



Islamorada, Village of Islands

REGULAR VILLAGE COUNCIL MEETING

October 10, 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

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. MAYOR / COUNCIL COMMUNICATIONS

VI. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

VII. RESOLUTIONS

- A.** Consideration of Award of Agreement for RFP 24-10 Comprehensive Plan Update **TAB A** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING AN AGREEMENT PURSUANT TO RFP 24-10 FOR THE COMPREHENSIVE PLAN UPDATE; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

- B.** Resolution Considering Guidance to Monroe County Board of County Commissioners Regarding any Future BPAS Allocations **TAB B** (Jennifer DeBoisbriand , Planning Director)

VIII. QUASI-JUDICIAL

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

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

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

IX. 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 Council Members for consideration prior to the meeting. Public comments will not be read during the meeting.

Option 2: Call in During the Meeting.

1. If phoning in, dial 305-224-1968 and enter the webinar **ID: 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



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: October 10, 2024
SUBJECT: **Consideration of Award of Agreement for RFP 24-10 Comprehensive Plan Update TAB A**

Background:

The existing Comprehensive Plan was adopted in 2001. Since that time, the Village has grown significantly. The Village has exhausted all allocations for market rate housing and has not developed as much workforce/affordable housing as was initially intended and the amount of traffic within the Village has dramatically increased. The original Comprehensive Plan also did not consider sustainability/resiliency and climate change.

The objective of the Comprehensive Plan update is to provide the residential and business community of Islamorada, the Village Council, the Local Planning Agency, other advisory boards, and Village staff with a modernized, concise and engaging tool to guide the Village's decision-making and development over the next 20 years. At the same time, the Village is very interested in a complete update of the Plan's format to include an integration of organization and tools designed to encourage effective implementation, scheduled reviews, and frequent consultation as the road map for alignment of future Village initiatives and projects.

On April 9, 2024, the Village Council gave direction to seek proposals for professional consulting services to update the Comprehensive Plan.

Analysis:

The Village issued Request for Proposals ("RFP") 24-10 on May 29, 2024, to solicit proposals from qualified consultants and consulting firms to provide the services to Update the Village's Comprehensive Plan (the "Project"). RFP 24-10 was issued in accordance with Sec. 2-327(b) and (c)(4) of the Village's Purchasing Guidelines in the Village Code of Ordinances.

RFP 24-10 is attached for review of the materials requested from proposers and the proposed method of evaluation.

The Village received a total of five (5) proposals in response to RFP 24-10 by the submittal deadline. A Village Manager appointed an Evaluation Committee evaluated and ranked the five proposals and made a presentation to the Village Council on August 8, 2024. At that meeting, the Village Council gave direction to schedule presentations from the proposers for Village Council consideration. Four of the five proposers accepted the invitation to make a presentation; one proposer declined. Those presentations were made at the Council's meeting on September 12, 2024, and the Village Council voted to approve Able City East, LLC as the vendor to the Comprehensive Plan Update.

Budget Impact:

The proposed cost for the project is \$112,000.00. The project costs would be the Planning & Development Services Department Professional Services expenditures account from the General Fund. The proposed FY 2024-2025 Budget includes \$112,000.00 for the Project. The revenue source for this project is revenue from ad valorem property taxes.

Staff Impact:

The Planning Director would oversee project services and assist with the coordination and scheduling individual and community meetings during the process.

Recommendation:

It is recommended that the Village Council adopt the proposed resolution thereby approving the agreement with Able City East for the Project, authorizing the Village Manager to execute the Agreement with Able City East as provided as Exhibit "1" to the proposed resolution.

- Attachments:**
1. Resolution - Comp Plan Update Agreement Approval
 2. Professional Services Agreement COMP PLAN REWRITE Able City - FINAL
 3. Exhibit A Able City Proposal - Comprehensive Plan Update -RFP 24-10
 4. Exhibit B - Able City timeline

RESOLUTION NO. 24-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING AN AGREEMENT PURSUANT TO RFP 24-10 FOR THE COMPREHENSIVE PLAN UPDATE; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a Comprehensive Plan is a tool to provide guidance for the development of a community while preserving environmental features and community character; and

WHEREAS, Islamorada, Village of Islands (the "Village") desires to update its Comprehensive Plan; and

WHEREAS, on April 9, 2024, the Village Council gave direction to seek the services of a professional consultant or consulting firm to update the Comprehensive Plan (the "Project"); and

WHEREAS, the Village prepared and advertised Request for Proposals ("RFP") 24-10 to solicit proposals from qualified consultants and consulting firms to complete the Project; and

WHEREAS, RFP 24-10 was issued in accordance with Sec. 2-327(b) and (c)(4) of the Village's Purchasing Guidelines in the Village Code of Ordinances; and

WHEREAS, the Village received five (5) proposals in response to RFP 24-10; and

WHEREAS, the Village Manager established an Evaluation Committee (the "Committee") to review proposals to the RFP and make a recommendation to the Village Council for the selection of a consultant to complete the Project; and

WHEREAS, the Committee reviewed and ranked the five (5) proposals using the selection criteria detailed in RFP 23-10 and provided a report to the Village Council recommending award of the Project to Inspire Placemaking Collective, Inc.; and

WHEREAS, the Village Council determined that it desired to receive presentations from the proposers to gather additional information and make the determination about the proposer

most capable of completing the Project; and

WHEREAS, the Village Council invited all five (5) proposers to make presentations to the Village Council on September 12, 2024, and received presentation from the four (4) proposers that accepted the invitation; and

WHEREAS, the Village Council found that Able City East LLC had superior background and experience and that the proposal best meets the needs of the Village; and

WHEREAS, the Village Council approved the selection of Able City East LLC through the adoption of Resolution No. 24-09-102; and

WHEREAS, the Village Council finds that approval of entering into an Agreement with Able City East LLC for the Project is in the best interest of the Village and its residents.

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. **Approval of Agreement.** The Village Council hereby approves the Agreement with Able City East LLC to complete the Project, substantially in the form attached hereto as Exhibit "1", for completion of the Project in an amount not to exceed One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00).

Section 3. **Execution of Agreement.** The Village Manager is authorized to execute the Agreement with Able City East LLC on behalf of the Village, to execute any required documents to implement the terms and conditions of the Agreement, and to execute any extension and/or amendments to the Agreement, subject to approval as to form and legality by the Village Attorney.

Section 4. **Authorization of Fund Expenditures.** Notwithstanding the limitations imposed upon the Village Manager pursuant to the Village's Purchasing Procedures Ordinance, the

Section 5. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Councilman Henry Rosenthal _____

PASSED AND ADOPTED ON THIS ____ DAY OF _____, 2024.

ATTEST:

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

Page 8 of 385

AGREEMENT

THIS IS AN AGREEMENT, dated the day of , 2024, between:

ISLAMORADA, VILLAGE OF ISLANDS

a Florida municipal corporation, hereinafter "**VILLAGE**," and

Able City East, LLC.

a profit corporation authorized to do business in the State of Florida, hereinafter

"CONTRACTOR."

WITNESSETH:

In consideration of the mutual terms and condition, promises, covenants, and payments hereinafter set forth, VILLAGE and CONTRACTOR agree as follows:

Article I. PREAMBLE

In order to establish the background, context and form of reference for this Agreement and to generally express the objectives, and intentions, of the respective parties herein, the following statements, representations and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions which follow and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

Section 1.01 The VILLAGE is in need of an independent experienced contractor to provide services to Update the Village's Comprehensive Plan (the "Project").

Section 1.02 On May 29, 2024, the VILLAGE issued Request for Proposals No. 24-10 for the Project, including all Exhibits and Addenda (the "RFP").

Section 1.03 On July 11, 2024, the VILLAGE received a proposal from CONTRACTOR, for completion of the Project as expressed in the RFP.

Section 1.04 On August 8, 2024, the evaluation committee evaluated and ranked the proposal in accordance with the RFP and provided a report to the Village Council of Islamorada, Village of Islands (the "Village Council").

Section 1.05 On September 12, 2024, the Village Council received presentations from the proposers and determined that CONTRACTOR was a the highest ranked, responsive and responsible proposer for the Project.

Section 1.06 On September 17, 2024, the Village Council of Islamorada, Village of Islands (the "Village Council") adopted Resolution No. 24-09-102, awarding the RFP to CONTRACTOR and authorizing the Village to negotiate and execute this Agreement with CONTRACTOR for the Project.

Section 1.07 VILLAGE and CONTRACTOR desire to enter into this Agreement for the completion of the Project in accordance with the RFP and on the schedule set forth in ARTICLE 3 entitled "TIME FOR COMPLETION".

Article II. SCOPE OF WORK

Section 2.01 CONTRACTOR shall furnish all necessary expertise, personnel, tools, materials, equipment and supervision, to perform all of the work for the Project described in the RFP, and the Proposal, a copy of which is attached hereto and specifically made a part of this Agreement as Exhibit "A".

Section 2.02 CONTRACTOR hereby represents to VILLAGE, with full knowledge that VILLAGE is relying upon these representations when entering into this Agreement with CONTRACTOR, that CONTRACTOR has the professional expertise, experience and personnel to perform the services to be provided by CONTRACTOR for the Project pursuant to the terms of this Agreement.

Section 2.03 CONTRACTOR assumes professional and technical responsibility for performance of its services to be provided hereunder in accordance with applicable recognized professional standards.

Section 2.04 None of the work or services under this Agreement for the Project shall be subcontracted by CONTRACTOR, unless CONTRACTOR obtains prior written consent from the VILLAGE. Approved subcontractors shall be subject to each provision of this Agreement and CONTRACTOR shall be responsible and indemnify the VILLAGE for its subcontractors' negligent acts, errors or omissions.

Article III. TIME FOR COMPLETION

Section 3.01 The CONTRACTOR shall commence work as directed by the VILLAGE and in accordance with a Project Timeline. The Project Timeline shall be based upon the timeline as stated in Exhibit "A" to this Agreement as may be modified and agreed upon during negotiation of this Agreement and provided as Exhibit "B". CONTRACTOR shall complete all work in a timely manner in accordance with the Project Timeline or be subject to liquidated damages pursuant to Section 3.03.

Section 3.02 Anything to the contrary notwithstanding, minor adjustment to the Project timeline for completion approved by VILLAGE in advance, in writing, will not constitute a delay by CONTRACTOR. Furthermore, a delay due to an Act of God, fire, lockout, strike or labor dispute, riot or civil commotion, act of public enemy or other cause beyond the control of CONTRACTOR shall extend this Agreement for a period equal to such delay and during this period such delay shall not constitute a delay by CONTRACTOR.

Section 3.03 VILLAGE and CONTRACTOR recognize that time is of the essence with respect to the completion of the Project and VILLAGE would suffer financial loss if the Project is not completed within the time specified in the timeline for completion set forth in Exhibit "A" as mention above, subject to adjustments of such timeline as approved by the Village as provided in the RFP and Proposal. VILLAGE and CONTRACTOR also recognize the expense and difficulties involved in proving with reasonable certainty the actual loss or damage suffered by VILLAGE if the Project is not completed on time. Accordingly, in lieu of requiring any such proof, VILLAGE and CONTRACTOR agree that, as liquidated damages for delays, or early termination of the

Agreement, CONTRACTOR shall pay VILLAGE, in addition to any other damages and/or remedies to which VILLAGE may be entitled, the dollar amount equal to six one hundredths of a percent (0.06%) per day of total Contract Price (as defined below) for each calendar day within the first fifteen (15) days after the final completion date set forth in the timeline where the CONTRACTOR fails to reach final completion in accordance with the RFP and Proposal attached hereto as Exhibit "A" or in the event of early termination of the Agreement, for each calendar day within the first fifteen (15) days from termination to the stated completion date. For each calendar day after the first fifteen days following the final completion date provided in the timeline where the CONTRACTOR fails to reach final completion in accordance with the RFP and Proposal the VILLAGE shall be entitled to the dollar amount equal to one tenth of one percent (0.1%) per day of total Contract Price until the CONTRACTOR achieves final completion with respect to a delay or in the event of earlier termination of the Agreement, for each calendar day after the first fifteen days from termination to the stated final completion date, the Village shall be entitled to the dollar amount equal to one tenth of one percent (0.1%) per day of total Contract Price. CONTRACTOR further agrees that the amount of liquidated damages assessed pursuant to this paragraph is reasonable and does not constitute a penalty. Although the parties recognize the difficulty of proving the loss or damage suffered by the VILLAGE due to delay or early termination, the CONTRACTOR acknowledges and agrees that the amount of liquidated damages approximate the loss anticipated at the time of execution of this Agreement.

Article IV. CONTRACT PRICE, GUARANTEES AND WARRANTIES

Section 4.01 The VILLAGE hereby agrees to pay CONTRACTOR for the faithful performance of this Agreement, for work completed in accordance with the Proposal attached hereto as Exhibit "A", and as directed by VILLAGE. Prices for work completed by the CONTRACTOR shall be as reflected in Exhibit "A". A total contract price hereto is referred to as Contract Price and shall not exceed \$112,000.00.

Section 4.02 The VILLAGE will make payments to CONTRACTOR for completed and proper work and in the amounts stated in Exhibit "A" in accordance with the Local Government Prompt Payment Act in Chapter 218, Florida Statutes.

Section 4.03 The CONTRACTOR shall guarantee all portions of the Project against poor workmanship and faulty materials for a period of twelve (12) months after final payment and shall immediately correct any defects which may appear during this period upon notification by VILLAGE.

Section 4.04 The CONTRACTOR shall specify warranty duration and guidelines, inclusions and exclusions for all products.

Section 4.05 The making and acceptance of the final payment shall constitute a waiver of all claims by the CONTRACTOR other than those arising from requirements of the specifications.

Section 4.06 CONTRACTOR is prohibited from placing a lien on the Village's property. This prohibition applies to; inter alia, all sub-contractors and suppliers and labors.

Article V. CONTRACTOR'S LIABILITY INSURANCE

Section 5.01 The CONTRACTOR shall not commence work under this Agreement until CONTRACTOR has obtained all insurance required under this Article and such insurance has been approved by the VILLAGE nor shall the CONTRACTOR allow any Subcontractor to commence work on his sub-contract until all similar such insurance required of the subcontractor has been obtained and approved.

Section 5.02 Certificates of insurance, reflecting evidence of the required insurance, shall be filed with the VILLAGE prior to the commencement of the work. These Certificates shall contain a provision that coverage afforded under these policies will not be canceled until at least thirty (30) days prior written notice has been given to the VILLAGE. Policies shall be issued by companies authorized to do business under the laws of the State of Florida.

Section 5.03 Financial Ratings of the insurers must be no less than "A" in the latest edition of "Bests Key Rating Guide", published by A.M. Best Guide.

Section 5.04 Insurance shall be in force during the term of this Agreement. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then in that event, the CONTRACTOR shall furnish, at least thirty (30) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the Agreement and extension thereunder is in effect. The CONTRACTOR shall not continue to work pursuant to this contract unless all required insurance remains in full force and effect.

Section 5.05 Comprehensive General Liability insurance to cover liability bodily injury and property damage. Exposures to be covered are as follows: premises, operations, products/completed operations, and certain contracts. Coverage must be written on an occurrence basis, with the following limits of liability:

- (a) Workers' Compensation Insurance – as required by law;
- (b) Comprehensive General Liability Insurance, including Premises Operation, Products and Completed Operations, Blanket Contractual Liability, Personal Injury Liability, Expanded Definition of Property Damage - \$1,000,000 combined single limit;
- (c) Automobile Liability Insurance - \$300,000 per occurrence, \$300,000 per Accident for bodily injury and \$1,000,000 per accident for property damage; and

Contractor shall obtain all necessary endorsements to support these requirements.

The insurance provided by the contractor shall apply on a primary basis. Any insurance, or self-insurance, maintained by the Village shall be excess of, and shall not contribute to, the insurance provided by proposer.

The insurance maintained by the contractor shall apply on a first dollar basis without application of a deductible or self-insured retention. The contractor shall pay on behalf of the Village or the Village's council members, officials, officers, agents and employees any deductible or self-

insured retention applicable to a claim against the Village or the Village's council, officials, officers, agents and employees.

Section 5.06 The CONTRACTOR shall hold the VILLAGE, its agents, and employees, harmless on account of claims for damages to persons, property or premises arising out of CONTRACTOR's negligent operations in completing the Project and name the VILLAGE as an additional insured under their policy.

Section 5.07 The VILLAGE reserves the right to require any other insurance coverage it deems necessary depending upon the exposures.

Article VI. PROTECTION OF PROPERTY

Section 6.01 At all times during the performance of this Agreement, the CONTRACTOR shall protect the VILLAGE's property and properties adjoining the Project site from all damage whatsoever on account of the work being carried on pursuant to this Agreement.

Article VII. CONTRACTOR'S INDEMNIFICATION

Section 7.01 The CONTRACTOR agrees to release the VILLAGE from and against any and all liability and responsibility in connection with this Agreement and the matters contained herein. The CONTRACTOR further agrees not to sue or seek any money or damages from VILLAGE in connection with this Agreement except with respect to payment for services rendered with respect to this Agreement.

