notification to Habitat for Humanity of the Upper Keys, Inc. Area "A" is hereby awarded to Habitat for Humanity of the Upper Keys, Inc. pursuant to Village Council Resolution 21-09-84.

In order to move forward with the development project, please submit a Site Plan application pursuant to Village Code Sec. 30-215 including both Area "A" and Area "B" for development.

If you have any questions, or need additional information, please feel free to contact me.

Sincerely,

Jennifer DeBoisbriand
Director
Email: Jennifer.deboisbriand@islamorada.fl.us
Phone: (305)664-6440

Council Communication

To: Mayor and Village Council
From: John Quick, Interim Village Attorney
Date: June 13, 2024
SUBJECT: **Ordinance Extension of the Temporary Moratorium on Market Rate Residential BPAS Applications - Second Reading - TAB C**

Background:
On September 21, 2023, the Village Council adopted Ordinance No. 23-10, imposing a temporary moratorium on the acceptance of new Market Rate Residential BPAS applications (with or without land dedications) (the "Moratorium") to protect the public health, safety, and welfare of the residents of the Village. On January 12, 2024, the State Department of Commerce ("DOC") issued Final Order No. COM-24-001, approving Ordinance No. 23-10 and allowing it to go into effect. The effective date of the DOC Final Order was February 6, 2024.

This proposed ordinance was approved by Council on first reading on May 9, 2024.

A Business Impact Estimate is not required pursuant to section 166.041(4), Florida Statutes.

Analysis:
To date, the Florida Division of Emergency Management still has not finalized its hurricane evacuation models. As a result, the Village Council expressed a desire to temporarily extend the Moratorium for an additional six (6) months pursuant to Section 7 of Ordinance No. 23-10 from August 6, 2024, through February 6, 2025, unless dissolved earlier by the Village Council.

Budget Impact:
N/A

Staff Impact:
N/A

Recommendation:
Staff recommends adoption of the proposed ordinance.

Attachments: 1. 48N798702-Ordinance Extending Moratorium Established Pursuant to Ordinance 23-10

ORDINANCE NO. 24-____

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, EXTENDING THE TEMPORARY MORATORIUM ESTABLISHED PURSUANT TO ORDINANCE NO. 23-10 RELATING TO THE ACCEPTANCE OF NEW MARKET RATE RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM (BPAS) APPLICATIONS (WITH OR WITHOUT LAND DEDICATIONS); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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.

WHEREAS, in 1972, the Florida Legislature adopted the Environmental Land and Water Management Act, which provided the basis for the state to designate an Area of Critical State Concern ("ACSC"); and

WHEREAS, in 1975, the Florida Legislature designated the Florida Keys, which encompasses Monroe County and its municipalities, including Islamorada, Village of Islands (the "Village"), as an ACSC due to the area's environmental sensitivity and mounting development pressures; and

WHEREAS, the Florida Administration Commission has oversight and authority to promulgate administrative rules that guide local government growth and development decisions related to comprehensive plans and land development regulations; and

WHEREAS, Section 380.0552(4), Florida Statutes, directs the state land planning agency to submit a report to the Florida Administration Commission, describing in detail the progress of the Florida Keys ACSC toward accomplishing the tasks of its Work Program and to provide a recommendation as to whether or not progress toward accomplishing the tasks of the Work Program has been achieved; and

WHEREAS, a system of managed growth was developed to ensure, among other things, the ability to evacuate within the 24-hour evacuation clearance time as required by Section 380.0552(9)(a)2., Florida Statutes; and

WHEREAS, access to and from the Keys is primarily by U.S. Highway 1, and Evacuation of the Florida Keys' population in advance of a hurricane strike is essential for public safety, especially because no hurricane shelters are available in the Florida Keys that are suited to withstand Category 3 to 5 hurricane storm events; and

WHEREAS, as part of the overall evacuation strategy, the Florida Administration Commission adopted a building permit allocation system that caps the number of permits that can be issued for new residential structures and based on existing infrastructure and evacuation strategies, computer modeling indicates that the projected maximum build out for the Florida Keys is the development of an additional 3,550 allocations beginning July 2013, with a portion of these allocations set aside for affordable housing; and

WHEREAS, the ten-year building permit allocation expired in July 2023, and the Florida Division of Emergency Management ("DEM") is currently working to update the hurricane evacuation model for the entire state, including for the work program tasks for the Florida Keys ACSC; and

WHEREAS, the Village previously adopted the Building Permit Allocation System ("BPAS"), thus allowing the Village to regulate growth by issuing a limited number of market rate and affordable residential building permits; and

WHEREAS, the Village Council desires to further study, modify and implement comprehensive regulations concerning future residential development, so that the public safety is protected, and the aesthetic and visual qualities of the Village are protected from impairment by future residential development; and

WHEREAS, the Village Council desires to ensure that during the pendency of the necessary study activity for the formulation and implementation of more comprehensive regulations of future residential development, that the acceptance of new Market Rate Residential BPAS applications (with or without land dedications) are not initiated, so that the regulations produced by the Village's study activity would be fully effective; and

WHEREAS, on September 21, 2023, the Village Council adopted Ordinance No. 23-10, imposing a temporary moratorium on the acceptance of new Market Rate Residential BPAS applications (with or without land dedications) (the "Moratorium") to protect the public health, safety, and welfare of the residents of the Village; and

WHEREAS, on January 12, 2024, the State Department of Commerce ("DOC") issued Final Order No. COM-24-001, approving Ordinance No. 23-10 and allowing it to go into effect; and

WHEREAS, the effective date of the DOC Final Order was February 6, 2024; and

WHEREAS, DEM still has not finalized its hurricane evacuation models, and accordingly, the Village desires to temporarily extend the Moratorium for an additional six (6) months pursuant to Section 7 of Ordinance No. 23-10 from August 6, 2024, through February 6, 2025, unless dissolved earlier by the Village Council; and

WHEREAS, the Village's planning staff has diligently worked towards the analysis of potential new regulations to address the market rate residential BPAS provisions; however, a possibility exists that any new regulations adopted by the Village Council may not be legally effective prior to the expiration of the existing Moratorium; and

WHEREAS, in order to continue with the process of review and adoption of potential new regulations, and to additionally ensure that except for applications that are exempt from the

Moratorium, no applications for new market rate residential BPAS allocations are submitted, the Village is extending the Moratorium.

WHEREAS, after due notice and hearing, the Village Council finds that this Ordinance is consistent with the Village Comprehensive Plan and the principles for guiding development in the Florida Keys ACSC; and

WHEREAS, the Village Council finds that the provisions of this Ordinance are intended to advance the public health, safety, and welfare of the residents 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. Moratorium Extended. Pursuant to Section 7 of Ordinance No. 23-10, the Village Council hereby extends the moratorium on the acceptance of new market rate residential BPAS applications (with or without land dedications) for an additional six months from August 6, 2024, through February 6, 2025, unless dissolved earlier by the Village Council.

Section 3. 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 4. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. **Transmittal.** The provisions of this Ordinance constitute a "land development regulation," as defined by Section 380.031, Florida Statutes. Accordingly, the Village Clerk is authorized to forward a copy of this Ordinance to the DOC for approval pursuant to section 380.05(6) and (11), Florida Statutes.

Section 6. **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

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 13, 2024
SUBJECT: **Ordinance Amendment Relating to Variances from Minimum Lot Area Requirements - First Reading - TAB D**

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.

At it's meeting on May 13, 2024, the LPA reviewed this proposed change and voted 5-1 to recommend approval to the proposed amendment.

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
2. Ord_Lot Area Variance

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.

ORDINANCE NO. 24-

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.

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 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 wishes to amend administrative procedures to allow for approval of lot area requirements for workforce/affordable housing projects; 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 the Village of Islamorada, in the State of Florida, as follows:

SECTION 1: **AMENDMENT** "Sec 30-221 Variances In General" of the Islamorada Village Code is hereby *amended* as follows:

Sec 30-221 Variances In General

(a) A variance is 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.

(b) Nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and permitted use of lands, structures, or buildings in any other zoning district, shall not be considered grounds for the granting of a variance. The director or village council shall not grant a variance from the terms of this chapter unless and until every mitigating measure to offset the impact of the relaxed requirement has been taken. Nor shall the director or village council grant a variance that has the effect of providing relief from a requirement of this chapter or the Code that a property owner has been cited for violating, unless and until one of the following events has occurred:

(1) The code compliance department has determined the violation no longer exists or recurs; or

(2) The property owner has appeared before the village code compliance hearing officer, who shall determine whether a violation has occurred and there is an appropriate non-appealable final order.

(c) The director shall initiate review of a variance application upon receipt of a complete application for compliance with this chapter. Concurrently, within 30 days of a complete application representatives from village departments responsible for reviewing land development proposals including but not limited to building, fire, sheriff, public works and utilities shall provide comments, corrections or conditions to the applicant to determine compliance.

(d) 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.

(e) The director, in accordance with the procedures, standards, and limitations of this chapter, shall approve, approve with conditions, or deny an application for an administrative variance of up to 25 percent of the height, setbacks, parking, and loading requirements, and landscaping of this chapter, after the review and demonstrated compliance with the criteria established in subsection 30-221(d).

(f) The village council, in accordance with the procedures, standards, and limitations of this chapter, shall approve, approve with conditions, or deny an application for a variance after the review by the director. When approved, a variance shall be noted on the official zoning map.

(g) Issuance of a variance shall be deemed to authorize only the particular site configuration, layout and level of impacts that were approved unless the variance is rescinded or revoked as provided in this chapter.

(h) Receipt of a development permit for a variance shall not ensure that the approved development will receive subsequent approval for other applications for development permits unless the relevant and applicable portions of this chapter are met.

SECTION 2: **RECITALS.** The above recitals are true and correct and are incorporated herein by this reference.

SECTION 3: **REPEALER CLAUSE** 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 CLAUSE** 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 if filed.

The foregoing Ordinance was offered by Councilmember ___, who moved for its adoption on first reading. This motion was seconded by Councilmember _____, 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 _____, 2023.

The foregoing Ordinance was offered by Councilmember _____, who moved for its adoption on second reading. This motion was seconded by Councilmember _____, 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, INTERIM VILLAGE ATTORNEY

Council Communication

To: Mayor and Village Council
From: John Quick, Interim Village Attorney, Jennifer DeBoisbriand , Planning Director
Date: June 13, 2024
SUBJECT: **Ordinance Amending Chapter 30 "Land Development Regulations" Article II "Rules of Construction and Definitions" Relating to Fronting - First Reading - TAB E**

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.

At its meeting on May 13, 2024 the LPA voted 6-0 to recommend to not approve the proposed ordinance. The LPA suggested the Council consider including some language in the definition regarding "boundary line of the front of a parcel touching a street".

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

Council Communication

To: Mayor and Village Council
From: Regine Charles-Bowser, Principal Planner
Date: June 13, 2024
SUBJECT: **Resolution Considering the Request from MM 82.748 (Dolphins Plus Oceanside Marine Mammal Responder, Inc.) for a Major Conditional Use and an Administrative Variance - TAB F**

Background:
Dolphins Plus Oceanside Marina Mammal Responder, INC. (DPMMR) and its named agents have submitted an application for Major Conditional Use approval to allow for the redevelopment of an existing retail store into a Veterinary Hospital located at 82748 Overseas Highway. On May 23, 2024 the Village mailed notices to adjacent property owners informing them that the project was scheduled to be reviewed by the Village Council. A sign was also posted on the property on May 23, 2024. The Village has received no letters of objection or contact from adjacent owners as of this Council Communication. Pursuant to the Village Code of Ordinances, a Public Hearing before the Village Council to review the request is required.

The property is approximately 0.53 acres in size, approximately 23,258 sq. ft. with a 10,576 sq. ft. retail store and storage structure. The property is located on the west side of Overseas Highway south of the U.S. Post Office. The property is within the Village Center (VC) Zoning District and is categorized within the Future Land Use Map (FLUM) as Mixed Use (MU). The land immediately north on the west side of Overseas Highway is designated Village Center (VC) the same as DPMMR as is also the land located opposite on the east side of Overseas Highway. The property to the south is zoned Residential Estate (RE). The property has been permitted previously as retail store/ business commercial space.

The proposed development is to allow for the redevelopment for a Veterinary Hospital, “Dolphin’s Plus Marine Mammal Responders Protect Center”. The Major Conditional Use is triggered by a change in use from Retail to a Dolphin Rehabilitation Center with an above ground rehabilitation pool.

The existing habitat for the Subject Parcel is classified as scarified.

Analysis:

Pursuant to Section 30-218 of the Code of Ordinances (the “Code”) of Islamorada, Village of Islands, Florida (the “Village”), applications for Major Conditional Use must be considered by the Village Council for approval, approval with conditions, or denial based on the standards in Code Chapter 30, Land Development Regulations (LDRs).

Conditional uses are those uses that are generally compatible with the other uses permitted in a zoning district, but that require individual review of their location, design, configuration and intensity and density of the use and structures and may require the imposition of conditions pertinent thereto to ensure the appropriateness and compatibility of the use at a particular location. Conditional use review shall be accompanied by a site plan consistent with subsection 30-215(d).

Pursuant to Code Section 30-216(d), when considering an application for a Conditional Use, the Director and Village Council shall consider the following factors, and no conditional use 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) The proposed conditional use is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;

Section 1-1: FUTURE LAND USE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

Goal 1-1: Implement Future Land Use Vision

“That the Village incorporated to create a Comprehensive plan to reclaim the Keys by conserving, preserving, and retaining our remarkable assets---our waters and natural environment---and our quality of life.” Dolphin’s Plus Marine Mammal Responders Protect Center’s mission is to conserve, preserve and retain a healthy natural environment by administering to stranded and marginalized marine mammals who need medical attention and a protective environment to recuperate. The proposed redevelopment of an existing retail store into Dolphin’s Plus Marine Mammal Responders Protect Center (DPMMR) fulfills the stated objectives of Goal 1-1 by improving the natural environment.

The proposed development is within the Village Center (VC) Zoning District and Mixed Use (MU) FLUM Category. The Applicant’s proposal meets the general criteria of Objective 1-2.4 of the Comprehensive Plan relating to the type and scope of uses that are permitted within the Mixed Use (MU) FLUM category and Policies 1-2.4.1, 1-2.4.3 and 1-2.4.6 where existing structures, business types and locations lend themselves to compatible coexistence with residential uses.

OBJECTIVE 1-4.5: PROTECT NATURAL RESOURCES. Land Development Regulations shall ensure that development and conservation activities protect natural resources as directed by the following policies.

Policy 1-4.5.3: - Protect Flora and Fauna Having Special Status. The habitat of rare and endangered species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.

The purpose of DPMMR is to support and defend the life and habitat of marine mammals in adjacent waters. Marine mammals who have been stranded or are in distress will be given veterinary medical assistance with the hopes of returning to their natural environment. Marine mammals will be protected as per the Conservation Element.

Policy 1-2.4.1: -Guide the Location of Commercial Uses and Revitalize Commercial Areas. 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.

Policy 1-2.4.3: - Commercial Uses Located Outside of Village Activity Centers. Redevelopment shall be encouraged for commercial structures and uses designated MU and located outside of the Village Activity Centers, but only to the extent that impacts generated by the new structure and use are equal to or less than that generated by the previous structure and use. Commercial uses adjoining residential canals, except commercial fishing uses, shall be limited to fully enclosed uses of medium to low intensity. In lieu of commercial development, vacant properties shall be allowed, one (1) single family home or a transfer of development rights associated with the property, providing that such transfer restricts all future development options as further implemented by standards in the Land Development Regulations.

Policy 1-2.4.6: Establish Zoning District Criteria for MU. The following criteria shall be used as guidelines for designating Zoning Districts within the Mixed Use FLUM category:
1. Residential Zoning Districts: In general, residential Zoning Districts shall be established where there are existing residential neighborhoods within the Village Activity Centers.
2. Commercial Zoning Districts: In general, commercial Zoning Districts shall be established where there are existing commercial uses, including single vacant parcels of land located between two (2) existing commercial uses.
3. Integrated Use Zoning Districts: Integrated use Zoning Districts, which encourage commercial and residential uses to co-locate on the same parcel or within the same building shall be established to maintain and promote affordable, workforce and employee housing. Appropriate locations for integrated use zoning shall include, in general, areas where such uses already exist, the core areas of the Village Activity Centers and other select locations along U.S. 1 where existing structures, business types and locations lend themselves to compatible co-existence with residential uses.
4. School and Recreational Zoning Districts: These Zoning Districts shall be established to accommodate existing or proposed school or recreational uses.

The proposed Major Conditional Use is consistent with the above policies. The project is compatible with the surrounding commercial uses and will not negatively impact level of service standards.
IN COMPLIANCE.

Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation.
FAR within the Village Activity Centers and on the subject property is within the allowable standards for Mixed Use (MU). Comprehensive Plan Policy 1-2.4.5 and as provided in a table ‘MAXIMUM DENSITY AND INTENSITY BY FUTURE LAND USE MAP CATEGORY’, the

proposed intensity of the site is within the limits of the plan.

Objective 1-4.1: Concurrency Management.
Objective 1-4.2: Manage and Coordinate Future Land Use Decisions.
The proposed redevelopment project includes the change in use of the existing Retail structure into a Dolphin rehabilitation and education center. All necessary public facilities are available at the subject site. Additionally, infrastructure and services are available to support the land use activity.
IN COMPLIANCE

(2) The proposed conditional use complies with all relevant and appropriate portions of the LDRs;

Landscaping Standards:
The proposed redevelopment is an existing retail, storage and business/commercial structure. However, since the project is a new Major Conditional Use, it is required to provide landscaping to the greatest extent possible.
IN COMPLIANCE

Parking:
The proposed change in use requires an Administrative Variance for the parking of vehicles for anticipated uses of the property. The applicant is seeking an Administrative Variance for 8 parking spaces.
IN COMPLIANCE UPON APPROVAL OF VARIANCE
Analysis:
According to Section 30-221: “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, 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.”

Pursuant to Sec. 30-221 (d) “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;

The special conditions that are peculiar to this property that would allow for the consideration of this variance is the change in use from a retail store to a proposed rehabilitation center with the addition of a pool for injured dolphins. This change of use is unique and not applicable to other structures in the zoning district.

(2) The special conditions and circumstances do not result from the actions of the applicant;

The redevelopment of the retail store into a dolphin rehabilitation center creates special

circumstances that 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 terms of this chapter and works unnecessary and undue hardship on the applicant;

The proposed use is consistent with the uses allowed in the zoning district. The existing building footprint was intended for a retail space and was not designed for a dolphin rehabilitation center.

(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.

Granting the variance requested conveys the same treatment to the applicant as other owners in the zoning district. One of the primary tenets of the Comprehensive Plan is to encourage re-purposing existing built sites.

(5) The variance, if granted, is the minimum variance that makes possible the reasonable use of the land, building or structure;

The variance is the minimum variance that makes possible the reasonable use of the land and building. The building was built before many of the new parking and landscaping changes were made to the code. The primary purpose of the Dolphin Center is to care for injured dolphins, which is a unique use, not found anywhere else in Islamorada.

(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.”

Granting of the variance is in harmony with the general intent and purpose of this chapter, and is not injurious to the neighborhood, or other detrimental to the public welfare. The re-use of the
existing structures ensure that vacant property is not cleared because existing structures are re-purposed.

(3) The proposed conditional use is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;

The proposed use is compatible and consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. The property was previously as a retail store/business commercial space: Latitude 25 Clothing Co.
IN COMPLIANCE

(4) The design of the proposed conditional use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands;

The proposed project has been designed to minimize adverse effects on adjacent property. Landscaping is being increased with the proposed project.
IN COMPLIANCE

(5) The Proposed Development complies with Division 5 (Concurrency Management) [of Article IV of the LDRs];

Roads:
The Property is located on Overseas Highway. The proposed redevelopment is not expected to impact the Level of Service (LOS) for Overseas Highway. The Applicant has submitted a Traffic Impact, Trip Generation Analysis completed by Kimley-Horn and Associates Inc. dated August 21, 2023.
IN COMPLIANCE

Stormwater:
The Applicant is providing stormwater management for the proposed project.
IN COMPLIANCE

(6) The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment; and,

There are no environmentally sensitive habitats on the subject property.
IN COMPLIANCE

(7) The proposed conditional use will result in logical, timely and orderly development patterns.

The proposed project is a redevelopment project.
IN COMPLIANCE

Budget Impact:
None.

Staff Impact:
None

Recommendation:
Staff has reviewed the request for Major Conditional Use Approval and Variance for parking and determined that the site plan is consistent with the goals, objectives, and policies of the comprehensive plan and complies with applicable provisions of the Code of Ordinances. Staff recommends that the Village Council APPROVE the proposed Major Conditional Use application and Variance for 8 parking spaces, subject to the following Conditions of Approval:

1. Building permits for alterations to the building and site are required. ADA accessibility for existing building will apply. Applicable code will be 2023 FBC, 8th edition.

2. Aldridge Benge Signage is required where applicable.

3. No parking fire lane signs need to be posted down side of building to maintain 20’ fire

access. Further reviews will be completed when tenant build out permits are applied for.

4. Knox Box entry system required.

5. Maintain setbacks as shown.

6. A valid Certificate of Occupancy or Compliance shall be obtained prior to the occupation of the proposed facilities.

7. The proposed Major Conditional Use Permit shall allow for the redevelopment for a change in use from Retail to a Dolphin rehabilitation and education center for a total of approximately 10,576 square feet, an Above Ground pool (rehabilitation pool), a salt water well, sleeping quarters for 24-hour surveillance/treatment of sick dolphins and associated site improvements as defined in the Code of Ordinances as depicted on the Site Plan, prepared by Thomas T. Cooper Architect dated February 9, 2024 and entitled 'Dolphins Plus Marine Mammal Responders Protect Center 82748 Overseas Highway Islamorada, Florida 33036. All improvements shall be completed in substantial conformance with said Site Plan pursuant to the direction of the Department of Planning and Development Services.

8. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
9. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
10. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persist.

Attachments: 1. Reso_PLCUP20230139_Dolphin Center (003)
2. DPMMR Attachments

Prepared by and return to:
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF DOLPHINS PLUS OCEANSIDE MARINA MAMMAL RESPONDER, INC. ON BEHALF OF MM82.748 LLC MAJOR CONDITIONAL USE APPROVAL FOR THE REDEVELOPMENT THE CHANGE OF USE FROM EXISTING RETAIL STORE INTO A VETERINARY HOSPITAL "DOLPHINS PLUS MARINE MAMMAL RESPONDERS CENTER" (DPMMR), COMBINED WITH CONSIDERING THE REQUEST FOR AN ADMINISTRATIVE VARIANCE APPROVAL FOR 8 PARKING SPACES, FOR THE PROPERTY LOCATED AT 82748 OVERSEAS HIGHWAY ON UPPER MATECUMBE KEY WITHIN THE VILLAGE CENTER (VC) ZONING DISTRICT, WITH REAL ESTATE NUMBER 00404470-000100 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE AND PROVIDING AN EFFECTIVE DATE.
(File No.: PLCUP20230139)

WHEREAS, Dolphins Plus Oceanside Marine Mammal Responder, INC., On Behalf of MM 82.748 LLC., (the "Applicant") has submitted an application for a Major Conditional Use and a Variance for 8 parking spaces pursuant to Section 30-217 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to allow for the redevelopment the change of use from existing retail store to a Veterinary Hospital, "Dolphins Plus Marine Mammal Responders Center pursuant to Chapter 30, Land Development Regulations (LDRs) for property located at 82748 Overseas Highway on Upper Matecumbe Key within the Village, as legally described herein (the "Property"); and,

WHEREAS, the Property is located within the Village (VC) Zoning District; and

WHEREAS, the Director (the "Director") sent a Notice of Public Hearing to adjacent property owners and posted a sign on the subject properties on May 23, 2024; and,

WHEREAS, on June 13, 2024, the Village Council held a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Findings of Fact.

The Village Council, having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Major Conditional Use and Variance meets the requirements set forth in Code Section 30-216, 30-218, and 30-221 and has demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and

(2) The Village Council approves the Request submitted by the Applicant, which is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

> PT TR 38 (S1/2) THE RUSSELL EST UPPER MATECUMBE , AS RECORDED IN PLAT BOOK 2, AT PAGE 14/15 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

(3) The approval is subject to the following Conditions of Approval:

1. Building permits for alterations to the building and site are required. ADA accessibility for existing building will apply. The applicable code will be 2023 FBC, 8th edition.
2. Aldrige Benge Signage is required where applicable.
3. No parking fire lane signs need to be posted downside of building to maintain 20' fire access. Further reviews will be completed when tenant build-out permits are applied for.
4. Knox Box entry system required.
5. Maintain setbacks as shown.
6. A valid Certificate of Occupancy or Compliance shall be obtained prior to the occupation of the proposed facilities.
7. The proposed Major Conditional Use Permit shall allow for the redevelopment for a change in use from Retail to a Dolphin rehabilitation and education center for a total of approximately 10,576 square feet, an Above Ground pool (rehabilitation pool), a salt water well, sleeping quarters for 24-hour surveillance/treatment of sick dolphins and associated site improvements as defined in the Code of Ordinances as depicted on the Site Plan, prepared by Thomas T. Cooper Architect dated February 9, 2024, and entitled ' Dolphins plus Marine Mammal Responders Protect Center 82748 Overseas Highway Islamorada,

Florida 33036.' All improvements shall be completed in substantial conformance with said Site Plan pursuant to the direction of the Department of Planning and Development Services.

8. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
9. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
10. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persists.

Section 3. Conclusions of Law.

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and

(2) In rendering its decision, as reflected in this Resolution, the Village Council has:

(a) Accorded procedural due process; and

(b) Observed the essential requirements of the law; and

(c) Supported its decision by competent substantial evidence contained within the record.

Section 4. Effective Date.

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Commerce (DOC), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those

forty-five (45) days, the DOC may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

Mayor Joseph B. Pinder III ___
Vice Mayor Sharon Mahoney ___
Councilmember Mark Gregg ___
Councilmember Elizabeth Jolin ___
Councilmember Henry Rosenthal ___

PASSED AND ADOPTED THIS 13TH DAY OF JUNE 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:

_____
JOHN QUICK, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2024.

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

Application for Conditional Use Approval

Pursuant to Code Chapter 30, Article IV, Division 2

	Application Type	Fee	*Deposit	Total Fee Due
☑	Major Conditional Use	$5,220.00	$5,000.00	$10,220.00
☐	Minor conditional Use	$3,510.00	$5,000.00	$ 8,510.00
☐	Minor Deviation	$1,000.00	$1,000.00	$ 2,000.00
☐	Docks (pursuant to Code Section 30-1554)	$1,900.00	$1,000.00	$ 2,900.00

After a second Notice of Deficiencies, an additional fee equal to 10% of the application fee shall be due with each re-submittal.

* A deposit is required for development approval or permits which necessitate additional review and processing, and/or public hearing and notice requirements. Applicants are required to pay a cost recovery deposit which shall be credited toward the fee charged for such additional review and processing and shall pay additional deposits as may be required from time to time. A debit based upon the actual time expended in reviewing an application and the applicable actual amount charged to the Village shall be charged against the cost recovery deposit.

PLEASE NOTE: THIS APPLICATION 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 Attachments A and B for a list of required submittals and documents.

A Pre-Application Conference is mandatory prior to submission of an Application for Conditional Use Approval that would be applicable to the Administrative Design Review Standards set forth in Code Section 30-215(d)(20).

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: _____

Mailing Address: 31 Corrine Place

City: Key Largo State: FL Zip: 33037

Home/Mobile Phone: N/a Office: 305-453-4321 Fax: N/a

Email: hunterk@dpmmr.org, nancyc@dpmmr.org

PROPERTY OWNER:

Name: MM82.748 LLC

Mailing Address: 376 S. Coconut Palm Blvd

City: Tavernier State: FL Zip: 33070

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: info@ricklindholm.com

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.

Physical Address: 82748 Overseas Highway Mile Marker: 82

Lot: _____ Block: _____ Subdivision: Russell Estates

☐ Plantation Key ☐ Windley Key ☑ Upper Matecumbe Key ☐ Lower Matecumbe Key

Real Estate (RE) Number: 00404470-000100 Alternate Key: 8844298

PROPERTY DESCRIPTION:

Zoning District: Village Center- VC Future Land Use Category: Mixed Use - MU

Total Land Area: _____ Square Feet: 23,258 Acres: 0.53

Existing Use of Property: Retail store.

Proposed Use of Property: Veterinary Hospital

PROPOSED CONDITIONAL USE:

If non-residential or commercial floor area is proposed, please provide:

	Existing	Proposed	Change
Total number of non-residential buildings:	1	1	0
Total non-residential floor area in square feet:	10,576	10,576	0

If residential dwelling units are proposed, please provide:

	Existing	Proposed	Change
Total number of residential buildings:	N/a	N/a	N/a
Total number of permanent, market-rate units:	N/a	N/a	N/a
Total number of permanent, affordable/ workforce housing units:	N/a	N/a	N/a
Total number of transient units (hotel/motel rooms, recreational vehicles):	N/a	N/a	N/a

Have any applications been submitted for this site within the past three (3) years? _____ Yes X No

If yes, provide name of the applicant and date of applications: N/a

Is this an Amendment or a Minor Deviation to a previously approved Conditional Use? ____ Yes X No

If yes, attach the approved site plan, a revised site plan, and list below all proposed changes. Please provide an explanation of each change: N/a

If an Amendment or a Minor Deviation to an approved Conditional Use, please provide prior Project Numbers and/or Resolution Numbers: N/a

Pursuant to Code Section 30-216(d), when considering an application for a Conditional Use, the Director of Planning and Development Services ("Director") and Village Council shall consider the following factors, and no Conditional Use shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest.

Please attach a statement explaining how the proposed Conditional Use meets each standard below.

(1) The proposed Conditional Use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;

(2) The proposed Conditional Use complies with all relevant and appropriate portions of Village Code Chapter 30, *Land Development Regulations* (*LDRs*);

(3) The proposed Conditional Use is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;

(4) The design of the proposed Conditional Use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands;

(5) The proposed Conditional Use complies with Division 5 (Concurrency Management) of Article IV of the LDRs;

(6) The proposed Conditional Use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment; and

(7) The proposed Conditional Use will result in logical, timely and orderly development patterns.

ATTACHMENT A

The following is a list of submittals and documents required for Conditional Use Approval. One (1) paper copy of all documents is required. One (1) digital copy may also be submitted in PDF format on a CD-ROM or DVD-ROM. Up to 12 additional hard copies may be requested if a public hearing is required. Data furnished in the application shall be to scale and shall include the following information, unless waived in writing by the Director. All paper plans shall be folded to a size no larger than 9”x12”.

☑ **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 recorded notice of approval or resolution** of prior Conditional Use (if submitting an application for an amendment or minor deviation).

☑ **Location map** showing where the project is located on the Key.

☑ **Photographs** of site from adjacent streets. A recent aerial photograph with property boundaries delineated may be substituted.

☑ **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.

☑ **Site plan** prepared by a professional architect, engineer, or landscape architect. May be either a Site Plan previously approved and still effective by the Village or a new proposed Site Plan. See **Attachment B** for minimum site plan requirements.

☐ **Floor plans** of all proposed structures and for any existing structures to be redeveloped or enlarged, drawn at an appropriate standard architectural scale and including handicap accessibility features.

☐ **Elevation drawings** of all proposed structures and any existing structures to be modified with the elevations of the following features referenced to NGVD: Existing grade, finished grade, finished floor elevations (lowest supporting beam for V-zone development), roofline and highest point of the structure.

☑ **Landscaping plan** (may be combined with site plan or separate plan) drawn to scale, and at a minimum should include open space preservation areas, existing natural features, class and width of required landscape bufferyards (including the species, size and quantity of plants), street trees, and parking area landscaping.

☑ **Outdoor lighting plan** pursuant to Code Chapter 30, Article V, Division 5, including a site plan and inventory containing manufacturer's catalog cuts (where available), lamp type and output specification (lumen output) for each proposed fixture, proposed mounting height of all exterior fixtures, and the aiming direction and scope of illumination for any spotlights or floodlights.

☑ **Habitat analysis** and/or **vegetation survey** pursuant to Code Sections 30-1613 and 30-1614(e), prepared by a Village qualified biologist.

☑ **Stormwater management plan** pursuant to Code Section 30-1724, signed and sealed by a Florida registered engineer or architect with drainage calculations and at the same scale as the site plan. The plan must show existing and proposed topography, all drainage structures, retention areas and drainage swales, and existing and proposed permeable and impermeable areas.

☐ **Affordable housing mitigation plan** pursuant to Code Chapter 30, Article IV, Division 16.

☑ **Traffic study** prepared by a licensed traffic engineer pursuant to Monroe County Traffic Report Guidelines Manual.

☐ **Construction management plan** stating how impacts on nearshore water and surrounding property will be managed (i.e. construction barrier, hay bales, flagging, etc.).

☐ **Construction phasing plan** Phased projects must include 20% of the project's land area in the development of each phase, unless a phasing specifically requested as part of the conditional use.

☐ **Letters of coordination** from the following agencies. Applicants must check with the Staff to identify other agencies expected to review the project. These may include, but are not limited to:

- ☐ Florida Department of Environmental Protection (DEP)
- ☐ Florida Department of Health (DOH)
- ☐ Florida Department of State, Division of Historic Resources (DHR)
- ☐ Florida Department of Transportation (FDOT)
- ☐ Florida Fish and Wildlife Conservation Commission (FWC)
- ☐ Florida Keys Aqueduct Authority (FKAA)
- ☐ Florida Keys Electric Cooperative (FKEC)
- ☐ South Florida Water Management District (SFWMD)
- ☐ U.S. Army Corps of Engineers (ACOE)
- ☐ U.S. Fish & Wildlife Service (FWS)

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, as indicated in Attachments A and B, 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 or Agent: _____ Date: 9/21/23

Print Name: Hunter Kinney

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ___ online notarization, this 21st day of September, 2023, by Hunter Kinney (name of person signing the application) as Officer (type of authority e.g. officer, manager / member, trustee, attorney in fact) for Delphinus Plaza Marina Manager, Inc. (name of entity or party on behalf of whom application was executed).

_____ SEAL:

Signature of Notary Public –State of Florida

Notary Public State of Florida
Katie Hernandez
My Commission
HH 253674
Exp. 4/17/2026

☒ Personally Known ___ Produced Identification Type of ID: _____

THOMAS T. COOPER
ARCHITECT

Attachment No. 1: **Narrative on how the proposed Conditional Use meets each standard below.**

Dolphins Plus Marine Mammal Responders Protect Center

The statements for the Conditional Use Approval are typed in Calibri 11-point font, flush with the page margin. The responses by the applicant are typed in Arial 12-point font and indented.

Please attach a statement explaining how the proposed Conditional Use meets each standard below.

(1) The proposed Conditional Use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.

The Dolphin's Plus Marine Mammal Responders Protect Center (DPMMR) is consistent with the purposes, goals, objectives, and policies of the Village of Islamorada Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use as follows:

The Comprehensive Plan states in Section 1-1 Future Land Use Goals, Objectives and Implementing Policies, Goal 1-1 – Implement Future Land Use Vision.

"That the Village incorporated to create a Comprehensive Plan to reclaim the Keys by **conserving, preserving, and retaining our remarkable assets—our waters and natural environment—and our quality of life;"**

Dolphin's Plus Marine Mammal Responders Protect Center's mission is to conserve, preserve and retain a healthy natural environment by administering to stranded and marginalized marine mammals who need medical attention and a protective environment to recuperate. The Dolphin's Plus Marine Mammal Responders Protect Center therefore helps to fulfill the stated objectives of Goal 1-1 by improving the natural environment.

"That the Comprehensive Plan must describe public and private actions needed to protect and retain the Village's **waterways and natural resources** comprising our unique ecosystem as well as preserve the quiet solitude of the backcountry."

Dolphin's Plus Marine Mammal Responders Protect Center's objectives to maintain and improve the health environment for marine mammals in and around the waterways strongly supports the portion of Goal 1-1.

"Keeps development away from the shoreline and wetlands."

Dolphin's Plus Marine Mammal Responders Protect Center will be constructed away from the shoreline at 82748 Overseas Highway, Islamorada, Florida. This location, the former Latitude 25, clothing store does not touch the shoreline or any wetlands.

"Objective 1-4.5 Protect Natural Resources, Policy 1-4.5.3 – Protect Flora and Fauna Having Special Status. The habitat of rare and endangered species of flora and fauna and others having special status as identified in the Conservation Element shall be protected."

The purpose of the Dolphin's Plus Marine Mammal Responders Protect Center is to support and defend the life and habitat of marine mammals in the adjacent waters. Marine mammals who have been stranded or are in distress will be given veterinary medical assistance with the hopes of returning them to their natural environment.

"Goal 1-2 – Direct Growth According to the Future Land Use ap Series. Policy 1-2.1.4 – Restrict Density and Intensity of Development."

Dolphin's Plus Marine Mammal Responders Protect Center will not have permanent living facilities. Space will be provided for temporary places for resting between health management shifts when nurturing rehabilitated sea mammals. The standards for the zoning district for the Village Center (VC) will be maintained.

"Policy 1-2.1.8 – Establish Gross Floor Area."

Policy 1-2.1.8 - 3.Replacement of structures greater than ten thousand (10,000) square feet of gross floor area through an approved site plan or conditional use permit shall be exempt from the provisions hereof. In no case shall the approved nonresidential floor area be increased."

The Gross Floor Area of this project is less than 10,000 square feet , the building is existing, the building use and intensity is less than the present zoning requirements for Village Center. Therefor the densities and intensities of use will be reduced over current conditions thereby providing support for the Comprehensive Plan objectives and goals. This facility, by its non-intensive everyday use, will have little or no impact on most village services and concurrency.

(2) The proposed Conditional Use complies with all relevant and appropriate portions of Village Code Chapter 30, *Land Development Regulations* (*LDRs*).

We have reviewed Chapter 30, Land Development Regulations and find the Dolphin's Plus Marine Mammal Responders Protect Center to be in compliance with the regulations.

(3) The proposed Conditional Use is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

The land immediately to the north on the west side of the Overseas Highway is designated as Village Center (VC) the same as the property for Dolphin's Plus Marine Mammal Responders Protect Center. The same is true for the opposite or east side of the Overseas Highway. The property immediately to the south is zoned Residential Estate (RE). There will be a wall separating these two properties. The owner of the adjacent RE property has shown though a letter attached his support of the Dolphin's Plus Marine Mammal Responders Protect Center development.

(4) The design of the proposed Conditional Use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The layout of the property for Dolphin's Plus Marine Mammal Responders Protect Center will place a solid wall between the center and the RE property to the south. Other adjacent properties are zoned the same.

(5) The proposed Conditional Use complies with Division 5 (Concurrency Management) of Article IV of the LDRs.

The Dolphin's Plus Marine Mammal Responders Protect Center will meet the concurrency management requirements to be determined by:
Facilities Impact Report -Traffic Impact Analysis
Mechanical Engineers Study of potable water and wastewater
Architect's Study of storm water and
Letter from local authority for solid waste.

(6) The proposed Conditional Use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment; and

The Dolphin's Plus Marine Mammal Responders Protect Center will by its actions improve the wildlife quality of life and environment. The environmental impacts to water, air, stormwater management will be addressed in the physical design of the building and site to be as energy efficient and environmentally sustainable as possible. There are no wetlands on the property.

(7) The proposed Conditional Use will result in logical, timely and orderly development patterns.

The proposed Dolphin's Plus Marine Mammal Responders Protect Center will result in a logical, timely and orderly development patterns. Since the existing building will have minor renovations and site work, primarily a rehabilitation pool for stranded whales and dolphins, the construction work should take place in a logical, timely and orderly development pattern.

THOMAS T. COOPER
ARCHITECT

September 18, 2023

Jamie Terry, Planning and Zoning Technician
86800 Overseas Highway
Islamorada, FL 33036

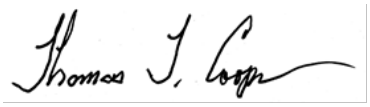
RE: Conditional-Use Application for Dolphins Plus Marine Mammal Responders Protect Center – Water Main Size

Dear Jamie Terry,

The Florida Key Aqueduct Authority notes that the new water line currently being installed and scheduled to be replaced by 2024 will be 36-inch diameter catholically protected steel water main. The Dolphins Plus Marine Mammal Responders Protect Center will not be making any changes to the existing restroom layout or freshwater demand for the building at 82748 Overseas Highway, Islamorada, Florida. The change of use from the previously code compliant retail building use to animal hospital will not require any increase in the freshwater supply system.

If you have any questions, please contact me at (305) 667-2009.

Best Regards,



Thomas T. Cooper, FL No. AR 0004486

4498 NE Skyline Drive, Jensen Beach, Florida 34957 (305) 667-2009 thomastcooper@gmail.com

THOMAS T. COOPER
ARCHITECT

September 18, 2023

Jamie Terry, Planning and Zoning Technician
86800 Overseas Highway
Islamorada, FL 33036

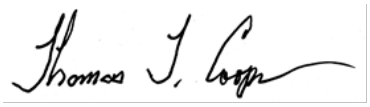
RE: Conditional-Use Application for Dolphins Plus Marine Mammal Responders Protect Center-Sanitary Sewer

Dear Jamie Terry,

Christina with the Village of Islamorada Utilities Department provided the sanitary sewer in front of 82748 Overseas Highway, Islamorada, Florida is a 6” vacuum line. Dolphins Plus Marine Mammal Responders Protect Center will not be making any changes to the existing restrooms for the building. The change of use from the previously code compliant retail use to animal hospital will not require any changes to the sanitary system.

If you have any questions, please contact me at (305) 667-2009.

Best Regards,



Thomas T. Cooper, FL No. AR 0004486

4498 NE Skyline Drive, Jensen Beach, Florida 34957 (305) 667-2009 thomastcooper@gmail.com

THOMAS T. COOPER
ARCHITECT

July 26, 2023

Planning & Development Services Department
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036

Subject: Short Form Application for Stormwater Management System
Lot 14, Block 15, Subdivision Russell Estates
82748 Overseas Highway
Islamorada, Florida

Owner's Name: MM82.748, LLC -Tenant Dolphins Plus Marine Mammal Responders (DPMMR)

To Whom It May Concern:

Please accept the attached Short Form Application for a Stormwater Management System for 82748 Overseas Highway, Islamorada, Florida for your review and approval. Enclosed with this application are a written description of the site alterations, a Stormwater Retention Pond and Swale Worksheet (Short Form), applicable stormwater calculations, and a site sketch of the proposed site alterations and stormwater management system.

The project consists of the addition of a 40-foot diameter fiberglass pool for the rehabilitation of marine mammals who are in distress and need medical attention, a chain link fence, landscaping, and two retainage areas on the northwestern portion of the site. The project site is not located adjacent to a canal or open water in the Village Center (VC), commercial district, and therefore there will be no direct discharge from the proposed site to any body of water. Additionally, an "L" shaped dry retention pond composed of two sections "A", and "B", has a storage capacity of approximately 1,628 cubic feet has been designed to retain the required stormwater runoff from the proposed addition.

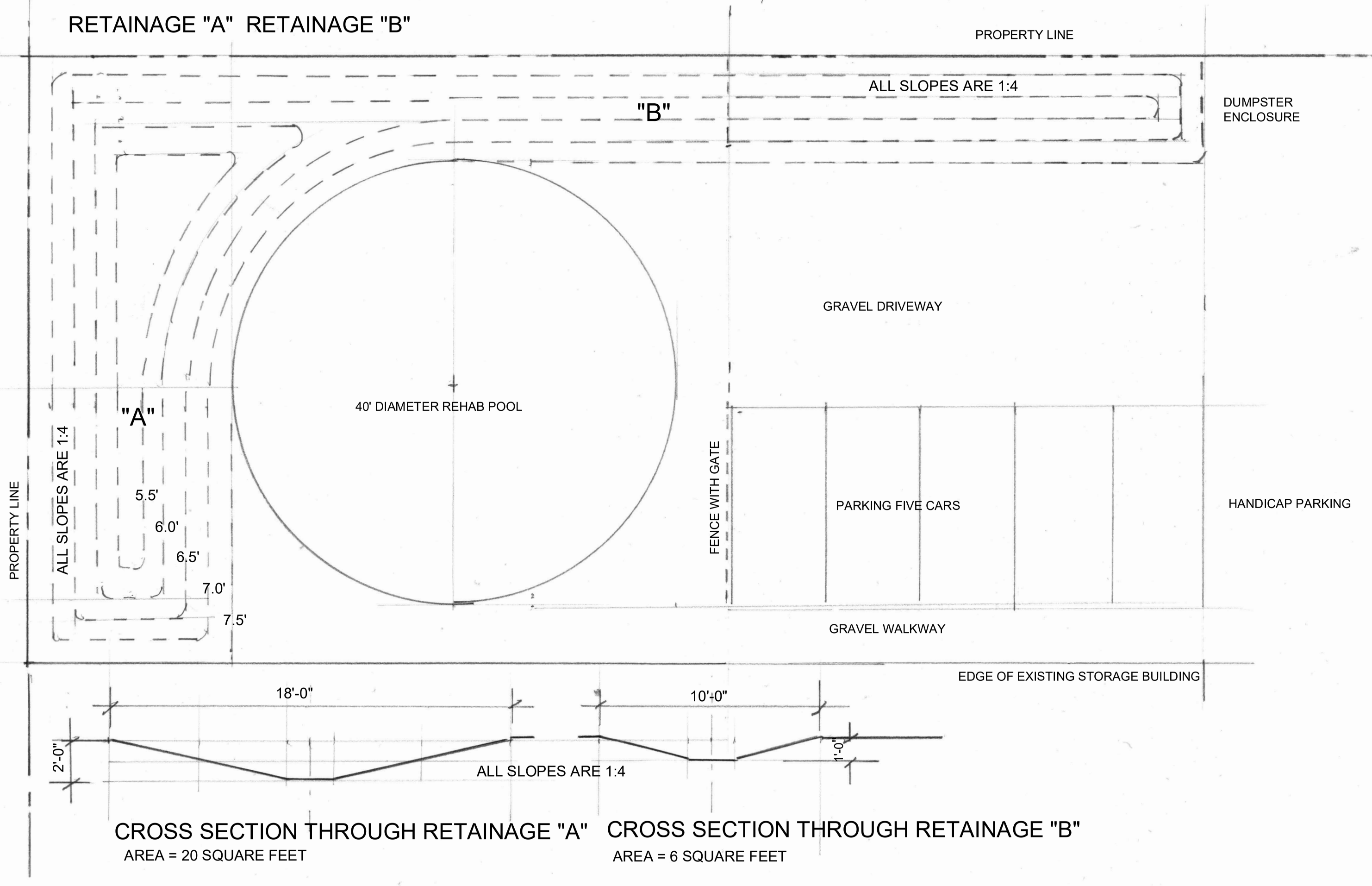
Please review the attached information at your earliest convenience. If you have any questions regarding the information provided, please contact me at (305) 667-2009.

Sincerely,

Thomas T. Cooper, Architect
Florida No. AR-0004486

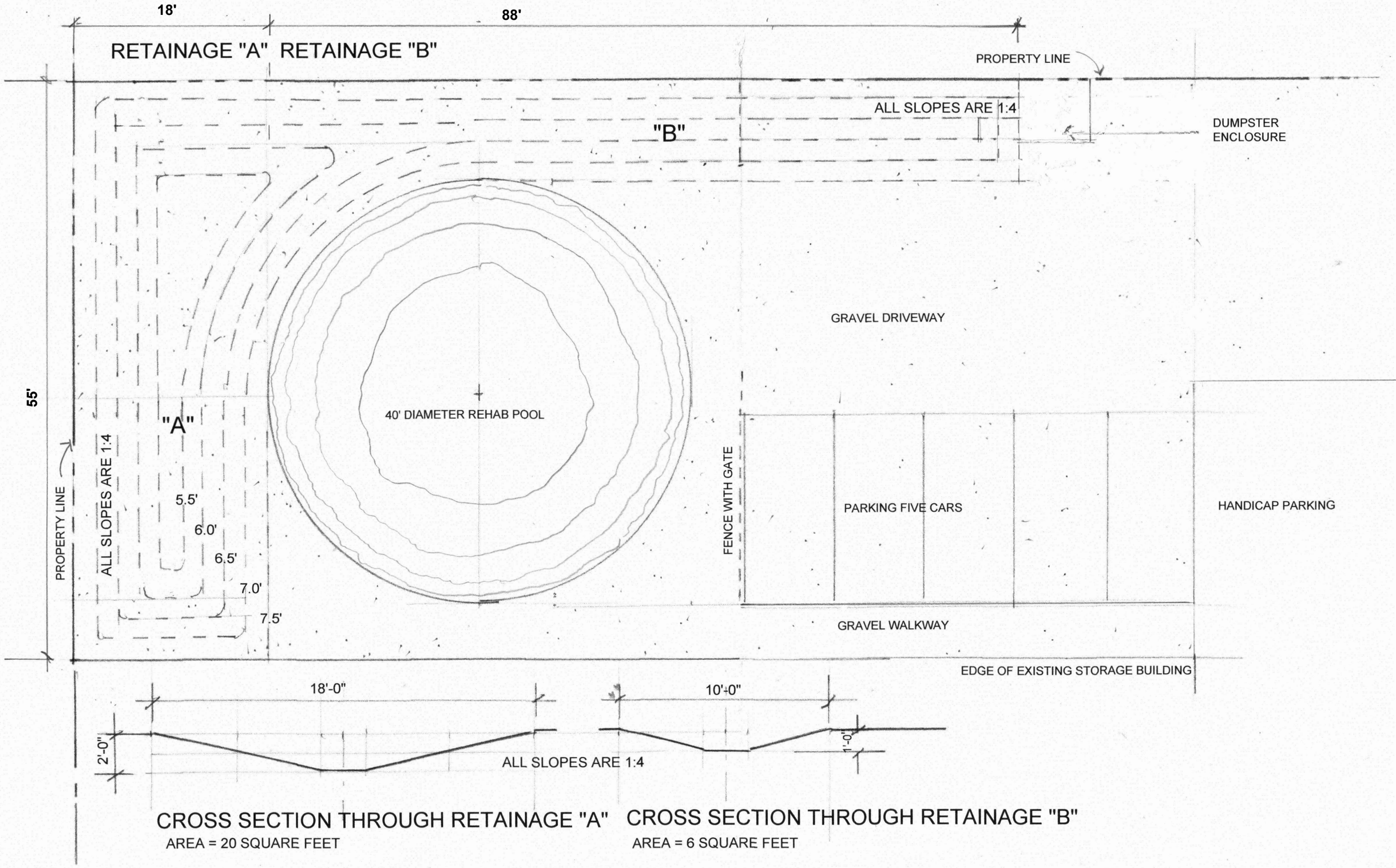
attachments

RETAINAGE "A" RETAINAGE "B"



CROSS SECTION THROUGH RETAINAGE "A"
AREA = 20 SQUARE FEET

CROSS SECTION THROUGH RETAINAGE "B"
AREA = 6 SQUARE FEET



CROSS SECTION THROUGH RETAINAGE "A"
AREA = 20 SQUARE FEET

CROSS SECTION THROUGH RETAINAGE "B"
AREA = 6 SQUARE FEET

THOMAS T. COOPER
ARCHITECT

ATTACHMENT FOR STORMWATER CALCULATIONS

STORMWATER RETENTION POND AND SWALE WORKSHEET “SHORT FORM”

LOT: 14 BLOCK: 15 SUBDIVISION: The Russell Estates
Attachment for (M), (N) and (O) Short Form

RETENTION POND “A”
(M) Cubic Feet Provided **1,100 c.f.**

(N) Square Feet Cross Sectional Area 20 s.f.
(See attached cross section)

(O) Swale Length 55 l.f.
(See attached Storm Water Retention Plan)

Calculations “A” - Cross Section X Swale Length = Volume
20 s.f. X 55 l.f. = 1,100 c.f.

RETENTION POND “B”
(M) Cubic Feet Provided **528 c.f.**

(N) Square Feet Cross Sectional Area 6 s.f.
(See attached cross section)

(O) Swale Length 88 l.f.
(See attached Storm Water Retention Plan)

Calculations “B” - Cross Section X Swale Length = Volume
6 s.f. X 88 l.f. = 528 c.f.

TOTAL VOLUMNE PROVIDED **1,628 c.f.**
TOTAL VOLUMNE REQUIRED 1,463 c.f.

THOMAS T. COOPER
ARCHITECT

ATTACHMENT FOR STORMWATER CALCULATIONS

STORMWATER RETENTION POND AND SWALE WORKSHEET “SHORT FORM”

LOT: 14 BLOCK: 15 SUBDIVISION: The Russell Estates

SITE DATA

BUILDING FOOTPRINT	8,100 SQUARE FEET
ASPHALT	4,688 SQUARE FEET
REHAB POOL	1,257 SQUARE FEET
TOTAL IMPERVIOUS AREA	**14,045 SQUARE FEET**
GRAVEL	6,383 SQUARE FEET
LANDSCAPE	2,863 SQUARE FEET
TOTAL PERVIOUS AREA	**9,246 SQUARE FEET**
SITE AREA	**23,291 SQUARE FEET**

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POOL ADDITION
FOR
DOLPHINS PLUS MARINE MAMMAL RESPONDER PROTECT CENTER

82748 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA
33036

DOLPHINS PLUS MARINE MAMMAL RESPONDER PROTECT CENTER

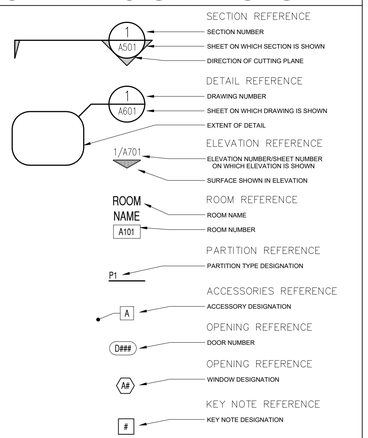
The Protect Center
Whale & Dolphin Hospital

FRONT ELEVATION
EAST ELEVATION N.T.S.

ABBREVIATIONS

A/C	AIR CONDITIONING	PLF	POUNDS PER LINEAR FEET
ADMIN	ADMINISTRATION	PLYWD	PLYWOOD
AFF	ABOVE FINISHED FLOOR	PR	PAIR
ALUM	ALUMINUM	PREFAB	PREFABRICATED
APPROX	APPROXIMATE(LY)	PREFIN	PREFINISH
ARCH	ARCHITECT(URAL)	PSF	POUNDS PER SQUARE FOOT
BLDG	BUILDING	PSI	POUNDS PER SQUARE INCH
CLG	CEILING	QTY	QUANTITY
CLG HT	CEILING HEIGHT	RCP	REFLECTED CEILING PLAN
CLO	CLOSET	REF	REFRIGERATOR, REFERENCE
CLR	CLEAR(ANCE)	REQD	REQUIRED
CMU	CONCRETE MASONRY UNIT	RM	ROOM
COL	COLUMN	RO	ROUGH OPENING
CONC	CONCRETE	S	SOUTH
CONT	CONTINUE, CONTINUOUS	SC	SOLID CORE
CORR	CORRIDOR	SECT	SECTION
DEMO	DEMOLISH	SF	SQUARE FEET
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SPEC	SPECIFICATION
DIAG	DIAGONAL	SQ	SQUARE
DIV	DIVISION	SS	STAINLESS STEEL
DP	DEEP	STD	STANDARD
DR	DOOR	STOR	STORAGE
EA	EACH	SUSP	SUSPENDED
EL	ELEVATION	SYS	SYSTEM
ELEC	ELECTRIC(AL)	TEL	TELEPHONE
EQ	EQUAL	TEMP	TEMPORARY
EQUIP	EQUIPMENT	THRU	THROUGH
EXIST	EXISTING	TRTD	TREATED
EXT	EXTERIOR	TV	TELEVISION
FIN FLR	FINISHED FLOOR	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FT	FOOT, FEET	VERT	VERTICAL
GA	GAUGE	VEST	VESTIBULE
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	W/	WITH
GYP BD	GYPSUM BOARD	W/O	WITHOUT
HDWD	HARDWOOD	WC	WATER CLOSET
HDWR	HARDWARE	WD	WOOD
HM	HOLLOW METAL	WT	WEIGHT
HORIZ	HORIZONTAL		
HT	HEIGHT		
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
KIT	KITCHEN		
L.	LONG		
LAV	LAVATORY		
LF	LINEAR FEET		
MATL	MATERIAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFG	MANUFACTURING		
MFR	MANUFACTURER		
MIN	MINUMUM		
MISC	MISCELLANEOUS		
MR	MOISTURE RESISTANT		
MTG	MOUNTING		
NIC	NOT IN CONTRACT		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OPT	OPTION(AL)		
PLAM	PLASTIC LAMINATE		

GRAPHIC SYMBOLS



DRAWING INDEX

GENERAL
A0.0 INDEX OF DRAWINGS; PROJECT INFO, VICINITY MAP, SITE PLAN

SITE
S1.0 SITE DIMENSION PLAN
S1.1 SITE LANDSCAPE PLAN
S1.2 SITE STORMWATR PLAN
S1.3 SITE TRAFFIC PATTERN PLAN

ARCHITECTURAL
A1.0 FIRST AND SECOND AREA CALCULATION PLANS

PROJECT INFORMATION

PROJECT SCOPE
PROJECT SCOPE INCLUDES THE CHANGE OF OCCUPANCY USE FROM RETAIL TO MIXED USE MUSEUM/ RETAIL AND VETERINARY CLINIC AND THE ADDITION OF A NEW 40' DIAMETER MARINE MAMMAL REHAB POOL OVER 6" REINFORCED CONCRETE SLAB.

PROJECT ADDRESS
82748 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA 33036

APPLICABLE CODES
FLORIDA BUILDING CODE- (2020): (FBC) 7TH EDITION
FLORIDA BUILDING CODE-(2020): (FBC) EXISTING BUILDING
FLORIDA BUILDING CODE- RESIDENTIAL (2020): BUILDING (FBC) 7TH EDITION
2014 NATIONAL ELECTRIC CODE (NEC)
JUNE 30, 2021 CODE OF ORDINANCES ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.

PROJECT DATA
JURISDICTION:
VILLAGE OF ISLANDS, ISLAMORADA BUILDING DEPARTMENT
86800 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA 33036
(305) 664-6400

ZONING CLASSIFICATION
ZONING DISTRICT: VC- VILLAGE CENTER

OCCUPANCY CLASSIFICATIONS:
EXISTING OCCUPANCY USE: M- MERCANTILE

NEW OCCUPANCY USE: B- BUSINESS GROUP, VETERINARY HOSPITAL, MUSEUM ADN RETAIL

CONSTRUCTION CLASS: TYPE V

OWNER INFORMATION

RECORD OWNER - MM82.748 LLC, 376 S. COCONUT PALM BLVD., TAVERNIER, FL
THE APPLICANT - DOLPHINS PLUS MARINE MAMMAL RESPONDER C/O HUNTER KINNEY & NANCY COOPER, 31 CORRINE PLACE, KEY LARGO, FL

PERSON PREPARING THE SITE PLAN - THOMAS T. COOPER, ARCHITECT
FL LICENSE NO. 0004486, 4498 NE SKYLINE DRIVE, JENSEN BEACH, FL 34957

REV	DATE	DRAWINGS	REMARKS

LOCATION MAP

THOMAS T. COOPER
AR-0004486
4498 NE SKYLINE DRIVE
JENSEN BEACH, FL. 34957
thomastcooper@gmail.com
(772) 232-1767

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STATE OF FLORIDA
THOMAS T. COOPER
DocuSigned by:
Thomas Cooper
AR0004486
REGISTERED ARCHITECT

The Protect Center
Whale & Dolphin Hospital

REVISION:

DOLPHINS PLUS MARINE MAMMAL RESPONDERS
PROTECT CENTER
82748 OVERSEAS HIGHWAY
ISLA MORADA, FLORIDA
33036
Project No.: 23126

SHEET TITLE:
COVER SHEET
DRAWING INDEX
CODE INFO., VICINITY MAP
DEMO PLANS, NOTES
DATE: 05-15-23
DRAWN BY: WRG

SHEET NAME
A0.0

23126 DOLPHIN REHAD WORKING SURVEY_recover.dwg
08/2020

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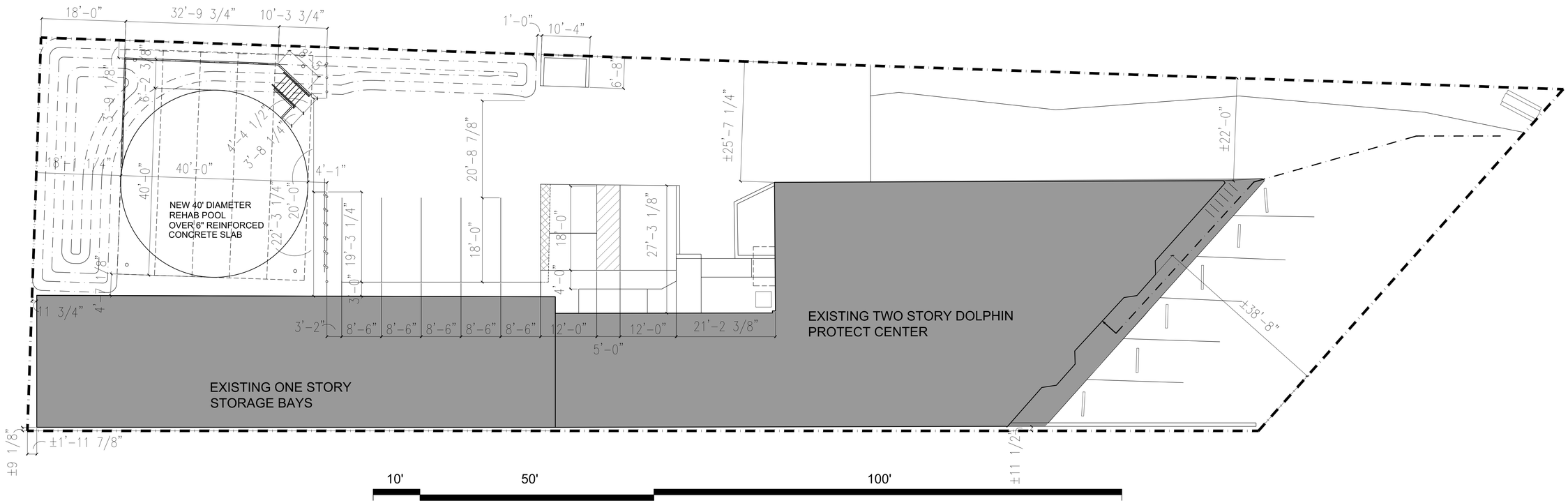

SITE PLAN

DIMENSION

CAR COUNT TABULATION

TOTAL BUILDING AREA - AIR-CONDITIONED SPACE 6,880 S.F.

STORAGE AREA

AIR-CONDITIONED FIRST FLOOR STORAGE AREA
707 S.F.

AIR-CONDITIONED SECOND FLOOR STORAGE AREA
264 S.F.

TOTAL AIR-CONDITIONED STORAGE AREA
971 S.F.

NON-AIR-CONDITIONED STORAGE AREA
2,943 S.F.

TOTAL ALL STORAGE/WAREHOUSE AREA
3,914 S.F.

HABITABLE AREAS INCLUDE MUSEUM, RETAIL AND OFFICE USES.

AIR-CONDITIONED FIRST FLOOR AREA:
6,880 S.F. - 707 S.F = 6,173 S.F.