Section 7.02 The CONTRACTOR shall indemnify and hold harmless the VILLAGE and its officers and employees from liabilities, damages, losses, and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONTRACTOR and other persons employed or utilized by the CONTRACTOR, in the performance of the Agreement.

Section 7.03 If a court of competent jurisdiction holds the VILLAGE liable for certain tortuous acts of its agents, officers, or employees, such liability shall be limited to the extent and limit provided in 768.28, Florida Statutes. This provision shall not be construed as a waiver of any right or defense that the VILLAGE may possess. The VILLAGE specifically reserves all rights as against any and all claims that may be brought.

Section 7.04 Nothing in this Agreement shall be deemed or treated as a waiver by the VILLAGE of any immunity to which it is entitled by law, including but not limited to the VILLAGE's sovereign immunity as set forth in Section 768.28, Florida Statutes.

Article VIII. INDEPENDENT CONTRACTOR

Section 8.01 This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the CONTRACTOR is an independent contractor under this Agreement and not the VILLAGE's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the

provisions of the Internal Revenue Code, the State Workers Compensation Act, and the State unemployment insurance law. The CONTRACTOR shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the CONTRACTOR's activities and responsibilities hereunder provided. This Agreement shall not be construed as creating any joint employment relationship between the CONTRACTOR and the VILLAGE and the VILLAGE will not be liable for any obligation incurred by CONTRACTOR, including but not limited to unpaid minimum wages and/or overtime premiums.

Article IX. CHANGES TO SCOPE OF WORK AND ADDITIONAL WORK

Section 9.01 The VILLAGE may request changes that would increase, decrease or otherwise modify the Scope of Work to be provided under this Agreement as described in Article II of this Agreement. Such changes or additions to the Project must be in accordance with the provisions of the Code of Ordinances of the VILLAGE and must be contained in a written amendment, executed by the parties hereto, with the same formality and with equality and dignity prior to any deviation from the terms of this Agreement, including the initiation of any additional or extra work to the Project. Each amendment shall at a minimum include the following information on the Project:

PROJECT NAME
PROJECT DESCRIPTION
ESTIMATED PROJECT COST
ESTIMATED COST FOR ADDITION OR CHANGE TO PROJECT
ESTIMATED PROJECT COMPLETION DATE

Section 9.02 In no event will the CONTRACTOR be compensated for any work which has not been described in a separate written agreement or amendment executed by the parties hereto.

Article X. TERM AND TERMINATION

Section 10.01 This Agreement may be terminated by either party for cause, or the VILLAGE for convenience, upon ten (10) days written notice by the VILLAGE to CONTRACTOR in which event the CONTRACTOR shall be paid its compensation for services performed to termination date. In the event that the CONTRACTOR abandons this Agreement or causes it to be terminated, for reasons other than the Villages breach of this Agreement, the CONTRACTOR shall indemnify the VILLAGE against any loss pertaining to this termination up to a maximum of the full Contract Price. All finished or unfinished documents, data, studies, plans, surveys, and reports prepared by CONTRACTOR shall become the property of VILLAGE and shall be delivered by CONTRACTOR to VILLAGE.

Section 10.02 This Agreement shall take effect as of the date of execution as shown herein below and continue for such time as is contemplated by the VILLAGE.

Article XI. CONTRACT DOCUMENTS

Section 11.01 CONTRACTOR and VILLAGE hereby agree that the following Exhibits, which are attached hereto and made a part thereof, are fully incorporated herein and made a part of this Agreement, as if written herein word for word: this Agreement; including Affidavit Attesting to Noncoercive Conduct for Labor or Services attached hereto; CONTRACTOR's Proposal in response

to the RFP as set forth and incorporated into this Agreement as Exhibit "A"; the RFP as incorporated into this Agreement and all other addendums and exhibits thereto. In the event there is a conflict between the terms of the RFP, CONTRACTOR'S Proposal, and this Agreement, the terms of this Agreement shall prevail.

Article XII. MISCELLANEOUS

Section 12.01 Legal Representation. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply due to the joint contribution of both parties.

Section 12.02 Assignments. This Agreement, or any interest herein, shall not be assigned, transferred, or otherwise encumbered, under any circumstances, by CONTRACTOR without the prior written consent of VILLAGE. For purposes of this Agreement, any change of ownership of CONTRACTOR shall constitute an assignment which requires VILLAGE approval. However, this Agreement shall run to the VILLAGE and its successors and assigns.

Section 12.03 Records. CONTRACTOR shall keep books and records and require any and all subcontractors to keep books and records as may be necessary in order to record complete and correct entries as to personnel hours charged to this engagement, and any expenses for which CONTRACTOR expects to be reimbursed, if applicable. Such books and records will be available at all reasonable times for examination and audit by VILLAGE and shall be kept for a period of three (3) years after the completion of all work to be performed pursuant to this Agreement. Incomplete or incorrect entries in such books and records will be grounds for disallowance by VILLAGE of any fees or expenses based upon such entries.

Section 12.04 Public Records. VILLAGE is a public agency subject to Chapter 119, Florida Statutes. To the extent that CONTRACTOR is acting on behalf of VILLAGE pursuant to Section 119.0701, Florida Statutes, CONTRACTOR shall:

- (a) Keep and maintain public records that ordinarily and necessarily would be required to be kept and maintained by VILLAGE were VILLAGE performing the services under this Agreement;
- (b) Provide the public with access to such public records on the same terms and conditions that the Village would provide the records and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- (c) Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law; and
- (d) Meet all requirements for retaining public records and transfer to VILLAGE, at no cost, all public records in possession of the CONTRACTOR upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt. All records stored electronically must be provided to the VILLAGE.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 305-664-6412, Clerk@islamorada.fl.us, or by mail: Village Clerk, 868800 Overseas Highway, Islamorada, FL 33036.

Section 12.05 Ownership of Documents. Reports, surveys, plans, studies and other data provided in connection with this Agreement are and shall remain the property of VILLAGE, upon payment to CONTRACTOR pursuant to the payment terms of this Agreement.

Section 12.06 No Contingent Fees. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the VILLAGE shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

Section 12.07 E-Verify. CONTRACTOR shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including the registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of this Contract. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this Agreement is terminated for a violation of the statute by CONTRACTOR, CONTRACTOR may not be awarded a public contract for a period of 1 year after the date of termination.

Section 12.08 Scrutinized Companies.

- (a) CONTRACTOR certifies that it and its subconsultants are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the CONTRACTOR or its subconsultants are found to have submitted a false certification; or if CONTRACTOR, or its subconsultants are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.
- (b) If this Agreement is for more than one million dollars, CONTRACTOR certifies that it and its subconsultants are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if CONTRACTOR, its affiliates, or its subconsultants are found to have submitted a false certification; or if CONTRACTOR, its affiliates, or its subconsultants are placed on the

Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

- (c) CONTRACTOR agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.
- (d) As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

Section 12.09 Noncoercive Conduct for Labor or Services. In accordance with Section 787.06, Florida Statutes, the CONTRACTOR has attested to the affidavit incorporated herein that CONTRACTOR does not use coercion for labor or services.

Section 12.10 Notice. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, the CONTRACTOR and the VILLAGE designate the following as the respective places for giving of notice:

VILLAGE: Village Manager
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036

COPY TO: Village Attorney
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036

CONTRACTOR: Jason King, AICP, CNU-A
Able City East
6621 SW 63rd Court
Miami, FL 33143
jason@able.city

Section 12.11 Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

Section 12.12 Exhibits. Each Exhibit referred to in this Agreement forms an essential part of this Agreement. The exhibits if not physically attached should be treated as part of this Agreement and are incorporated herein by reference.

Section 12.13 Headings. Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.

Section 12.14 Severability. If any provision of this Agreement or application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 12.15 Governing Law. This Agreement shall be governed by the laws of the State of Florida with venue lying in Monroe County, Florida.

Section 12.16 Disputes. Any claim, objection, or dispute arising out of the terms of this Agreement shall be litigated in the Sixteenth Judicial Circuit Court in and for Monroe County.

Section 12.17 Extent of Agreement. This Agreement together with Contract Documents and Exhibits, attached hereto, as amended herein above represents the entire and integrated agreement between the VILLAGE and the CONTRACTOR and supersedes all prior negotiations, representations or agreements, either written or oral.

Section 12.18 Waiver. Failure of the VILLAGE to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

**[ANY CONTRACT DOCUMENTS FROM THE RFP SHALL BE INSERTED IN AGREEMENT
BEGINNING ON THE FOLLOWING PAGE]**

Affidavit Attesting to Noncoercive Conduct for Labor or Services

Nongovernment Entity name: _____ ("**Vendor**")

Vendor FEIN: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Email Address: _____

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By: _____
Authorized Signature

Print Name and Title: _____

Date: _____

[SIGNATURE PAGE TO AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Agreement: The VILLAGE, signing by and through its Village Manager, attested to by its Village Clerk, duly authorized to execute same, and by CONTRACTOR, by and through its duly authorized officer to execute same.

VILLAGE

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

By: _____
Robert Cole, Village Manager

AUTHENTICATION:

Marne McGrath, Village Clerk

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

John J. Quick, Interim Village Attorney

CONTRACTOR

WITNESS:

Print Name: _____

By: _____

Print Name: _____

Title: _____

Date: _____

Exhibit "A"
FORM OF CONTRACTOR'S PROPOSAL

Exhibit "B"

PROJECT TIMELINE

40+ years
BUILDING COMMUNITIES

ORIGINAL



ISLAMORADA, VILLAGE OF ISLANDS

COMPREHENSIVE PLAN UPDATE (RFP 24-10)

JULY 11, 2024

able.city EAST

Planning • Community Engagement
Economic Development • Architecture

In partnership with:

STREETPLANS



Ninigret Partners, LLC



Horsley Witten Group
Sustainable Environmental Solutions

6621 SW 63rd Ct, Miami, FL 33143
(305) 394-4819 | www.able.city | jason@able.city





TABLE OF CONTENTS

4	Cover Letter
5	TAB 1 - Company Overview
11	TAB 2 - Experience & Project Examples
77	TAB 3 - Project Approach
87	TAB 4 - Consultant References
89	TAB 5 - Cost Proposal
93	TAB 6 - Timeline
97	TAB 7 - State and Local Authorization to Transact Business
103	TAB 8 - Appendix A

COVER LETTER

In Partnership With: **STREETPLANS**

NP Ninigret Partners, LLC



July 11, 2024
Islamorada, Village of Islands
Attn: Village Clerk
86800 Overseas Highway
Islamorada, Florida 33036

RE: Comprehensive Plan Update (RFP 24-10)
Dear Selection Committee,

We are very excited to discuss the Comprehensive Plan Update with you. Your goals fit neatly with the strengths of our firm and the team we have assembled. **Able City East** will lead the team, focusing on urban design and policy planning. **Ninigret Partners** specializes in sustainable economic development with a belief that there does not have to be a trade-off between livability, economic prosperity, and environmental concerns. **Street Plans Collaborative** is an internationally-renowned, yet local, transportation firm. **Horsley Witten Group** lends their national expertise as engineers in coastal planning.

This will not be a plan which sits on the shelf. Too often, comprehensive planning is a perfunctory exercise, however, your RFP calls for a review of the Land Development Regulations (LDRs) and we believe that this task is critical to plan implementation. All of our Comprehensive Plan and Master Plan work involves specific recommended amendments needed to implement the plan. This could be as simple as strategic code interventions or as detailed as the groundwork toward a new conservation district, Business Improvement District, or form-based coding in the form of an Appendix item ready for adoption.

We understand Islamorada. I live in Miami and visit Islamorada as often as possible. I am a boat owner and have experienced the Keys from the sea many many times. I was an urban planner for Monroe County for several years, living in Tavernier, and I continued to help plan the Keys through regional sustainability and transportation plans. My book, *The Climate Planner* (Routledge 2021) describes in detail the challenge posed by climate change to the Florida Keys and I look forward to helping write beautiful Islamorada's next chapter.

We look forward to our next conversation with you,

Respectfully,

Jason King, AICP, CNU-A
CEO, Partner, Principal, Project Director
Able City East

PLANNING - COMMUNITY ENGAGEMENT - ECONOMIC DEVELOPMENT- ARCHITECTURE

Jason King | 6621 SW 63rd Court, South Miami, Florida 33143 | (305) 394-4819 | jason@able.city

Company Overview

Provide an overview of the company detailing the total number and expertise of professional staff that would be assigned to the Project, describing staff credentials, and identifying office locations and staff assigned to those offices throughout the Florida Keys or the nearest locations to the Florida Keys.



Planning • Community Engagement
Economic Development • Architecture

CONSULTANT PROFILE

Able City East is a multidisciplinary firm focused on planning, community engagement, economic development, and architecture. Our industry-leading design methodology integrates these disciplines to take a global approach to every project—mindful that each discipline affects and informs the others in the context of place-making. We are dedicated community builders with a mission to transform urban spaces to respond to people’s needs by creating environments that encourage growth, innovation, and prosperity. Our belief in empowering communities to discern their needs has led us to collaborate with community members, clients, and partners to shape an ambitious and tangible urban development vision.

What sets Able City East apart is our industry-leading design methodology which folds in these disciplines to take a global approach to every project—mindful that each discipline affects and informs the others in the context of place-making.

Able City East does not look at isolated components of a community but instead presents a holistic approach that respects the interconnected and symbiotic relationship of all facets of the community. This synchronistic approach allows us to draw on a wide variety of resources and assets for our clients to improve neighborhoods, cities, counties, and regions while finding the right balance of architectural design, urban planning strategies, and land use for our clients.

Able City East has a deep commitment to enhancing urban development across diverse communities. With an experienced and predominantly bilingual staff, we are uniquely positioned to understand and engage with the diverse cultural and linguistic landscape of our nation, facilitating effective collaboration across various settings. Our extensive expertise in planning and economic development equips us to address the unique needs and opportunities present in dynamic cultural and economic environments.



Our dedication to fostering sustainable growth and inclusivity is evident in our extensive portfolio of successful projects. These projects demonstrate our ability to tailor our approach to meet specific community needs while contributing positively to the broader regional landscape. **Our proven track record across multiple regions highlights our passion for enriching urban environments and supporting economic growth at both the local and national levels.** By leveraging our proficiency in integrating local and regional cultural insights and economic considerations, Able City East is committed to driving transformative projects that resonate with community values and aspirations, ensuring a sustainable and vibrant future wherever we operate.

Able City East, LLC, founded in 2024 by Jason King, is a part of the Able City family of architecture and planning firms (est. 2017). Formerly a Vice President at Dover, Kohl & Partners (DK&P), Jason has successfully led over 200 planning projects worldwide. **His leadership focuses on producing equitable and sustainable outcomes through designs that are not only vital and intelligent but also sensitive and enduring.**

CORE COMPETENCIES

- PLANNING
- COMMUNITY ENGAGEMENT
- ECONOMIC DEVELOPMENT
- ARCHITECTURE & MASTER PLANS

It would be a privilege to work in Islamorada.



Our Offices:

MIAMI, FLORIDA

Headquarters

6621 SW 63rd Ct
Miami, FL 33143
305-394-4819

LAREDO, TEXAS

Branch Office

901 Victoria St. Ste. A
Laredo, TX 78040
956-725-7418

MCALLEN, TEXAS

Branch Office

200 S. 10th St. Ste. 907
McAllen, TX 78501
956-790-0442

EL PASO, TEXAS

Branch Office

521 Texas Avenue
El Paso, TX 79901
915-201-0607

SAN ANTONIO, TEXAS

Branch Office

110 Broadway St. Ste. 590
San Antonio, TX 78205
210-912-5929

The Able City Family, a multidisciplinary architecture and planning firm with over 40 years of experience, was originally established in Texas and has since expanded its operations across Texas, Florida, and various other regions both nationally and internationally. With a track record of executing award-winning projects around the nation, our team is committed to deeply understanding the unique characteristics of each community we serve. This commitment, combined with our extensive local knowledge and broad national experience, allows us to deliver uniquely effective and distinctive projects.

As a key member of the Able City family, Able City East, founded in 2024 by Jason King, is dedicated to tailoring its approach to align with the specific cultural and environmental contexts of the areas we serve, ensuring that our projects are both impactful and sustainable.

At Able City East, we emphasize extensive public involvement in our planning processes and advocate for a hands-on, visual approach that integrates design studio techniques with policymaking, enhancing community engagement and project outcomes. We actively engage with communities to preserve and promote their cultural heritage, while also assisting developers in creating sustainable communities and neighborhoods.

SPECIALIZED STAFF

Able City East, based in Florida, comprises a diverse team of professionals dedicated to the communities they serve. Our staff includes certified American Institute of Certified Planners (AICP) members, accredited Congress for New Urbanism (CNU-A) professionals, architects, economic specialists, and other specialists essential for impactful urban planning and our holistic approach methodology. **Our CEO and Planning Lead, Jason King, has led multidisciplinary teams across the U.S. and globally, serving as project director and principal author on over 200 plans for regions, cities, towns, neighborhoods, corridors, and parks.** With a commitment to equitable outcomes, he has extensive experience in both the public and private sectors and is the author of *The Climate Planner: Overcoming Pushback Against Local Mitigation and Adaptation Plans* (2021) and *The Equity Planner: Five Tools to Facilitate Economic Development with More Just Outcomes* (2023).

Jason and his team regularly speak on urban design, climate planning, and equity planning at universities and conferences both domestically and internationally. He is a member of the Congress for New Urbanism, a founding member of CNU-Miami, and part of the American Institute of Certified Planners. During his tenure at DK&P, Jason directed many significant projects, encompassing regional and comprehensive plans, parks, transportation, community redevelopment, code updates, and climate plans, as well as vision plans and new community developments.



Planning • Community Engagement
Economic Development • Architecture

PRIMARY CONTACT & LOCATION

JASON KING, AICP, CNU-A

PRINCIPAL, PLANNING DIRECTOR

(305) 394-4819 | jason@able.city

6621 SW 63rd Ct, Miami, FL 33143

www.able.city

Firm Information

FIRM STRUCTURE

Able City East, LLC is a Limited Liability Corporation,
Incorporated in the State of Florida.

FIRM PARTNERS

Pamela Stacy King, CNU-A

Jason King, AICP, CNU-A

LITIGATION & INSURANCE CLAIMS HISTORY

Able City East, LLC has no litigation or claims.

OTHERS

A member of the **able.city** Family.

Selected Awards:

Congress for the New Urbanism (CNU) / Charter Awards Directed by Able City East staff:

- Plan NoBE in Miami Beach, FL (2017)
- Seven50: Southeast Florida Prosperity Plan (Merit Award, 2016)
- Code SMTX: Tactical Urbanism Intervention for San Marcos, TX (2015)
- Plan El Paso in El Paso, TX (2015)
- Jean Lafitte Tomorrow in Jean Lafitte, LA (2014)
- Southeast Lee County Plan for Conservation and Development (2010)

American Planning Association (APA) Awards:

- Plan El Paso in El Paso, TX (2015)



Able City East, LLC.

Prime Planning firm



FLORIDA LOCAL OFFICE'S
6621 SW 63rd Ct, Miami, FL 33143
jason@able.city | www.able.city
(t) (305) 394-4819

PROFESSIONAL STAFF ASSIGNED TO ISLAMORADA'S COMPREHENSIVE PLAN, INCLUDING THE EMPLOYEE'S NAME, OFFICE ADDRESS, HIGHEST EDUCATIONAL DEGREE COMPLETED, AND/OR TECHNICAL EXPERTISE:



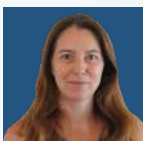
1. Jason King, AICP, CNU-A, Principal in Charge

6621 SW 63rd Ct, Miami, FL 33143

Degree: Master of Community Planning (MCP), University of Rhode Island

Expertise: Urban Planning | **Years of Experience:** 20+

Jason King joined The Able City Family as Partner and Principal in early 2024, bringing a rich background in urban planning and community development from his nationwide experiences. Before joining Able City East, he was a prominent figure at Dover, Kohl & Partners, where he significantly influenced urban design and strategic community planning. Jason's leadership has guided over 200 transformative projects, demonstrating his commitment to sustainable and inclusive placemaking. His strategic approach, focused on comprehensive urban planning principles, addresses the diverse needs of modern populations and aims to create resilient, vibrant environments that enhance quality of life. As the Planning Lead and Principal in Charge, Jason King plays a pivotal role in spearheading progressive urban transformations for Islamorada, Village of Islands. His expertise sets new benchmarks in urban planning, effectively reshaping cityscapes and fostering community interactions geared towards a sustainable future.



1. Pamela Stacy King, CNU-A

6621 SW 63rd Ct, Miami, FL 33143

Degree: Master of Architecture, Suburb and Town Design, University of Miami

License: Urban Planning & Architecture **Years of Experience:** 20+



4. Carlos Gallinar, AICP, CNU-A

110 Broadway St. Ste. 590, San Antonio, TX, 78205

Degree: Master of City & Regional Planning, Rutgers University

Expertise: Urban Planning **Years of Experience:** 20+



3. Mario A. Peña, AIA, AICP, CNU-A

110 Broadway St. Ste. 590, San Antonio, TX, 78205

Degree: Bachelor in Architecture, University of Colorado at Boulder

Expertise: Urban Planning & Architecture **Years of Experience:** 20+



3. Viviana Frank, FAIA, CecD, CNU-A, NCARB, LEED AP

110 Broadway St. Ste. 590, San Antonio, TX, 78205

Degree: Masters of Science Architecture and Building Design, Columbia University

Expertise: Economic Development & Architecture **Years of Experience:** 30+

ABLE CITY STAFF

The Able City collective, comprising architects, designers, planners, economic developers, writers, and community engagement specialists, **stands ready to support project execution as needed.** This ensures we are always prepared to engage with and enhance projects with the necessary expertise.

31 EMPLOYEES



** Denotes Able City Partners & Principals*

3

Certified Planners

Jason King, AICP, CNU-A*
Carlos Gallinar AICP, CNU-A*
Mario A. Peña AIA, AICP, CNU-A*

5

Certified Congress of New Urbanism (CNU-a)

Jason King, AICP, CNU-A*
Pamela Stacy King, CNU-A*
Carlos Gallinar AICP, CNU-A*
Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Diana Peña CNU-A*

8

Community Engagement Specialists

Jason King, AICP, CNU-A*
Carlos Gallinar AICP, CNU-A*
Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Frank Rotnofsky AIA, LCI, Fitwell Amb.*
Diana Peña CNU-A*
Lorena Gonzáles
Sabrina López

1

Certified Economic Developer

Viviana Frank FAIA, LEED AP, CECd, CNU-A *

2

WELL & Fitwell Accredited Professional

Teresa Barker AIA , LEED GA, WELL AP
Frank Rotnofsky AIA, LCI, Fitwell Amb.*

3

LEED Accredited Professionals

Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Ricardo Solis AIA, LEED AP*
Teresa Barker AIA , LEED GA, WELL AP

6

Licensed Architects

Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CECd, CNU-A, LEED AP *
Frank Rotnofsky AIA, LCI, Fitwell Amb.*
Ricardo Solis AIA, LEED AP *
Claudio Leon AIA, LEED AP, WELL AP
Teresa Barker, AIA , LEED GA, WELL AP

6

Project Managers

Teresa Barker AIA , LEED GA, WELL AP
Alfonso Camacho
Luis Pruneda, TAS
Edna Zepeda
Ernesto Torres
Gabriel De Leon
Gilbert Peña
Juan Garza
Victor Montes

7

Architectural Designers

Alfonso Sepulveda
Angelo Gomez
Gilbert Peña
Hector Quintanilla
Laura Garcia

1

Tx Accessibility Standards (TAS)

Luis Pruneda, TAS

5

Professional Support Staff

Anabel Villareal
Bryan Chavez
Cierra McCarther
Sydney Aschbacher
Ricardo Colindres



Tab 2

Under the Viva Laredo Comprehensive Plan, **executed by Able City**, enhancements to street connectivity were pivotal in fostering the development of complete neighborhoods.

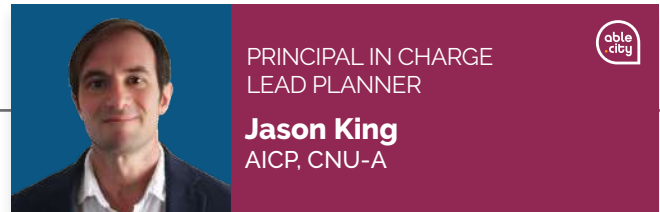
Experience & Project Examples

A) Detail the qualifications and experience of the Consultant and services offered and key personnel within the organization. B) Provide examples of similar projects completed.

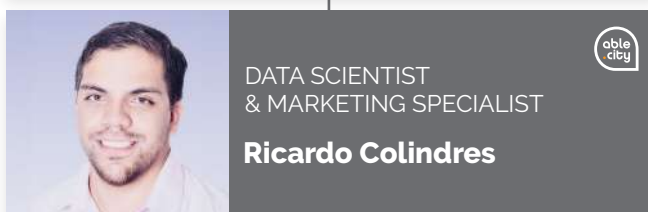


PROJECT PERSONNEL - ORGANIZATIONAL CHART

At **able.city**, we have meticulously assembled a top-tier project team the **Islamorada's Comprehensive Plan**. Our organizational chart has been crafted to highlight the seamless integration of expertise and resources. We are utilizing all the resources to provide top-quality service. Each team member has been selected for their specialized skills and proven track record in contributing to successful urban development projects, ensuring we bring the best of Able City to **Islamorada, Village of Islands**.



Jason King's extensive experience leading over 200 planning projects nationwide underscores his capability to lead the Islamorada Comprehensive Plan update. Committed to creating sustainable and inclusive communities, Jason will apply his expertise to drive transformative visions for Islamorada. With his strategic vision and methodical approach, he aims to set new standards in urban development. **As the Principal in Charge and Lead Planner for the Islamorada initiative, Jason's proven track record promises to achieve the project's goals and establish benchmarks for future development endeavors.**



able.city has strategically assembled a team of subconsultants, each possessing specialized expertise directly relevant to the pressing concerns of Islamorada, Village of Islands. This meticulous selection guarantees that the comprehensive plan meticulously addresses the unique challenges and capitalizes on the opportunities specific to the Village, ensuring a robust and forward-thinking strategy for sustainable development.

STREETPLANS

Subconsultant: Public Space/Street Standards and Transportation

Anthony Garcia, RA, Principal in Charge
Transportation and Public Spaces Specialist

Dana Wall, Senior Project Director
Transportation and Public Spaces Specialist



Ninigret Partners, LLC

Subconsultant: Economic Development

Kevin Hively, Principal, Project Manager
Economic Development Specialist

Beth Ashman, AICP
Economic Development Specialist



Horsley Witten Group

Subconsultant: Coastal Planning / Environment

Ellie Baker, AICP, PM & Environmental Planner
Coastal Planning / Environment Specialist

Jonathan Ford, PE, NCI, Project Manager
Coastal Planning / Environment Specialist



Able City East Staff introduces a central park created on relocated rail lines for El Paso Comprehensive Plan, TX.

DESCRIPTION OF OUR SERVICES

URBAN PLANNING

At Able City, we are experts in creating innovative urban designs and comprehensive planning strategies that cater to the evolving dynamics of modern cities. Our approach extends beyond the aesthetics and functionality of spaces; it prioritizes sustainability and impactful community involvement. We actively gather public input to balance diverse interests and ensure that our designs align with the visions and expectations of the citizens. By integrating equity into our planning processes, we strive to foster inclusive and sustainable community development. This dedication to equity ensures that every urban space we shape serves both current residents and future generations effectively, while seizing opportunities for economic development and enhancing community well-being.

COMMUNITY ENGAGEMENT

Recognizing the critical role of stakeholder involvement, we implement comprehensive engagement strategies that encompass a wide range of communication and participatory design processes. Our goal is to empower communities by actively involving them in the planning process, ensuring that their voices are heard, and their needs are addressed.

ECONOMIC DEVELOPMENT

At Able City, our deep understanding of market trends and community needs drives our approach to economic development, aiming to stimulate growth and sustainability. We focus on optimizing community assets, attracting significant investments, and fostering prosperity, all while respecting local traditions and ensuring enduring sustainability. With over 40 years of

experience, we excel in integrating data analytics into urban planning to create well-informed and functional spaces. Our expertise in developing innovative data-driven studies & models enhances our ability to navigate complex scenarios and steer decision-making processes. This approach positions us to craft better futures for the communities we serve, embodying our commitment to sustainable and strategic urban development.

ARCHITECTURE

At Able City, our architectural philosophy acknowledges that each building has a story, intertwined with the land, the city, its culture, history, clients, and economic context. We approach design with an open mind, avoiding preconceived ideas in favor of a process rooted in research and active listening to our clients. This method helps us uncover unique design opportunities by thoroughly understanding each project's specific goals, challenges, and context. In urban planning, this approach ensures that new developments seamlessly blend into varied urban landscapes, striking a balance between innovative design and practical urban living. By focusing on the dynamic relationship between architecture and urban planning, we create spaces that not only enhance the aesthetic and functional attributes of an area but also promote sustainable growth and improve the overall quality of urban life.

CLIMATE PLANNING

Committed to environmental stewardship, our climate planning initiatives are aimed at reducing carbon footprints and enhancing resilience against climate change. By integrating green infrastructure, sustainable land use practices, and resilience planning, we help communities adapt to and mitigate the effects of environmental changes.



LAND USE & ZONING ORDINANCES

At Able City, we specialize in the essential areas of land use and zoning ordinances, pivotal to guiding urban planning and development effectively. We recognize that zoning laws shape the growth and character of urban spaces, thus we focus on formulating ordinances that align with both progressive vision and community values. Our methodology combines a thorough analysis of current zoning codes with an in-depth assessment of land use trends, ensuring our strategies are well-informed and relevant. We aim to create zoning solutions that promote smart growth, enable mixed-use developments, and conserve crucial open spaces, enhancing both the livability and economic vitality of communities. In addition, we ensure clarity and consistency in our codes, making them predictable for developers and city staff. Collaborating closely with city planners, stakeholders, and residents, we craft adaptable zoning ordinances that address immediate needs while being flexible enough to accommodate future shifts, fostering sustainable urban growth and long-term prosperity.

COST CONSULTING

Our cost consulting services provide meticulous financial oversight and strategic management, ensuring that all projects adhere to budget constraints and financial goals. This discipline helps in delivering cost-effective solutions without compromising on quality or community benefits.

HISTORIC PRESERVATION & SITE ANALYSIS

At Able City, we place a strong emphasis on preserving and protecting the unique historic structures, archaeological sites, and design features of our communities. With extensive experience in historic preservation, our team expertly handles renovation

and restoration processes, including designation applications and navigating tax credit opportunities. Every project we undertake is deeply rooted in its place, focusing on the seamless integration of renovated, adapted structures into existing historic neighborhoods. Our dedicated architects are not only skilled in modern design but also in the sensitive adaptations required to maintain the integrity and continuity of heritage areas, ensuring each project is strategically planned for long-term development and growth.

BUILDING ASSESSMENTS

Thorough evaluations of existing structures allows us to identify their condition, potential issues, and opportunities for improvement. Through on-site inspections, documentation of findings, and analysis of structural, mechanical, and environmental aspects, we can prepare a comprehensive report detailing the assessment results, including recommendations for repairs, renovations, or upgrades to enhance the building's functionality, safety, and efficiency. This service saves time and money to our clients.

3D LASER SCANNING

Able City has the capability to provide in-house, local, laser scanning of the building, providing the owner with a detailed 3D record of all existing conditions in the form of 1/8" tolerance point cloud with georeferenced high resolution photography. Through the scanner we have been able to uncover important findings during the existing conditions documentation that helped us enhance the quality of our project while providing precise documentation and evidence throughout the restoration process, and thus facilitating the process to access federal, state and local funding. Laser scanning optimizes restoration and facilitates funding access.



GRANT WRITING / FUNDING PURSUITS

Able City can help our clients navigate the complex process of securing funding for their project, enabling clients to realize their vision and achieve their goals. We do this by assessing the client's needs, project scope, and funding requirements; then we will help develop a tailored strategy for securing grants or other funding sources.

GIS MAPPING

Able City offers GIS mapping services, providing clients with the ability to visualize and analyze geographic data. With GIS mapping, we can create detailed maps that incorporate various layers of information, helping clients make informed decisions about their projects. This enhances the planning process by highlighting spatial relationships and patterns.

Able City is well-versed in coordinating approvals from all levels of jurisdictions and regulatory authorities. We work closely with the owner to coordinate the acquisition of any required documentation and approvals.

SUSTAINABLE DESIGN

At Able City, sustainability transcends environmental concerns, incorporating the ongoing development of social capital through urban planning that integrates ecological, economic, social, and cultural dimensions. We utilize local participatory design processes to regenerate both social and natural environments, thereby improving community well-being and enhancing the quality of life. Our sustainable development strategies involve placemaking, form-giving, implementing alternative energy sources like solar and wind, promoting water conservation, and enhancing mobility options to foster walkability. These efforts are supported by low-impact development, strategic building orientation, and clustered development to minimize ecological impact while optimizing local topography. At Able City, each project is a step toward building more resilient and vibrant communities, ensuring that our comprehensive approach not only meets today's needs but also secures a sustainable and thriving future for generations to come.

SITE PLANNING & LANDSCAPING

Able City's approach to landscape architecture strives to connect the design to the existing social, ecological, and soil conditions. Our ultimate goal is to provide a good quality of life by preventing soil erosion around buildings and other developed areas, encourage groundwater recharge, and offer valuable shade to protect buildings and people. Choosing native plants allows developed landscape to coexist with nature,

rather than compete with it. Native plants manage stormwater, reduce maintenance and promote plant and wildlife conservation.