CALCULATION FOR PARKING SPACES REQUIRED.

MUSEUM, RETAIL, AND OFFICE AREA X 3/1000 S.F. GROSS = 6,173 X 3/1000 S.F. GROSS = 18.519 CARS

STORAGE/WAREHOUSE AREA X 1/1000 S.F GROSS = 3,814 S.F. X 1/1000 S.F. GROSS = 3.814 CARS

TOTAL PARKING SPACES REQUIRED
18.519 + 3.814 = 22.333, OR 23 PARKING SPACES REQ'D.

PARKING SPACES PROVIDED:

BICYCLE CREDIT (6 BIKES)	2
STANDARD PARKING STALLS	11
ACCESSIBLE PARKING STALLS	2
TOTAL PARKING PROVIDED	15

PARKING SPACES REQUIRED	23
PARKING SPACES PROVIDED	15
PARKING SPACES REQUESTED IN VARIANCE:	8

SITE DESCRIPTION

PT TR 38 (S1/2) THE RUSSELL EST PB2-14/15 UPPER MATECUMBE OR1299-454 OR1600-2300 OR3144-1050

SITE AREA INFORMATION

EXISTING LAND USE:
NORTH AND EAST OF SITE - RETAIL
SOUTH AND WEST OF SITE- RESIDENTIAL

ZONING CLASSIFICATION.
NORTH AND EAST OF SITE - VILLAGE CENTER
SOUTH AND WEST OF SITE - RESIDENTIAL ESTATE

SITE PLAN NOTES

1. PROPOSED LAND USE INCLUDING INDICATIONS OF SIZE AND LOCATION IS INDICATED ON THE COVER SHEET AND DIMENSIONED SITE PLAN. EXISTING STRUCTURE HEIGHTS ARE TO REMAIN UNCHANGED. THE HEIGHT OF THE NEW POOL SHALL BE NO GREATER THAN 6' ABOVE THE ADJACENT GRADE.
2. BUILDING AND STRUCTURE DIMENSIONS AND SETBACKS FROM PROPERTY LINE ARE APPROXIMATE TO THE BEST OF OUR KNOWLEDGE.
3. EXISTING SITE LIGHTING TO REMAIN.
4. REFER TO SITE DRAINAGE FOR STORMWATER COLLECTION AND DISCHARGE.
5. KEYS AQUEDUCT AUTHORITY PROVIDER OF WATER
   VILLAGE OF ISLAMORADA CENTRAL SEWER SYSTEM PROVIDER OF SANITARY SEWER
   ALL EXISTING WATER AND WASTE WATER SYSTEMS TO REMAIN.
6. REFER TO SITE PLAN CALCULATIONS FOR GROSS SITE AREA., SQUARE FOOTING OF EXISTING STRUCTURE FOOTPRINTS, PERVIOUS AND IMPERVIOUS AREAS AND PERCENTAGE OF SITE CALCULATIONS.
7. NET ACREAGE EXCLUDING ROAD EASEMENTS AND RIGHT-OF-WAY ARE THE SAME AS THE SITE AREA.
8. THERE ARE NO DWELLING UNITS.
9. ALL CURBS, GUTTERS, WATER MAINS, SANITARY SEWERS, STORM DRAINS, MANHOLES, INLETS, UNDERGROUND CONDUITS ARE EXISTING AND SHALL REMAIN.
10. REFER TO THE SITE LANDSCAPE PLAN FOR ALL EXISTING NATIVE VEGETATION BEING PRESERVED AND PROPOSED NEW NATIVE LANDSCAPE.
11. ALL EXISTING UTILITY EASEMENTS, IF EXISTING, ARE TO REMAIN UNCHANGED.
12. EXISTING RIGHT OF WAY IS TO REMAIN.

THOMAS T. COOPER
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(772) 232-1767

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STATE OF FLORIDA
THOMAS T. COOPER
DocuSigned by:
Thomas Cooper
REGISTERED ARCHITECT
AR0004486

The Protect Center
Whale & Dolphin Hospital

REVISION:

DOLPHINS PLUS MARINE MAMMAL RESPONDERS
PROTECT CENTER
82748 OVERSEAS HIGHWAY
ISLA MORADA, FLORIDA
33036
Project No.: 23126

SHEET TITLE:
SITE DIMENSION PLAN

DATE: 05-15-23
DRAWN BY: WRG

SHEET NAME
S1.0

23126 DOLPHIN REHAD WORKING
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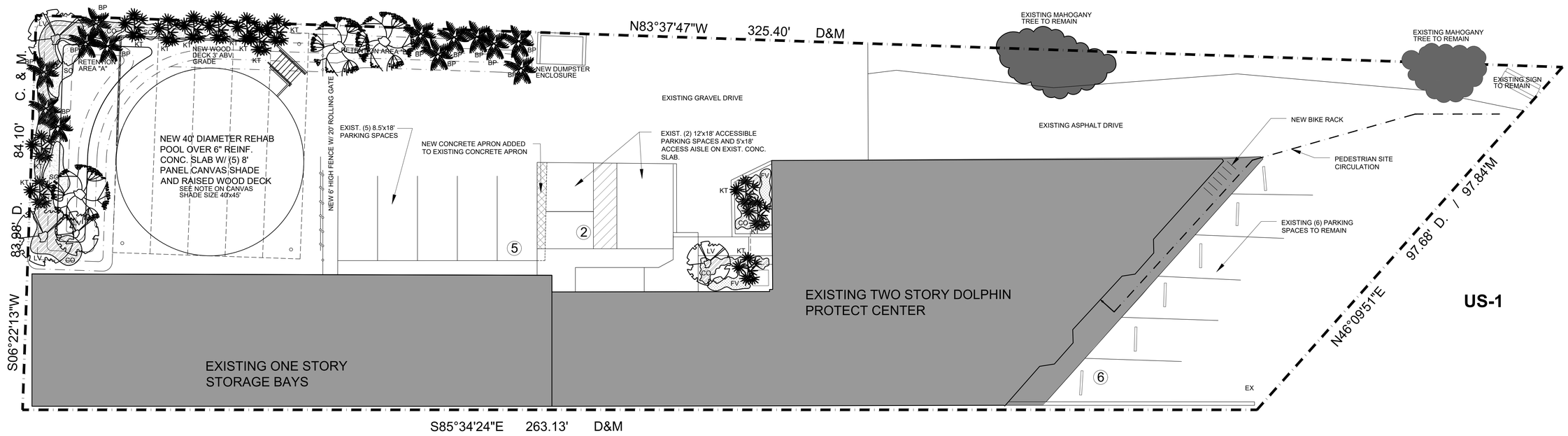

SITE PLAN

LANDSCAPE/ NOTE PLAN

LIGNUM VITAE: GUAIACU SANCTUM

BUCCANEER PALM: PSEUDOPHOENIX SARGENTII

KEY THATCH PALM: LEUCOTHRINAX MORRISII

GUMBO LIMBO TREE: BURSERA SIMARUBA

COONTIE: ZAMIA INTEGRIFOLIA

FLAME VINE: PYROSTEGIA IGNEA

SEA OATS: UNIOLA PANICULATA

SITE AREA CALCULATIONS

SITE AREA:	23,291S.F.
EXIST. ASPHALT:	4,686S.F.
EXIST. GRAVEL:	6,383S.F.
EXIST. BUILDING:	8,100S.F.
NEW POOL:	1,257S.F.
EXIST. LANDSCAPE:	2,865S.F.

IMPERVIOUS

EXIST. BUILDING:	8,100S.F.
NEW POOL:	1,257S.F.
EXIST. ASPHALT:	4,686S.F.
TOTAL IMPERVIOUS: (60% OF THE GROSS SITE AREA)	14,043S.F.

PERVIOUS

EXIST. GRAVEL:	6,383S.F.
EXIST/ LANDSCAPE:	2,865S.F.
TOTAL PERVIOUS: (40% OF GROSS SITE AREA)	9,248S.F.

LANDSCAPE LEGEND

EX	EXISTING LANDSCAPE TO REMAIN	
CO	COONTIE	
LV	LIGNUM VITAE	
KT	KEY THATCH PALM	
BP	BUCCANEER PALM	
SO	SEA OATS	
FV	FLAME VINE	
GL	GUMBO LIMBO BURSERA SIMARUBA	

LANDSCAPE NOTES

1. PROTECT EXISTING LANDSCAPE DURING CONSTRUCTION.
2. ALL NEW LANDSCAPING SHALL BE NATIVE SPECIES. INSTALL PER LANDSCAPING AND PLANT REQUIREMENTS.

THOMAS T. COOPER
AR-0004486
4498 NE SKYLINE DRIVE
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thomastcooper@gmail.com
(772) 232-1767

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STATE OF FLORIDA
THOMAS T. COOPER
DocuSigned by: Thomas Cooper
AR0004486
REGISTERED ARCHITECT

The Protect Center
Whale & Dolphin Hospital

REVISION:

DOLPHINS PLUS MARINE MAMMAL RESPONDERS
PROTECT CENTER
82748 OVERSEAS HIGHWAY
ISLA MORADA, FLORIDA
33036
Project No.: 23126

SHEET TITLE:
SCHEMATIC FLOOR PLAN

DATE: 05-15-23
DRAWN BY: WRG

SHEET NAME
S1.1

23126 DOLPHIN REHAD WORKING SURVEY_recover.dwg
08/2020

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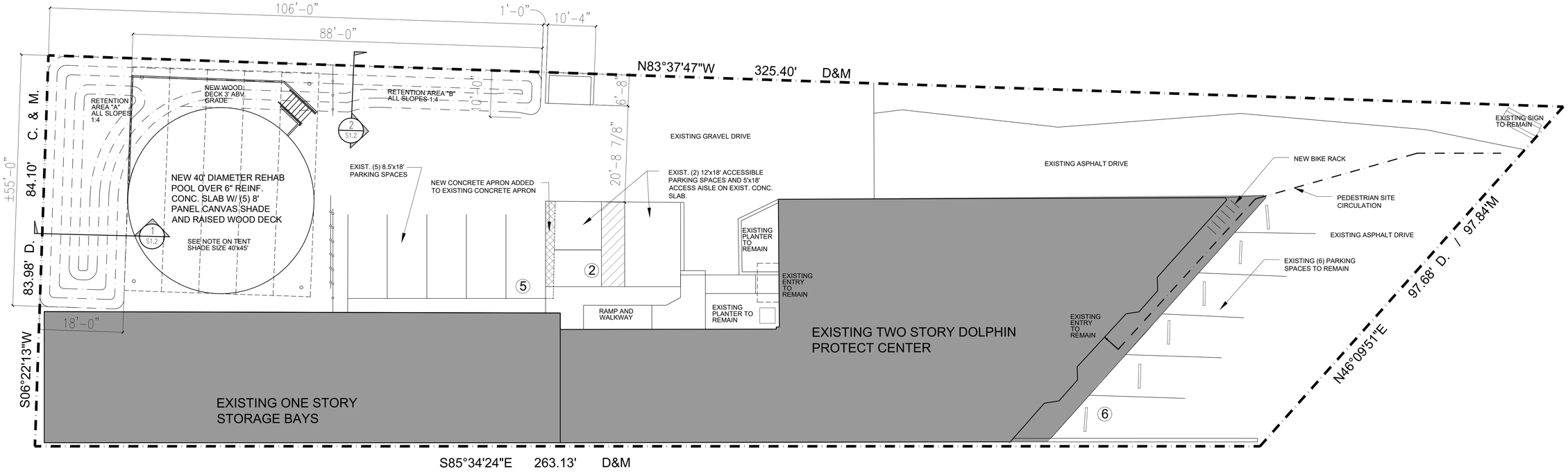
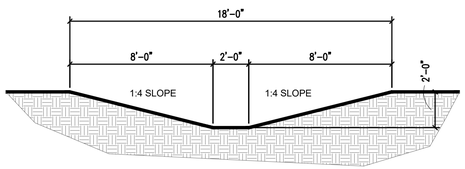
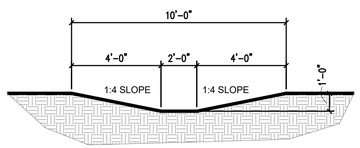


SITE PLAN
STORMWATER



1 S1.2 STORMWATER RETAINAGE AREA "A"
1/8"=1'-0"



2 S1.2 STORMWATER RETAINAGE AREA "B"
1/8"=1'-0"

1' 5' 10' 25'
SCALE

STORMWATER CALCS.

STORMWATER RETENTION POND AND SWALE CALCULATIONS

RETENTION POND "A"

(M)	CUBIC FEET PROVIDED	1,100 C.F.
(N)	SQUARE FEET CROSS SECTIONAL AREA	20 S.F.

(SEE ATTACHED CROSS SECTION)

(O)	SWALE LENGTH	55 L.F.

(SEE ATTACHED STORM WATER RETENTION PLAN)

CALCULATIONS "A" -
CROSS SECTION X SWALE LENGTH = VOLUME
20 S.F.x 55 L.F. = 1,100 C.F.

RETENTION POND "B"

(M)	CUBIC FEET PROVIDED	528 C.F.
(N)	SQUARE FEET CROSS SECTIONAL AREA	6 S.F

(SEE CROSS SECTION)

(O)	SWALE LENGTH	88 L.F.

(SEE STORM WATER RETENTION PLAN)

CALCULATIONS "B"-
CROSS SECTION x SWALE LENGTH = VOLUME
6 S.F. x 88 L.F. = 528 C.F.

TOTAL VOLUME PROVIDED 1,628 C.F.
TOTAL VOLUME REQUIRED 1,463 C.F.

STORMWATER CALCS.

SITE DATA

IMPERVIOUS AREA

BUILDING FOOTPRINT	8,100 SQUARE FEET
ASPHALT	4,688 SQUARE FEET
REHAB POOL ON CONC. SLAB	1,257 SQUARE FEET
TOTAL IMPERVIOUS AREA	**14,045 SQUARE FEET**

PERVIOUS AREA

GRAVEL	6,383 SQUARE FEET
LANDSCAPE	2,863 SQUARE FEET
TOTAL PERVIOUS AREA	**9,246 SQUARE FEET**
SITE AREA	**23,291 SQUARE FEET**

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The Protect Center
Whale & Dolphin Hospital

REVISION:

DOLPHINS PLUS MARINE MAMMAL RESPONDERS
PROTECT CENTER
82748 OVERSEAS HIGHWAY
ISLA MORADA, FLORIDA
33036
Project No.: 23126

SHEET TITLE:
SITE DIMENSION PLAN

DATE: 05-15-23
DRAWN BY: WRG

SHEET NAME
S1.2

23126_DOLPHIN_REHAD_WORKING
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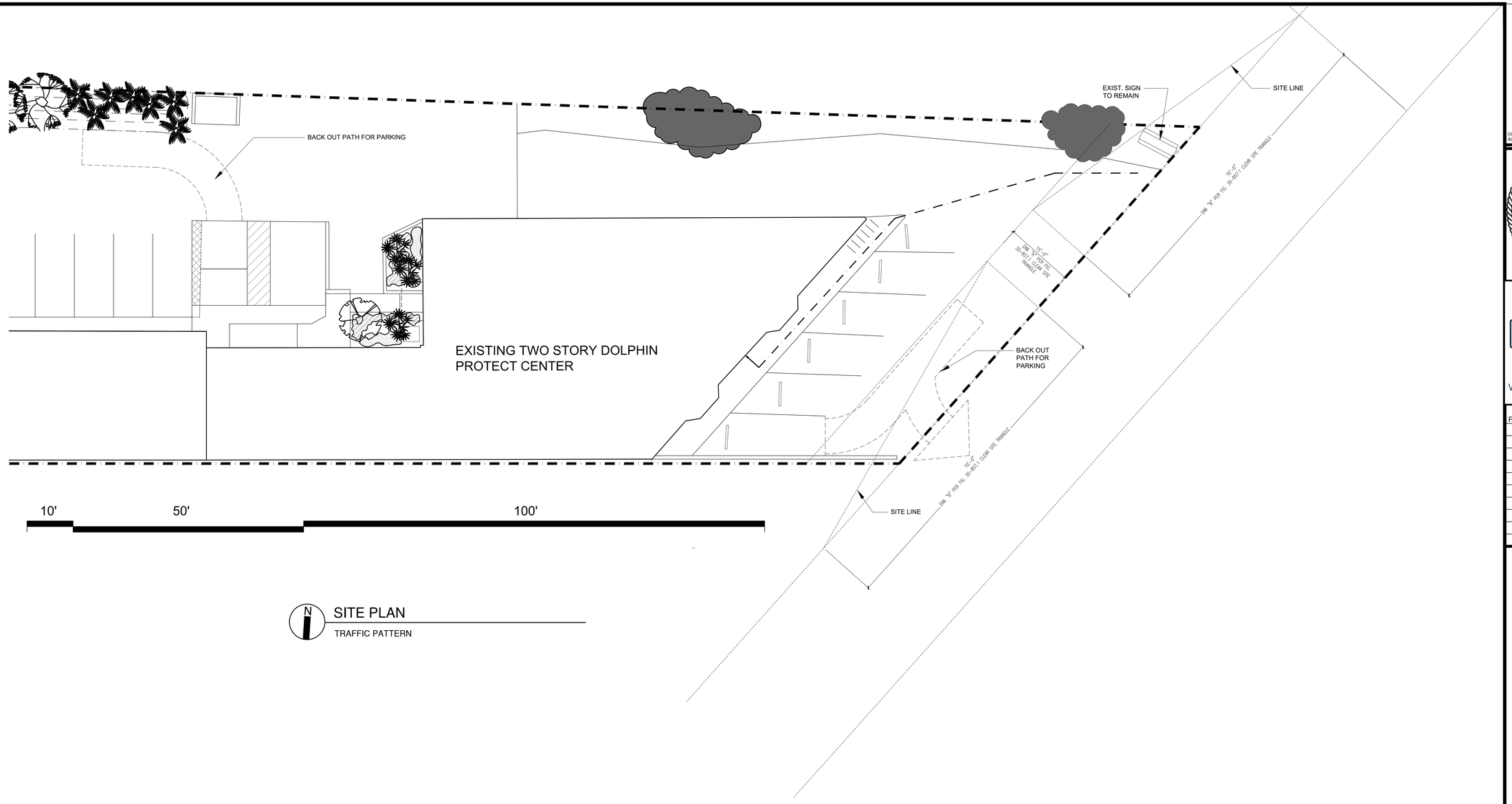

N

SITE PLAN

TRAFFIC PATTERN

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The Protect Center
Whale & Dolphin Hospital

REVISION:

DOLPHINS PLUS MARINE MAMMAL RESPONDERS
PROTECT CENTER
82748 OVERSEAS HIGHWAY
ISLA MORADA, FLORIDA
33036 Project No.: 23126

SHEET TITLE:
SITE TRAFFIC PATTERN

DATE: 05-15-23
DRAWN BY: WRG

SHEET NAME
S1.3

23126_DOLPHIN_REHAD_WORKING
SURVEY_recover.dwg
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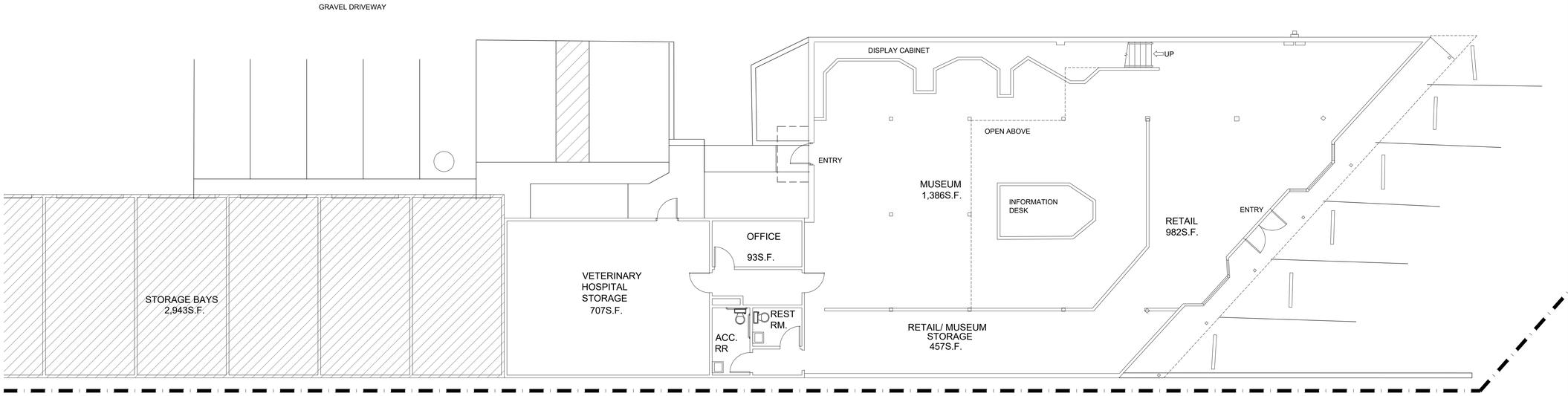


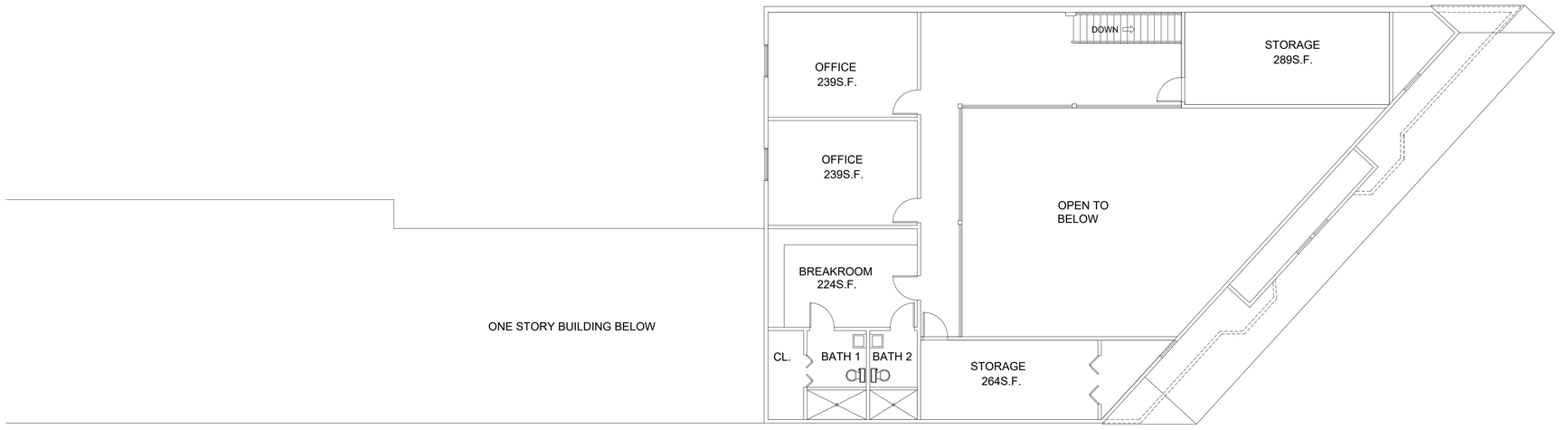
N

FLOOR PLAN

FIRST FLOOR

1' 5' 10' 25'

SCALE



N

FLOOR PLAN

SECOND FLOOR

1' 5' 10' 25'

SCALE

PROJECT DATA

PROJECT DATA

EXISTING BUILDING- OCCUPANCY LOAD

FIRST FLOOR:	**SQ. FT./OCC.**	**# OF OCCUPANTS**	
MERCANTILE	982 S.F.	1/60 GROSS	17
MUSEUM	386 S.F.	1/30 NET	46
ANCIL. STORAGE	457 S.F.	1/300 GROSS	2
INPATIENT TREATMENT	707 S.F.	1/240 GROSS	3
BUSINESS	96 S.F.	1/150 GROSS	1
TOTAL OCCUPANCY FIRST FLOOR			69

SECOND FLOOR:	**SQ. FT./ OCC.**	**# OF OCCUPANTS**	
BUSINESS	1475 S.F.	1/150 GROSS	10
STORAGE	553 S.F.	1/300 GROSS	2
TOTAL OCCUPANCY SECOND FLOOR			12

PLUMBING FIXTURE REQUIREMENTS FIRST FLOOR:
WATER CLOSETS:
69/2 MALE= 35 (1 PER 125) 1 REQ'D. 1 PROVIDED
69/2 FEMALE= 35 (1 PER 65) 1 REQ'D. 1 PROVIDED

LAVATORIES:
69 MALE/FEMALE= (1 PER 200) 1 REQ'D. 2 PROVIDED

PLUMBING FIXTURE REQUIREMENTS SECOND FLOOR:
WATER CLOSETS:
1 PER 1ST 25 PERSONS FOR THE 1ST 50:
2ND FLR. OCCUPANCY= 12 1 REQ'D. 2 PROVIDED

LAVATORIES:
1 PER 40 FOR THE 1ST 1,520:
1 PER 1ST 25 PERSONS FOR THE 1ST 50:
2ND FLR. OCCUPANCY= 12 1 REQ'D. 2 PROVIDED

MUSEUM
BUILDING

FIRST FLOOR	4,729S.F.
SECOND FLOOR	2,151S.F.
TOTAL AREA	6,880S.F.

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The Protect Center
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REVISION:

DOLPHINS PLUS MARINE MAMMAL RESPONDERS
PROTECT CENTER
82748 OVERSEAS HIGHWAY
ISLA MORADA, FLORIDA
33036
Project No.: 23126

SHEET TITLE:
SCHEMATIC FLOOR PLAN

DATE: 05-15-23
DRAWN BY: WRG

SHEET NAME
A1.0

23126 DOLPHIN REHAD WORKING
SURVEY_recover.dwg
08/2020

The pool shown is like the one to be installed at Dolphins Plus Marine Mammal Responders Protect Center in Islamorada, Florida. The height of the pool is six feet above grade. The example shown is ten feet tall. The four-foot by four-foot window will be the same as shown.

There are two four-foot by four-foot by 2 ½ “ thick acrylic windows. One on the east side and one on the west side. The windows will aid in the observation of the rehabilitation process of impaired marine mammals.

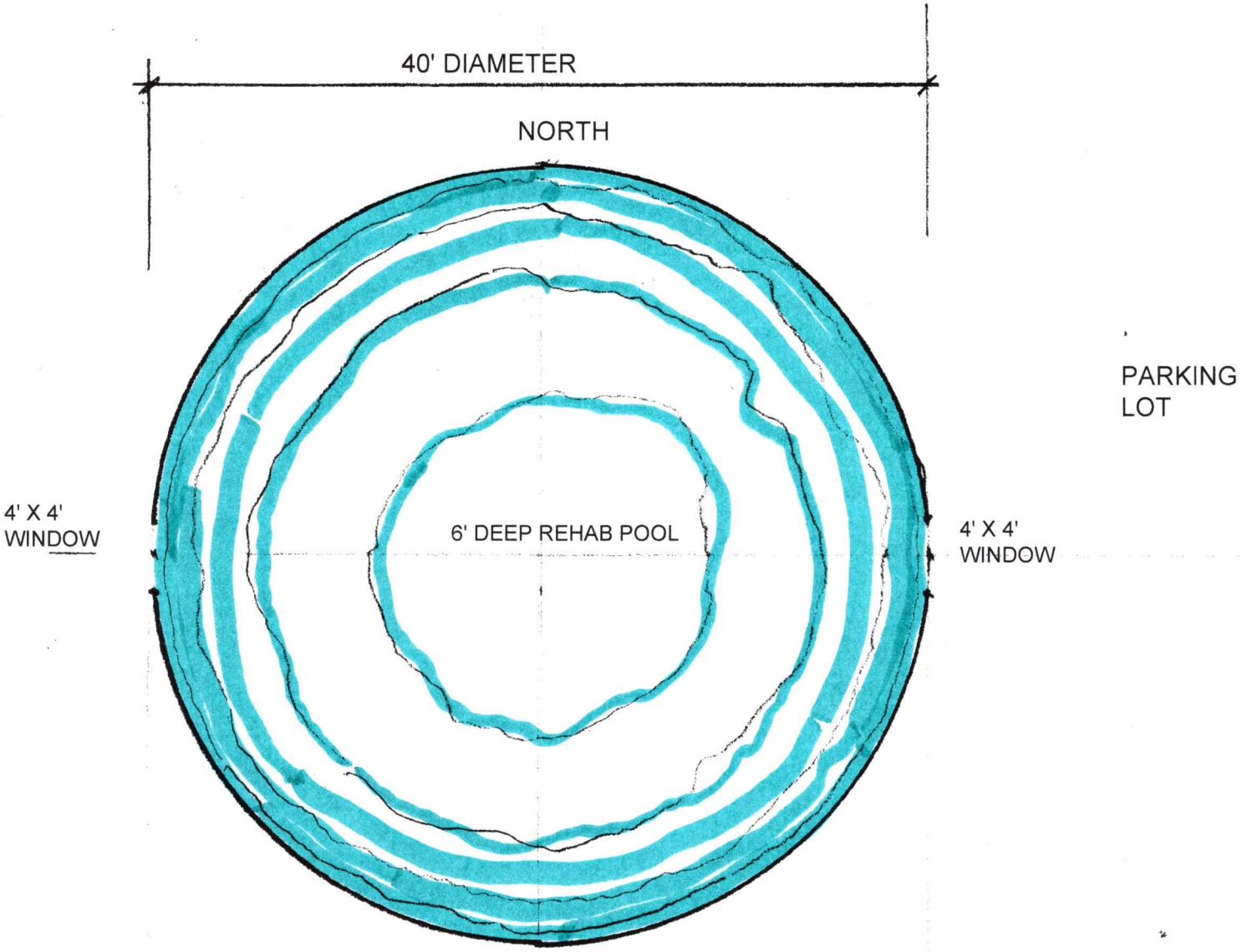
The pool is fabricated in eight pie shaped pieces that are joined together at the site. The ultimate size of the fiberglass pool is forty-foot diameter in plan and six-feet of water depth.

The photograph shown on the left is of a similar type of pool except it is ten-feet high. The pool to be installed at Dolphins Plus Marine Mammal Responders Protect Center will be the height of the gray band shown.

The piping shown is like the pool provided to Dolphins Plus Marine Mammal Responders Protect Center showing the fiberglass wall and floor construction.

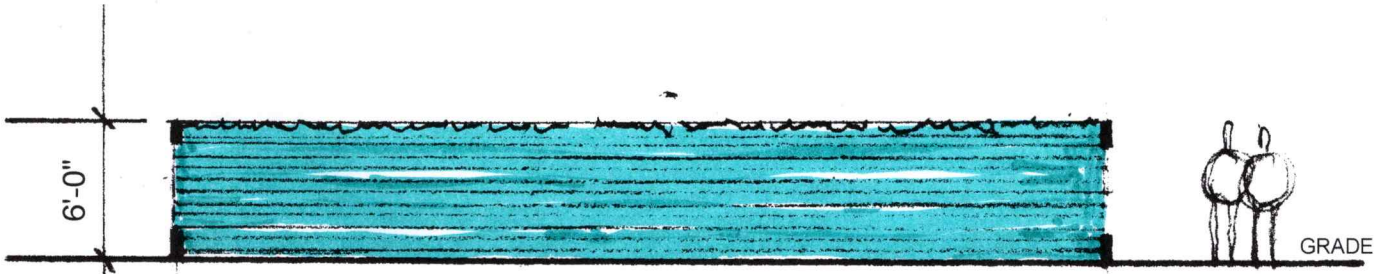
Since the pool is always filled with sea water the pool weight would be approximately 233 tons. No tie down is necessary to secure the structure.