PUBLIC ART

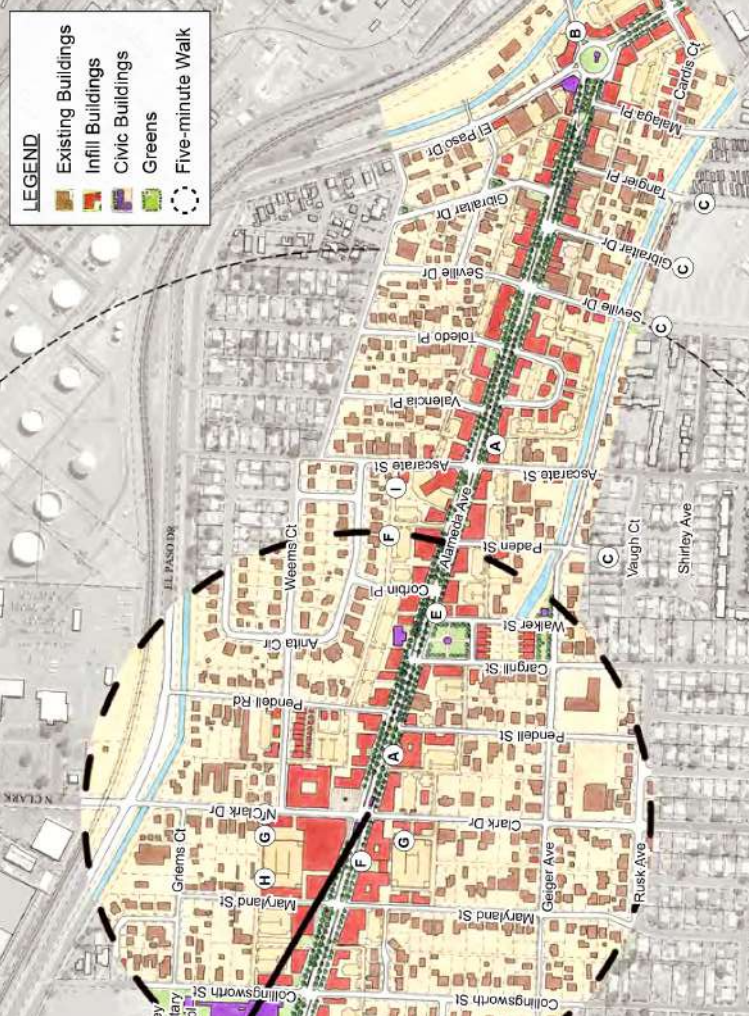
We recognize local and regional arts and culture as the foremost indicator of the community's unique identity. Arts and culture cultivate civic pride and identity and are an essential component to economic development and for attracting and retaining talent. Because we think this element is so important to a community's success, we have integrated its procurement methodology, funding mechanisms, and writing of supporting policy into our core competencies and we have put that into practice as we have written comprehensive plans and neighborhood plans.

PLANNING EXPERIENCE

able.city boasts a wealth of planning experience nationwide, supported by a team that includes certified members of the American Institute of Certified Planners (AICP) and other urban planning experts. Our team's deep understanding of the diverse cultural and linguistic landscapes across the United States enhances our ability to effectively address the nuanced needs of communities in various regions, allowing us to engage deeply with their unique dynamics and planning requirements. Our unwavering commitment to each project underscores our dedication to fostering thriving communities and improving urban environments throughout the nation. **In the following section, we provide an overview of Able City and the team's extensive planning experience.**

SELECTED PLANNING PROJECTS

- Proposed Mixed-Use Infill District Sarasota County, FL
- Mediterranean Village Code, Coral Gables, FL
- South Miami Hometown Plan, South Miami, FL
- Winter Springs Town Center, Winter Springs, FL
- Smart Plan - South Dade Transitway Corridor, Miami-Dade County, FL
- Downtown Kendall, Miami-Dade County, FL
- East Winter Garden Cra, Winter Garden, FL
- Newfield, Martin County, FL
- Bradenton Form-Based Code, Bradenton, FL
- Map For Mobile & Unified Development Ordinance, Mobile, AL
- Village & Barrio Master Plan, Carlsbad, CA
- Jeddah Urban Design Manual, Saudi Arabia
- Mission Trail Comprehensive Plan, El Paso, TX



OUR PORTFOLIO INCLUDES:

100+ Comprehensive Master Plans

200+ Community Engagement Sessions

VISIT OUR ONLINE PORTFOLIO AT:

<https://www.able.city/portfolio/>



SELECTED PLANNING PROJECTS

- **Plan Seven50, Southeast Florida Regional Partnership (7 Counties)** *Project Sheet Included
- **Plan NoBe, Miami Beach, FL**
*Project Sheet Included
- **Thomasville Blueprint 2028, Thomasville, GA**
*Project Sheet Included
- **Jean Lafitte Tomorrow Comprehensive Plan Update, Jean Lafitte, LA** *Project Sheet Included
- **Civic Master Plan Phase One, Crystal River, FL**
*Project Sheet Included
- **Cocoa Beach Gateways Master Plan, City of Cocoa Beach, FL** *Project Sheet Included
- **City of Laredo Development Code Rewrite, City of Laredo, TX** *Project Sheet Included
- **Form-Based Alternative Overlay Districts, Henrico County, VA** *Project Sheet Included
- **Downtown Master Plan, Missoula, MT**
*Project Sheet Included
- Re-Zone Albany, Albany, NY
- Sxwtpqyen Neighborhoods Master Plan And Form-Based Code, Missoula, MT
- Mesa Vista Master Plan, NM
- New Mexico State University, Las Cruces, NM
- North Riverside Parks & Trails Plan, Missoula, MT
- San Antonio Code Assessment and Recommendations, TX
- City of Victoria Unified Development Code, TX
- Horizon City Transit Oriented Development Code Standards, TX
- Viva Laredo Comprehensive Plan, TX
- San Antonio Office of Innovation Smart Cities Roadmap, TX
- Mission Valley Plan For Tourism And Unesco World Heritage Site Designation, El Paso, TX
- Sharyland, Mission, TX
- VIA Transit Unified Development Code Recommendations, TX
- VIA Transit Eastside Mobility HUB, TX
- McAllen Vision Zero Action Plan, TX
- Sheridan Hollow, Albany, NY
- Oak Park & Centennial Hill Plan Montgomery, AL
- El Metro Transit Comprehensive Analysis, TX
- Eagle Pass Downtown Master Plan, TX
- Del Rio Comprehensive Plan, TX
- SATomorrow SubArea Plans-Zoning, TX
- Laredo Downtown TIRZ Guidelines, TX
- The Coves Town Planning, TX

RELATED RECENT EXPERIENCE

Our team has performed multiple Comprehensive Master Plans across the nation over the last few years, some of our most recent ones include:

- **Plan Seven50**
- **Plan NoBe**
- **SMART Plan - South Dade Transitway Corridor**
- **Viva Laredo Comprehensive Master Plan**
- **Plan El Paso Comprehensive Plan**
- **Eagle Pass Downtown Master Plan**
- **Del Rio Comprehensive Plan**
- **City of Clint Comprehensive Code Rewrite**

"Able City proved to be a tremendous asset in the development of our facility project. The leadership of Able City listened to our needs and they were able to seamlessly integrate them into the overall vision. The staff was responsive and was able to deliver our project within our challenging schedule. Able City is truly a visionary organization that integrated community needs and organizational expectations into a state of the art design."

-MARTIN ORNELAS, DIRECTOR, REAL TRANSIT

EXPERIENCE WITH PUBLIC ENTITY CLIENTS

Able City East, LLC, an integral member of the expansive Able City family of planning and architecture firms, specializes in a broad spectrum of planning projects nationwide, including regional and comprehensive plans, parks designs, transportation strategies, community redevelopment, code updates, and innovative climate initiatives. With a focus on revitalizing existing communities and enhancing the cultural heritage of their built environments, the firm also collaborates with developers to create sustainable new communities and neighborhoods. Their approach emphasizes robust public engagement, employing hands-on, visual techniques that seamlessly integrate design with policy-making. Having successfully served a diverse public sector client base, including cities, counties, and community activist groups, Able City East is committed to delivering visionary, practical, and sensitive plans that prioritize equitable outcomes and sustainable development, making them a vital partner for stakeholders aiming to thoughtfully shape their environments.





CNU
Congress for the
New Urbanism

EDUCATION

Master of Community Planning (MCP)
University of Rhode Island

Bachelor of Arts in English (BA)
South Kingston, Rhode Island

LICENSES & CERTIFICATIONS

American Institute of Certified Planners
Certified Member (AICP)

Congress for the New Urbanism
Accredited Member (CNU-a)

PROFESSIONAL EXPERIENCE

Principal/Partner
2024 - present
Able City

Principal/ VP
2006 to 2024
Dover, Kohl & Partners

PUBLICATIONS

The Climate Planner (2021)
Jason King
Sustainable Urbanism (2007)
Doug Farr, contr. Jason King

SELECTED LECTURES

Miami Smart City Expo (2021)
“The Climate Planner”
CNU Park Bench (2021)
“Next Steps in Climate Planning”
CNU Park Bench (2020)
“Planning for Climate Migration”
Rail Volution Pre-Conference (2020)
“Miami’s Potential and Challenges for the Future”

BIOGRAPHY

Jason King serves as Principal and Partner at Able City East. He has directed multidisciplinary teams around the country and has served as the project director and prime author on over 200 plans for cities, towns, neighborhoods, and corridors. He has led several virtual charrettes across the U.S. since the appearance of COVID and the first virtual charrette in Missoula, Montana in March of 2020 according to the National Charrette Institute. From the first plan he worked on for the Tarautao Islands of Thailand, to the multiple plans he authored in Coastal Louisiana, Southeast Florida, and the American Southwest, Jason’s work has focused on book: *The Climate Planner: Overcoming Pushback Against Local Mitigation and Adaptation Plans* (Routledge 2021). Jason’s work is featured in numerous planning texts such as *Sustainable Urbanism* (2007), *Form-Based Codes* (2008), and *Street Design* (2014) and he has been interviewed by the New York Times, Planning Magazine, and National Public Radio.

SELECTED WORK

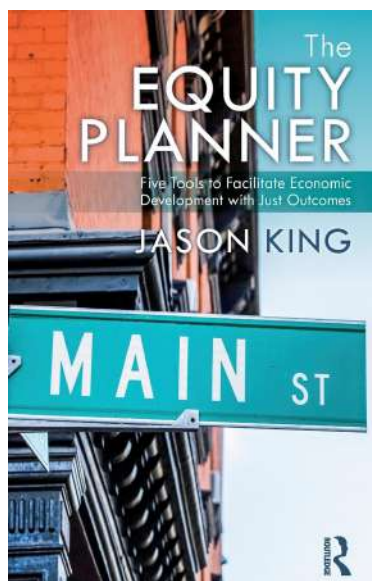
Missoula Downtown Master Plan, Missoula, Montana, 2019-2020: Jason led the Master Plan Update, which serves as a guide for decisions over the next 10 years impacting Missoula’s historic downtown and adjoining neighborhoods, including modifications to land use and planning regulations, public and private investment decisions, and prioritization for allocation of municipal and community resources. Jason was project manager for the project.

Wheeler District, Oklahoma City, Oklahoma, 2014: Jason was the lead designer for the Wheeler District in Oklahoma City, a new neighborhood on the south side of the Oklahoma River, initiated with a public charrette and various events like a Ferris Wheel and concerts, aiming to become the region’s most bikeable community.

SEVEN50, The Prosperity Plan for Southeast Florida, 2012-2016: Jason King led a fifteen-firm consultant team and authorized the SEVEN50 Prosperity Report. This fifty-year plan serves seven counties in Southwest Florida, involving over six million people across 121 municipalities. The planning process engaged thousands through summits, workshops, and interactive websites. The project, funded by the US Office of Sustainability Housing and communities, was featured on NPR and in The New York Times.

El Paso Comprehensive Plan, El Paso, Texas, 2010-2012: Jason led the Plan El Paso initiative, involving multiple charrettes with a multidisciplinary team, residents, stakeholders, and officials to create and implement the city’s main policy document, covering capital projects, land development, TOD development, and form-based coding.

The Equity Planner - Jason King



Jason King authored “**The Equity Planner**,” a pivotal resource that provides a dynamic toolkit for achieving equitable outcomes in urban development. As an expert in urban planning, Jason offers in-depth analyses and practical solutions to the challenges posed by increased public and private investment, particularly the displacement of residents and businesses. **The book delves into critical issues such as identity retention, affordability, and the safeguarding of local assets.** Each chapter is fortified with “Notes from the Field,” where Jason shares insights from his direct involvement in various projects, emphasizing strategies that address and overcome local resistance. These real-world applications are presented as case studies, offering methods that readers can adapt to their initiatives. Targeted at urban planners, architects, policymakers, and activists, “**The Equity Planner**” is an indispensable guide for professionals and students alike, aiming to integrate equity into their planning practices to foster inclusive and sustainable community development.

The Climate Planner - Jason King

Jason King authored “**The Climate Planner**,” a seminal book that addresses the challenges urban planners face regarding climate change mitigation and adaptation at the local level. An expert in the field, Jason demonstrates how to draft climate plans that minimize resistance through effective public involvement, stakeholder engagement, and decision-maker collaboration, all aimed at building trust, forging consensus, and facilitating implementation. While primarily focused on local strategies, the book also provides a thorough grounding in essential global climate concepts, including carbon dioxide levels, the Intergovernmental Panel on Climate Change, the Paris Agreement of 2015, and future forecasts for worldwide energy generation. This knowledge equips planners and citizens to effectively engage in climate conversations locally. Featuring numerous case studies from across the USA, the book illustrates how different communities have overcome pushback and bridged the gap between plans and reality through dedicated public engagement. **Targeted at urban planners, local activists, journalists, government officials, and concerned citizens, this book is a crucial resource for anyone committed to combating climate breakdown and influencing the future of our built environment.**





CNU
Congress for the
New Urbanism

EDUCATION

Master of Architecture (MArch)

in Suburb and Town Design
University of Miami
Coral Gables, Florida

Bachelor of Architecture (BArch)

University of Miami
Coral Gables, Florida

LICENSES & CERTIFICATIONS

Congress for the New Urbanism

Member, 2007 to present
Accredited, 2010

National Charrette Institute

Certified Charrette Planner, 2007

PROFESSIONAL EXPERIENCE

Principal/Partner

2024 - present
Able City, Florida

Town Planner

2006 to 2024
Dover, Kohl & Partners, Florida

Designer I/Job Captain

Forum Architecture
& Interior Design, Florida

Senior Designer/Project Manager

Canin Associates, Florida

GIS Intern

Walt Disney Imagineering
Master Planning Division, Florida

SELECTED LECTURES

CNU Park Bench (2021)

“Next Steps in Climate Planning”

CNU Park Bench (2020)

“Planning for Climate Migration”

BIOGRAPHY

Pamela Stacy has helped numerous cities and towns around the country form a vision for the future. She then works with multi-disciplinary teams of professionals who collaborate with stakeholders, business owners and residents to make that vision a reality. In addition to directing projects, Pam has co-authored reports, crafted form-based codes, drawn plans and reviewed plans under a variety of land development regulations, and made policy recommendations on specific plans throughout the country. Pam has been instrumental in building the firms Comprehensive Plan portfolio with a role managing, contributing and editing these specific plans. She is often the lead designer on illustrative plans working closely with the public to help envision more walkable and sustainable futures. In her role as Studio Director, Pamela oversees the production of plans, reports, and codes and ensure they are easily understood, readable, and of the highest quality that Able City has become known for.

SELECTED PROJECTS

Missoula Downtown Master Plan, Missoula, Montana, 2019-2020:

The plan outlines a decade-long strategy to enhance Missoula’s historic downtown and adjacent areas, focusing on land use changes, investment decisions, and resource allocation. Pam played a key role as the primary writer and editor, ensuring the plan meets community needs.

Newfield, Martin County, Florida, 2017-2018: Situated in a central location, Newfield is a large land tract aiming to preserve two-thirds as open space while establishing a high-quality urban village that resonates with its agricultural heritage. Under Pam’s leadership as Project Director and lead designer, the project received the necessary development approvals to commence its first phases.

2028 Comprehensive Plan, Thomasville, GA, 2017-2018: This plan seeks to revitalize Thomasville’s downtown and enhance struggling neighborhoods through robust community engagement, including workshops and charrettes. Pam was instrumental in developing and editing this plan, ensuring it met all regulatory requirements and effectively laid out a future vision.

Wheeler District, Oklahoma City, Oklahoma, 2014-2015: The Wheeler District is designed to evolve into the region’s premier walkable and bikable urban village, offering diverse housing options and focusing on family and pioneering lifestyles. Pam oversaw the project, directing an intense public design process in August 2014 to incorporate community-preferred features into the neighborhood’s development.



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EDUCATION

Rutgers University

Master of City & Regional Planning

University of Texas at El Paso

Bachelor of Arts Degree

Project Management Certificate

LICENSES & CERTIFICATIONS

American Institute of Certified Planners (AICP)

Congress for the New Urbanism

Accredited (CNU-A)

PROFESSIONAL EXPERIENCE

Able City

Planning Director 2023- Present

City of Socorro, Texas

Planning Director/Consultant
2021-2023

Gallinar Planning & Development

Principal & Owner - 2015-2022

El Paso Independent School District

Executive Director for Planning
2016 - 2018

City of El Paso

Deputy Planning Director - 2012-2016

Comprehensive Plan Manager - 2010
-2012

AWARDS & COMPETITIONS

Charter Award Congress for the New Urbanism, 2015

BIOGRAPHY

Carlos Gallinar has over twenty years of professional experience in city planning and community development. His areas of expertise include housing development, municipal planning, sustainability, neighborhood revitalization, building and site planning, public health, economic development, and public participation. This diverse practice spans the public, private, and nonprofit sectors and includes projects throughout the United States. Carlos will serve as the project manager for this project. He has over twenty years of professional planning experience spanning the private, public, and nonprofit sectors. He has managed various size projects with some having multi-million dollar budgets. Projects have also included various size teams and include managing consultants and design professionals. Carlos has also led, managed, or directed the following projects similar in scope:

- Montecillo Smart Code Development, El Paso, TX
- Plan El Paso - Comprehensive Plan
- Onward Alameda Corridor Masterplan, El Paso, TX
- Connecting El Paso: Building Transit-Oriented Neighborhoods and Redeveloping ASARCO, El Paso, TX
- Sun Metro Brio (Bus Rapid Transit), El Paso, TX
- Mission Trail Masterplan, El Paso County, TX
- Horizon City TOD Architectural Design Guidelines, Horizon, TX
- City of Sunland Park Trails Masterplan, Sunland Park, New Mexico

LEADERSHIP & SERVICE

Paso del Norte Health Foundation, REALIZE Leadership Program 2013-2014; Advisory Member, Texas Health Institute Health in all Policies, 2013; Chairman, City Plan Commission El Paso, Texas, 2009; Ysleta Education Foundation Board Member, 2010-2012; Fellow, Creative Cities Leadership Program Richard Florida Creative Group, 2006-2007

SELECTED WORK

- County Parks and Recreation Master Plan - El Paso, TX
- El Paso Smart Code - El Paso, TX
- El Paso Mission Trail Masterplan - El Paso, TX
- Alameda Corridor Study - Public Engagement - El Paso, TX
- Viva Laredo Comprehensive Plan - Laredo, TX
- 100+ public engagement projects



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EDUCATION

University of Colorado at Boulder
Bachelor in Architecture

Harvard University
Early College Credits

**Instituto Tecnológico de Estudios
Superiores Monterrey, Mexico**
Architecture Study Abroad

LICENSES & CERTIFICATIONS

**Registered Architect with the State of
Texas**

License No. 20580

Number of years licensed: +11 years

The Congress for New Urbanism
CNU: Accredited Member

**International Council of Shopping
Centers,**
Certified Construction, Design, &
Development Professional

PROFESSIONAL EXPERIENCE

Able City

Principal/Owner 2017 - present

Hickey Peña Architects

Principal/Owner 2008 - present

Turner, Hickey & Associates

Associate Partner 2001 - 2008

LEADERSHIP & SERVICE

AIA Laredo: Former President (2012; 2017)

BIOGRAPHY

Mario brings 23 years of thoughtful Urban Planning and culturally sensitive Architecture to create environments that cater to diverse populations and foster social cohesion. Mario understands the need to create urbanism that has an appropriate density that is connected and that contributes to the quality of our places.

His perspective through practicing both urban planning and architecture gives him a unique vantage point and understanding of the interconnected spatial, programmatic, urban, and economic factors that must create synergy for the outcome to benefit residents, businesses, and the public sector alike. Passionate about urbanism and smart growth, Mario focuses on long-term place-making and advocating for people-centric design codes and policies. He integrates vision with community input and smart economics while meeting zoning regulations and client goals to render intentional and equitable outcomes based on utilizing best practices in both professional fields.

SELECTED WORK

- Viva Laredo Comprehensive Plan, Laredo, TX
- Reimagine Del Rio Comprehensive Plan, Del Rio, TX
- San Antonio UDC Assessment and Review, San Antonio, TX
- El Milagro Town Plan, Architectural Standards, and Management District, Mission, TX
- The Coves of Winfield Town Center Urban Plan and Pedestrian Network
- Eagle Pass Downtown Master Plan, Eagle Pass, TX
- Laredo Building and Land Development Code, Laredo, TX
- Laredo New Unified Development Code, Laredo, TX
- VIA Transit Unified Code Development Assessment and ReviewTexas A&M International
- Horizon City Transit Oriented Development Guidelines, Horizon City, TX
- Opportunity Home SA, Alazan Courts Redevelopment, San Antonio, TX
- Boulevard of the Americas Highway/Boulevard Conversion, Laredo, TX
- Encinal North Development Master Plan
- Paseo Casa Blanca Master Plan
- District VII Priority Funds Charrette
- R.E.A.L. Transit Multi-modal Facility
- Public Safety Headquarters

VIVIANA FRANK, FAIA, CECD, CNU-A, NCARB, LEED AP

ECONOMIC DEVELOPMENT



CNU
Congress for the
New Urbanism

EDUCATION

Columbia University

Masters of Science Architecture
and Building Design

Pratt Institute

Bachelor of Architecture

University of Oklahoma

Economic Development Institute

LICENSES & CERTIFICATIONS

Registered Architect with the State of Texas

License No. 18185

The Congress of New Urbanism

CNU: Accredited Member

Green Building Certification Institute

LEED Accredited Professional

PROFESSIONAL EXPERIENCE

Able City

CEO/ Principal/Owner: 2017– present

Frank Architects

Principal/Owner: 1986–2017

UTSA School of Architecture

Professor: 1990–1994

BIOGRAPHY

Viviana Frank is a registered Architect in the state of Texas and New York with over 20 years of experience. She is Congress of New Urbanism accredited and a LEED Professional. Her work has been published and exhibited nationally and internationally in the fields of architecture, interiors/space planning, rural and urban design. Her commitment to the firm and its clients is evident through her accessibility, strong leadership, and detail-oriented vision which has resulted in long-standing and favorable relationships with clients. She has a drive for the evolution of cities and the engagement of its citizens. Viviana Frank has guided the firm through notable projects in the public and private sector, practicing a philosophy that connects people to the places in which they live.

SELECTED WORK

- Viva Laredo Comprehensive Plan
- VIA UDC Assessment and Diagnostic
- El Metro Palomino Hub
- R.E.AL. Transit Multi-Modal Facility Public Safety
- Hayes Wellness Center and Grounds Master Plan
- Rio Grande River Vega Master Plan
- Oak Street District Master Plan
- “Historic Urban Design Assessment Report”
- “Urban Design Standards” for Downtown
- “El Portal” Riverfront Master Plan
- City of Cotulla Master Plan
- City of Cotulla New City Hall Feasibility Study
- Garros Subdivision Master Plan Development
- City of Zapata Master Plan
- City of Clyde Master Plan Project
- Encinal Master Plan
- Webb County Villa Antigua Master Plan & Border Heritage Museum
- I-35 Adelante Development
- 219 Del Mar Offices
- The River Vega Improvement Phase 1 Project
- Veterans Outreach and Transition CenterLISD
- Gateway Community Health Center

RICARDO COLINDRES

DATA SCIENTIST & MARKETING SPECIALIST



EDUCATION

Harvard Business School Online
Data Science For Business Certificate

International University of Bad Honnef
B.S. Data Science, Germany

Savannah College of Art and Design
Visual Effects Studies, United States

PUBLICATIONS

Temporal Convolutional and Recurrent Neural Networks for Sequence Modeling, 2023, <https://medium.com/@ricardocolindres/temporal-convolutional-and-recurrent-neural-networks-for-sequence-modeling-a8c96e52d8b5>

PROFESSIONAL EXPERIENCE

Able City
Marketing Specialist
2024– present

Oscogroup
Data Scientist / Python Developer
2021–2023

Graficentro Editores
Chief Operating Officer
2017–2020

Civett Studios
Creative Director
2017–2020

BIOGRAPHY

Ricardo Colindres brings over a decade of multifaceted experience in the art and data science world, spanning from hyper realistic renderings to advanced machine learning models, and has consistently met the high expectations of demanding clients. His professional path includes significant collaborations with top global advertising agencies, contributing his expertise to marketing strategies, graphic design, web development, and architectural and planning projects. Ricardo's technical proficiency encompasses not just the creation of high-quality graphic designs but also managing complex publishing workflows for various media such as offset printing, large-format displays, and digital platforms.

In addition to his artistic endeavors, Ricardo has deepened his technical acumen by pursuing studies in Data Science, where he has mastered areas such as machine learning, market research, and advanced data analysis. This combination of art and science allows him to present data in visually engaging ways that enhance comprehension and decision-making for data consumers. His work integrates robust data-driven insights with visually compelling narratives, significantly impacting the effectiveness of the projects he engages with.

Professionally, Ricardo Colindres has been instrumental to major architectural and planning firms, delivering hyperrealistic renderings, 3D models, and immersive augmented and virtual reality experiences that enhance project visualization and planning. Additionally, he has crafted detailed statistical models and reports for analyzing housing trends, providing valuable insights into market dynamics. Ricardo's expertise in data science extends to developing advanced machine learning models for time series analysis and forecasting, which have been particularly beneficial to clients in the retail and financial sectors. His method integrates aesthetic precision with deep analytical rigor, ensuring that each project not only meets visual standards but also aligns strategically with the data-driven objectives of his collaborators.

DIGITAL PORTFOLIO

- <https://www.kaggle.com/ricardocolindres>
- www.behance.net/colindres
- www.medium.com/@ricardocolindres
- www.github.com/ricardocolindres

PUBLIC SPACE/STREET STANDARDS AND TRANSPORTATION

Able City is collaborating with Street Plans on **Islamorada's Comprehensive Plan**, with a focus on enhancing transportation and infrastructure. **Street Plans will define design attributes and geometries that balance the needs of motorists, pedestrians, bicyclists, and transit riders while promoting a vital public realm. Their scope includes developing detailed design specifications for sidewalks, travel lane widths, parking, curb geometry, trees, lighting, and infrastructure.** This partnership ensures a holistic and sustainable approach to urban development.

Street Plans is renowned for creating sustainable and interactive urban environments, **focusing on multimodal transportation systems and the development of parks, trails, and open spaces.** Their approach combines extensive community engagement with innovative planning techniques, establishing them as leaders in transforming public spaces into vibrant, functional, and bikeable communities. They bring expertise in strategic planning, design, and implementation, and have a history of successful collaborations with various government bodies and private sectors to enhance urban livability.

For Islamorada's Comprehensive Plan, Street Plans and Able City aim to enhance the Village's public spaces and street standards, focusing on creating a balanced and vibrant urban environment. Their collaboration involves crafting comprehensive design specifications that cater to the needs of all users, promoting a dynamic and inclusive public realm. **This includes planning for sidewalks, travel lane widths, parking configurations, curb geometry, tree placements, and optimal lighting solutions, and open spaces.** Leveraging Street Plans' expertise in Tactical Urbanism, the project will integrate innovative, community-focused solutions to enhance urban connectivity and accessibility. This approach uses advanced urban planning techniques and extensive participatory design processes to ensure that the Village's urban fabric is sustainable and aligns with the community's lifestyle and mobility needs. By transforming Islamorada's Comprehensive Plan into a model of integrated urban living, the project aims to bolster safety, enhance accessibility, and foster strong community connections, setting new standards for Village planning and public space utilization.

RELEVANT PROJECTS:

- Plan NoBe, Miami Beach, FL
- Connect Senoia Master Plan & Unified Development Code, GA
- El Paso Comprehensive Plan, El Paso, TX
- North Austin Walk Audit, Austin, TX
- Alameda Corridor Master Plan, El Paso, TX
- El Paso SmartCode Applications, El Paso, TX
- NYC Trails Strategic Plan, New York, NY
- Atlantic Greenways Trail, Miami Beach, FL
- Connect Waldorf Bicycle & Pedestrian Connectivity Analysis, Waldorf, MD

Street Plans' extensive experience in both public and private sector projects, combined with their proven track record of fostering collaborative partnerships, equips them uniquely to address the complexities of this project. Their methodology ensures that planning solutions are not only practical but also sustainably aligned with the community's long-term goals

Contact: Anthony Garcia, RA | Principal

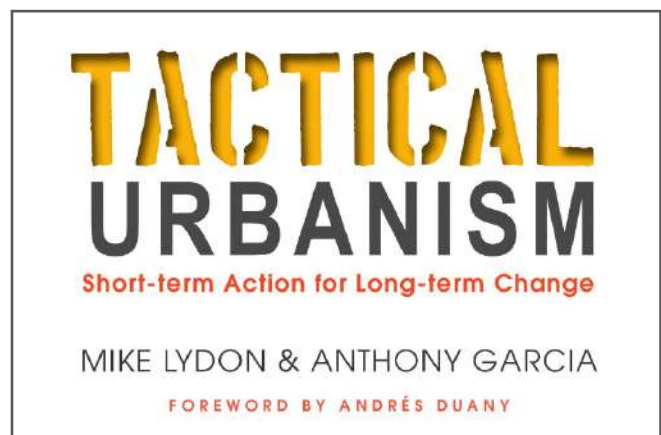
Phone: 305-978-6426

Email: tony@streetplans.org

5879 Sunset Dr #2

South Miami, FL 33143, USA

www.street-plans.com



Anthony Garcia, from Street Plans, co-authored 'Tactical Urbanism,' a guide that explores impactful, short-term urban projects. This book showcases how tactical interventions, from pop-up parks to open streets, can revolutionize urban areas and foster community and government support for sustainable development.

Street Plans is an award-winning active transportation, urban design, and placemaking practice. Founded in 2009, our firm has a unique and strong track record of integrating the technical details of active transportation planning and street design with broader land use, community design, and economic development goals.

We work with local, regional, state, and national governments; not-for-profits; foundations; and private sector companies to develop and deliver meaningful change - quickly. Indeed, Street Plans is renowned as the leading practitioner and steward of the global Tactical Urbanism methodology. **The firm has pioneered the development, delivery, and evaluation of “Quick-Build” projects that deliver pilot and interim projects as a means for helping communities determine what works - and what does not - before allocating limited capital or grant dollars in long-term investments.**



Transportation Planning + Design

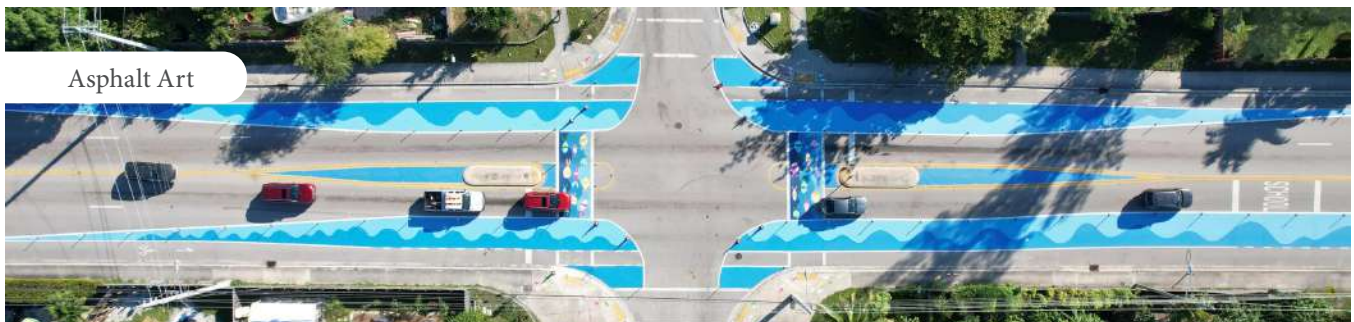
We design corridors, networks, and public spaces that incorporates a focus on social opportunity, economic activity, and access to natural resources.

- **Bicycle, Pedestrian Plans, Greenway, Trail Plans**
- **Corridor Plans**
- **Vision Zero Action Plans**
- **Complete Streets Design Guides**
- **Roadway Striping + Signage Plans**
- **Streetscape Plans**
- **Public Space Design + Management Plans**
- **Road Diet Evaluation Plans**

Tactical Urbanism + Placemaking

We have extensive experience in the design, delivery, and evaluation of placemaking, Tactical Urbanism, and Quick-Build projects. We also produce industry-leading best practice guides, publications, and tools that help communities test before they invest.