CLIENT: Dolphins Plus Marine Mammal Responders Protect Center
FABRICATOR: Dolphin Fiberglass Products, Inc.
LOCATION: 82748 Overseas Highway, Islamorada, Florida



POOL PLAN

SCALE 1/8" = 1'-0"



POOL SECTION

SCALE 1/8" = 1'-0"

CLIENT: DOLPHINS PLUS MARINE MAMMAL RESPONDER PROTECT CENTER
FABRICATOR: DOLPHIN FIBERGLASS PRODUCTS, INC.

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 33036
T: 305-664-6400, F: 305-664-6467

APPLICATION FOR ADMINISTRATIVE VARIANCE

Pursuant to Code Chapter 30, Article IV, Division 2

Application Type:	Fee:	*Deposit:	Total Fee:
Residential	$1,500.00	$500.00	$2,000.00
Nonresidential	$2,000.00	$500.00	$2,500.00

* A deposit is required for development approval or permits which necessitate additional review and processing, and/or public hearing and notice requirements. Applicants are required to pay a cost recovery deposit which shall be credited toward the fee charged for such additional review and processing and shall pay additional deposits as may be required from time to time. A debit based upon the actual time expended in reviewing an application and the applicable actual amount charged to the Village shall be charged against the cost recovery deposit.

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review. **See list of required submittals and documents below.**

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: Dolphins Plus Marine Mammal Responder C/O Nancy Cooper & Hunter Kinney
Mailing Address: 31 Corrine Place, Key Largo, FL 33037
Primary Phone: 3054534321 Fax: N/a
Email: hunterk@dpmmr.org, nancyc@dpmmr.org

PROPERTY OWNER:

Name: MM82.748 LLC
Mailing Address: 376 Coconut Palm Blvd
Primary Phone: N/a Fax: N/a
Email: info@ricklindholm.com

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.

Physical Address: 82748 Overseas Highway Mile Marker: 82
Lot: _____ Block: _____ Subdivision: Russel Estates
☐ Plantation Key ☐ Windley Key ■ Upper Matecumbe Key ☐ Lower Matecumbe Key
Real Estate (RE) Number: 00404470 - 000100 Alternate Key: 8844298

PROPERTY DESCRIPTION:

Zoning District: Villace Center - VC Future Land Use Category: Mixed Use- MU
Total Land Area: _____ Square Feet 23,538
Existing Use of Property: Retail Store

Proposed Use of Property: Veterinary Hospital

PROPOSED VARIANCE:

State the Code Section(s) and the Land Development Regulations standard(s) required (i.e., setbacks, parking, loading, landscaping): SEC 30-V-7 OFF-STREET PARKING

PROPOSED VARIANCE (Continued):

Describe the variance requested: Request for variance for 8 Parking Spaces

List all applications for development permits submitted for the site within the past three (3) years. Please indicate the type of application, name of applicant, date of application and whether the application was approved, denied or withdrawn. ROOFING-LINDHOLM CONSTRUCTION INC -02/21/22-APPROVED(CLOSED)
BUILDING - LINDHOLM CONSTRUCTION INC - 02/15/2023 - APPROVED (CLOSED)
BUILDING - LINDHOLM CONSTRUCTION INC - 04/20/203 - ABANDONED
BUILDING - GAY MARIE SMITH/GUARDIAN FENCE CO - 02/21/2023 - EXPIRED

CRITERIA: 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. Please describe how the proposed variance meets each standard. Attach additional sheets if necessary.

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: The proposed dolhpin rehabilitation center converts a retail store to a animal rehibilitation facility. This change of use is unique to the land and structure. The primary element of the rehabilitation center is the addition of a pool for injured dolphins. This is unique and not applicableto other structures in the zoning dist.

2. The special conditions and circumstances do not result from the actions of the applicant: The re-purposing of an existing retail shop creates special cirumstances that are not the result of the applicant.

3. Literal interpretation of the provisions of the Land Development Regulations ("LDRs") deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the LDRs and works unnecessary and undue hardship on the applicant: A literal interpretation of the provisions of the Land Developmet Regulations will deprive the applicant of rights commonly enjoyed by other properties. The proposed use is consistent with the uses allowed in the zoning district but the existing building footprint was intended for retail space and did not contempate a dolphin rehabilitation center.

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: Granting the variance requested conveys the same treatment to the applicant as other owners in the zoning district. One of the primary tenants of the comprehensive plan is to encourgae the re-purposing of existing built sites.

5. The variance, if granted, is the minimum variance that makes possible the reasonable use of the land, building, or structure: The variance is the minimum variance that makes possible the reasonable use of the land and building. The building was contructed before many of the new parking and landscape changes were made to the code. The primary purpose of the dolphin center is to care for injured dolhpins- which is a use not found anywhere else in Islamorada.

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:

Granting of the variance(s) is in harmony with the general intent and purpose of the code of ordinances. The re-use of existing structures ensures that vacant property is not cleared because existing structures are re-purposed.

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application.

- ■ **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(s)** from the Monroe County Property Appraiser.
- ■ **Location map** showing where the project is located on the Key.
- ■ **Photographs** of site from adjacent streets or a recent aerial photograph with property boundaries delineated.
- ■ **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.
- ■ **Site plan** prepared by a professional architect, engineer, or landscape architect. See Code Section 30-215 for minimum site plan requirements.

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.

Hunter Kinney — 1/19/24

Signature of Applicant — **Date**

Print Name: Hunter Kinney

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 19TH day of JAN., 20 24, by HUNTER KINNEY (name of person signing the application) as DIRECTOR (type of authority e.g. officer, manager / member, trustee, attorney in fact) for DOLPHINS PLUS MARINE MANHAL RESPONDER (name of entity or party on behalf of whom application was executed).

Elizabeth Valles

Signature of Notary Public

SEAL:

ELIZABETH VALLES
Notary Public - State of Florida
Commission # HH 135239
My Comm. Expires Sep 23, 2025
Bonded through National Notary Assn.

☑ Personally Known ☐ Produced Identification

Type of ID_____

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 13, 2024
SUBJECT: **Resolution Considering the Administrative Appeal Regarding 75131 Overseas Highway - TAB G**

Background:
The subject property located at 75131 Overseas Highway and more fully described as Lot 67, Matecumbe Ocean Beach Section A Subdivision, as recorded in Plat Book 2 at Page 39 of the Public Records of Monroe County, Florida with the Real Estate Number 00398880-000000 (the "Property"), is within the Residential Single-Family (R1) zoning district.

The Property is currently recognized as having five (5) legally established dwelling units (one triplex and a two-story duplex) resulting from an application by Mr. Irving Eyster for a dwelling unit determination heard by the Village Council at a duly noticed public hearing on September 22, 2005. The determination by the Village Council was not appealed during the appeal period.

A letter dated February 25, 2008, from Deputy Village Manager/Planning & Development Services Director, Edward Koconis, restated to Mr. Irving, the Village recognized five (5) dwelling units on the Property and that those units could be redeveloped without the necessity of a Building Permit Allocation System ("BPAS") allocation. Again, the number of legally established dwelling units recognized was not appealed by the Property owner, Mr. Eyster.

In a letter dated September 27, 2023, to the Planning Director (the "Director"), the trustee of the Property, Barbara Edgar (the "Appellant"), requested a reconsideration of the dwelling unit determination due to new information that was not previously presented to the Village Council. The Appellant is requesting a determination to establish three (3) additional dwelling units on the Property. As the Village Council decision was final and not appealed, the Director does not have the authority to reconsider a council decision. The Appellant was notified in writing on April 18, 2024, of the Director's decision.

The Appellant filed an Administrative Appeal on May 7, 2024.

Analysis:
The Appellant's statement, previous dwelling unit decisions, witness statements, photographs and building plans have been submitted for council's consideration.

Budget Impact:
There is no budget impact to the Village.

Staff Impact:
Staff impact is dependent on Village Council's decision.

Recommendation:

Attachments:
1. Appellant Statement
2. Previous Decisions
3. 092205
4. Planning Director Decision
5. Witness Statements
6. Building Plans
7. Photos
8. Resolution PLADA20240104

1952 - Irving and Jeane Eyster purchased the property at 75141 Overseas Highway lot 67 and 68 in 1952.

1953 -They cleared the lot and lived in a trailer until 1953 when Irving, his dad and a friend Clyde Wolfe started building the Lindo Mar Apartments. They were completed in 1954.

This was an eight-unit motel. You can see from the photos each room between the columns.

1957 - In 1957 the Eyster's built the two-story building on the front of the same property which at that time, we lived in the upstairs and the office was in the downstairs with a backroom for supplies.

1960 - In 1960 Hurricane Donna destroyed the last two motel units which were on the ocean. They were eventually torn down leaving a six-unit motel.

1976 - In about 1976 they turned the motel into 6 efficiencies.

1986 - They knocked out the wall between each of the two units and made them into 3 larger units.

1983 - When they built their house on the adjoining property in 1983, the two-story building was turned into two units. The downstairs in the front was an apartment for company. The top was rented out when it burned due to the tenant smoking.

We tried to establish the two units in the burned out building for four years. The village established the two which were in question, but the motel (apartment) portion was not part of the issue. We were only trying to establish the two for the burned out building so it could be torn down.

Two years later, the village manager told me they had been patient, but we really need to tear the building down. I asked for something in writing establishing the two units in questions but was told several times they could not put it in writing.

My dad was older, had Parkinson's and was diabetic so he never questioned it.

2008 - Ed Koconis called me in February of 2008 and said we really needed to have the building demolished. I told Ed my dad wanted to tear it down for almost four years now, but no one will give us something in writing. He said let me see what I can do. He called back in about an hour and told me to come pick up the letter stating the two units were there. At that time, we didn't question the three apartments which are there now as that had nothing to do with what we were trying to accomplish.

My parents have both passed away and we need the legally established units that were here which is an 8-unit motel and a two-story building.

I have letters from both Pastor Tony Hammon and State Representative and past Village Mayor and councilman Jim Mooney stating what was there. I can get letters and have people that were here to testify if needed.

We never gave up the building rites when we turned the motel units into three units from the six that were left.

I cannot financially afford to lose what we legally had and still have today.

The attached photos show we had 8 motel units and two units in the two-story building.

I hope this clears up any question about what was here, and we can get the rights to the legally established units.

MAYOR ROBERT JOHNSON
VICE MAYOR PATTY SCHMIDT

COUNCILMAN MIKE FORSTER
COUNCILMAN MICHAEL RECKWERDT
COUNCILMAN CHRIS SANTE

November 8, 2005

Sheryl Bower
88101 Overseas Hwy.
Islamorada, FL 33036

RE: Dwelling Unit Determination (LD 05-02) 75141 Overseas Hwy. having Real Estate Number #00398880.000000.

Ms. Bower,

This letter confirms that Islamorada, Village of Islands recognizes **FIVE** legally established dwelling units consisting of **one triplex and a two story duplex**, located at the subject parcel. This determination is based on the following criteria listed in Ordinance 05-08:

Criterion 1. A permit or other official approval was issued by the Village or Monroe County for the unit(s) or floor area for residential dwelling units or nonresidential floor area and the unit(s) or floor area was accounted for in the Village Comprehensive Plan Building Permit Allocation System and ROGO [Rate of Growth Ordinance (Monroe County Ordinance 016-1992 as amended)] or was issued a certificate of occupancy subsequent to April 1990.

Monroe County Permit #90301081 was issued on May 16, 1990 for a re-roof of a "2 story apartment building."

If the criteria listed in (1) above is not submitted then the following documents meeting (2), (3) and (4) shall be submitted by the applicant and used as criteria to establish proof that the residential dwelling unit or nonresidential floor area was legally established:

Criterion 2.

a. **The structure in which the unit or nonresidential floor area is located is currently habitable as determined by the Building Official.**

The two-story structure was badly damaged by fire and is currently not habitable. However, the triplex (Lindo Mar Apartments) is currently inhabited.

b. **Utility invoices/receipts from Florida Keys Electric Cooperative or Florida Keys Aqueduct Authority are provided that clearly indicate by separate meter that the unit or non-residential building was being served during April 1990.**

None provided.

Monroe County property record card showing the existence of the unit or non-residential floor area in 1990;

No property record card was produced from 1990.

Occupational license or other state license for 1990 for a non-residential use of a property; or

None provided.

Insurance policy records for the building for a non-residential use of a property that clearly delineate the amount of floor area.

None provided.

Criterion 3. Aerial photograph(s) or signed and sealed survey(s) clearly showing existence of the dwelling unit or non-residential structure either in 1990, or if not available for 1990 then both prior to and subsequent to 1990.

Aerial photography clearly indicates the presence of the buildings.

Criterion 3 is satisfied.

Criterion 4. A determination by the Village that the use could have been legally permitted under the zoning and building codes in effect for the parcel at the time the structure was constructed or the business was established. This not only refers to the type of use but also to the parameters of the building construction.

According to the property record card, the buildings were constructed in 1957 and were built prior to the inception of the Monroe County Comprehensive Zoning Ordinance which was adopted in 1961.

Criterion 4 is satisfied.

The applicant met the criteria listed above in (3) and (4) but did not meet the criteria in (2). Therefore, pursuant to the regulations the Director forwarded the application to the Village Council for a determination because the applicant submitted other documentary evidence showing the existence of a unit or non-residential floor area consistent with subsections (3) and (4) above.

Documentary evidence including affidavits from witnesses and photos were submitted by the applicant. On September 22, 2005 at a regularly scheduled Village Council meeting the Village Council unanimously voted to recognize five legally established dwelling units on the subject parcel.

Redevelopment and Demolition.

If the residential dwelling units are abandoned they may be replaced without the necessity of a BPAS allocation upon application until August 27, 2007 as determined in this letter. For the purpose of this determination abandoned shall mean the cessation from actively using any premises for its intended use for a time period greater than 24 consecutive months.

If you have any questions, or if I can be of further assistance, please do not hesitate to contact me at 305-664-2345.

Sincerely,

Edward Koconis

Edward Koconis, AICP
Deputy Village Manager/ Planning and Development Services Director

C: Bernie LaPira, Village Manager
Gerry Albertson, Director of Building Services
Planning Staff
Village Attorney
Rebecca Jetton, Department of Community Affairs

np/ek

Islamorada, Village of Islands

February 25, 2008

Irving and Jeane Eyster
75141 Overseas Hwy.
Islamorada, FL 33036

SUBJECT: DWELLING UNIT DETERMINATION (LD 05-02) AT 75141 OVERSEAS HIGHWAY HAVING REAL ESTATE NUMBER 00398880.000000

Dear Mr. and Mrs. Eyster,

As my letter of November 8, 2005 to your then-agent Sheryl Bower states, Islamorada, Village of Islands recognizes **FIVE** legally established dwelling units consisting of **one triplex and a two story duplex**, located at the subject parcel. This determination was based on the criteria listed in Ordinance 05-08. On September 22, 2005 at a regularly scheduled Village Council meeting the Village Council unanimously voted to recognize five legally established dwelling units on the subject parcel.

The building rights to these five dwelling units are thereby deemed to exist on the subject property and each unit may be redeveloped in the future without the necessity of a BPAS allocation.

This shall supersede the Redevelopment and Demolition section of my November 8, 2005 letter regarding an August 27, 2007 deadline.

If you have any questions, or if I can be of further assistance, please do not hesitate to contact me at 305-664-2345.

Sincerely,

Edward Koconis

Edward Koconis, AICP
Deputy Village Manager/ Planning and Development Services Director

C: Village Attorney

T:\Planning\Dwelling Unit Determinations\LD 05-02 Eyster\LD 05-02 75141 Overseas Hwy. (Eyster) FOLLOW UP.docx
81990 Overseas Highway Second Floor, Islamorada, FL • P.O. Box 568, Islamorada, FL 33036
Office 305-664-6400 • Fax 305-664-6464 • www.islamorada.fl.us

ACTION MINUTES

ISLAMORADA-VILLAGE OF ISLANDS
REGULAR VILLAGE COUNCIL MEETING

September 22, 2005
Islamorada Founders Park
87000 Overseas Highway
Islamorada, Village of Islands, Florida

I. CALL TO ORDER\ROLL CALL: Mayor Johnson asked for the roll call at 5:32 p.m. Present were: Mayor Robert Johnson, and Vice Mayor Patty Schmidt, Council members: Mike Forster, Michael Reckwerdt and Chris Sante. Also in attendance were Village Manager Bernie LaPira, Village Attorney Nina Boniske, Village Clerk Beverly Raddatz and all other appropriate Village personnel.

II. PLEDGE OF ALLEGIANCE

Mayor Johnson requested Councilman Sante to lead the pledge of allegiance.

III. GRATITUDE AND ACKNOWLEDGEMENTS

A. Presentation to Citizens' Advisory Committee Members

Mayor Johnson announced that he would like to thank Rogers Hazlehurst and Kay Hazlehurst for their community service contributions to the CDBG Task Force and the Landscape Citizens Advisory Committee.

B. Recognition for Staff Members Regarding Hurricane Rita

Mayor Johnson thanked the Fire and Police Departments for going out during the storm and helping individuals.

Councilman Sante thanked all the residents who helped after the storm to clean or supplied equipment to the Village.

Village Manager LaPira thanked all the staff for staying at the EOC during the storm.

IV. AGENDA: Request for Deletions/Emergency Additions

Mayor Johnson asked Council for any deletions or emergency additions.

Councilman Reckwerdt requested to add an item regarding "Assisting Businesses after Hurricane Rita."

Councilman Sante requested to add an item regarding "Hurricane Issues at MM 74."

Mayor Johnson requested to move Section XII, Item A, before the Consent Agenda.

V. CITIZENS' ADVISORY COMMITTEE UPDATES

A. Parks & Recreation Citizens Advisory Committee Update

No update was given.

B. Water Quality Improvement Citizens Advisory Committee Update

No update was given.

C. Near Shore Water Citizens' Support Committee Update

No update was given.

D. Landscape Citizens' Advisory Committee Update

No update was given.

E. Local Planning Agency Update

No update was given.

VI. PUBLIC COMMENTS

Mayor Johnson opened the Public Comments Section. The following addressed the Council: Van Cadenhead, Tavernier, FL and Joe Wieselberg, Islamorada, FL.

VII. ITEMS WITH REPRESENTATION

A. Discussion Regarding EPA Grant for Centralized Management of Decentralized Wastewater Treatment Systems

Village Manager LaPira introduced the Environment Protection Agency (EPA) members involved in the centralized management of decentralized wastewater treatment system project and introduced Peter Partlow, E Sciences Consultant, to give his report.

Mr. Partlow gave his report to the Council. He introduced Mr. Robert Freeman, Jr. P.E., Environmental Protection Agency (EPA) from Atlanta, Georgia, to give a presentation to Council.

Mr. Freeman gave his presentation to Council.

Discussion ensued regarding a history of the EPA grant; any further funding would be allotted for this project; flexibility of the grant by allowing residents to opt out of the wastewater project or not; types of options allowed regarding systems; how much the long term administration costs will be; residents costs; and development fees / rates.

Mayor Johnson opened the Public Comment Section. The following addressed the Council: Van Cadenhead, Tavernier, FL.

It was the consensus of the Council to direct staff to move forward with the project.

Mr. Partlow advised that he will meet with the Water Quality Improvement Citizens Advisory Committee and will bring it back to the Council in the later part of October.

VIII. MAYOR AND COUNCIL MEMBERS

A. Discussion and Direction for Initial Village Manager Finalists (Council)

Mayor Johnson introduced Colin Baenziger, Recruitment Consultant.

Colin Baenziger addressed the Council and gave his report regarding the Village Manager Finalists.

Discussion ensued regarding the location to meet and greet the Manager Finalists.

Colin Baenziger read the top five candidate results and one alternate candidate Council selected.

Village Clerk Raddatz read each Council members vote for the record.

It was the consensus of the Council to have Colin Baenziger contact the Village Manager finalists, who were: Steven Cottrell; Gary Word; Cynthia Coto; Richard White; Frank Bell; and alternate, Robert Kellogg.

B. Assisting Businesses after Hurricane Rita (Councilman Reckwerdt)

Councilman Reckwerdt requested to move forward with helping the business community with hurricane damage needs.

Discussion ensued regarding allowing a-frame signs for businesses; helping businesses and residents with FEMA grants; placing on the webpage a link to the Chamber of Commerce on what businesses are open within the Village; and cleaning up debris.

It was the consensus of the Council to direct staff to help the residents and the businesses with permitting on damaged areas such as docks or houses that have been damaged by the storm.

Village Manager LaPira advised that the Catherine Harding, Building Official, and Edward Koconis, Deputy Village Manager, have contacted the appropriate agencies regarding the dock guidelines process.

Mr. Brian Sheahan, Principal Planner, explained special guidelines for repair of docks in the Village due to Hurricane Rita. He also explained that there may be possible grant funding available to residents and business owners to clear out storm debris.

B. Hurricane Issues at MM 74 (Councilman Sante)

Councilman Sante advised that there were different agencies at MM 74 wanting to be in charge after Hurricane Rita. He requested Council to direct staff to approach the other agencies and designate someone to be in charge in future hurricane or storm events.

Discussion ensued regarding placing a barrier in front of the road or to raise the road at MM 74; the erosion of Sea Oats Beach; what the Florida Department of Transportation (FDOT) will do to fix the road; getting Governor Jeb Bush to direct FDOT to fix the problem; all agencies should be using the National Incident Management System regulations; and meeting with high level officials to solve the authority issues.

It was the consensus of the Council to direct staff to move forward to meet with high level officials of all agencies and to use the National Incident Management System county-wide.

William Wagner, Fire Chief, gave his report to Council regarding the damage in the Village from Hurricane Rita.

Mayor Johnson opened the Public Comment Section. The following addressed the Council: Van Cadenhead, Tavernier, FL and Deb Gillis, Islamorada, FL.

Mayor Johnson recessed the meeting at 7:43 p.m. and reconvened the meeting at 8:02 p.m.

IX. CONSENT AGENDA

A. Minutes: Special Call Village Council Meetings, September 6, 2005 and September 13, 2005

B. Resolution Accepting Affordable Housing Declaration from Munafo

RESOLUTION NO. 05-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AND ACCEPTING A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FROM MARC AND JENNIFER MUNAFO, FOR PROPERTY DESCRIBED AS BLOCK 12, LOT 3, PLANTATION KEY COLONY SUBDIVISION, PLANTATION KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 182, OF THE PUBLIC RECORDS OF MONROE COUNTY

FLORIDA WITH THE REAL ESTATE NUMBER 00429120.000000; AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND PROVIDING AN EFFECTIVE DATE.

C. Resolution Rescinding Resolution 05-06-34 and Adding the Affordable Housing Allocations Back into the BPAS

RESOLUTION NO. 05-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, RESCINDING RESOLUTION NO. 05-06-34 APPROVING AN AFFORDABLE HOUSING DECLARATION FROM CHRISTOPHER A. AND CHRISTOPHER B. GARBOOSHIAN, FOR PROPERTY DESCRIBED AS BLOCK 4, LOT 5, PLANTATION BEACH SUBDIVISION, PLANTATION KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 76, OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA WITH THE REAL ESTATE NUMBER 00413280.000000; RETURNING THE AFFORDABLE HOUSING ALLOCATION TO THE AFFORDABLE HOUSING CATEGORY OF THE BUILDING PERMIT ALLOCATION SYSTEM FOR RE-ALLOCATION; AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND PROVIDING AN EFFECTIVE DATE.

D. Resolution Rescinding Resolution 05-06-35 and Adding the Affordable Housing Allocations Back into the BPAS

RESOLUTION NO. 05-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, RESCINDING RESOLUTION NO. 05-06-35 APPROVING AN AFFORDABLE HOUSING DECLARATION FROM CHRISTOPHER A. AND CHRISTOPHER B. GARBOOSHIAN, FOR PROPERTY DESCRIBED AS BLOCK 4, LOT 4, PLANTATION BEACH SUBDIVISION, PLANTATION KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 76, OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA WITH THE REAL ESTATE NUMBER 00413270.000000; RETURNING THE AFFORDABLE HOUSING ALLOCATION TO THE AFFORDABLE HOUSING CATEGORY OF THE BUILDING PERMIT ALLOCATION SYSTEM FOR RE-ALLOCATION; AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND PROVIDING AN EFFECTIVE DATE.

E. Resolution Rescinding Resolution 05-02-10 and Approving an Affordable Housing Declaration from Michael Hopman

RESOLUTION NO. 05-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION NO. 05-02-10 TO CORRECT THE DECLARANT; APPROVING AND ACCEPTING AN AFFORDABLE HOUSING DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FROM MICHAEL AND LEISA HOPMAN FOR PROPERTY DESCRIBED AS BLOCK 9, LOT 11, PLANTATION KEY COLONY SUBDIVISION, PLANTATION KEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 182, OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA WITH THE REAL ESTATE NUMBER 00428300.000000; AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND PROVIDING AN EFFECTIVE DATE.

F. Resolution Approving a Conveyance of Land From Carlos Garcia and Estaban Madruga to the Village

RESOLUTION NO. _____

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM CARLOS GARCIA AND ESTABAN MADRUGA, RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FINDING AND DETERMINING THAT THE REAL PROPERTY SHALL BE USED FOR MUNICIPAL OR PUBLIC PURPOSES, AND PROVIDING AN EFFECTIVE DATE.

G. Approval of Contract Renewal for Tennis Management Inc.

H. Approval of Contract Renewal for Water Sports and Fitness with Brenda Bush

I. Approval of Contract Renewal for Swim Program with Jon Olsen

Councilman Sante made the motion to approve the Consent Agenda, seconded by Councilman Reckwerdt.

Mayor Johnson called for the vote.

Councilman Forster	Yes
Councilman Reckwerdt	Yes

Councilman Sante	Yes
Vice Mayor Schmidt	Yes
Mayor Johnson	Yes

Vote passes 5 to 0.

X. A. PUBLIC HEARINGS – QUASI-JUDICIAL

QUASI-JUDICIAL PUBLIC HEARINGS

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to comment upon any of these items, please inform the Clerk by filling out the available sign-up form. An opportunity for persons to speak on each item will be made available after the applicant and staff has made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will not be considered. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further details of the quasi-judicial procedures may be obtained from the Clerk.

1. Resolution

RESOLUTION NO. 05-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY OLI DEVELOPMENT FOR A 2COP (BEER AND WINE ON-PREMISE AND PACKAGE SALES) ALCOHOLIC BEVERAGE USE PERMIT FOR PROPERTY LOCATED AT 80241 OVERSEAS HIGHWAY, AND AS MORE FULLY DESCRIBED IN EXHIBIT A, MONROE COUNTY, FLORIDA WITH THE REAL ESTATE NUMBERS 00096550.000000, 00096590.000000, 00096590.0001000 AND PROVIDING FOR AN EFFECTIVE DATE.

Village Attorney Boniske read the Quasi Judicial Statement for all the Quasi Judicial cases and then the title of the resolution.

Mr. Nathan Pennington, Planner, gave his report to Council.

Village Clerk Raddatz requested Council to give any ex parte communications.

Councilman Reckwerdt advised that he had no ex parte communications.

Councilman Sante advised that he had no ex parte communications.

Mayor Johnson advised that he had no ex parte communications.

Vice Mayor Schmidt advised that she had no ex parte communications.

Councilman Forster advised that he had no ex parte communications.

Village Clerk Raddatz previously swore in the witnesses for all the Quasi Judicial cases.

Mayor Johnson opened the Public Hearing. Being none, Mayor Johnson closed the Public Hearing.

Councilman Forster made a motion to approve, seconded by Councilman Sante.

Mayor Johnson called for the vote.

Councilman Forster	Yes
Councilman Reckwerdt	Yes
Councilman Sante	Yes
Vice Mayor Schmidt	Yes
Mayor Johnson	Yes

Vote passes 5 to 0.

2. Legally Established Dwelling Unit Determination for Irving Eyster

A DETERMINATION BY THE VILLAGE COUNCIL OF ISLAMORADA VILLAGE OF ISLANDS, FLORIDA AS TO THE LEGAL ESTABLISHMENT OF A RESIDENTIAL UNIT FOR PROPERTY LOCATED AT 75141 OVERSEAS HIGHWAY AND MORE FULLY DESCRIBED AS LOT 67, MATECUMBE OCEAN BEACH SECTION A SUBDIVISION, AS RECORDED IN PLAT BOOK 2 AT PAGE 39 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA WITH THE REAL ESTATE NUMBER 00398880.000000.

Village Attorney Boniske explained the procedures regarding the administrative appeal and then requested Council to give any ex parte communications.

Councilman Reckwerdt advised that he spoke with Irving Eyster and Barbara Edger.

Councilman Sante advised that he had no ex parte communications.

Mayor Johnson advised that he spoke with somebody at sometime but did not recall.

Vice Mayor Schmidt advised that she spoke with Barbara Edger and Sheryl Bower.

Councilman Forster advised that he had spoken with Barbara Edger and Irving Eyster for the past three years regarding this issue.

Mr. Edward Koconis, Deputy Village Manager, gave his report to Council.

Discussion ensued regarding the documentation needed for approval of the administrative appeal.

Irving Eyster gave his presentation to the Council.

Sheryl Bower, representing the applicant, gave her presentation to the Council.

Village Attorney Boniske read the title of the determination.

Councilman Sante made a motion to approve, seconded by Vice Mayor Schmidt.

Village Attorney Boniske requested the motion to be changed.

Councilman Sante restated his motion to approve and to recognize one additional unit as requested by the applicant based upon the additional documentary evidence submitted and presented to the Council, seconded by Vice Mayor Schmidt as restated.

Mayor Johnson called for the vote.

Councilman Forster	Yes
Councilman Reckwerdt	Yes
Councilman Sante	Yes
Vice Mayor Schmidt	Yes
Mayor Johnson	Yes

Vote passes 5 to 0.

3. Legally Established Dwelling Unit Determination for Daniel Cockerham

A DETERMINATION BY THE VILLAGE COUNCIL OF ISLAMORADA VILLAGE OF ISLANDS, FLORIDA AS TO THE LEGAL ESTABLISHMENT OF A RESIDENTIAL UNIT FOR PROPERTY LOCATED AT 80461 OVERSEAS HIGHWAY AND MORE FULLY DESCRIBED IN EXHIBIT A, MONROE COUNTY, FLORIDA WITH THE REAL ESTATE NUMBER 00096350.000000.

Village Attorney Boniske read the title of the resolution. She then requested Council to give any ex parte communications.

Councilman Reckwerdt advised that he had no ex parte communications.

Councilman Sante advised that Patty Stanley called him but he never returned the call to her due to his schedule.

Mayor Johnson advised that he spoke with Sheryl Bower.

Vice Mayor Schmidt advised that she spoke with Danny Cockerham.

Councilman Forster advised that he spoke with Danny Cockerham.

Mr. Edward Koconis, Deputy Village Manager, gave his report to Council.

Councilman Sante asked if hammocks can be developed.

Mr. Koconis advised that the land could be developed as long as the applicant complies with current regulations; however, the applicant does not have to go through BPAS.

Mayor Johnson opened the Public Hearing. The following addressed the Council: Sheryl Bower, Representative of Daniel Cockerham, Islamorada, FL.

Councilman Sante asked Ms. Bower what the applicant plans to put on the property.

Ms. Bower advised that the applicant only wants to put a house on the property.

Councilman Forster made a motion to approve and to recognize one additional unit as requested by the applicant based upon the additional documentary evidence submitted and presented to the Council, seconded by Councilman Sante.

Mayor Johnson called for the vote.

Councilman Forster	Yes
Councilman Reckwerdt	Yes
Councilman Sante	Yes
Vice Mayor Schmidt	Yes
Mayor Johnson	Yes

Vote passes 5 to 0.

XI. B. PUBLIC HEARINGS – ORDINANCES

1. Ordinance – First Reading

ORDINANCE NO. 05-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING SECTION 30-684 "RESIDENTIAL SINGLE-FAMILY (R1) AND (R1M) ZONING DISTRICT," OF DIVISION 2, "ZONING DISTRICTS" OF ARTICLE V "SCHEDULE OF DISTRICT, USE AND DEVELOPMENT STANDARDS," OF CHAPTER 30 "LAND DEVELOPMENT REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES

TO ALLOW ATTACHED AFFORDABLE HOUSING OF UP TO FOUR UNITS ON LOTS FRONTING U.S. 1; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR INCLUSION IN THE VILLAGE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMUNITY AFFAIRS.

Village Attorney Boniske read the title of the ordinance for First Reading.

Councilman Sante advised Council that he would be abstaining regarding this issue.

Mr. Edward Koconis, Deputy Village Manager, gave his report to the Council.

Mayor Johnson opened the Public Hearing. Being none, Mayor Johnson closed the Public Hearing.

Councilman Forster made a motion to approve, seconded by Councilman Reckwerdt.

Mayor Johnson called for the vote.

Councilman Forster	Yes
Councilman Reckwerdt	Yes
Councilman Sante	Abstain
Vice Mayor Schmidt	Yes
Mayor Johnson	Yes

Vote passes 4 to 0.

XII. RESOLUTIONS

A. Resolution

RESOLUTION NO. 05-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE RESIDENTIAL BUILDING PERMIT ALLOCATION RANKINGS AND AWARDING RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR QUARTER 3 YEAR 5 OF THE BUILDING PERMIT ALLOCATION SYSTEM, AND PROVIDING FOR AN EFFECTIVE DATE.

Village Attorney Boniske read the title of the resolution.

Mr. Edward Koconis, Deputy Village Manager, gave his report to the Council with amendments.

Councilman Sante advised Council that he will have to abstain on this issue.

Mayor Johnson opened the Public Comment Section. Being none, Mayor Johnson closed the Public Comment Section.

Vice Mayor Schmidt made a motion to approve as amended, seconded by Councilman Reckwerdt.

Mayor Johnson called for the vote.

Councilman Forster	Yes
Councilman Reckwerdt	Yes
Councilman Sante	Abstained
Vice Mayor Schmidt	Yes
Mayor Johnson	Yes

Vote passes 4 to 0.

XIII. VILLAGE MANAGER

A. Discussion and Direction Regarding the Renewal of the Monroe County Sheriff's Contract FY 2005-2006

Village Manager LaPira gave his report to the Council.

Mayor Johnson opened the Public Comment Section. Being none, Mayor Johnson closed the Public Comment Section.

Councilman Sante made a motion to approve the contract, seconded by Councilman Forster.

Mayor Johnson called for the vote.

Councilman Forster	Yes
Councilman Reckwerdt	Yes
Councilman Sante	Yes
Vice Mayor Schmidt	Yes
Mayor Johnson	Yes

Vote passes 5 to 0.

XIV. VILLAGE ATTORNEY

No items were discussed.

XV. ADJOURNMENT

Vice Mayor Schmidt made a motion to adjourn; Councilman Forster seconded the motion. Council voted unanimously to adjourn at 8:12 p.m.

_____
Beverly Raddatz, CMC
Village Clerk

_____
Mayor Robert E. Johnson

Approved by Council on 13th day of October, 2005.

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway • Islamorada, Florida 33036 • www.islamorada.fl.us

April 18, 2024

Barbara Eyster Edgar
75141 Overseas Highway
Islamorada, FL 33036

Re: 75131 Overseas Highway, Islamorada – Request for reconsideration of dwelling unit determination.

Dear Ms. Edgar:

I am in receipt of your letter dated September 27, 2023, as well as the plans provided with the letter asking for reconsideration of your dwelling unit determination due to new information. As you know you received a dwelling unit determination from the Village Council on September 22, 2005. Because of this I am unable to provide a different determination at this time.

Within 30 days of receipt of this letter you can appeal to the Village Council for a decision with the added information you have provided. An appeal can be applied for through the City View Portal on the Village's Website located here: Welcome - Islamorada, Village of Islands - CityView Portal (cvportal.us).

If you have any questions regarding the application process please contact Jamie Terry, Planning & Zoning Technician at (305) 664-6426 or jamie.terry@islamorada.fl.us.

Thank you for your patience regarding this issue.

Sincerely,

Jennifer DeBoisbriand
Planning Director

To whom it concerns:

Having grown up on Lower Matecumbe back in the 50's and 60's I have full recollection the Lindo Mar Motel owned by the Eyster family had eight (8) apartments.

There was a fire years back that took out two (2) apartments that were in a building upfront. That building was demolished several years back.

I understand there is some misunderstanding on the number of units, but I assure you there was always 8 motels units, and two (2) apartments.

If any further information is needed, please do not hesita

Best Regards

Jim Mooney

Jim Mooney (Mar 2, 2022 22:05 EST)

305-522-3383

Jmooney134@gmail.com

Former Village Council Member 1998 – 2002 and 2014 - 2

barb1201@bellsouth.net

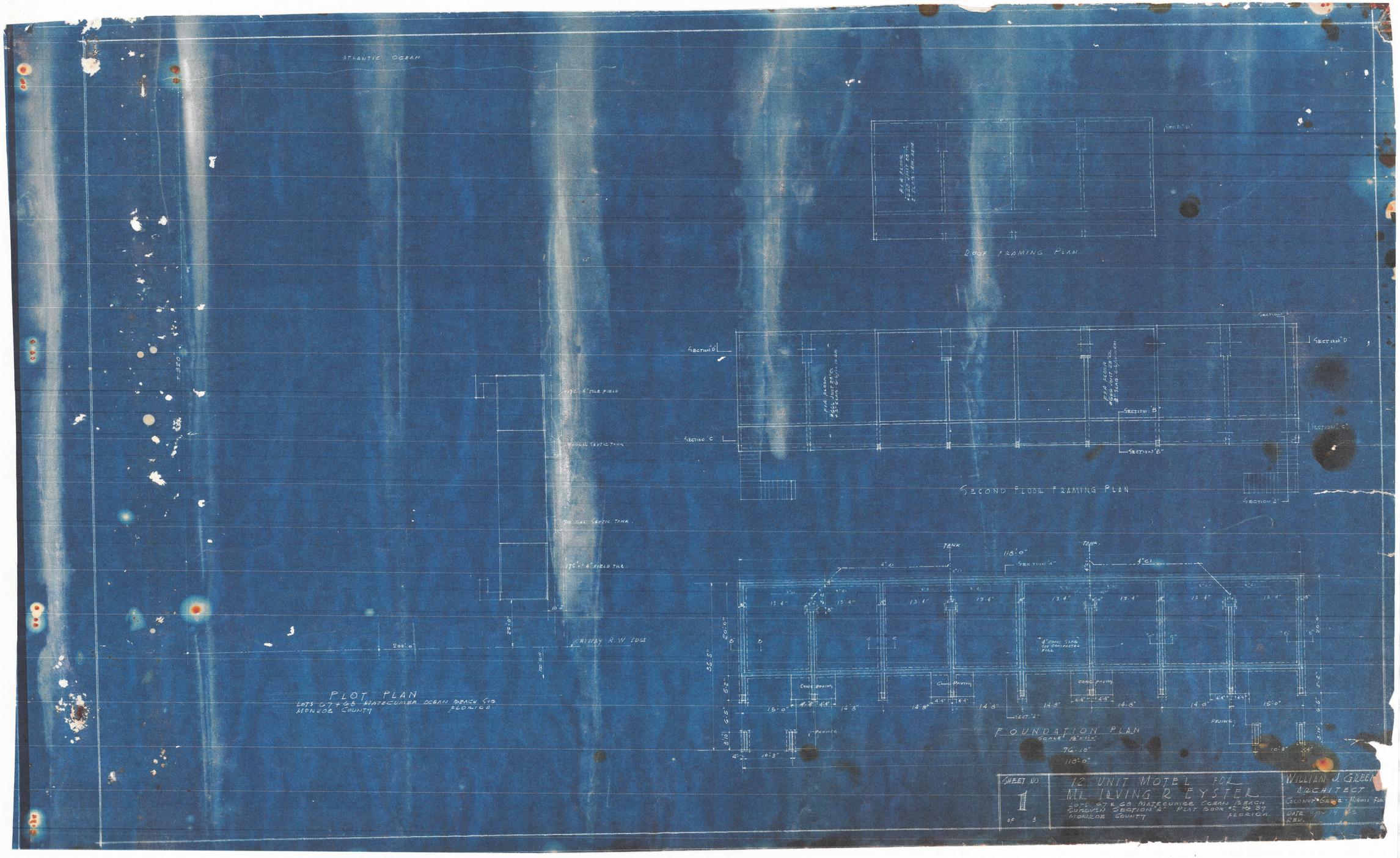
From: Tony and Colleen Hammon <hammon@bellsouth.net>
Sent: Wednesday, March 2, 2022 9:30 PM
To: Barbara Eyster
Subject: Motel property

To Village Planning Department:

I moved to Islamorada right after Hurricane Donna and became acquainted with the Eyster family and their resort in Lower Matecumbe. Barbara was a classmate of mine and her brothers and I became friends. It is my recollection that two of the units closest to the ocean were completely blown away leaving leaving little more than the floor and foundation. To my knowledge those units were never restored, so the units were reduced to six units. I am confident that most of those that were around in 1960 and knew the Eysters would recall the destruction of these units. I hope this information is helpful.

Sincerely,

Anthony (Tony) Hammon


ATLANTIC OCEAN
ROOF FRAMING PLAN
SECOND FLOOR FRAMING PLAN
SECTION "D"
SECTION "C"
SECTION "B"
SECTION "A"
PLOT PLAN
LOTS 67 + 68 MATECUMBE OCEAN BEACH SUB
MONROE COUNTY FLORIDA
FOUNDATION PLAN
SCALE 1/8" = 1'-0"
96'-10"
118'-0"
SHEET NO 1 OF 3
12 UNIT MOTEL FOR
MR IRVING R EYSTER
LOTS 67 & 68 MATECUMBE OCEAN BEACH
SUBDIVISN SECTION "A" PLAT BOOK #2 PG 39
MONROE COUNTY FLORIDA
WILLIAM J. GREEN
ARCHITECT
COCONUT GROVE - MIAMI FLA
DATE
REV.

CONC. ROOF DECK

ROOM 12 | ROOM 11 | ROOM 10 | ROOM 9

LOGGIA

KIT. UNIT | SHOWER | BATH | KIT UNIT

CONC. ROOF DECK

SECOND FLOOR PLAN

118'-0"

ROOM 8 | ROOM 7 | ROOM 6 | ROOM 5 | ROOM 4 | ROOM 3 | ROOM 2 | ROOM 1

KIT UNIT | BATH | BATH | UNIT KIT

NOTE: ELECTRICAL OUTLETS TYPICAL FOR ALL UNITS

FIRST FLOOR PLAN

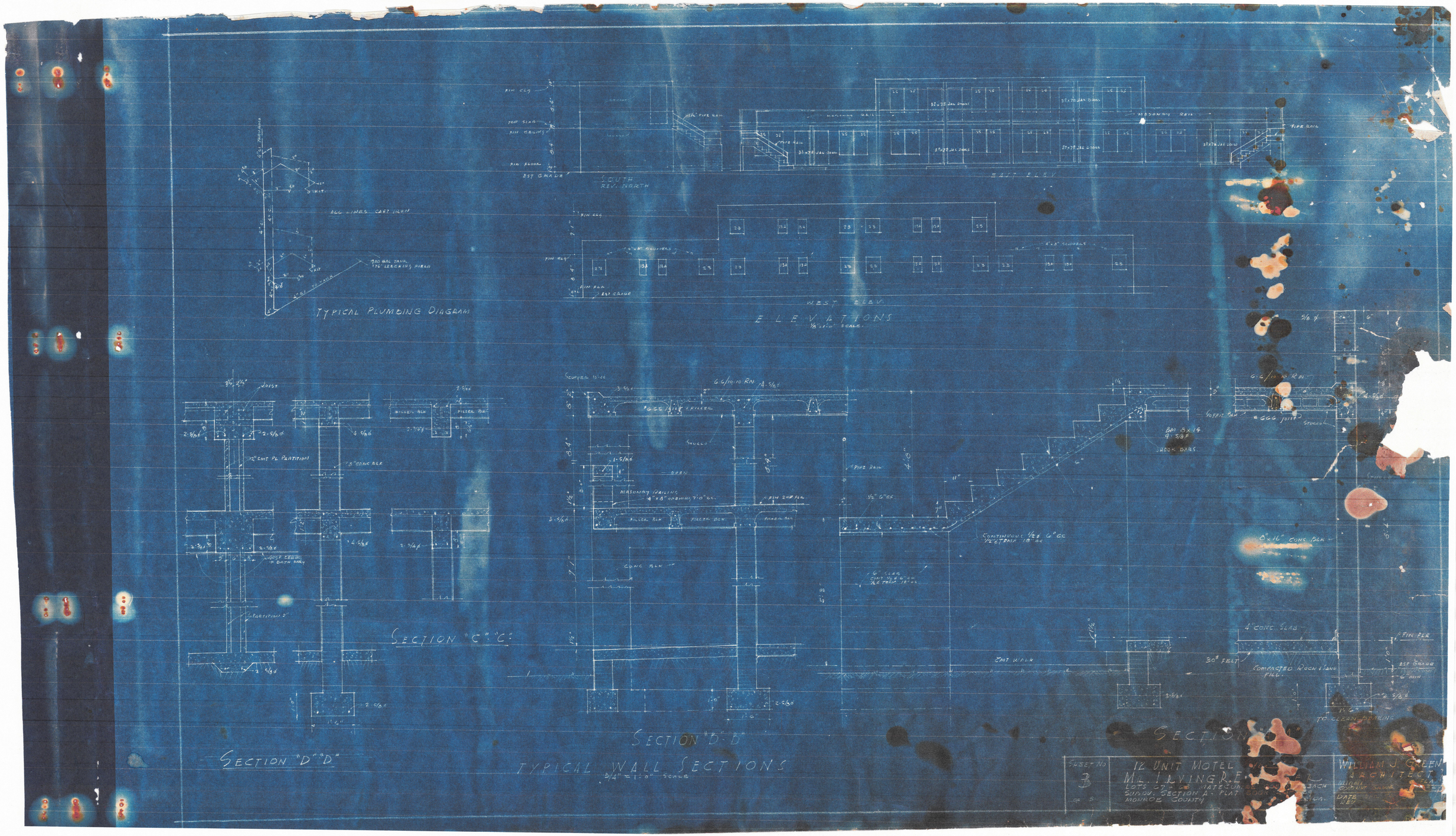
SHEET NO. 2 OF

MOTEL UNIT FOR MR. J. R. EYSTER

LOWER MATECUMBE MONROE COUNTY FLA.

WILLIAM J. GREEN ARCHITECT MIAMI FLA.

DATE APR 14 61


TYPICAL PLUMBING DIAGRAM
ALL LINES CAST IRON
SOUTH
REV. NORTH
EAST ELEV.
WEST ELEV.
ELEVATIONS
SECTION "C"-"C"
SECTION "D"-"D"
SECTION "B"-"B"
TYPICAL WALL SECTIONS
SECTION "A"-"A"
SHEET NO
3
12 UNIT MOTEL
MR. IRVING R.E.
MONROE COUNTY
WILLIAM J. GREEN
ARCHITECT

FEB 62

OFFICE

MOTEL
EISTER'S
LINDO
MAR
SAND BEACH

Prepared by and return to:
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING ADMINISTRATIVE APPEAL NO. PLADA20240104 FILED BY BARBARA EDGAR (APPELLANT) RELATING TO AN ADMINISTRATIVE DECISION AND INTERPRETATION BY THE DIRECTOR OF PLANNING (RECONSIDERATION OF DWELLING UNIT DETERMINATION) FOR PROPERTY LOCATED AT 75131 OVERSEAS HWY, HAVING REAL ESTATE NUMBER 00398880-000000, ON LOWER MATECUMBE KEY; AS LEGALLY DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Barbara Edgar, (the "Appellant") filed Administrative Appeal No. PLADA20240104 (the "Appeal") pursuant to Section 30-281 of the Code of Ordinances of Islamorada, Village of Islands (the "Village"); and

WHEREAS, the purpose of the Appeal is to seek the Village Council's review of a determination made by the Director of Planning (the "Director") regarding the request for reconsideration of a dwelling unit determination of the Appellant's property located at 75131 Overseas Hwy, as legally described in Exhibit "A" attached hereto; and

WHEREAS, on September 22, 2005, at a regularly scheduled Village Council meeting, the Village Council voted unanimously to recognize five (5) legally established dwelling units; and

WHEREAS, on September 27, 2023, the Appellant requested the Director to reconsider the Village Council's decision; and

WHEREAS, on April 18, 2024, the Director provided written notification to the Appellant regarding the request; and

WHEREAS, on May 7, 2024, the Appellant filed the Appeal of the Director's decision; and

WHEREAS, on June 13, 2024, a public hearing was held before the Village Council pursuant to Section 30-281 of the Village Code of Ordinances (the "Code").

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Findings of Fact.

The Village Council having considered the testimony and evidence presented by all parties, including the Appellant and the Director, does hereby find and determine:

(1) The Council heard the Appeal on June 13, 2024.

(2) The hearing was duly noticed pursuant to Section 30-213(j) of the Code and all interested parties concerned in the matter were given an opportunity to be heard.

(3) The Director presented the written recommendation of the Village Staff dated June 13, 2024, to the Village Council.

(4) The Director's interpretation of the Code (**is / is not)** supported by the facts presented.

(5) The granting of the appeal **(is / is not)** supported by the facts and documents presented.

Section 3. Conclusions of Law.

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Appeal has been processed in accordance with the Village's Comprehensive Plan and Land Development Regulations, including Section 30-281 of the Village Code; and

(2) In rendering its decision, as reflected in this Resolution, the Village Council has:

(a) Accorded procedural due process; and

(b) Observed the essential requirements of the law; and

(c) Supported its decision by competent substantial evidence of record; and

(3) In accordance with Sections 30-281(d), (e) and (f) of the Village Code, the Administrative Appeal submitted by the Appellant is hereby [**DENIED/GRANTED**].

Section 4. Effective Date.

This Resolution shall not take effect until after thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Village Code.

Motion to adopt by_____, second by_____.

FINAL VOTE AT ADOPTION
VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Joseph B. Pinder III

Vice Mayor Sharon Mahoney

Councilmember Mark Gregg

Councilmember Elizabeth Jolin

Councilmember Henry Rosenthal

PASSED AND ADOPTED THIS 13TH DAY OF JUNE 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, INTERIM VILLAGE ATTORNEY

This Resolution was filed in the Office of the Village Clerk of this ____ day of _____, 2024.

_____
Kelly Toth, Village Clerk

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 13, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Future Land Use Map of Parcel 00394480-000108 - First Reading - TAB H**

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.

At it's meeting on May 13, 2024 the LPA voted to recommend approval of the proposed amendment and also creating subarea which would limit the property to the permitted uses in Commercial Fishing as well as docking facilities exclusive of all other uses allowed in the mixed use FLUM.

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: 1. Sojourn FLUM ORD

ORDINANCE NO. 24-

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.

WHEREAS, the Official Future Land Use Map of Islamorada, Village of Islands (the "Village") became effective April 30, 2002; and

WHEREAS, the applicant, Sojourn South LLC, has requested an official Future Land Use Map amendment from Conservation (C) to Mixed Use (MU) for a parcel consisting of approximately 1.74 acres of land, with Real Estate number 00394480-000108, as legally described below; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Code"), the Village Local Planning Agency publicly considered the Future Land Use Map Amendment during a duly noticed public hearing held on May 13, 2024; and

WHEREAS, in accordance with Section 166.041, Florida Statutes, and Section 30-213 of the Village Code, notice of the public hearings has been given for the proposed adoption of this Ordinance; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Future Land Use Map Amendment is in the best interest of the

Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

WHEREAS, the Village Council has determined that the proposed Future Land Use Map Amendment is consistent with the Village Comprehensive Plan; and

WHEREAS, the Village Council desires to adopt the proposed Future Land Use Map Amendment in accordance with State law.

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 incorporated herein by this reference.

Section 2. Approval/Denial of Future Land Use Map Amendment. The Official Future Land Use Map Amendment is hereby [**approved / denied**] as part of the Official Future Land Use Map of the Village. A copy of the Official Future Land Use Map Amendment is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

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

Section 3. Transmittal. The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of Commerce ("Commerce") for approval in accordance with Section 380.05(6), Florida Statutes.

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce (Commerce) pursuant to Section 163.3184,

Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

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

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 13, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Zoning Map for Parcel 00394480-000108 - First Reading - TAB I**

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.

At it's meeting on May 13, 2024 the LPA voted to recommend approval of the proposed amendment and also creating subarea which would limit the property to the permitted uses in Commercial Fishing as well as docking facilities exclusive of all other uses allowed in the mixed use FLUM.

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
2. Sojourn Zoning ORD

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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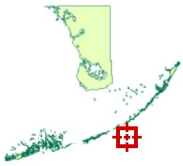
Overview



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		

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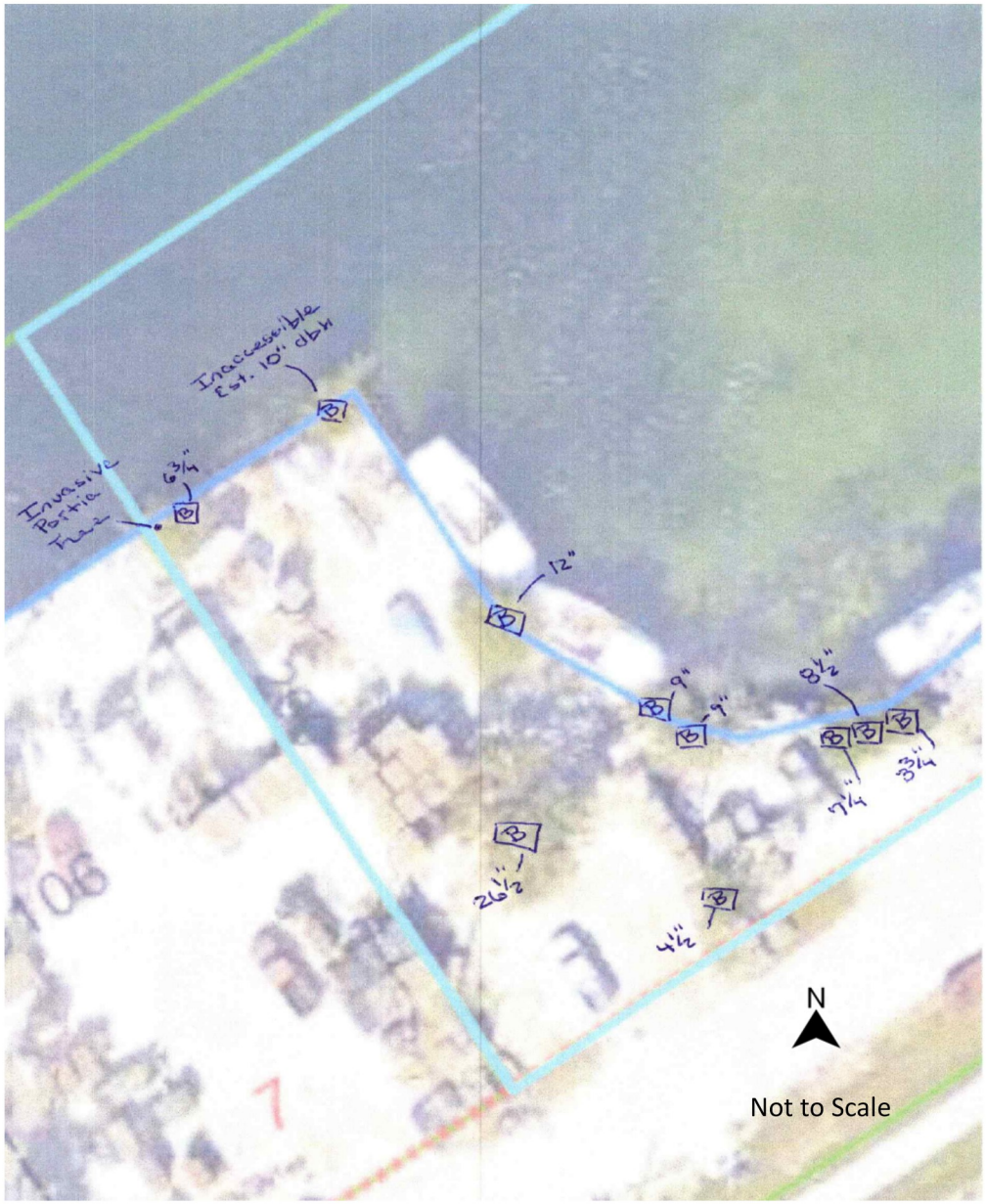
Attachment B – Vegetation Map (Page 1 of 4) Overview Page

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.

Cheon Environmental Consulting
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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.

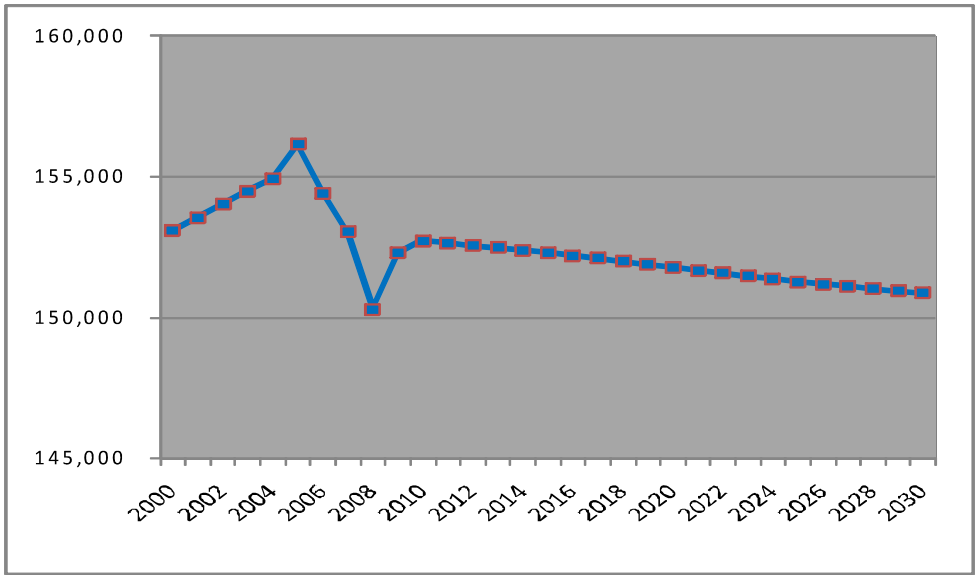

Figure 1 – Preliminary Functional Population Projection

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.

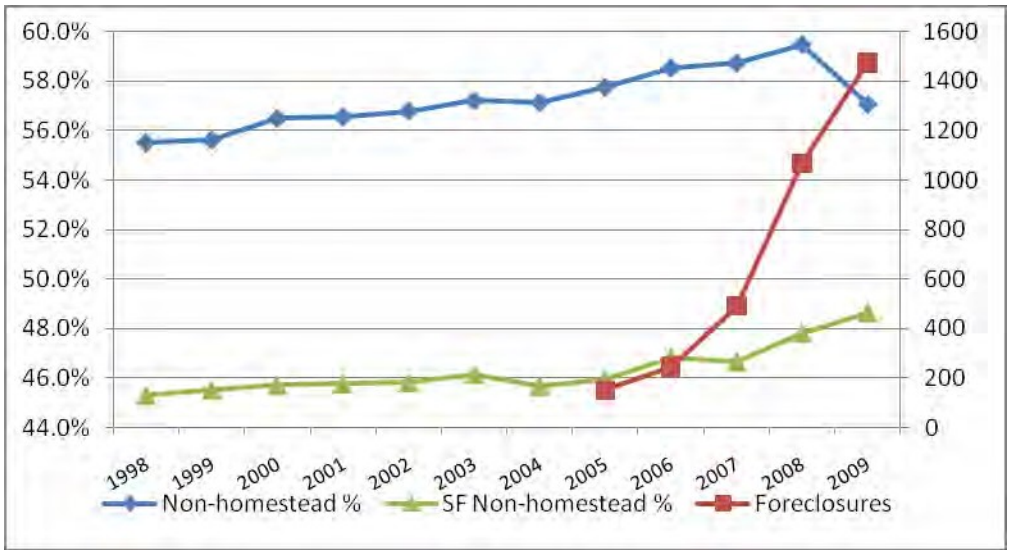

Figure 2- Monroe County – Foreclosures and The Percent of Non-Homestead Residential Units

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.

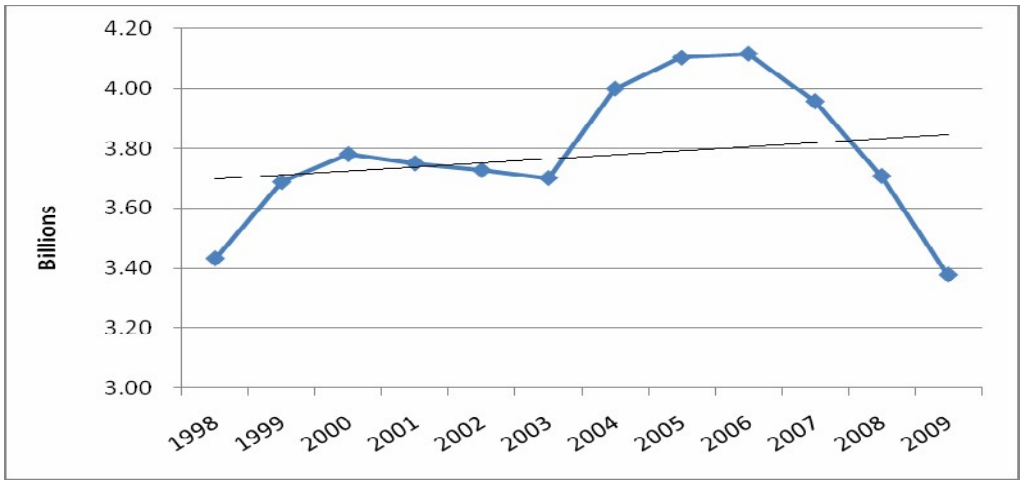

Figure 3 - Monroe County Annual Retail Sales (inflation adjusted)

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.

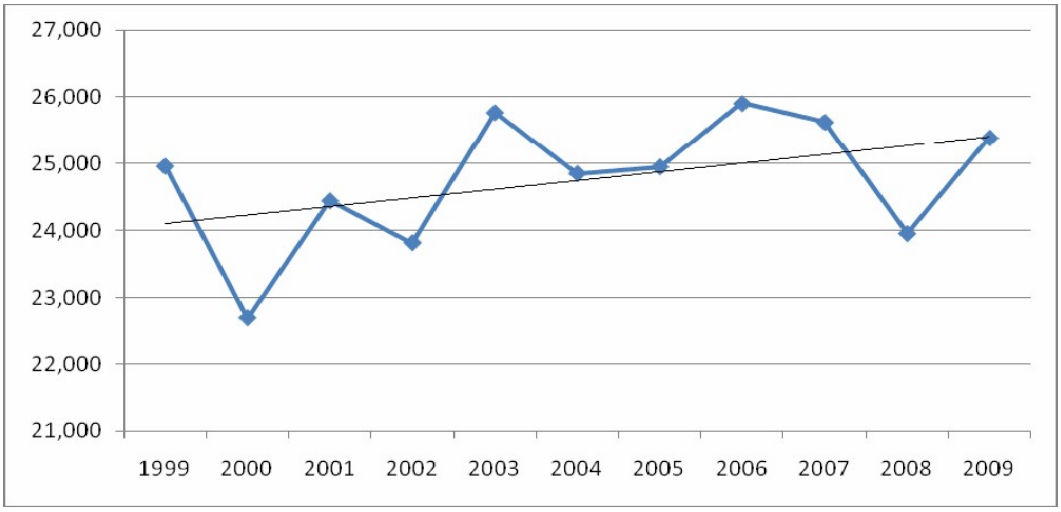

Figure 4 - Annual Average Daily Traffic Counts (Average of Selected Count Stations)

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.