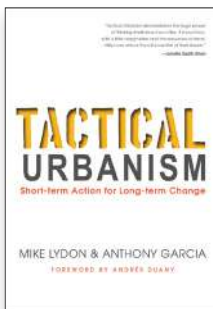
- **Placemaking + Quick-Build Project Design + Implementation**
- **Public Space Activation + Programming**
- **Best Practices Guides**
- **Research Publications**
- **Open-Source Tools**



SELECT AWARDS

- 2023, Caltrans Innovation Award, Move Culver City
- 2023, FL APA Implementation Award, Btactical
- 2019 CNU NE Innovative Engagement Award, Plan BTV Walk/Bike
- 2019 APA Award, Avenue 3 Miami Quick-Build
- 2019 APA Award, GoHuman Tactical Urbanism Demonstration Projects
- 2018 CNU Charter Award, Biscayne Green
- 2017 Cintas Award
- 2017 Seaside Prize
- 2016 FLASLA, Biscayne Green
- 2015 CNU Charter Award, North Beach Plan
- 2015 CNU Charter Award, Plan El Paso
- 2015 CNU Charter Award, Code SMTX
- 2014 CNU Charter Award, Jean Lafitte
- 2014 Charter Award, Hamilton

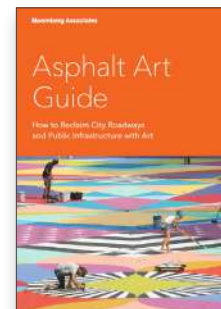
SELECT PUBLICATIONS



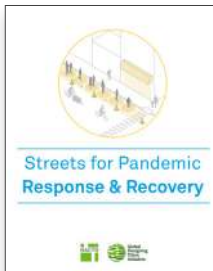
**Tactical Urbanism:
Short-term Action
for Longterm
Change (2015)**



**Tactical Urbanist's Guide to Materials
and Design (2016)**



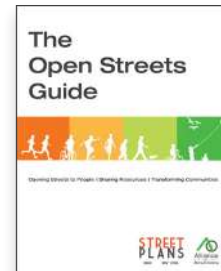
**Asphalt Art Guide
(2019)**



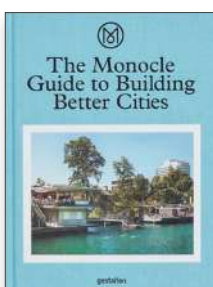
**Streets for Pandemic
Response & Recovery
(2020)**



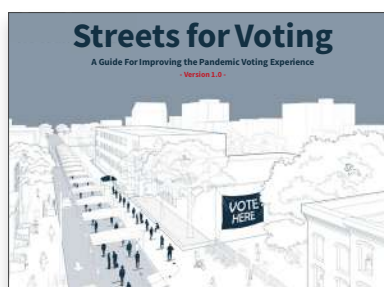
**Fast-Tracked: A Tactical Transit Study
(2019)**



**The Open Streets
Guide (2012)**



**The Monocle Guide
to Building Better
Cities. (2018)**



Streets for Voting (2020)



**Public Space
Stewardship Guide
(2015)**



EDUCATION

University of Miami School of Architecture, Master of Architecture, 2005

New York University, B.A. Architecture & Urban Design, 2002

RECENT AWARDS:

- 2019 IDA Award, Coxe Avenue
 - 2018 Charter Award, Biscayne Green
 - 2017 Cintas Fellowship
 - 2017 Seaside Prize
 - 2016 FLASLA, Biscayne Green
 - 2015 Charter Award, North Beach Plan
- Licenses + Affiliations:
- State of FL Licensed Architect: AR97799

EXPERIENCE

18 years

BIOGRAPHY

Tony Garcia is a Co-founder of Street Plans and leads the day-to-day operations of the firm. Considered one of the foremost experts in the field of placemaking and street design of his generation, he is a licensed architect and has delivered hundreds of presentations, lectures, and workshops during his career. Having completed over 150,000 sf of street murals around the country, he is one of the most prolific asphalt art muralists in the world, is the author of the Asphalt Art guide, and serves as the technical advisor for over 30 cities as part of the Bloomberg Asphalt Art Initiative.

BIOGRAPHY

Tony is coauthor of the globally acclaimed series Tactical Urbanism: Short-Term Action, Long-Term Change, co-author of Tactical Urbanism, published by Island Press in March 2015, and together with Mike Lydon is the recipient of the 2017 Seaside Prize. Later in 2018, Tony was awarded the CINTAS Foundation Fellowship for Architecture & Design for contributions to the field of urban design. Tony is a native Miamian and is regarded as a leading advocate and voice in the development of the city's growing list of renowned public spaces and trails, first as the managing editor of the transportation blog TransitMiami.com, then as Chairman of the largest bicycle pedestrian advocacy organization in South Florida, Green Mobility Network. As part of this effort he co-founded the Ludlam Trail project, which will result in the addition of over 50 acres of new park space in Miami-Dade County, and helped prototype and build support for the creation of Biscayne Green, a one-mile park in downtown Miami currently under design. Tony is also a former faculty member at the University of Miami School of Architecture.

SELECTED WORK

- Miami Beach Bicycle Master Plan, Miami Beach, FL
- Miami Beach Street Design Guide, Miami Beach, FL
- North Beach Master Plan, Miami Beach, FL
- Washington Avenue Bus Platform Analysis, Miami Beach, FL
- Village of Pinecrest U.S. 1 Mobility Plan, Pinecrest, FL
- University of Miami Pedestrian Safety Plan, Coral Gables, FL
- Miami 2030 Bicycle Master Plan, Miami, FL
- Crosstown Greenway Pilot Project, Key West, FL
- Miami-Dade Transportation Quick-Build Program, Miami, FL
- Biscayne Green Pilot Project, Miami, FL
- A Safer Prospect Quick Build Project, Hermosa Beach, CA
- Move Culver City: Reimagining Mobility in Culver City, CA.
- Beverly Hills Bicycle and Pedestrian Education & Safety Campaign, CA
- Westminster 2030 Bicycle Master Plan, Westminster, CO
- Burlington Quick Build Program Design + Materials Guide, Burlington, VT
- Safe Routes for All Active Transportation Plan, New Haven, CT
- Portland Area North Bike/Ped Implementation Plan, Portland, ME
- Hands On Exchange Bicycle + Pedestrian Pilot Project, Akron, OH

**EDUCATION**

University of Michigan, Master of Urban Planning, Physical Planning

University of Michigan, Master of Science, Environmental Planning

University of California, Los Angeles, B.A. Communications

EXPERIENCE

8 years

BIOGRAPHY

Dana Wall is Street Plans' Senior Project Director based in New York with a background in active transportation, urban design, and public space programming. Prior to moving to New York, Dana lived in Miami for seven years, managing many of Street Plans' South Florida projects with Principal Tony Garcia, and Project Manager Irene Balza. At Street Plans, Dana has implemented over 25 Quick-Build projects, and has contributed her urban design and planning skills to a wide variety of active transportation projects. She recently completed the City of New Haven's first active transportation citywide plan, and is currently leading the production of events and programming for Hazelwood Green, a transformational 180-acre redevelopment and adaptive re-use project in Pittsburgh, PA.

BIOGRAPHY

Dana was the Principal Investigator for the firm's 2019 research publication, *Fast-Tracked: A Tactical Transit Study*, sponsored by the Transportation Research Board, and recently managed the delivery of a bicycle and pedestrian pilot project for the City of Livermore, CA. Dana previously served on the board of TransitAlliance Miami, a local nonprofit advocating for safer biking, walking, and transit infrastructure in Miami-Dade County.

SELECTED WORK

- Go Ojai Demonstration Project, Ojai, CA
- Tactical East Avenue Pilot Project, Livermore, CA
- A Safer Prospect Quick Build Project, Hermosa Beach, CA
- Move Culver City: Reimagining Mobility in Culver City, CA
- Beverly Hills Bicycle and Pedestrian Education & Safety Campaign, Beverly Hills, CA
- Main Street Redesign & Revitalization Plan, Isleton, CA
- Safe Routes for All Citywide Active Transportation Plan, New Haven, CT
- Btactical Complete Streets Pilot Projects, Fort Lauderdale/Deerfield Beach, FL
- Miami-Dade Transportation Quick-Build Program, Miami, FL
- Biscayne Green Pilot Project, Miami, FL
- Rue Vendome Interim Design Plaza, Miami Beach, FL
- Shore to Core Pedestrian Demonstration Project, West Palm Beach, FL
- Crosstown Greenway Pilot Project, Key West, FL
- Avenue 3 Urban Design Consultant, Miami, FL
- New York City Strategic Trails Plan, New York, NY
- Outdoor Dining Permanent Program Standards, Village of Bronxville, NY
- Let's Ride JC Bicycle Master Plan + Bikeway Design Guide, Jersey City, NJ
- CityWalk Bike + Pedestrian Demonstration Projects, Providence, RI
- Hazelwood Local @ Hazelwood Green, Pittsburgh, PA
- Grounded Placemaking Strategy Document, 6 cities
- Coxe Avenue Corridor Interim Design Project, Asheville, NC
- Fast-Tracked: A Tactical Transit Study, Nationwide

ECONOMIC DEVELOPMENT

Able City East is collaborating with Ninigret Partners, specialists in economic development, to forge robust economic and housing strategies for Islamorada's Comprehensive Plan. Ninigret Partners will leverage their expertise to conduct a thorough analysis of the local economy, identifying key trends in employment, business growth, and workforce dynamics, while also considering the distinct influences of both permanent and seasonal populations. Their comprehensive evaluation will include a review of existing economic data, an assessment of development pressures, and an analysis of fiscal indicators, all aimed at aligning these insights with strategic land use planning.

Ninigret Partners is well-known for its strategic economic development approach that integrates community insights with economic data to craft comprehensive strategies that transcend traditional economic models. Ninigret delves deeply into gathering and analyzing often overlooked data from key sectors that conventional economic reports tend to miss. This meticulous approach is pivotal in aligning **Islamorada's economic growth** with sustainable community goals, ensuring development strategies are based on realistic forecasts. In the housing sector, Ninigret will evaluate demographic shifts, migration patterns, construction trends, and affordability to inform the land use plan and influence housing policies. They will recommend updates to zoning laws and housing regulations to support a diverse mix of housing options that cater to the community's needs, promoting balanced growth and inclusivity.

Ninigret Partners' role extends to a detailed review of local and county affordable housing policies to promote equitable growth. The firm will provide recommendations for policy enhancements to more effectively meet the diverse **housing needs of Islamorada's population**, considering the distinctions between permanent and seasonal residents. Through these efforts, Ninigret Partners aims to ensure that the comprehensive plan not only drives economic vitality but also improves livability and tackles the specific challenges faced by the Islamorada community.

Ninigret's methodology, distinguished by its deep stakeholder engagement and cutting-edge planning techniques, establishes the firm as an essential partner in shaping **Islamorada's Comprehensive Plan**. With a strong emphasis on economic development, Ninigret brings critical expertise in analyzing and integrating complex economic data with community feedback to craft strategies that are both visionary and practicable. Their strategic insights are geared towards driving economic growth, optimizing land use, and enhancing housing policies, thereby elevating the overall quality of life in Islamorada. **By focusing on sustainable and inclusive development, Ninigret's contributions are pivotal in transforming the comprehensive plan into a benchmark for holistic urban progress.**

Contact: Kevin Hively, Principal in Charge

Phone: (401) 225-2305

Email: hively@ninigretpartners.com

11 South Angell Street Providence,

Rhode Island, 02906, USA

<https://www.ninigretpartners.com/>



Ninigret Partners, LLC (NP) is an economic consulting firm founded in 2001 that specializes in the art and science of blending customer insights, economic data, and design principles to create effective strategies, products, programs, and business models for businesses, institutions, and communities.



ECONOMIC DEVELOPMENT

NP has a unique approach to development strategy. In our view, economic development is much more than real estate development; it's the result of a robust, growing business sector. We start with a basic understanding of how businesses make investment decisions and the key success factors needed to build a competitive product or service. We break this knowledge into component pieces that align with areas that public policy can influence.



MANAGEMENT CONSULTING

NP has over 20 years of experience providing management consulting services. Typically our private sector work is focused on business model design, market dynamics and customer economics. We've adapted this knowledge to help public agency and NGO clients understand the dynamics of their programs and services.



COMMUNITY PLANNING

NP focuses on three principles in its visioning and planning work. First, ask the right questions. We help our clients articulate what issue it is they are trying to address and target our approach to get the information they need to make the best decision. Second, see the whole board. We bring our combination of business, political and community experience to bear in all our projects, which opens up new understanding and potential opportunities. Third, focus on what you can control.

AWARD WINNING PROJECTS

NP has been involved in national and state level award winning projects. There have been 14 award winning projects across 11 states (AL, CT, IN, GA, KS, MI, OH, PA, RI, TX, WI). National level projects include:

- **APA Economic Development Award for MassTDI**
- **APA Planning Excellence Award for Pittsburgh EcoInnovation District**
- **APA STAR Award Lebanon OH**
- **APA MERIT AWARD Imagine One 85 Wabash County IN**
- **International Downtown Association Pinnacle Award GR Forward**

In addition, NP projects have been noted in Fast Company's United States of Innovation Top Projects, RISD Design for Manufacturing Program. NP has also been identified as a Best-in-Class Firm by the Indiana Economic Development Corporation's Regional Cities Initiative

Comprehensive Planning, Housing & Economic Development Experience

NP has been leading and assisting with comprehensive planning projects over the last 20 years. NP's role is typically to assist with the housing and economic development elements to support land use decisions. NP has worked across several New England states, Virginia, New Jersey, Tennessee, Ohio, Indiana, Minnesota, Georgia, Texas, Michigan, North Carolina, Alabama, among others.

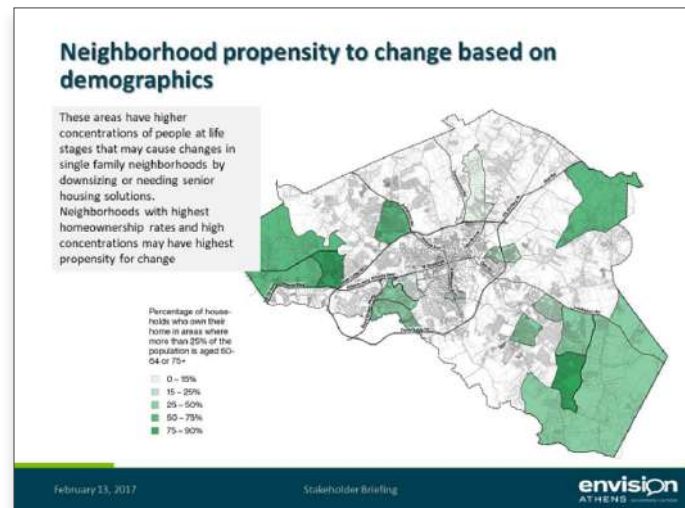
Comprehensive Planning Projects (complete list available upon request):

- Plan Chattanooga TN (2024)
- Suffolk VA 2045 (2024)
- FrameworkLC, Plan for INTEL, Licking County OH (2023)
- Newark360 Comprehensive Plan, Newark NJ (2022)
- Framework Tuscaloosa AL (2021)
- Imagine Nashua, Nashua NH (2021)
- One 85 Wabash IN (2021)
- Envision Montgomery AL (2020)

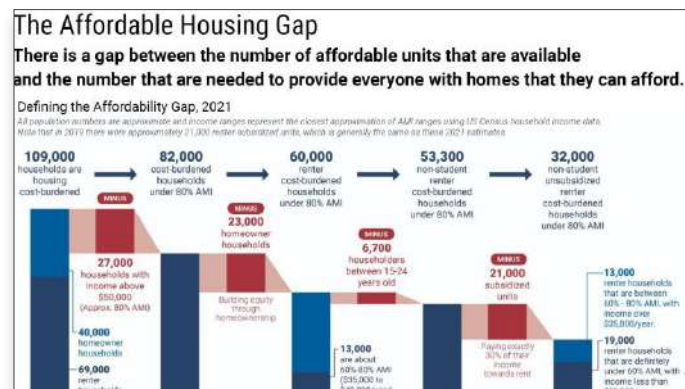
NP has also conducted a number of detailed housing assessments and housing strategies. This work has included workforce housing, urban infill, missing middle, TOD, market dynamics, density strategies, 2nd home markets, and toolkit development.

These have included housing strategies for the State of Rhode Island, Fort Worth TX, Tuscaloosa AL, Hartford CT, Cleveland OH, Park City UT, Athens GA, Burlington VT, Groton CT among others.

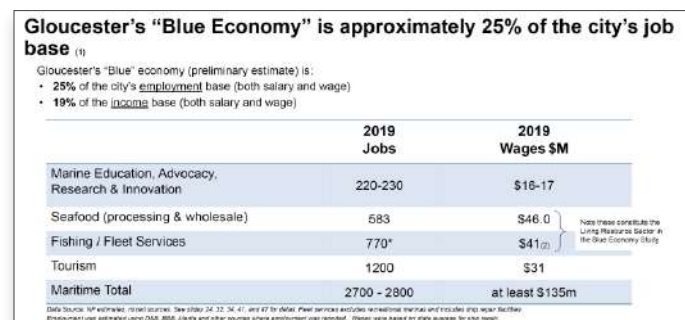
Economic development work includes workforce assessments, sector strategies, retail support, and district redevelopment. NP has conducted economic development assignments in 21 states to date.