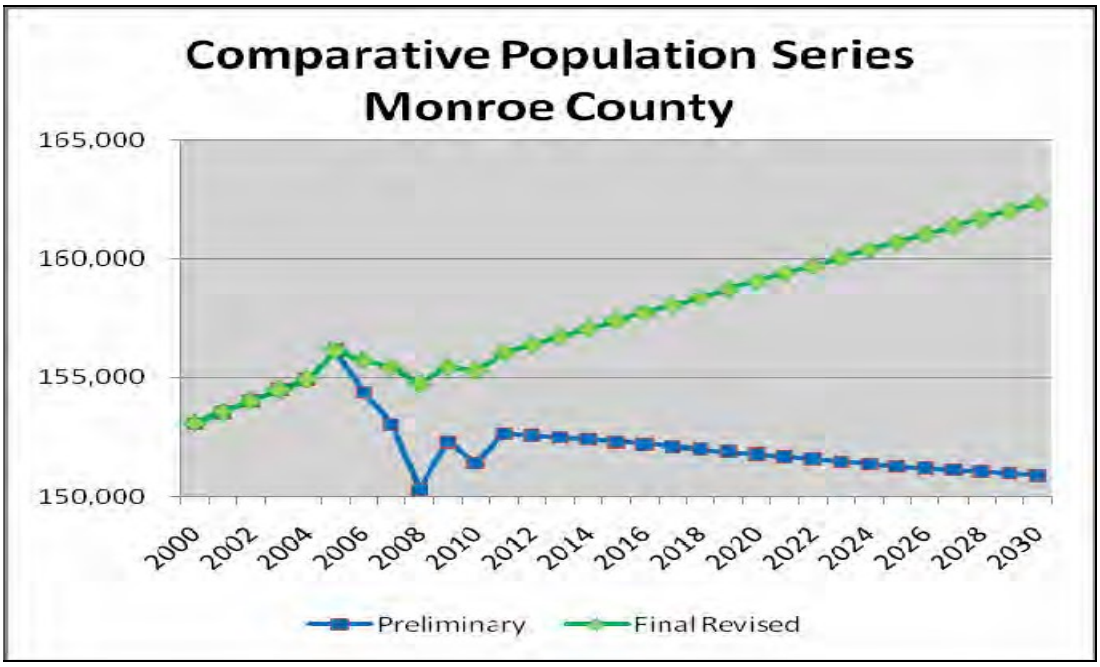

Figure 5 – Recommended Functional Population

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Table 7- Recommended Functional Population Series

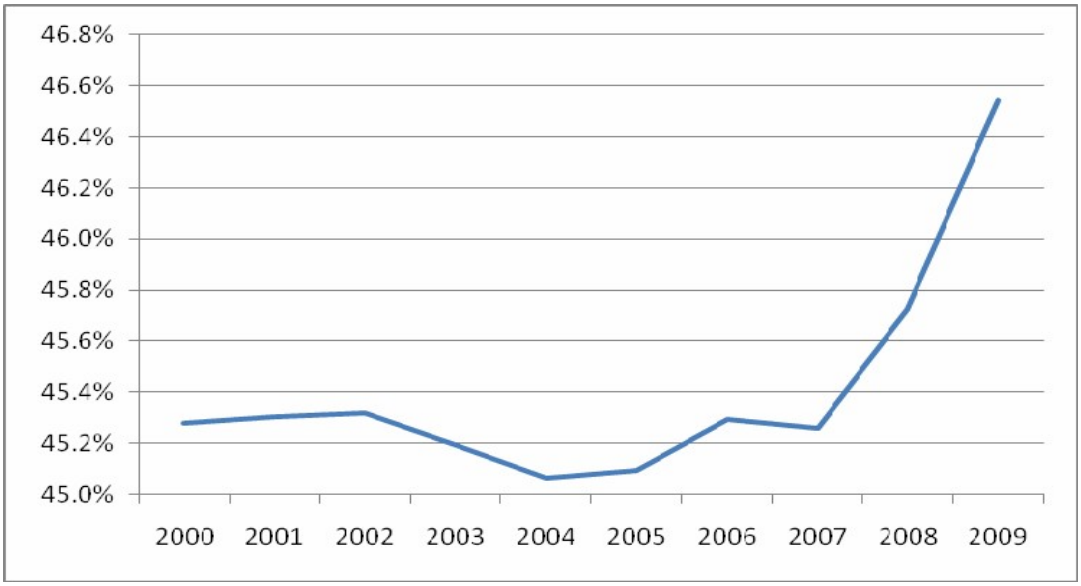
Monroe County Population Projection Seasonal Replacement Series			
YEAR	Permanent	Seasonal	Functional
2000	79,589	73,491	153,080
2001	80,011	73,540	153,551
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,236	73,688	154,924
2005	82,413	73,737	156,150
2006	80,510	75,228	155,738
2007	78,987	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

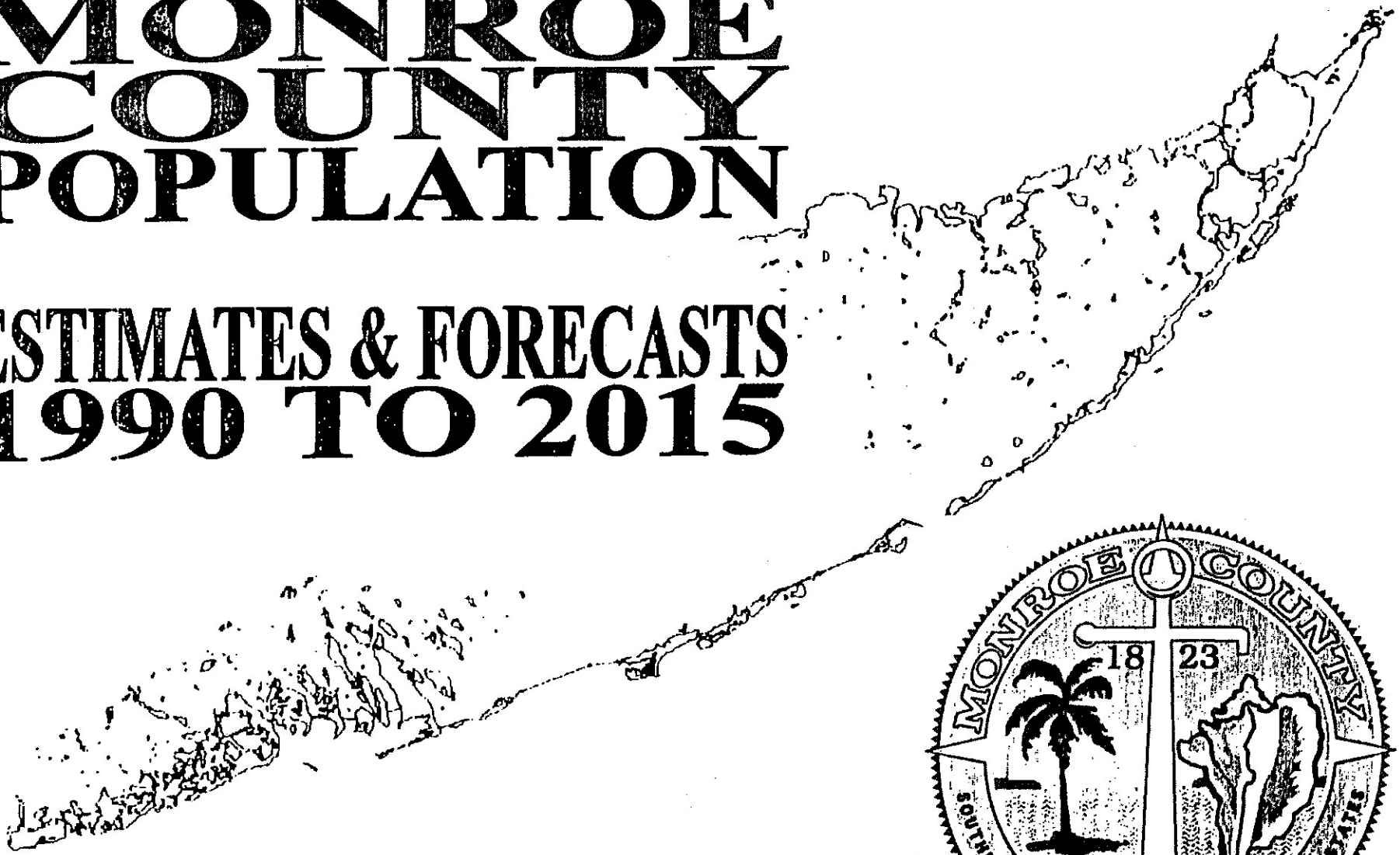
Unincorporated Functional Population Projection Seasonal Replacement Series				
	Upper	Middle	Lower	TOTAL
2000	29,183	2,138	37,957	69,277
2001	29,205	2,145	38,163	69,512
2002	29,222	2,151	38,364	69,737
2003	29,192	2,155	38,504	69,850
2004	29,150	2,157	38,628	69,935
2005	29,313	2,175	39,027	70,515
2006	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

Board of County Commissioners

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Mayor Pro Tem George Neugent, District 2
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Commissioner Nora Williams, District 4
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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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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

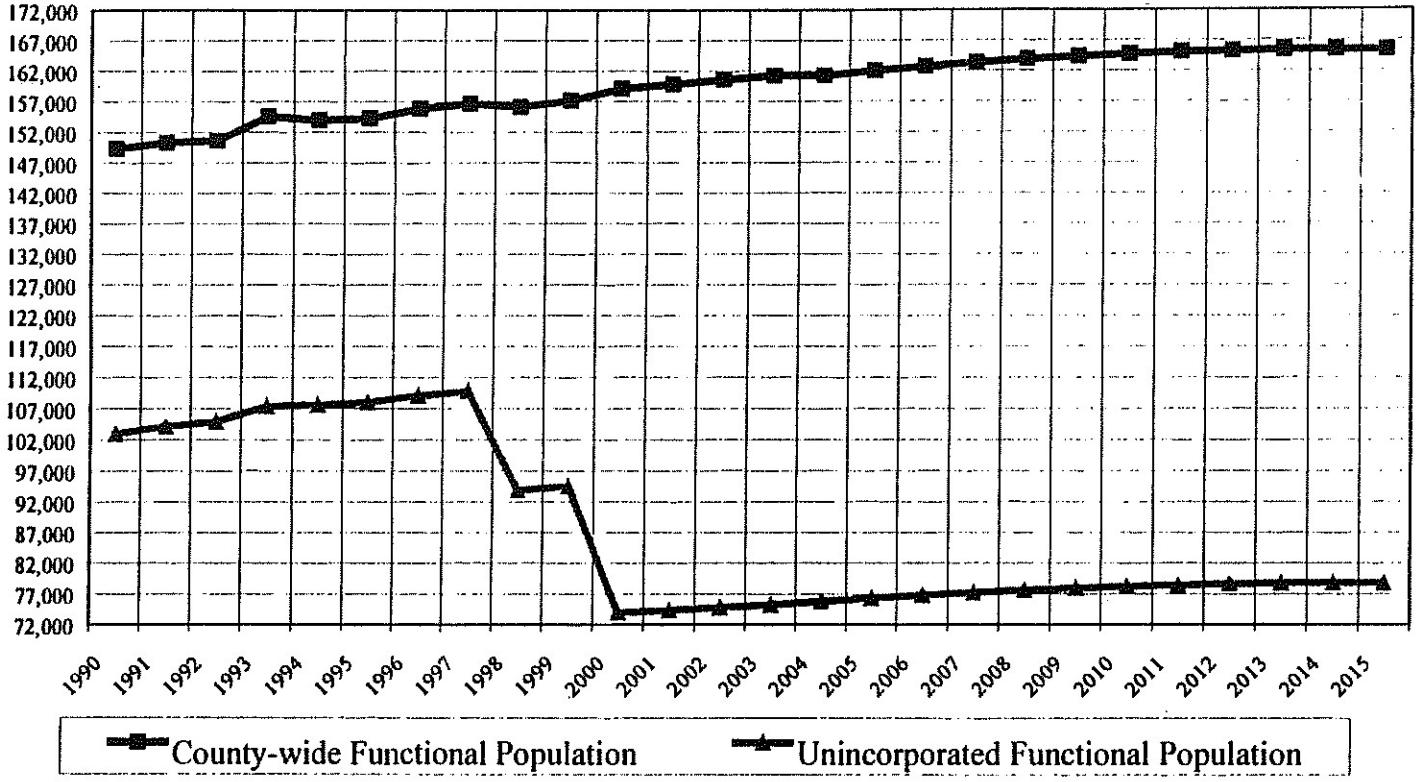
This section will examine the functional population trends for all of Monroe County, including the incorporated areas. This section will also explore the different trends in functional population between the incorporated and unincorporated areas, and compare regional trends in functional population inside 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

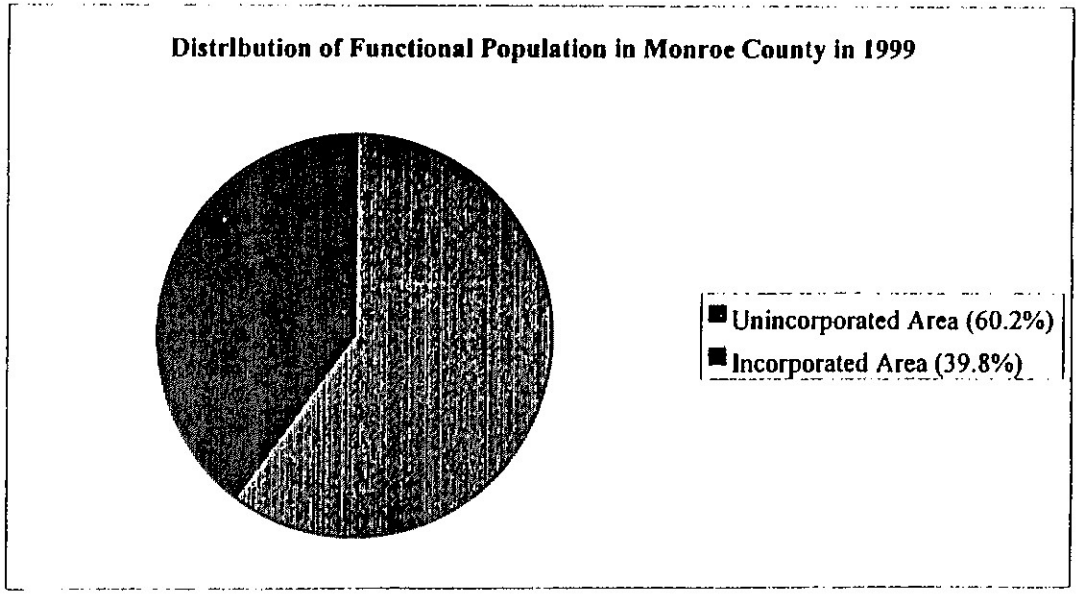
Year	Functional Population	Numerical Change	Percent Change
1990	149,348	*	*
1995	154,255	4,907	3.29%
2000	159,113	4,857	3.15%
2005	162,041	2,929	1.84%
2010	164,769	2,727	1.68%
2015	165,366	597	0.36%

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



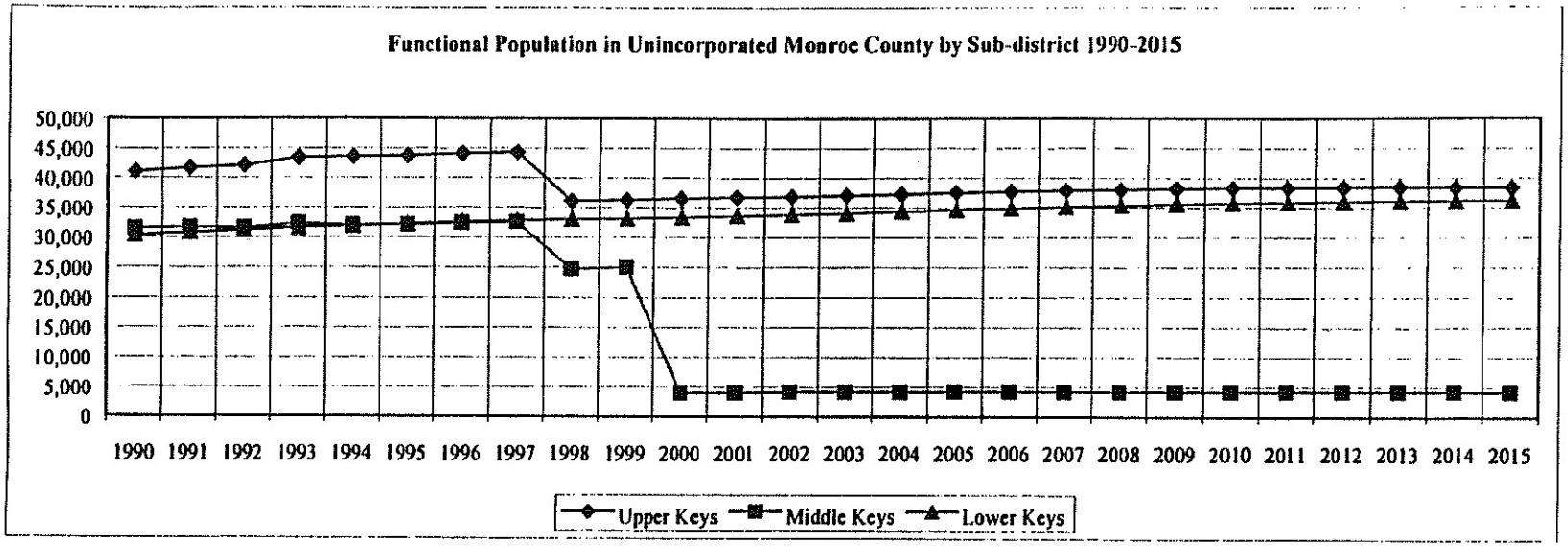
In 1999, a larger portion of the functional population in Monroe County is located within the unincorporated areas of the county. The unincorporated portions of Monroe County had a functional population of 94,565 people, while the incorporated areas had a functional population of 62,607 people. The percentages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

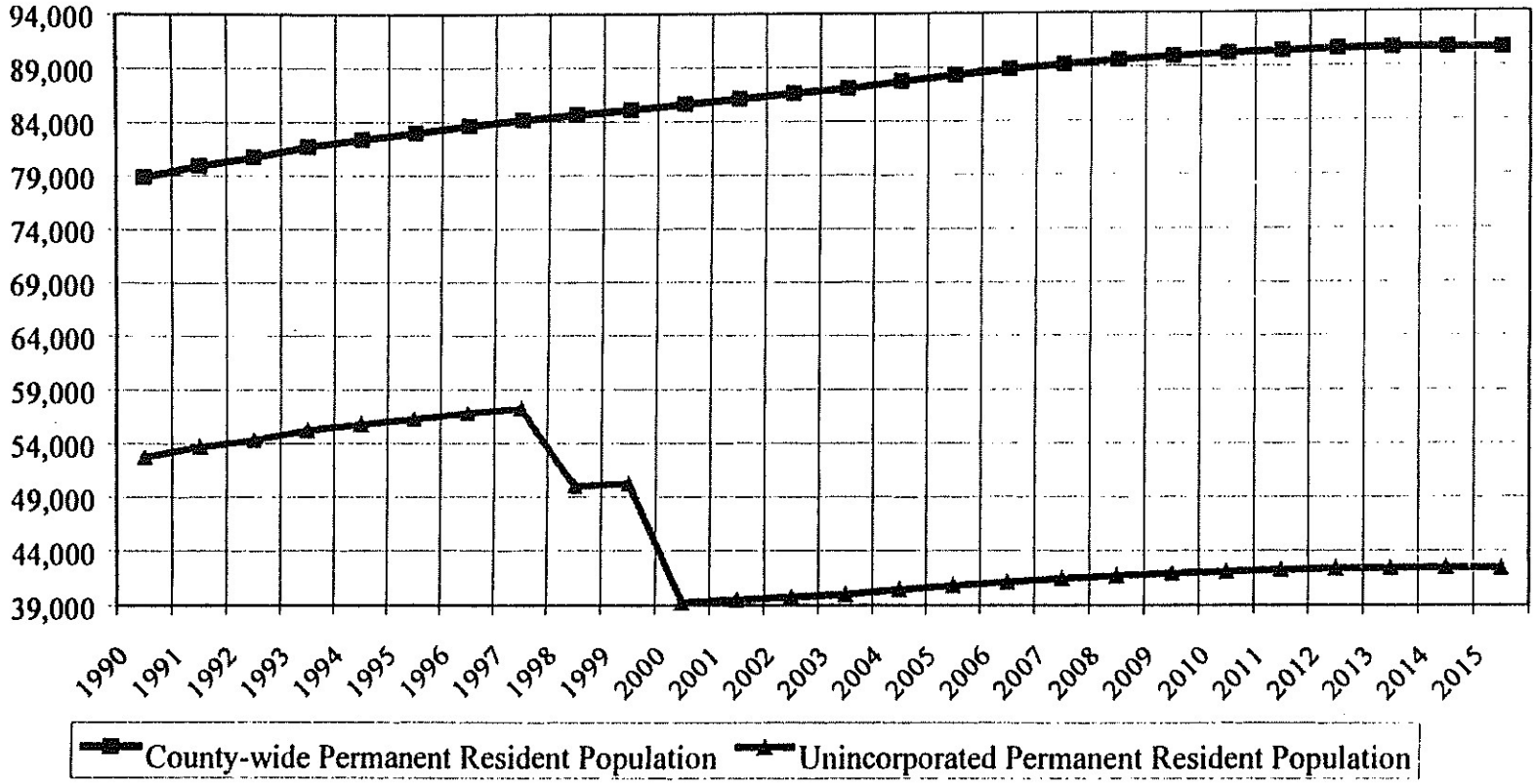
Permanent Resident and Peak Seasonal Population

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.

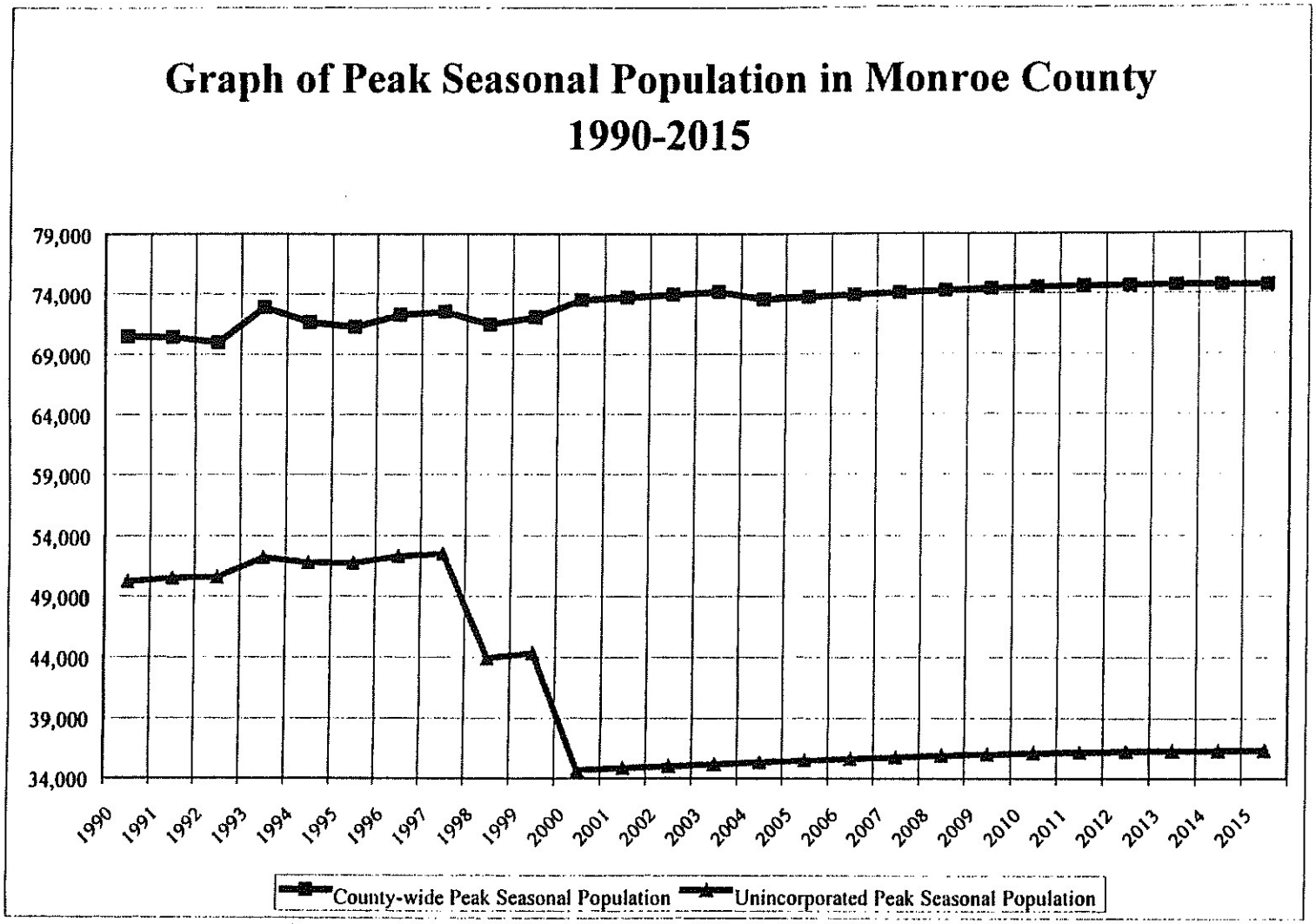
Graph of Permanent Resident Population in Monroe County 1990-2015



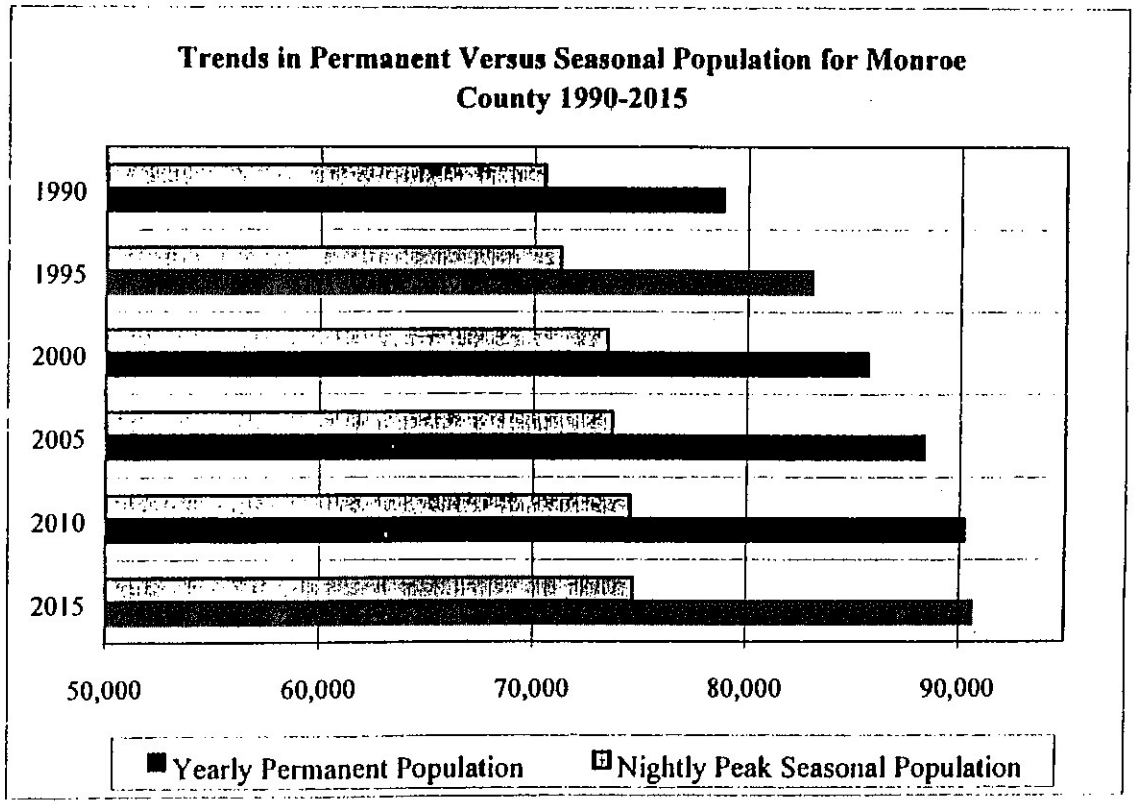
Permanent resident population figures show the total number of permanent residents at the end of a calendar year, while the peak seasonal population is the maximum or peak number of seasonal residents and visitors that can be accommodated on any given evening. Peak seasonal population figures are *not* 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.

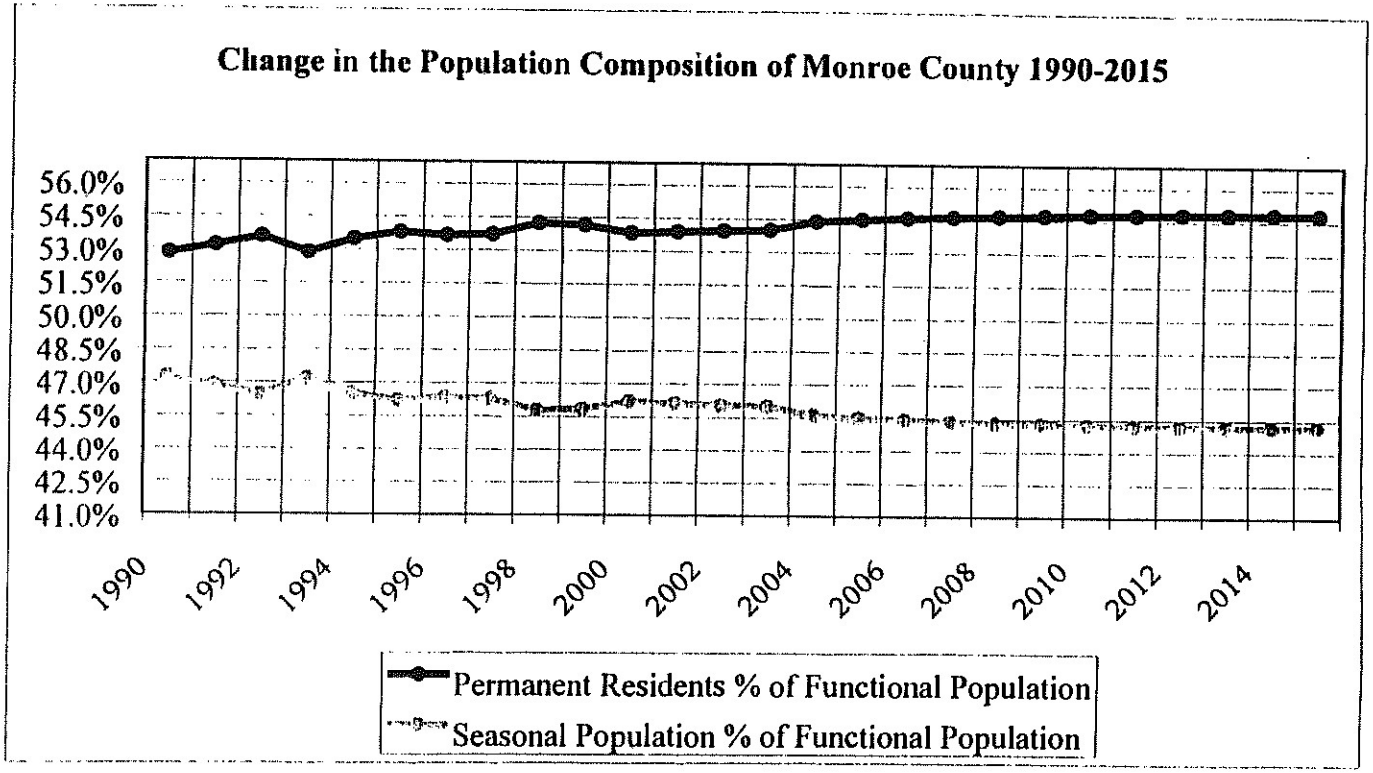


The chart shows that while the absolute numbers of permanent residents and potential peak number of seasonal residents and visitors will increase from 1990 to 2015, the growth rates are expected to slow down. If current trends continue, the growth rate

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.