Neighborhood propensity to change based on demographics, Athens, GA.



Defining Affordability – Ft Worth TX Housing Strategy



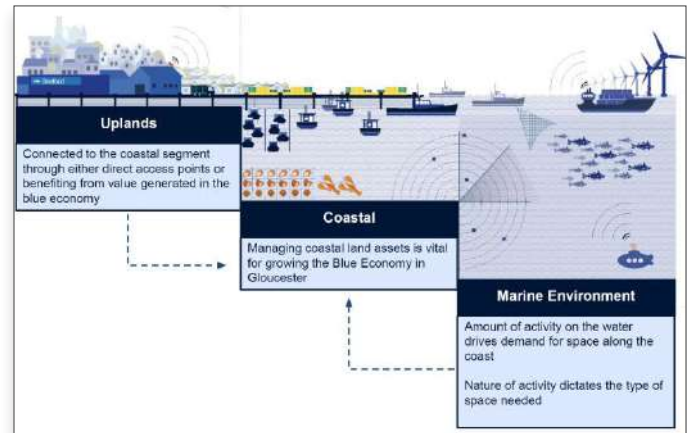
Harbor and Economic Development Strategy – Gloucester MA

Waterfront Development

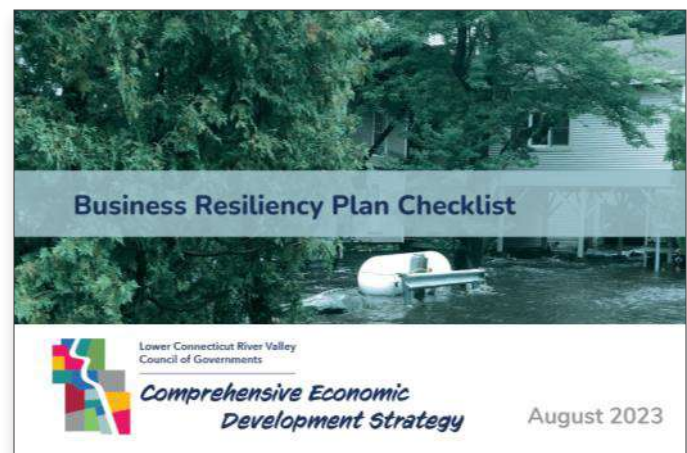
NP has been leading and assisting with waterfront and harbor planning projects over the last 20 years. Projects have ranged from working on Blue Economy development, joint land use planning with the Navy and a consortium of communities, marine industrial waterfront planning, resiliency and risk, and waterfront redevelopment. This work has spanned a number of jurisdictions and coastal management models across New England, New York, Pennsylvania, New Jersey and Virginia. Kevin Hively has also been a featured speaker at the National Working Waterfronts Conference.

Waterfront Development Projects (complete list available upon request):

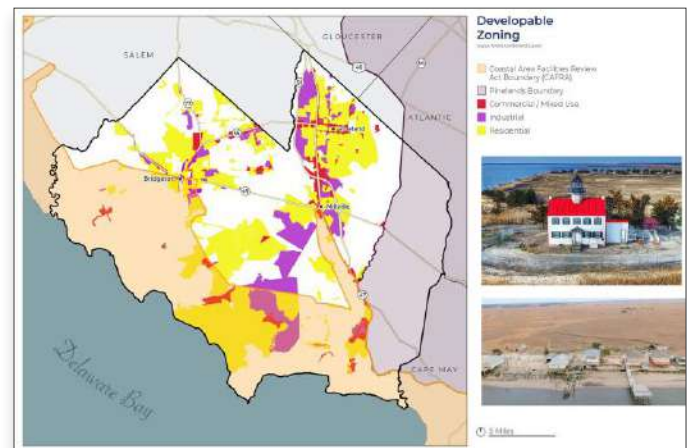
- Flood and Storm Surge Critical Business Exposure and Resiliency Planning – RiverCOG CT (2023)
- Gloucester MA Harbor Plan & Economic Development Strategy (2022)
- Groton CT Thames Street Corridor and Waterfront (2021)
- Newark NJ Port Area Plan (2019)
- JLUS SubBase New London (2019)
- Boston Marine Industrial Park (2018)
- Cumberland County NJ Economic Strategic Plan (2018)
- New Bedford MA Blue Economy Innovation Strategy (2017)
- Newport County RI Economic Analysis (2017)



Transect approach to waterfront planning - Gloucester Harbor Development Strategy and Harbor Plan



Economic Resilience Planning – Lower CT River Valley COG



Cumberland County Economic Development Plan



EDUCATION

Brown University
BA, Public Policy

MIT Professional Development Institute

BIOGRAPHY

Kevin Hively is founder and President of Ninigret Partners. He brings 22 years of experience working with corporations, governments and leading non profits on key strategic and economic issues. Private clients have included four USNWR top ranked hospitals, and leaders in the fields of medical devices, property and casualty insurance, polymers, and electronics. Public clients include the state development agencies in MA, CT, RI; major cities including Detroit, MI; Boston, MA; Dallas, TX; Philadelphia, PA; Pittsburgh, PA; Hartford, CT; and Fargo, ND. His economic development work has included downtown strategies, innovation economies, retail corridors, neighborhood revitalization, and industry strategies including cell and gene therapy, digital tech, neuroscience, advanced manufacturing, and marine tech.

Previously he was a member of the Global Leadership Management Group for Telesis, the strategy consulting arm of Towers Perrin. While at Telesis he worked with the firm's energy group and co-led the healthcare & Life Sciences Industry initiative. He was also involved in several economic development projects in Oceania and for the Panama Canal Commission. Prior to Telesis, Mr. Hively was Director of Policy for the Governor of Rhode Island. He was involved in a series of economic development projects including the award winning attraction strategy for Fidelity Investments; \$120 million public financing strategy for the Providence Place Mall; launch of the Freight Rail Improvement project; investigation into the feasibility of an intermodal port facility at Quonset Point, and creation of the Slater Technology Investment Fund.



EDUCATION

University of Rhode Island, Master of Community Planning and Area Development, 1996

Carleton College, B.A., Latin American Studies

LICENSES & CERTIFICATIONS

American Institute of Certified Planners (AICP)

BIOGRAPHY

Beth Ashman, AICP has over 20 years of experience in economic and workforce development. Ms. Ashman provides economic research services to NP clients. With NP she has worked on key initiatives related to the innovation economy, the blue economy, and overall economic development strategy.

Beth is a noted applied workforce development expert. She has helped launch apprenticeship programs in Rhode Island involving more than 100 employers. Previously she worked for the Massachusetts Department of Higher Education creating career pathways in Allied Health, Advanced Manufacturing, and Technology. Additionally she developed data sets to measure employment after college outcomes. She has also been research manager for the Massachusetts Technology Collaborative where she worked on digital technology issues. She was also responsible for the Index on Massachusetts Innovation Economy. She also served as Research Director for the RI Economic Policy Council where she supported the efforts of the council with data analysis and reporting on the state of the RI economy.

Beth holds a Masters in Community Planning and Area Development from the University of Rhode Island and a BA from Carleton College. Beth serves on the Mansfield, MA Planning Board. She is also AICP certified.



In the realm of coastal planning, the collaboration between Able City East and Horsley Witten Group (HW) will significantly enhance the management of coastal resources through innovative and sustainable practices. This partnership combines Able City East's extensive experience in urban and climate planning and design with HW's interdisciplinary expertise, which includes engineers, scientists, planners, and landscape designers with over three decades of experience in addressing environmental challenges such as climate change, coastal resiliency, and resource protection.

Able City East will draw on HW's comprehensive service offerings, which range from site and community design to emergency preparedness and ecosystem restoration. HW's ability to translate complex environmental data into actionable community plans and their experience engaging a broad spectrum of stakeholders will be pivotal in this collaboration. Together, they will develop robust land use controls and construction standards to protect and enhance Islamorada's coastal ecosystems. This will include conducting detailed habitat assessments, implementing green infrastructure, and developing community resilience plans against climate impacts.

Key initiatives will focus on preserving vital natural habitats such as coastal wetlands, estuaries, marine life, and wildlife areas through rigorous land use controls and building standards. The collaboration aims to reduce the environmental impact of development, enhance public access to shorelines, and strengthen regulations to protect against natural disasters and pollution. It will also emphasize the importance of aligning with federal, state, and regional coastal agendas, underscoring Islamorada's commitment to sustainable and resilient coastal management.

Through this partnership, Able City East and Horsley Witten Group will ensure that Islamorada's coastal planning efforts are supported by a blend of technical excellence and community-focused solutions, promoting the sustainable management of the community's unique coastal resources.

Contact: Jonathan Ford, Project Manager

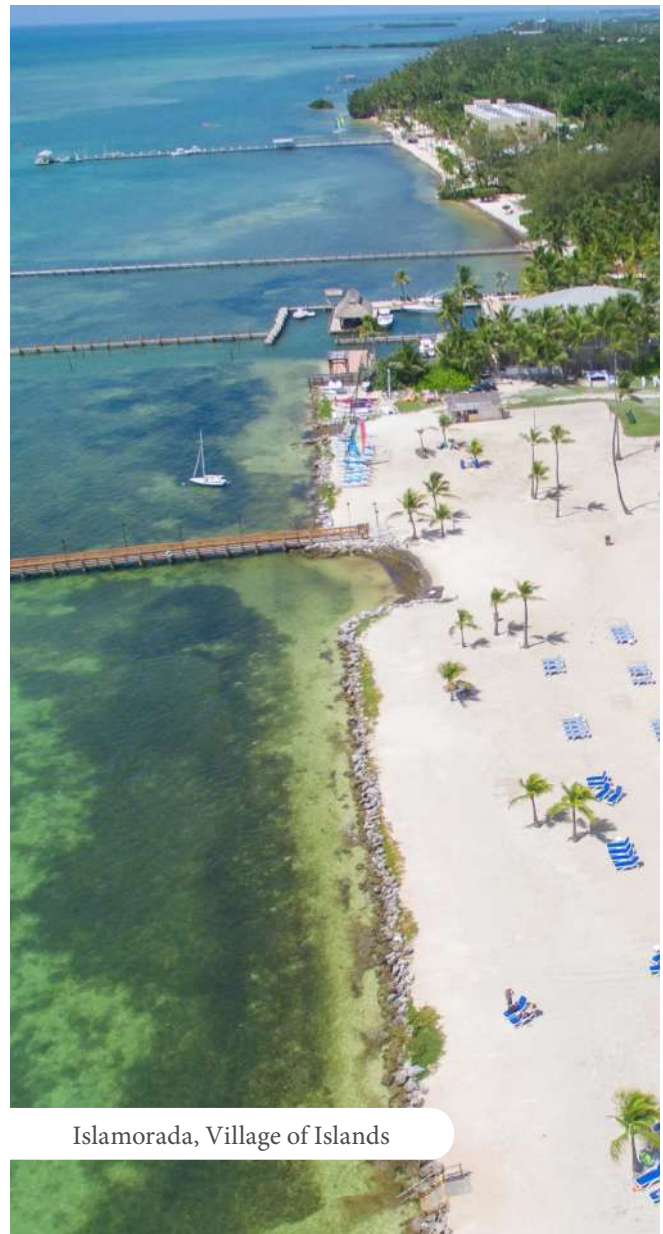
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Sandwich, MA 02563

<https://horsleywitten.com/>



Islamorada, Village of Islands



Horsley Witten Group is an interdisciplinary team of engineers, scientists, planners, and landscape designers committed to delivering quality services. The success of our practice is rooted in responsiveness, innovation, and client relationships. Our dedicated staff of highly skilled professionals manages complex projects in New England and beyond. For over 30 years, the firm has excelled serving as a liaison between decision makers and the public, and translating technical subjects into understandable concepts. The ability to move across disciplines and communicate with groups from all backgrounds sets us apart. HW's award-winning projects address critical environmental challenges including climate change, coastal resiliency, watershed health, and resource protection.

Our services include site and community design, green infrastructure implementation, public engagement, regulatory reform, data system development, resource assessment, habitat restoration, and emergency preparedness. Our clients include the U.S. EPA, NOAA, and the U.S. Department of Justice as well as more than 100 New England municipalities, several state agencies, tribal agencies, non-profit organizations, private organizations, and multiple universities and colleges. HW is a New England-based corporation headquartered in Sandwich, MA with regional offices in Boston, MA, Providence, RI, and Exeter, NH.

MISSION AND VISION

Mission Statement: To address environmental and social challenges with sustainable solutions.

Vision Statement: Horsley Witten envisions a world where people and nature thrive together.





SCIENCE

Wetlands & Streams: Resource Area Delineation | Ecological Restoration | Habitat Survey | Rare Species | Permitting

Hydrogeology: Sampling & Monitoring | Modeling | Groundwater Protection | Water Supply Development

GIS Services: Data Development | Spatial Analysis | Model Development | Remote Sensing | Risk Assessment

Environmental Site Services: Environmental Due Diligence | Site Assessment & Remediation | Licensed Site Professional



PLANNING

Community Planning: Comprehensive Planning | Conceptual Design | Community Engagement | Regulatory Reform | Climate Resilience & Adaptation | Hazard Mitigation | Open Space/Recreation Planning

Water Resource Planning: Integrated Water Management | Watershed Assessment & Planning Nutrient Management | GIS Services

Coastal Resources: Land Use & Ecosystems | Coastal Watershed Planning | Habitat Assessment | Pacific & Caribbean Island Water Resources



ENGINEERING

Core Services: Civil | Environmental | Survey-GIS | Construction Administration | Permitting

Specialization: Stormwater | Water Supply | Wastewater | Shoreline Stabilization | Stream Restoration



DESIGN

Site Design: Landscape Architecture | Ecological Design | Parks Pathways | Green Stormwater Infrastructure | Affordable Housing Sites | Urban Design

Marketing & Education: Graphic Design | Web Design | Branding Manuals & Handbooks | Handouts & Presentations | Signage

TRAINING

Public Sector: Emergency Preparedness & Response | Water Security | GIS | Custom Technical Trainings

Best Practices: Regulatory Tools | Stormwater Management & Design | Source Water Protection | Watershed Planning

Climate Resilience

Meet the challenges of a changing climate by collaborating with HW's engineers, scientists, and planners.

Horsley Witten Group works with municipal, state, and federal agencies to provide all aspects of climate resilience and adaptation services. Changing conditions require a fresh look at policies, investments, and infrastructure. We help public and private entities understand the implications of climate change and how to plan accordingly. Then, we help our clients implement those plans.

Projects may include Municipal Vulnerability Preparedness and resilience planning, emergency preparedness, coastal resilience and living shorelines design, dam management and analysis, tidal culvert replacements, comprehensive plans, and stormwater management.

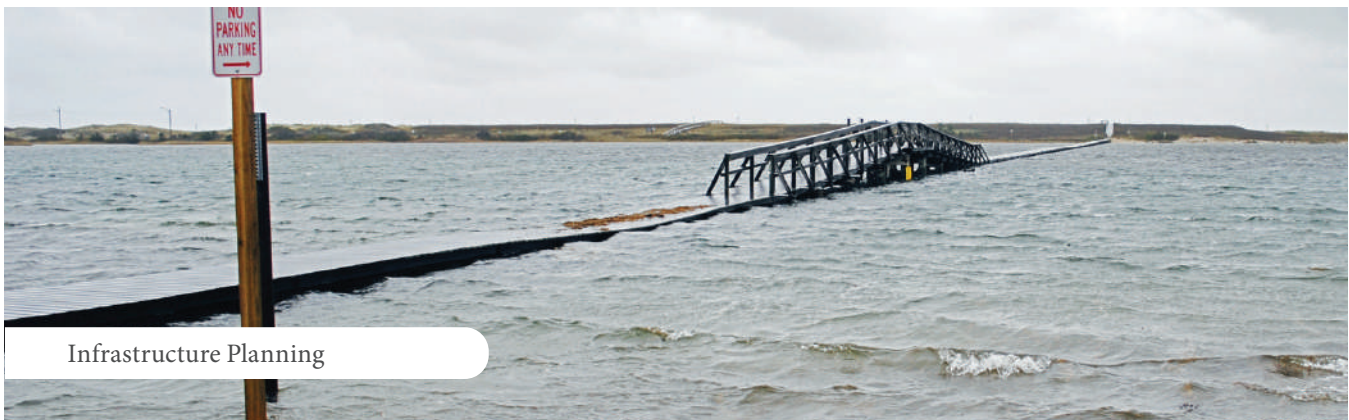


Living Shoreline, Beach Restoration

Climate Resilience Services

Our Climate Resilience services include:

- Emergency Preparedness
- Hazard Mitigation Planning
- Green Infrastructure Planning & Design
- Floodplain Management
- Site Design for Resilience
- Ecosystem Restoration
- Vulnerability Assessment & Preparedness Planning
- Zoning Code Audits & Revisions
- GIS Analysis & Modelling
- Training
- Assistance with Grant Funding Process
- Public Outreach



Infrastructure Planning

CLIMATE RESILIENCE EXPERIENCE

HAZARD MITIGATION PLAN UPDATE

Multiple Clients from MA to FL

A current hazard mitigation plan can be a powerful tool, helping communities plan for, and remediate impacts of natural hazards. Working with FEMA and municipalities, we developed an approach that featured four primary methods; a planning process, risk assessment, mitigation strategy, and plan maintenance. HW has assisted communities in MA and RI, including Marblehead, Sudbury, Brewster, Scituate, Rockport, Plymouth, Taunton, Natick, Bristol, Cumberland, and Providence. We also have worked with the Mashpee Wampanoag Tribe and the Chickahominy Indian Tribe.