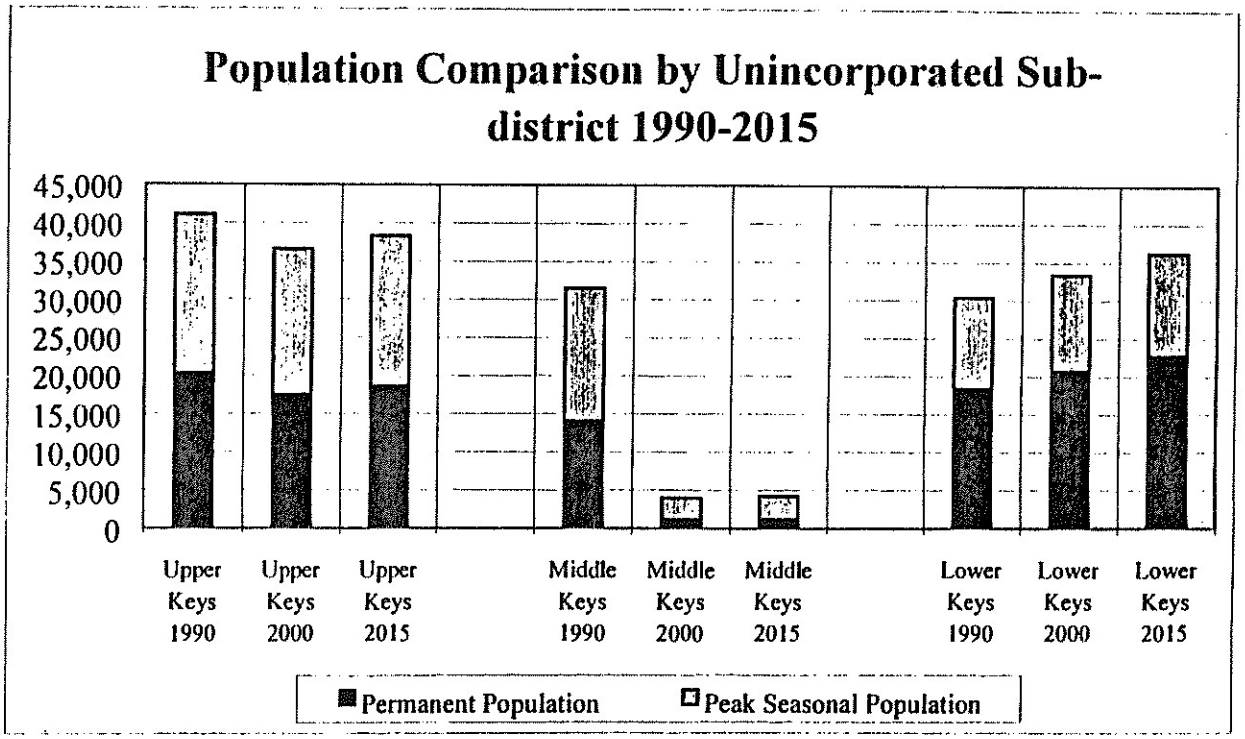
The table below shows the distribution of permanent residents to the peak seasonal population in the incorporated and unincorporated portions of Monroe County from 1990 to 2015.

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

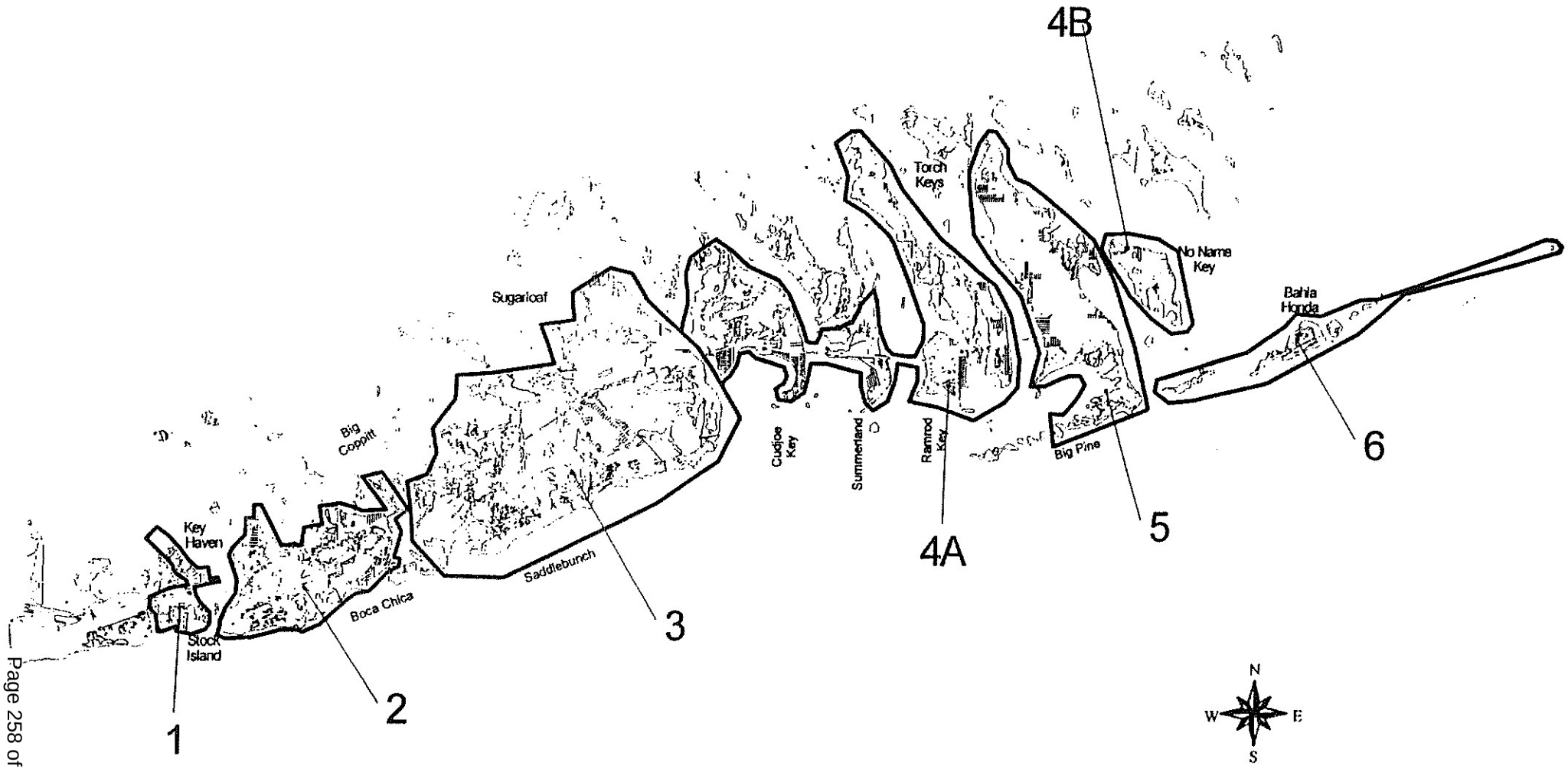
Source: U.S. Census 1990, Price Waterhouse.

Appendix 2

Monroe County Planning Area Enumeration District (PAED) Maps

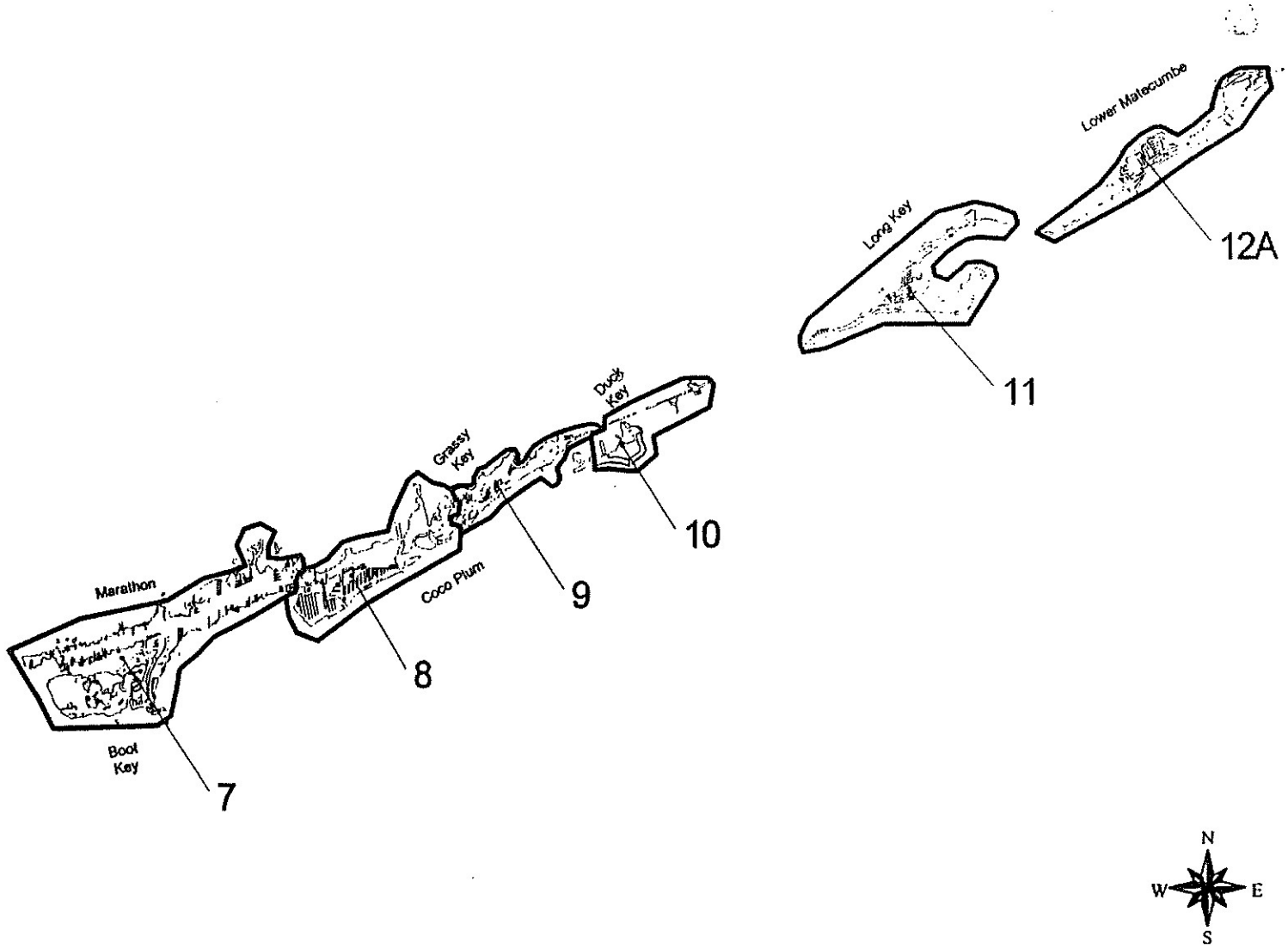
Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



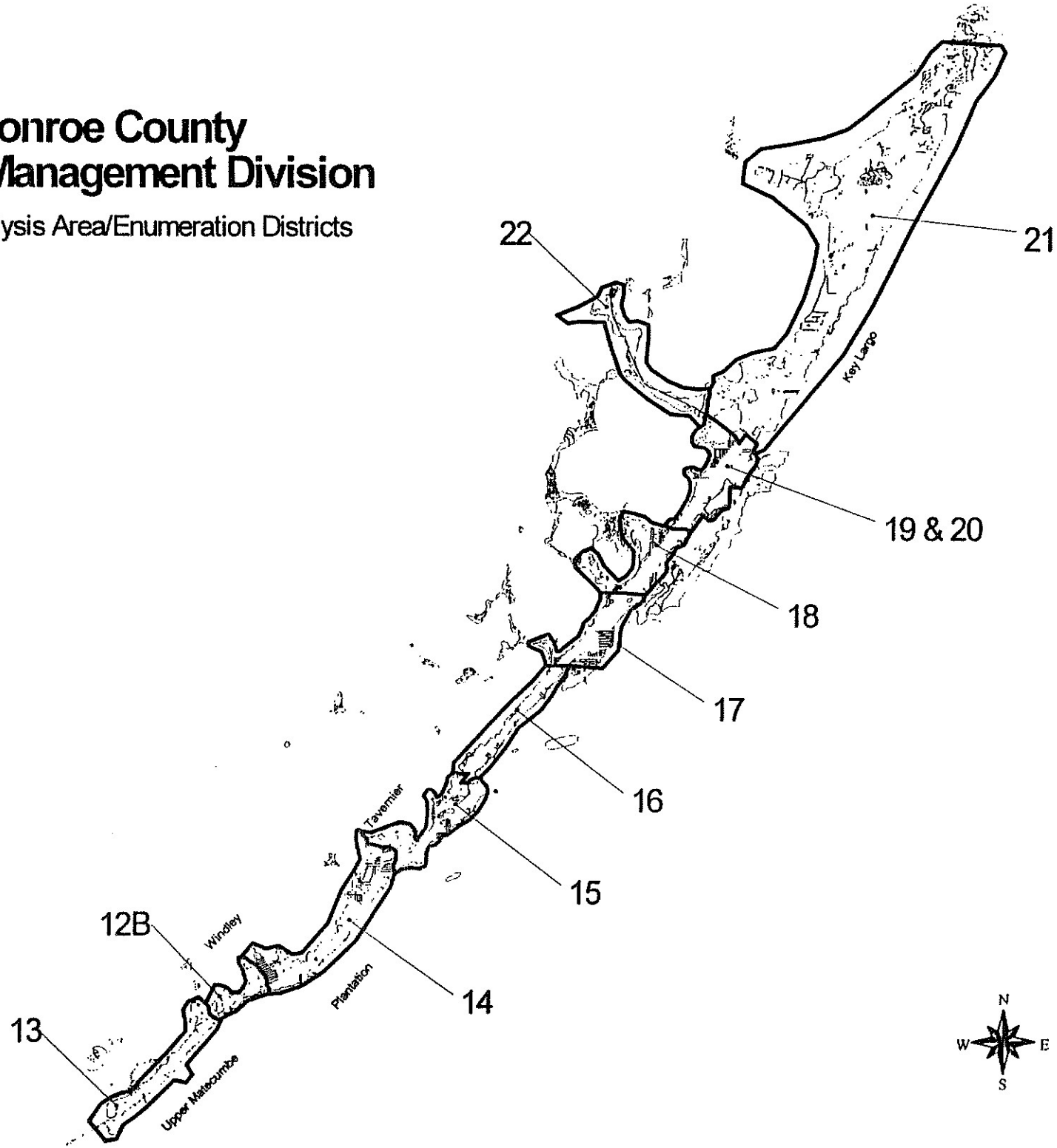
Monroe County
Growth Management Division

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

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	1,288	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	1995 Permanent Resident Population	1995 Seasonal Population	1995 Functional Population	1996 Permanent Resident Population	1996 Seasonal Population	1996 Functional Population	1997 Permanent Resident Population	1997 Seasonal Population	1997 Functional Population	1998 Permanent Resident Population	1998 Seasonal Population	1998 Functional Population	1999 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	4,828	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

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	6,861	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**

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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

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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

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 12/31/01 ((21 - 17) / 17)	% Increase in Population from 12/31/01 to 12/31/02 ((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 1998	Peak Number of People Staying in Hotel and Motel Rooms During 1998	1998 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 (ah)	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 (ah)	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**

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

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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

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	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

SEE FINAL PAGE FOR FOOTNOTES

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%

SEE FINAL PAGE FOR FOOTNOTES

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 (as) [[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 Hotal and Motel Rooms During 2013] 52 + (52 x 0.10%)]	Peak Number of People Staying In Hotal and Motal Rooms During 2014 [53 + (53 x 0.10%)]	Peak Number of People Staying In Hotal 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 (ae)	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 (ae)	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 (ae)
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 (ae)	1994 Peak Number of Persons Staying in RVs or Campsites (ag)	1994 Peak Number of Persons Staying with Friends and Relatives (ah) [(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 (ag)	1995 Peak Number of Persons Staying with Friends and Relatives (ah) [(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 (af)	1996 Peak Number of Persons Staying in RVs or Campsites (ag)
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 Vesaal [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 a 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 s 26)	Peak Number of Livexboard Vessels in 2001 [26 + (26 x 0.10%)]	2001 Peak Number of People on Liveaboard Vessels (4 s 28)	Peak Number of Liveeboard Vsssels in 2002 [28 + (28 s 0.10%)]	2002 Peak Number of People on Livesboard Vesssle (4 s 30)	Peak Number of Livesbosrd Veeeele in 2003 [30 + (30 x 0.10%)]	2003 Peak Number of People on Livesboerd Veessle (4 s 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 Veseele (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.

FOOTNOTES

(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.

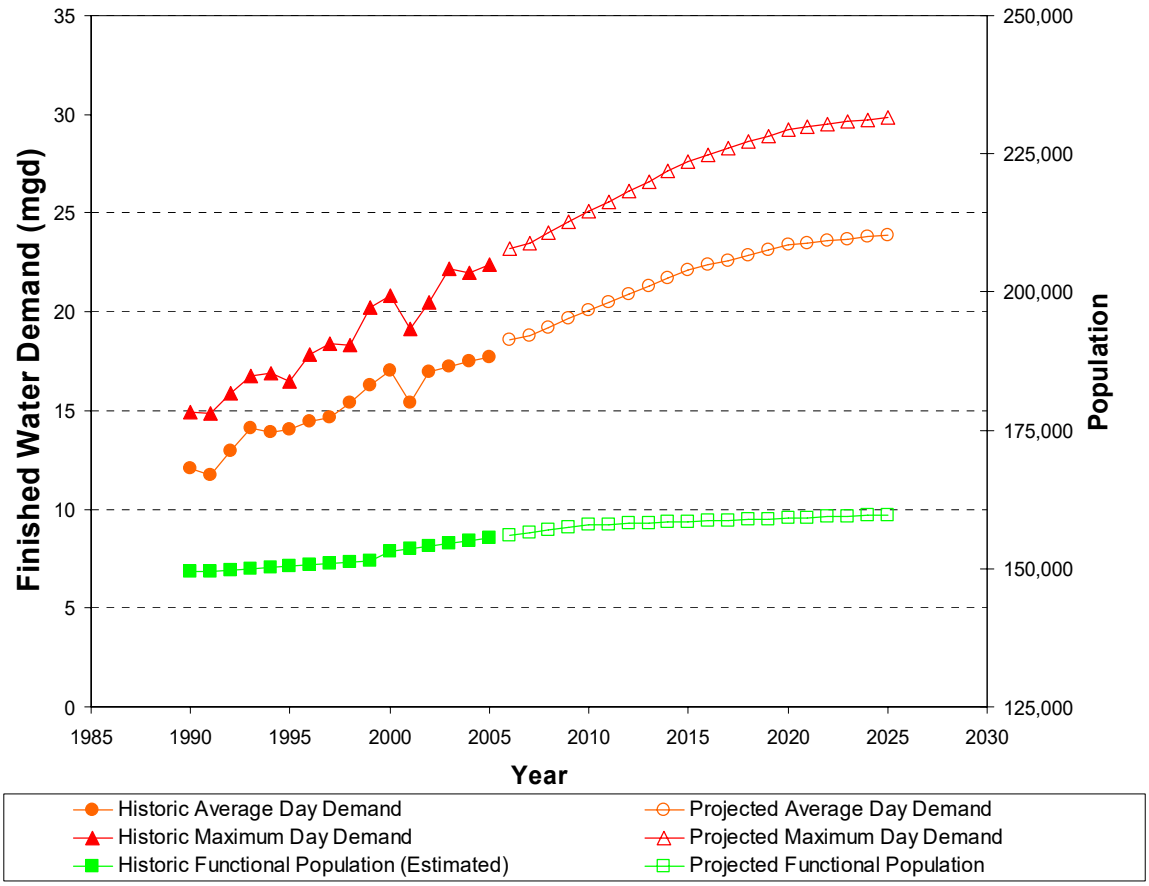


EXHIBIT 2-9
Graphic Representation of FKAA Service Area Projected 2005–2025 Population and Finished Water Demands

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%	

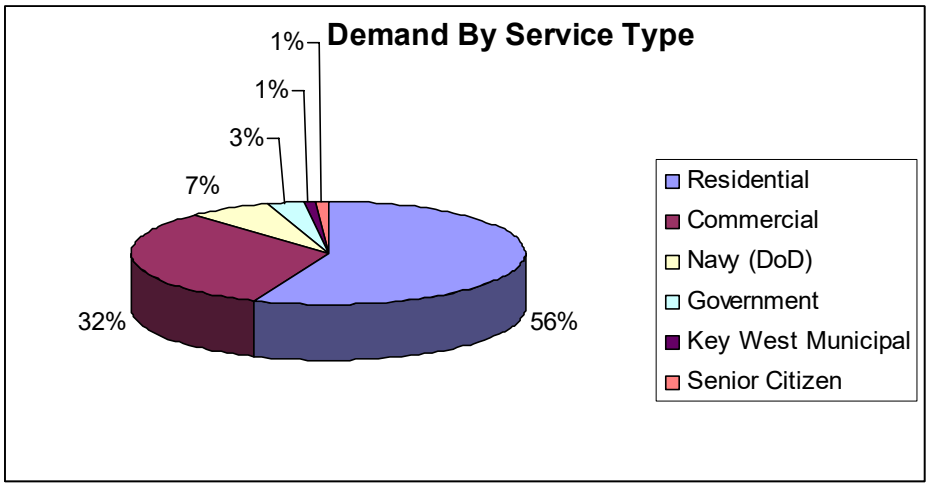


EXHIBIT 2-12
Graphic Summary of Average Monthly Water Use by Category, million gallons, October 2003–September 2005

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).

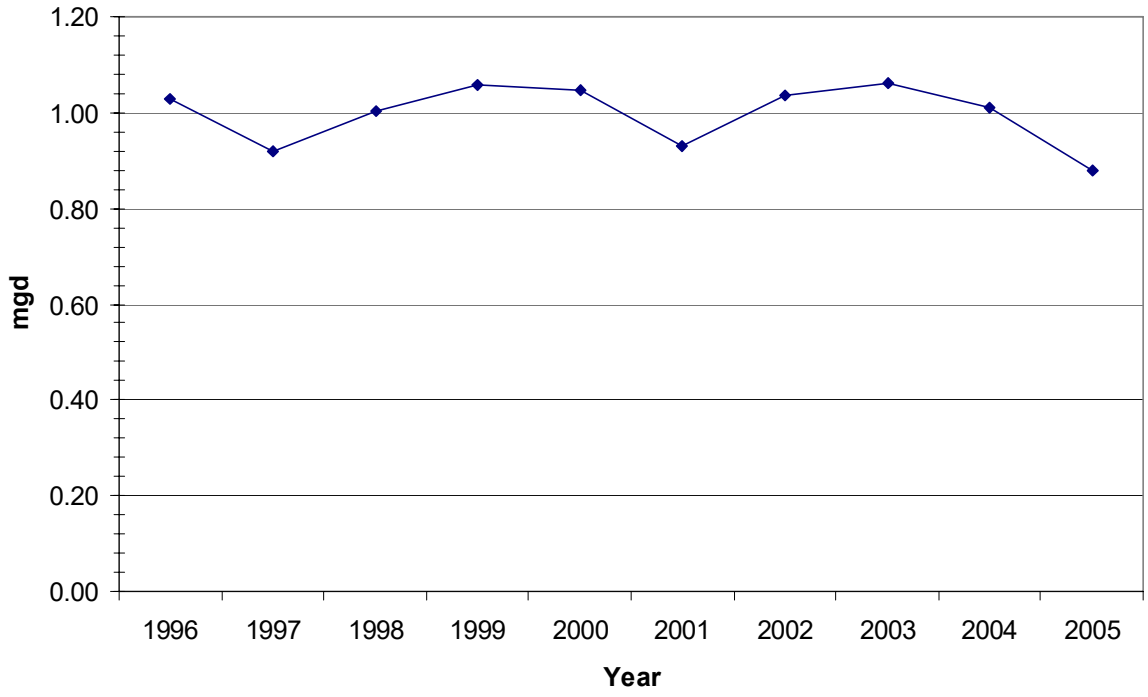


EXHIBIT 2-13
U.S. Navy Water Usage from 1996 to 2005

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.

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO.

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.

WHEREAS, the Official Zoning Map of Islamorada, Village of Islands (the "Village") became effective April 30, 2002; and

WHEREAS, the property owner, Sojourn South LLC, has requested an Official Zoning Map amendment from the Conservation (C) District to the Commercial Fishing (CF) Zoning District for a parcel consisting of approximately 1.74 acres of land with the Parcel ID Number 00394480-000108 (the "Property"), as legally described below; and

WHEREAS, pursuant to Section 166.041, Florida Statutes and Sections 30-101 and 30-213 of the Village Code of Ordinances (the "Code"), the Village Local Planning Agency publicly considered the Zoning Map Amendment during a duly noticed public hearing held on May 13, 2024; and

WHEREAS, in accordance with Section 166.041, Florida Statutes, and Section 30-213 of the Village Code, notice of the public hearing(s) has been given for the proposed adoption of this Ordinance; and

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Zoning Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

WHEREAS, the Village Council has determined that the proposed Zoning Map Amendment is consistent with the Village Comprehensive Plan; and

WHEREAS, the Village Council desires to consider the proposed Zoning Map Amendment in accordance with State law.

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 incorporated herein by this reference.

Section 2. Approval/Denial of Zoning Map Amendment. The Official Zoning Map Amendment is hereby [**approved / denied**] as part of the Official Zoning Map of the Village. A copy of the Official Zoning Map Amendment is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

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

Section 3. Transmittal. The Village Clerk is hereby authorized to forward a copy of this Ordinance to the State Department of Commerce ("Commerce") for approval in accordance with Section 380.05(6), Florida Statutes.

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce (Commerce) pursuant to Section 163.3184, Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

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

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: June 13, 2024
SUBJECT: **Public Hearing - 103 Sunshine Blvd Site Plan Notice of Intent to Issue an Approval - TAB J**

Background:
Jose A Martinez (the “Applicant”) submitted an application for Site Plan Approval to allow for the modification of the existing site to include outdoor walk-in food coolers, an ice room and a shed to serve the business known as HAM Seafood located at 103 Sunshine Blvd. On February 14, 2024, the Village mailed notices to property owners within 300 feet informing them of the Director’s intent to issue a Site Plan Approval having determined that the project has met all the requirements for said approval.

On or about March 6, 2024, the Planning and Development Services Department received a request for a public hearing from Paula Albert-Franz at 103 Mockingbird Road, Tavernier. Pursuant to the Village Code of Ordinances (the “Code”), a public hearing before the Village Council was scheduled, adjacent property owners were notified, the hearing was properly advertised, and the property was posted.

The property is approximately 11,588 square feet in size. The property is located on the south side of Sunshine Blvd at the intersection with Overseas Hwy. The property is zoned Village Center (VC) and within the Mixed Use (MU) Future Land Use Map designation (FLUM). The property is a corner lot that abuts single-family homes. Across the street is recreation/open space owned by the Village.

The use is a permitted use in the Village Center Zoning District.

Analysis:
Pursuant to Section 30-215 of the Code of Ordinances of Islamorada, Village of Islands, Florida, applications for Site Plan Review may be considered by the Planning Director for approval, approval with conditions, or denial based on the standards in Code Chapter 30, Land Development Regulations (LDRs).

When considering the site plan application, the director and village council shall consider the following factors:
1. The site plan is consistent with the purposes, goals, objectives and polices of the comprehensive plan.
2. The site plan complies with all applicable provisions of the chapter.

Compliance with the Comprehensive Plan:

Policy 1-2.1.9: Promote Low and Medium Intensity and Varied Commercial Designations Islamorada, Village of Islands shall promote low and medium intensity professional and business offices, as well as general retail sales and services designed to meet the needs for goods and services of local residents and Village visitors and shall limit the development of new high intensity uses. The Village shall not promote an increase in highway-oriented businesses that cater to a transient drive-through clientele.

The proposed project supports general retail sales and does not promote an increase in highway-oriented businesses that cater to a transient drive through clientele.
OBJECTIVE 1-2.4: Recognize Mixed Use Development Patterns. Areas designated Mixed Use (MU) on the Future Land Use Map recognize 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 maintenance and enhancement of commercial fishing, sport fishing, charter boats and related traditional water-dependent and water-related uses such as retail, storage and repair and maintenance which support the fishing and charter boat industry shall be encouraged within this Future Land Use Map category, through the use of floor area ratio bonuses (up to 0.35 FAR), replacement and resumption of legally established nonconformities and streamlined development review.
Policy 1-2.4.1: - Guide the Location of Commercial Uses and e vitalize Commercial Areas. 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.
Policy 1-2.4.2: - Increase the Vitality of Existing Village Activity Centers. A Village Activity Center (VAC) is a compact community hub in which there are jobs, housing, shopping and recreational opportunities all within walking distance. These centers shall be focal points for commercial infill on existing vacant parcels, intensification and revitalization as lively community meeting places. The principal Village Activity Centers shall be the Upper Matecumbe Key and North Plantation Key business centers. The Village has delineated and designated Village Activity Centers on the Zoning Map in the Land Development Regulations. The VAC designations are intended to accommodate a mix of business and professional offices, restaurants, tourist accommodations, retail establishments, services, recreational facilities, limited public and semi-public uses and residential uses. Residential uses include

residential institutional uses, with an emphasis on providing and maintaining affordable, workforce, and employee housing and neighborhoods, integrated with or in proximity to employment opportunities.
Policy 1-2.4.3: - Commercial Uses Located Outside of Village Activity Centers.
Redevelopment shall be encouraged for commercial structures and uses designated MU and located outside of the Village Activity Centers, but only to the extent that impacts generated by the new structure and use are equal to or less than that generated by the previous structure and use. Commercial uses adjoining residential canals, except commercial fishing uses, shall be limited to fully enclosed uses of medium to low intensity. In lieu of commercial development, vacant properties shall be allowed, one (1) single family home or a transfer of development rights associated with the property, providing that such transfer restricts all future development options as further implemented by standards in the Land Development Regulations.
The proposed Site Plan is IN COMPLIANCE with the above policies.

The site plan as presented is IN COMPLIANCE with the provisions of Chapter 30.

It should be noted that since the time of Staff's review of the site plan, the property is under a code violation for habitable living space in the building and is being investigated for violation of the noise ordinance. The village code prohibits issuance of permits if there is an active code case on the property. We would not have issued a notice of intent to approve if that were the case at the time. Also the storage of traps has since encroached into the required parking spaces and drive aisles. If the Council were inclined to approve this site plan all the traps would need to be removed.

Budget Impact:
NONE

Staff Impact:
NONE

Recommendation:
Staff has reviewed the request for Site Plan Approval and determined that the site plan is consistent with the goals, objectives, and policies of the comprehensive plan and complies with applicable provisions of the Code of Ordinances. Staff originally issued a notice of intent to recommend approval with 6 conditions. However, based on current facts, staff recommends that the Village Council DENY the proposed Site Plan application by adoption of the attached Resolution.

Attachments:
1. Proposed Resolution
2. 103 Sunshine Attachments
3. 103 Sunshine Blvd
4. 0'Neill Letter to Council June 11, 2024

RESOLUTION NO. 24-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, REQUEST FOR PUBLIC HEARING RELATING TO THE PLANNING DIRECTOR'S NOTICE OF INTENT TO ISSUE SITE PLAN APPROVAL WITH CONDITIONS (PLSPR20230049); FOR PROPERTY LOCATED AT 103 SUNSHINE BLVD, ON PLANTATION KEY HAVING PARCEL NUMBER 00434700-000000; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Jose A Martinez (the "Applicant") has submitted an application for Site Plan Approval pursuant to Section 30-215 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") for the modification of the existing commercial property to include the addition of outdoor walk-in food coolers. The proposed project is located at 103 Sunshine Blvd on Plantation Key, having real estate number 00434700-000000 (the "Property"); and

WHEREAS, property owners within 300 feet of the Property were sent a copy of the Planning Director's (the "Director") Notice of Intent to Issue (NOI) Site Plan Approval with conditions February 16, 2024, and the Applicant posted a sign on the Property on February 17, 2024; and

WHEREAS, on March 6, 2024, Paula Albert-Franz requested a public hearing relating to the Director's NOI; and

WHEREAS, on June 13, 2024, a duly noticed public hearing was held by the Village Council to consider the Director's intent to issue Site Plan Approval with Conditions (PLSPR20230049).

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Findings of Fact.

The Village Council, having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Site Plan Approval with Conditions **meets/does not meet** the requirements set forth in Code Section 30-215 and **has/has not** demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and

(2) The Village Council **[approves/denies]** the Request submitted by the Applicant, which is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

> Lot 14 and E 10 feet of Lot 15, Block 1 of Sunshine Estates Sec 1 located in Plantation Key, according to the plat thereof as recorded in Plat Book 4, Page 63, of the Public Records of Monroe County Florida.

Section 3. Conclusions of Law.

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and

(2) In rendering its decision, as reflected in this Resolution, the Village Council has:

(a) Accorded procedural due process; and

(b) Observed the essential requirements of the law; and

(c) Supported its decision by competent substantial evidence contained within the record.

Section 4. Effective Date.

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Commerce (DOC), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DEO may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Joseph B. Pinder III _____

Vice Mayor Sharon Mahoney _____

Councilmember Elizabeth Jolin _____

Councilmember Mark Gregg _____

Councilmember Henry Rosenthal _____

PASSED AND ADOPTED ON JUNE 13, 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, INTERIM VILLAGE ATTORNEY

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	00434700-000000
Account#	1532509
Property ID	1532509
Millage Group	50VI
Location Address	103 SUNSHINE Blvd, PLANTATION KEY
Legal Description	BK 1 LT 14 AND E 10 FT LOT 15 SUNSHINE ESTATES SEC 1 PLANTATION KEY PB4-63 OR28-456/57 OR332-205/06 OR1317-1713 (Note: Not to be used on legal documents.)
Neighborhood	10020
Property Class	RETAIL-SINGLE TENANT (1100)
Subdivision	SUNSHINE ESTATES SEC #1
Sec/Twp/Rng	32/62/38
Affordable Housing	No

Owner

GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036

Valuation

		2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	$95,240	$109,526	$113,966	$99,101
+	Market Misc Value	$49,198	$49,878	$51,371	$52,867
+	Market Land Value	$378,562	$378,562	$378,562	$347,015
=	Just Market Value	**$523,000**	**$537,966**	**$543,899**	**$498,983**
=	Total Assessed Value	**$359,770**	**$327,064**	**$297,331**	**$270,301**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$523,000**	**$537,966**	**$543,899**	**$498,983**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	$378,562	$109,526	$49,878	$537,966	$327,064	$0	$537,966	$0
2020	$378,562	$113,966	$51,371	$543,899	$297,331	$0	$543,899	$0
2019	$347,015	$99,101	$52,867	$498,983	$270,301	$0	$498,983	$0
2018	$379,730	$94,323	$52,722	$526,775	$245,729	$0	$526,775	$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
(1100)	11,684.00	Square Foot	0	0

Buildings

Building ID	43200	**Exterior Walls**	C.B.S.
Style		**Year Built**	1961
Building Type	SERVICE SHOPS-A- / 25A	**EffectiveYearBuilt**	2000
Gross Sq Ft	1251	**Foundation**	
Finished Sq Ft	1011	**Roof Type**	
Stories	1 Floor	**Roof Coverage**	
Condition	AVERAGE	**Flooring Type**	
Perimeter	136	**Heating Type**	
Functional Obs	0	**Bedrooms**	0
Economic Obs	0	**Full Bathrooms**	1
Depreciation %	30	**Half Bathrooms**	0
Interior Walls		**Grade**	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,011	1,011	0
PTO	PATIO	240	0	0
TOTAL		**1,251**	**1,011**	**0**

Yard Items

Description	Roll Year	Size	Quantity	Value	Grade
FENCES	2003	6 x 195	1	$14,801	5
WOOD DECK	2009	8 x 80	1	$5,466	1
SEAWALL	1975	3 x 89	1	$11,481	1
CONCRETE DOCK	1975	1 x 89	1	$6,347	4
WALL AIR COND	2000	0 x 0	1	$1,260	2
BRICK PATIO	2009	26 x 175	1	$43,180	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1994	$140,500	Warranty Deed		1317	1713	M - Unqualified	Improved		

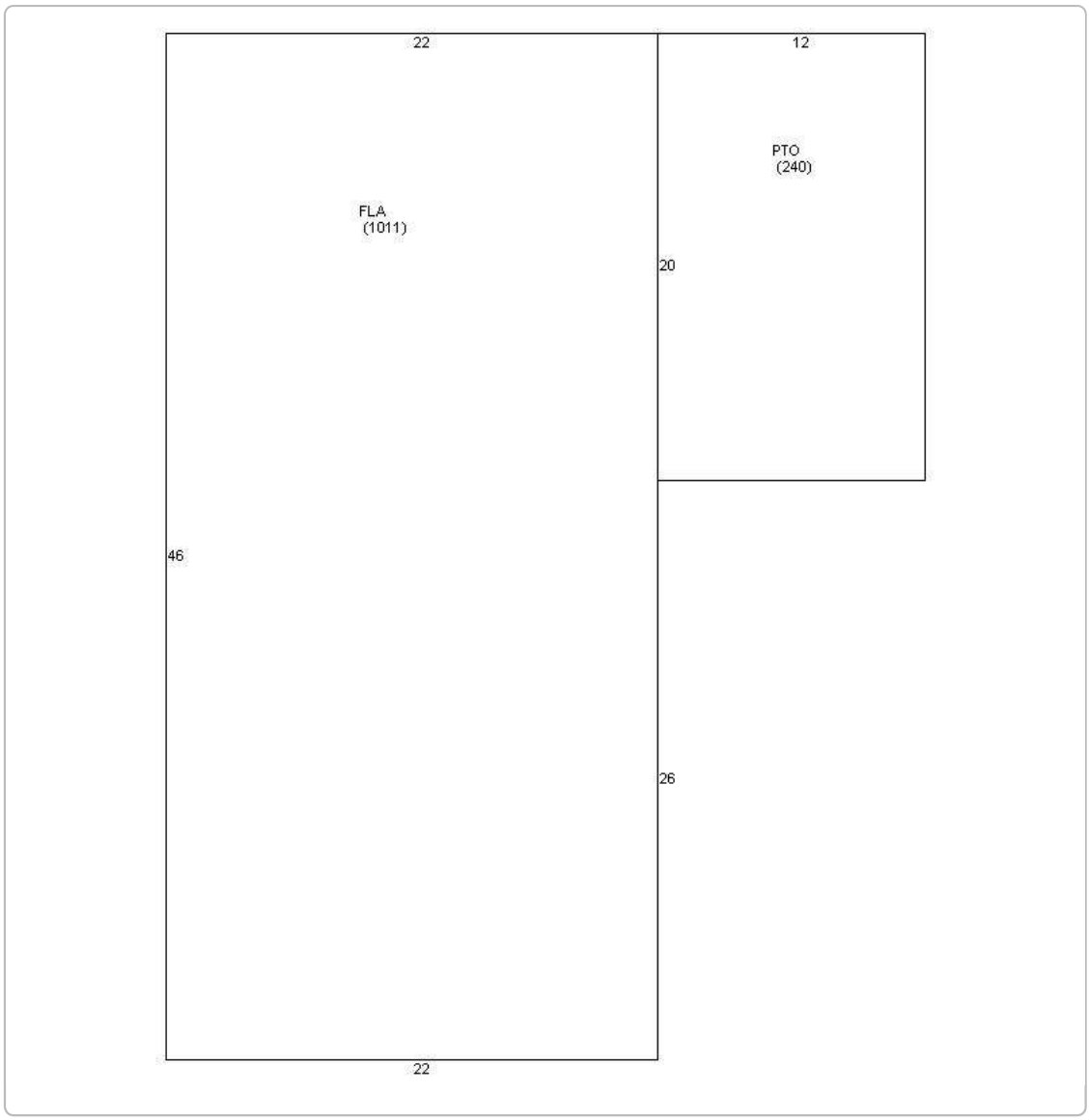
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
PRPLB202101678	4/26/2022	12/14/2022	$1,000	Commercial	***ATF*** 3 COMPARTMENT SINK AND FLOOR DRAIN -- ATF
200900527	12/1/2009	4/22/2010	$1	Commercial	PAVER DRIVE
200900990	12/1/2009	8/20/2010	$1	Commercial	REMOVE/REPLACE ENCLOSURE
200900769	11/17/2009	4/6/2010	$1	Commercial	DECK
0201888	11/4/2002	8/7/2003	$1	Commercial	PVC FENCE

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


22
12
PTO
(240)
FLA
(1011)
20
46
26
22

Photos

1532509-20100820

NO
STOP
RED
LINDHOLM
ROOFING

Map

TRIM Notice

2022 Notices Only

Schneider GEOSPATIAL

User Privacy Policy
GDPR Privacy Notice

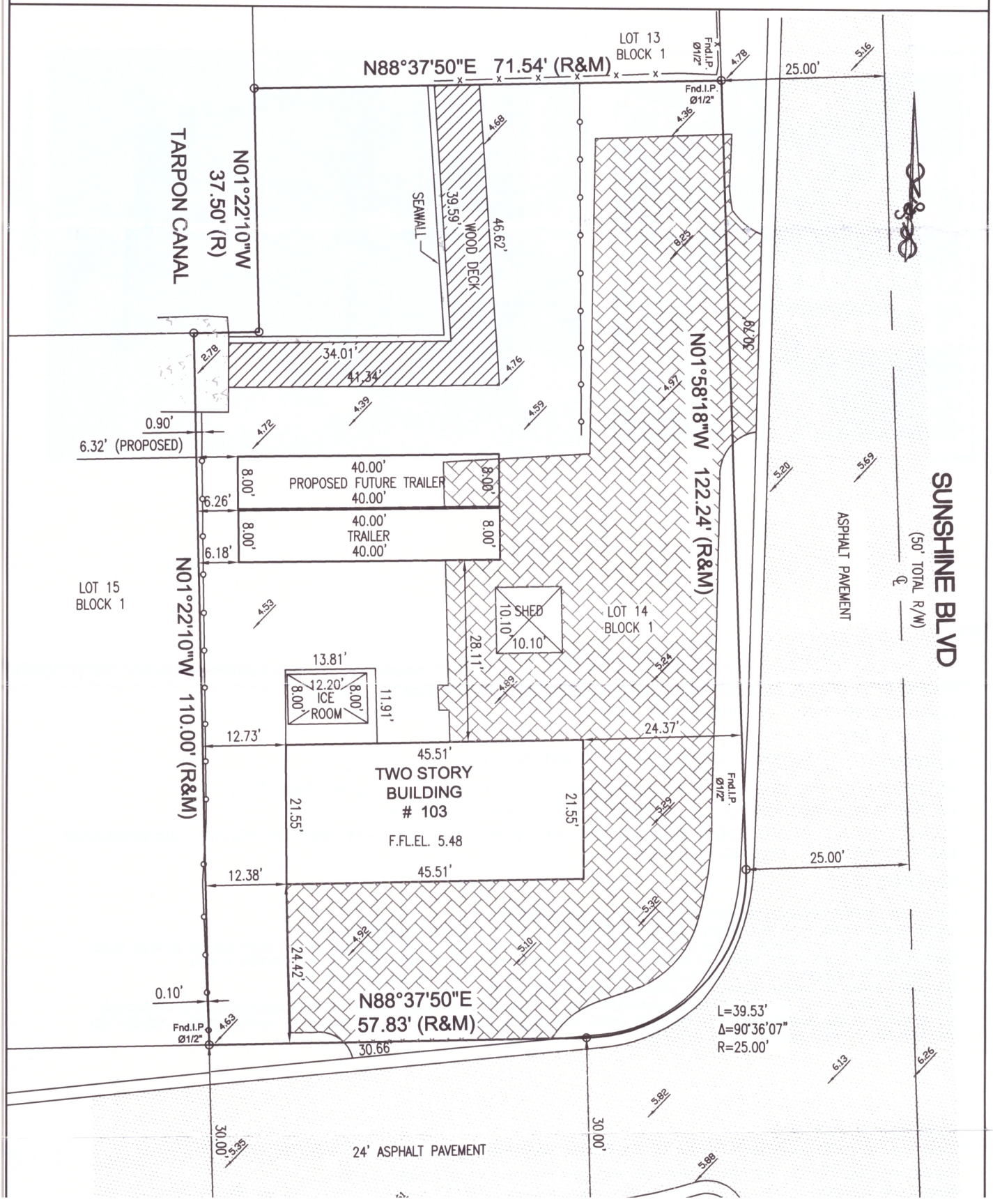
Last Data Upload: 4/10/2023, 4:38:14 AM

MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

JOB No. 23-01103

SCALE: 1" = 20'

BOUNDARY SURVEY



RENT ME!
RAVA
RAVU 661350 4
45RB
MAX. GR. 34.000 KG 74.960 LB
TARE 4.500 KG 9.920 LB
PAYLOAD 29.500 KG 65.040 LB
CU. CAP. 68 CU M 2.430 CU FT

RENT ME!
RAVA
RAVU 661350 4
45RB
MAX. GR. 34.000 KG 74.960 LB
TARE 4.500 KG 9.920 LB
PAYLOAD 29.500 KG 65.040 LB
CU. CAP. 68.8 CU.M. 2.430 CU.FT.
ICE BREAKER DOOR PATENT
CAUTION
MAKE SURE NOBODY INSIDE BEFORE LOCKING
EASY CLEAN PAINT

661350 4
45RB
70
RUSH

RAVU 661350 4
45RB
2.9m
9'6"
CAUTION
9'6" HIGH
CONTAINER
EASY
CLEAN
PAINT
RAVA
Group
RENT

RAVU 661350
45RB
RAVA GROUP
RENT
CAUTION
9'6"HIGH
CONTAINER

RAVA
Group
RENT

RAVA
Group
RENT
OR YEAR

ISLAMORADA, VILLAGE OF ISLANDS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
86800 Overseas Highway • Islamorada, Florida 33036 • 305-664-6400 • www.islamorada.fl.us

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 15, 2024

PROPERTY OWNERS (ADJACENT TO OR WITHIN 300 FT)

Notice of Intent to Issue Site Plan Approval - PLSPR20230049

Please be advised that Islamorada, Village of Islands Staff has reviewed an application submitted by Jose A Martinez for Site Plan Approval for the modification of the existing commercial property to include the addition of outdoor walk-in food coolers. The proposed project is located at 103 Sunshine Blvd on Plantation Key, having real estate number 00434700-000000.

Pursuant to Section 30-217 of the Islamorada, Village of Islands Code of Ordinances (Code), Site Plan Approval is required before the issuance of Building Permits. The Director of Planning has determined that the Site Plan prepared for the project meets the requirements for Site Plan Approval and in accordance with Section 30-215(f)(1) of the Code, this letter shall serve as the Notice of Intent to issue Site Plan Approval, subject to the following Conditions:

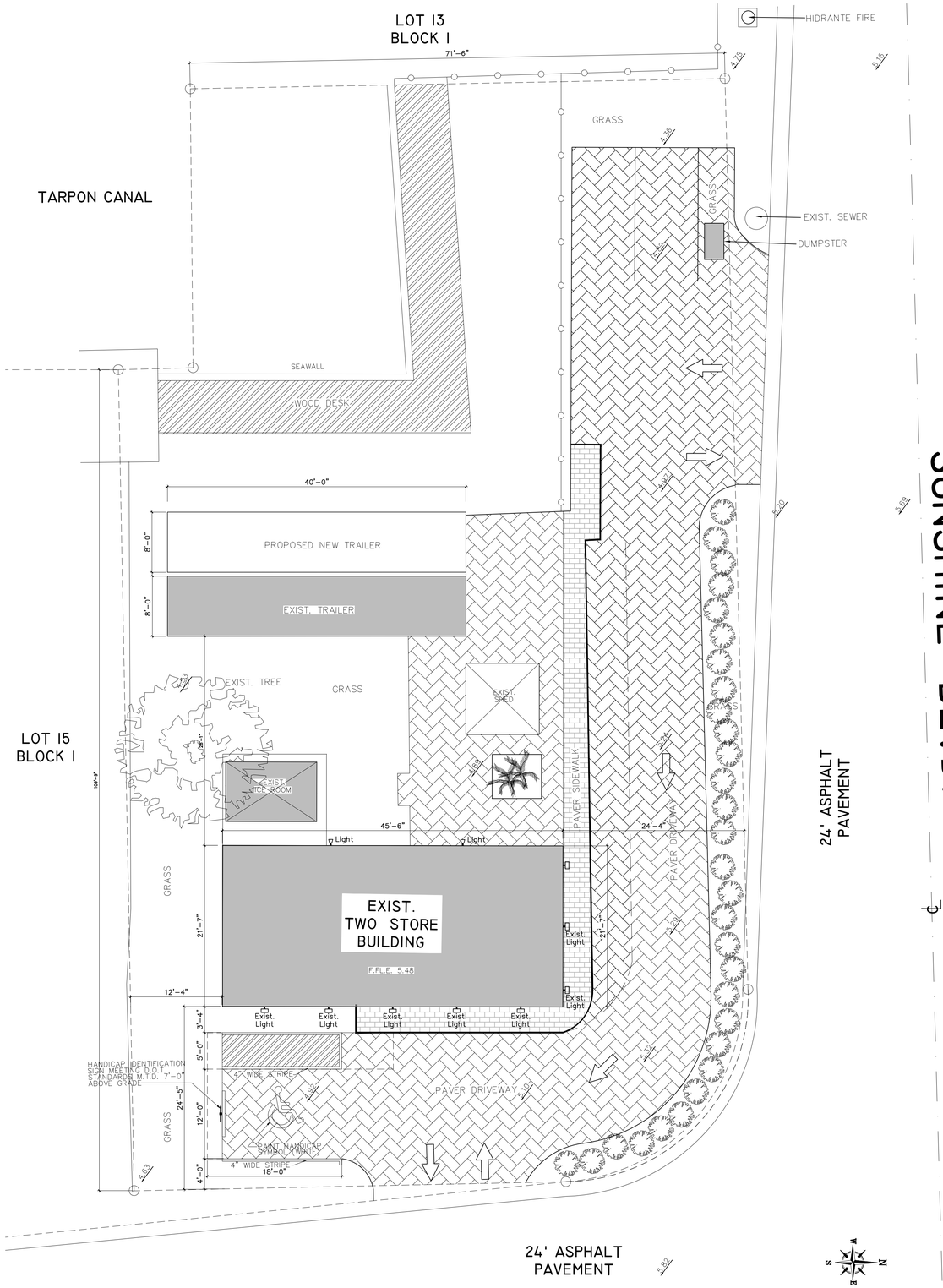
Conditions:

1. Upon approval of site plan all non-permitted structures must receive permits within 60 days.
2. RV cannot be connected to public utilities.
3. N0 vegetation shall be permitted in the right-of-way.
4. No vegetation is permitted within the required sight triangle as per Sec. 30-857. - Clear sight triangle and Sec. 30-820. - Clear sight distance for landscaping adjacent to public right-of-way and points of access.
5. No vegetation shall be placed over or within three feet of an underground utility.
6. Utility locates must be requested from Sunshine 811 for all underground work.

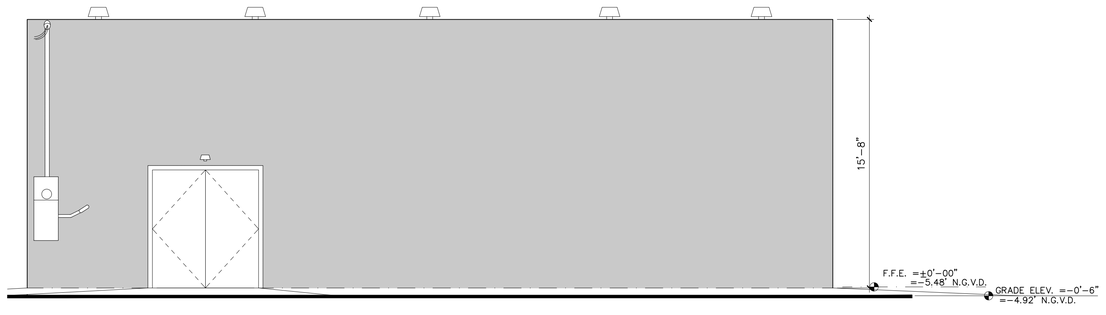
Pursuant to Code Section 30-217(c), the applicant or adjacent property owners may request that a public hearing be held regarding the approval of the site plan. Requests must be made by to the Director of Planning and received within thirty (30) days of the date of this notice at the sole cost of the person requesting the public hearing. If a public hearing is requested, the Village shall schedule a public hearing of the Village Council. The hearing shall be conducted in accordance with Division 3 of Article IV of Chapter 30 of the Village Code. If no public hearing is requested within thirty (30) days of this notice, the Director of Planning shall issue a Notice of Approval.

Sincerely,

Jamie Terry
Planning & Zoning Technician
Telephone: (305) 664-6426
E-mail: jamie.terry@islamorada.fl.us

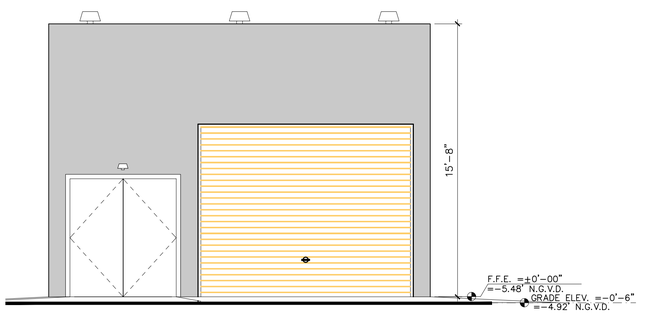


LOCATION SKETCH



LEFT ELEVATION (EAST)

SCALE 1/4"=1'-0"



FRONT ELEVATION (NORTH)

SCALE 1/4"=1'-0"

zoning legend

Zoning District: VC
Net Land Area: 11,588 Sq. Ft. (IRREGULAR)= 0.266 Acre
Building Size: 981 Sq. Ft.
Total Lot Coverage (building) 1,821 Sq. Ft.

Building= 981 Sq. Ft.
Ice Room= 98 Sq. Ft.
Shed= 102 Sq. Ft.
Trailers= (2) 8"x40'=640 Sq. Ft.

Paved Areas: 4,271 Sq. Ft.

Landscape Open Space:
Required Area 1,738 Sq. FT. 15 % of Gross Land Area.
Provided Area 3,908 Sq. Ft. 33.7 % of Gross Land Area.

Existing use : VILLAGE CENTER
Sale Building 981 Sq. Ft.
Parking Required 3 Spaces per 1000 SQ.FT.
Parking Provided 4 Spaces
Maximum Height 15.66 Ft.
Number Stories 2 (one)
Trees Number required 1 Number Provided 2
Water Service by: Florida Key Aqueduct
Sewer Service : Wastewater Utility
Garbage Collection by: Waste Management

EXISTING DRAINAGE AS REQUIRED BY PUBLIC WORKS' DEPARTMENT.

3,908 SOD AREA TO HAVE 34% IRRIGATION COVERAGE.
PERVIOUS AREA=5,594 SQ.FT (48 %)
IMPERVIOUS AREA=6,092 SQ.FT (52 %)

legal description:

LOT 14, BLOCK 1 SUBDIVISION "SUNSHINE ESTATES SEC. 1 PLANTATION KEY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 63 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

setback

FRONT PROPERTY(east)	24.4'	(25' required)
INTERIOR SIDE(south)	12.4'	(5' required)
LATERAL SIDE(north)	24.3'	(15' required)
REAR PROPERTY LINE	18.0'	(10' required)

STRUCTURAL GREEN
271 W 59 St. Hialeah, FL. 33012
Ph: (305)972-2371
structuralgreen1@gmail.com

REVISIONS	BY

ARCHCAD DRAFTING SERVICES INC.
SITE PLAN EXISTING VILLAGE CENTER
HAN SEAFOOD
103 SUNSHINE BLVD., PLANTATION KEY, FLORIDA 33070

SEAL
CONSULTANT
JUAN J. SANTANDREU
FL. LICENSE P.E. 67241

Date	04-02-23
Scale	NOTE
Drawn	Mario Hdez

Structural Green
A new concept of Sustainable Constructions

Sheet no. 1 of 1
A-1

Jamie Terry

From: Jennifer DeBoisbriand
Sent: Wednesday, March 6, 2024 11:00 AM
To: Jamie Terry
Subject: Fw: Request Public Hearing Site Plan : PLSPR20230049

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Jennifer DeBoisbriand
Planning Director
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Office: (305) 664-6440
Cell: (305) 304-7396
Jennifer.DeBoisbriand@islamorada.fl.us

From: Paula Albertfranz <paulaalbertfranz@gmail.com>
Sent: Wednesday, March 6, 2024 10:55 AM
To: Jennifer DeBoisbriand <jennifer.deboisbriand@islamorada.fl.us>
Subject: Request Public Hearing Site Plan : PLSPR20230049

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Report Suspicious

Hello,

My name is Paula Albert-Franz and I am the home owner of 103 Mockingbird Road, Tavernier.

I am requesting a public hearing in regard to site plan : PLSPR20230049.

Please contact me at 631-672-1767 (or at my email), with any additional information I will need regarding this matter. Thank you.

Sincerely,
Paula Albert-Franz

To: Mayor and Village Council

From: Paula Albert-Franz, Resident

Date: June 13, 2024

Subject: Public Hearing: 103 Sunshine Blvd. Site Plan Notice of Intent to Issue and Approval. Denial requested as suggested by Planning Director, Jennifer DeBoisbriand.

The property at 103 Sunshine Blvd. is a little more than a quarter acre and operates as a retail fish store under MU designation. My home is adjacent to the property with the legal address 103 Mockingbird Road. The business HAM advertises as a wholesale operation and also appears as a lobster fishing business with 300-1000 traps delivered to the property. This small commercial parcel is surrounded by residential homes on a residential canal. In my opinion, this business is much too large for this location and this is evident by the encroachment it has upon the residents, the aesthetically unpleasant lot and right of ways next to residential homes, and the unsafe situations it creates by having too many large vehicles, machinery and items on the parcel. This lack of space for HAM's business vehicles, personal vehicles, workers vehicles, and customers vehicles coupled with an over abundance of extremely high stacked lobster traps on this busy corner location makes this very dangerous for both children & adults walking, and cycling this highly trafficked pedestrian area. I have discussed these major concerns with the owner but the above situations continue to occur and one can only conclude that this behavior will remain the same and with a much expansive business become even worse.

Specifically these points are not being met.

Policy 1-2.4.1 #4 Promote safe and efficient vehicle, cyclist and pedestrian movement.

As stated above it is my opinion that traps piled so high on this small lot are presenting a life threatening situation in a highly trafficked pedestrian corner. Many kids on skateboards, bicycles and people of all ages walk this corner lot. This is an unsafe situation with traps in the parking lot often blocking egress and parking spaces as stated by the staff recommendations in this application where by they are suggesting for council to deny the site plan application due to this factor and others.

Policy 1-2.4.1 #6 Avoid encroachment of incompatible commercial activity into established residential neighborhoods.

The need for two large walk in coolers, seem to be the need of a wholesale business not retail, this is much more than a need for a local retail fish store in our community.

Currently on the property, in addition to the walk in coolers, ice room, and shed are a large RV Mobile home (which appears to have occupants), houseboat on blocks, golf cart, jet ski, etc. All of these vehicles leave no space for HAM's boat trailer, personal vehicles and worker's vehicles. Thus the overflow of vehicles encroach the right of way on the side of my house, creating an eyesore for long periods of time. The large boat trailer belonging to HAM has been stored on the side of my home since July 2023 in the right of way. In Monroe County this is considered storage and not permitted to occur. It should not be occurring in Islamorada either. When you purchase a piece of property you buy the lot not the sides of roads in the community to use with unlimited access at the expense of others. Large box trucks, trucks with flat tires, and other vehicles have been parked on the side of my home for weeks/months at a time. This is very aesthetically unpleasant of which the community has complained to me about. My landscapers have been unable to trim my buttonwood hedges due to the lack of space between HAM vehicles and my property fence.

Policy 1-2.4.1 #8 Facilitate within the VAC **aesthetically pleasing** commercial spaces outdoors, as places of 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 current property is filled with items, looks messy and in my opinion negatively affects the property values in our area. When you turn the corner to enter Sunshine Estates this is the first building/lot you see. Directly across the street the town has gone to great lengths to grow tall hedges surrounding the facility plant, making it virtually not visible and have also planted new indigenous trees in the park. This commercial space is in a unique situation as it is adjacent to residential homes in a residential canal. Just like the property the dock space is also packed with a large lobster boat typically returning in the early am hours (1:30am) and two or three additional boats. Commercial space next to residential homes should generate a business intensity similar to the previous businesses. This is much more intensive.

Policy 1-2.4.2 and 1-2 4.3 Inside and outside of VAC. MU designated impacts generated by the new structure and use are equal to or less than that generated by the previous structure and use. 103 Sunshine has previously been a realty business, gift shops, upholstery business not a wholesale, retail business which is generating a higher intensity of commercial activity within a residential area. **(Policy 1-2.4.1 #3) (Policy 1-2.1.9,** limit development of new high intensity uses)

Thank you for your attention to this matter.

Sincerely,

Paula Albert-Franz

103 Mockingbird Road

Tavernier

June 11, 2024

Dear Council Members,

You have been receiving copies of my correspondence with the Local Planning Agency (LPA) since March, so you are well aware that I represent the owners of Bay Harbour Condominium as well as the approximately 400 people who signed a petition expressing adamant opposition to the rezoning of the Sojourn property across from Sea Oats Beach. As you can read in the staff report concerning this issue, the LPA approved the zoning change, but with the recommendation that the council establish a subarea which would limit the use of the property for those uses for which it is currently being used. The Sojourn application restates that their intent is to only use the property as it currently is being used (albeit with some docks), so the LPA recommendation should also be fine with the applicant.

The LPA's recommendation to create a subarea addresses most of our concerns and we fully support action by the Council that would change the zoning but at the same time create such a subarea to ensure that the property use does not change over time. Of course, our preference would be to designate the property as a conservation area, but the reality is that would not happen with or without a zoning change. The recommended changes to the proposal that the LPA is making offers the community assurances that their voices have been heard and that the current use of the property will continue as is.

I would like to thank you in advance for your support of the LPA's recommended changes and would also like thank the LPA for their understanding of our concerns with the proposed zoning changes. With all the political discord in our nation right now, it is reassuring to see local citizens and neighbors working together to reach fair and equitable solutions to difficult problems. This zoning change request had the potential to become a divisive and ugly issue, but the LPA was able to find a creative and elegant solution that addresses most of our concerns without hurting the applicant, and they have earned our respect and admiration for their willingness to find this middle ground

I will be out of town for Thursday's meeting and will most likely not be able to Zoom in, but I ask that you consider our viewpoints as you deliberate this issue. Again, I urge you to memorialize the LPA's recommendations by Council action in creating the subarea for the Sojourn property.

Thank you,

Kevin O'Neill, President, Bay Harbour Condominium
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