MORRO BAY ESTUARY & ALBEMARLE-PAMLICO SOUND

US EPA Climate Ready Water Utilities

Water and wastewater utilities face real climate change challenges including sea level rise, changes in precipitation patterns leading to drought and flood conditions, and severe storm events that can cause power outages. We worked with the US EPA to conduct an analysis of climate impacts in Morro Bay, CA and Albemarle-Pamlico Sound, NC. With the help of other experts, we assessed potential changes in ground-water quantity and quality because of climate change. This analysis will help both areas to effectively identify climate threats and potential adaptation measures.

PLAN WEST ASHLEY

Urban District Revitalization Plan, Charleston, SC

Plan West Ashley will play a pivotal role in shaping the future of the area's streets, transportation system, neighborhoods, and public spaces. We collaborated with Dover Kohl and Partners to develop a community vision and to view the future investment through the lens of climate change, sea level rise, and resiliency. Building placement, transportation hubs, and roadway design accounted for long-term impacts related to a changing climate.

THE MASSACHUSETTS MVP PROGRAM

MA towns and cities

The MA MVP program provides municipalities with support to plan and implement climate change resiliency projects. HW clients include Newburyport, Newbury, Peabody, Brewster, Tisbury, Kingston, and Shrewsbury. Our certified staff provide presentations, facilitate active discussion, and offer expertise in natural hazard mitigation planning, emergency preparedness/response, floodplain management, ecosystem and water resources management, and municipal and environmental planning. Municipalities that complete the process become MA MVP certified and are eligible to apply for project funding.

COASTAL RESILIENCE THROUGH GREEN INFRASTRUCTURE

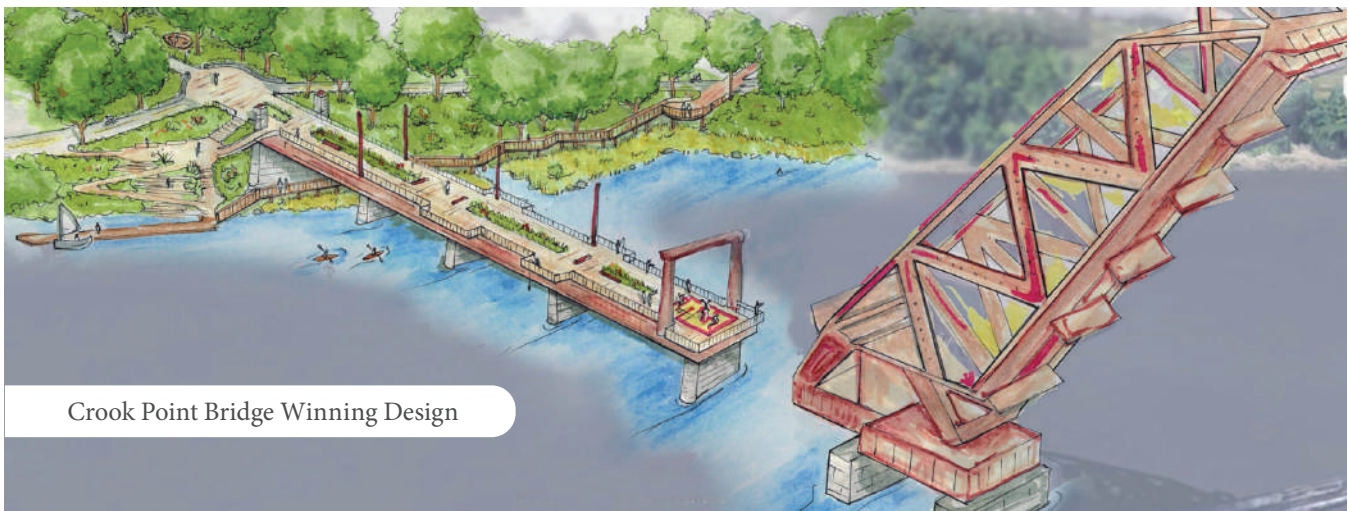
Brewster, Kingston, Chatham, MA

HW provides engineering, permitting, and construction administration services to communities that are taking action to protect these shorelines and adapt to changing conditions. Our work at Breakwater Landing (Brewster), Gray's Beach (Kingston), and Little Beach (Chatham), for example, includes nature-based designs intended to restore ecosystem functions, protect infrastructure, and build community resilience to flooding and storm surge. These projects feature dune and marsh restoration, managed retreat, living shorelines, and innovative stormwater management.



Urban Design

Horsley Witten Group provides innovative and implementable urban design concepts that support healthy, happy, and inviting places that are in balance with nature. **Our urban designers, landscape architects, and engineers specialize in sustainable neighborhood design and resilient infrastructure.** We apply a “boots-on-the-ground” interdisciplinary approach that draws on our experience implementing sustainable design at various scales, from the watershed to the block, street, and site, generating realistic solutions that people love! We strive to build momentum through a collaborative and participatory design process. Much of our experience involves translation of community values and objectives to consensus designs and implementation plans. We understand visioning builds momentum for long-term change, and realize that decision-makers often need a clear and manageable series of steps to get started. Our design solutions clearly express long-term community vision, and align immediate and short-term actions and investments towards common objectives.



Crook Point Bridge Winning Design



“The best foundation for design is authentic listening.”

HW Designer

Urban Design Services

- **Urban Design services include:**
- Vision & Master Plans
- Neighborhood Design
- Conceptual Site Planning & Yield Analysis
- Waterfront Planning
- Green Streets & Streetscapes
- Greenways & Urban Trails
- Community Outreach
- Public Engagement
- Design Charrettes
- Design Guides & Manuals
- Graphic Design & Project Websites
- Educational Signage

URBAN DESIGN EXPERIENCE

WEST ASHLEY VISION & MASTER PLAN

Charleston, SC

HW collaborated with Dover, Kohl & Partners to develop a Plan West Ashley, a community vision and master plan for the West Ashley area of Charleston, South Carolina. The City Council adopted the plan and it now plays a pivotal role in shaping the area's future. Our experts led climate resiliency, infrastructure, sustainability, and open space elements of the plan – balancing economic development and growth pressures with environmental impacts and climate change. The plan featured a tool kit for GI and resiliency strategies for various urban conditions found in West Ashley.

SEWANEE VILLAGE STORMWATER MASTER PLAN

The University of the South, Sewanee, TN

A diverse group of stakeholders convened to create an updated plan for approximately 12 acres of the Village, balancing economic development, placemaking, and environmental stewardship. The university wanted to be a model of environmental sustainability. The HW team applied an enhanced existing conditions assessment, creative neighborhood design, innovative block, street, and building landscape architecture, and engineering modeling to help review alternatives and select an ambitious consensus plan. Phased construction is underway.

SEEKONK RIVERBANK REVITALIZATION

Providence, RI

HW has worked with a neighborhood-led coalition with the City of Providence on public outreach, visioning, and design for transformation of a one mile stretch of the Seekonk Riverbank. The community supported design provides a separated riverfront multi-use path, green infrastructure, community parks, complete street design, and improved public connection to the water. We recently won the high-profile Crook Point Bridge design competition, where our vision to revitalize the iconic bridge was selected from 80 proposals received from around the world.

PANAMA CITY NEIGHBORHOOD RECOVERY PLANS

Panama City, FL

We led the sustainability and resilient infrastructure elements of four neighborhood plans. Each plan includes implementable solutions for watershed restoration, coastal adaptation, green infrastructure at neighborhood/block/street/site scales, and design of new public open spaces. Our staff produced a green-blue framework plan for each community as the roadmap for bayou restoration, floodplain/wetland expansion, and connected open spaces integrated with urban design, cultural, and economic objectives.

DOVER COCHECHO WATERFRONT DEVELOPMENT

Dover, NH

HW is leading a design team to create a plan for the Cochecho Waterfront Site, a 21-acre brownfield property. The plan features a waterfront park, dock, mixed-use development, and new street connections to downtown and adjacent parks. We are producing construction documents for the riverfront park, shoreline restoration, new pedestrian-oriented streets, and mass grading for the site, with a focus on earthwork analysis and shoreline design to plan for climate change and sea level rise.

Landscape Architecture

Horsley Witten Group provides comprehensive environmental design and innovative solutions for both public and private sector clients. **HW excels in the integration of sustainable design principles with built and natural environments, through a holistic design process.** Our commitment to this approach allows us to create functional and vibrant places in balance with nature. Our clients benefit from our 30+ years of industry experience combined with a passionate interdisciplinary staff of highly skilled professionals who manage projects of various sizes and complexity. Our team is skilled in providing nature-based solutions that integrate ecologically sensitive design techniques. HW's landscape architects are dedicated to the restoration, creation, and maintenance of spaces that function, thrive and sustain healthy ecosystems, generating connectivity between people and nature.



Woonasquatucket Greenway Concept, Providence, RI

Landscape Architecture Services

Landscape Architecture services include:

- Ecological Planning and Design
- Site Analysis and Plant Inventories
- Master Planning (Connectivity and Conservation)
- Landscape and Shoreline Restoration
- Invasive Species and Land Management Planning
- Trails, Multi-use Pathway and Boardwalk Design
- Green Streets/Streetscapes
- Sustainable Park Design
- Outdoor Classrooms
- Design Guides and Manuals
- Public Outreach, Training and Educational Signage



New Pathway at Heritage Museum and Gardens

LANDSCAPE ARCHITECTURE EXPERIENCE

ECOLOGICAL DESIGN

West Brittonia, Taunton, MA

At the West Brittonia dam removal project site, we teamed with Sumco, Inc. to implement design/build services for riverfront restoration and plantings along the Mill River for the Nature Conservancy. We coordinated with the Conservation Commission, designed the restoration area, and provided construction coordination and oversight.

OUTDOOR CLASSROOMS

Boston Public Schools, Boston, MA

In a truly rewarding project, we designed outdoor spaces with green stormwater infrastructure (GSI) to manage stormwater runoff and engage students at five Boston Public Schools. The GSI design incorporated various practices to help showcase methods for capturing, transporting, and cleaning stormwater. One component of this project was the integration of stormwater into the science curriculum. We created details in the outdoor classrooms to help students interact with the nature-based systems and monitor and test differences between practices. This project received an award in 2019 at the 25th Annual Secretary's Awards for Excellence in Energy and Environmental Education.

PATHWAYS

Audubon Society of Rhode Island Nature Center, Bristol, RI

At the Audubon Society of Rhode Island, we designed a meandering, accessible path through an open meadow between the Visitor's Center and the wetland boardwalk trail. To blend into the natural surroundings, we used a stabilized soil path that integrates stormwater and erosion control techniques to ensure the longevity of the path and the comfort of the users.

MANAGEMENT PLANS

Norman Bird Sanctuary, Middletown, RI

HW created a comprehensive management plan for the Norman Bird Sanctuary (NBS) that identifies future investments and management opportunities for the property's buildings, grounds, and environmental resources. We conducted field data collection on plant communities, trail conditions, drainage areas and cultural resources. We teamed with McLaughlin & Buie Housewrights, LLC to inventory building conditions. Working with NBS, we identified restoration opportunities and created an invasives species management plan within the historical and cultural context of the Sanctuary's long-term vision. The project received an Honor Award for Planning and Analysis in 2019 from the RIASLA.

CONNECTIVITY MASTER PLANS

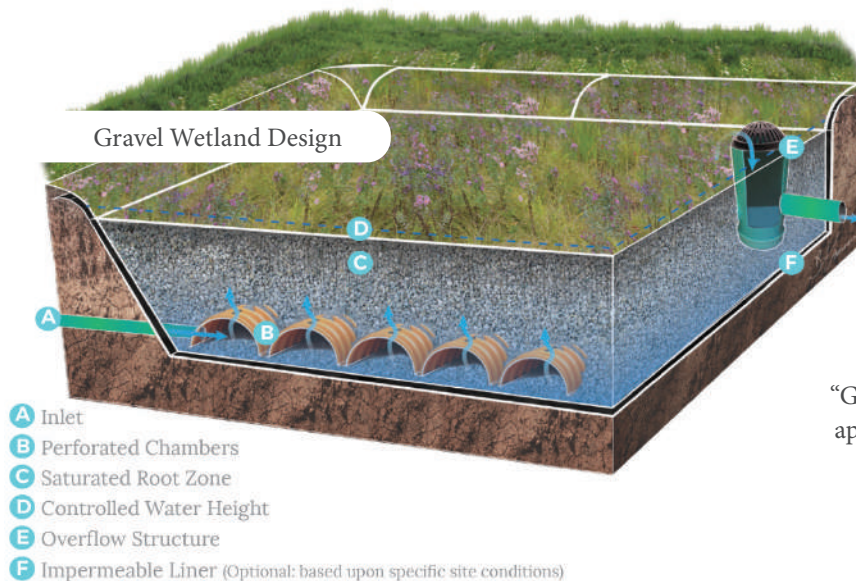
Perkins Street Eco-Campus, Peabody, MA

Working with the City of Peabody and community stakeholders, we developed a comprehensive connectivity plan between Emerson Park and Scouting Woods to make the area a regional destination. This area includes various outdoor and indoor recreation areas, playgrounds, a middle school, a dog park and many acres of wetlands and woodlands. The plan gives priority to natural systems and pedestrians by restoring and conserving existing environments while developing safe and effective infrastructure,



Green Stormwater Infrastructure

What's in a name? Green Stormwater Infrastructure (GSI) has been known by many names and acronyms over the years – Smart Growth Practices, Better Site Design, Low Impact Design (LID), Green Infrastructure (GI), and Nature-based Design to name a few. Regardless of what it is called, the design intent is the same. GSI mimics natural processes to manage stormwater runoff while also providing healthier spaces for people, plants, and animals. GSI includes a variety of stormwater practices that reduce and/or treat stormwater, such as rain barrels and cisterns, rain gardens, bioretentions, green streets, underground infiltration, porous pavements, and constructed wetlands. **Horsley Witten Group has been on the forefront of GSI planning and design from its very inception.** We work with state and federal agencies, nonprofits, towns, and cities to provide all aspects of GSI services. **Our staff is experienced in adapting GSI design for a range of site conditions and contexts, from parks to urban centers.** We have developed state and local design manuals that incorporate GSI and have performed code audits to identify GSI opportunities and barriers within local regulations. We have developed GSI curriculums for school systems and conducted hands-on workshops building and maintaining GSI practices. Our staff love getting out into the field for watershed assessments and identifying the best locations for GSI retrofits. We are always following the latest research and data for ways to tweak GSI design to enhance pollutant removals and climate resiliency. We are passionate not only about implementing GSI as we know it today, but pushing it into the future when, who knows, it might be known by another name!



“Green infrastructure is a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits.”

- US EPA

Stormwater Infrastructure Services

Green Stormwater Infrastructure services include:

- GSI Planning, Sizing, & Design
- Stormwater Master Plans & Watershed Plans
- Permitting Assistance
- Soil Evaluations
- Field Investigations
- Vulnerability Assessments
- GIS Mapping/Modeling
- Municipal and Public Training
- Native Plant Selection and Restoration
- MS4 and TMDL Assistance
- Phosphorus Control Plans
- ORM Plans and Workshops
- Grant Funding Assistance
- Public Outreach and Engagement
- Construction Oversight

GREEN STORMWATER INFRASTRUCTURE EXPERIENCE

GSI FOR PARK IMPROVEMENT

Roger Williams Park, Providence, RI

We assisted the City of Providence and the Narragansett Bay Estuary Program with the development of a water quality management plan for Roger Williams Park. The goal was to improve the water quality and biodiversity conditions of the Park's ponds. The project included the identification and prioritization of dozens of GI practices, several of which we have designed and constructed. Our projects will be highlighted as part of a new regional GSI Center at the Park!

WATERSHED-WIDE GSI

Three Bays Watershed, Barnstable, MA

HW is working with the Association to Preserve Cape Cod, the Barnstable Clean Water Coalition, and the Town of Barnstable to reduce stormwater pollution in the Three Bays Watershed. We have completed extensive field assessments, identifying and prioritizing over 70 GSI retrofit opportunities! We designed and permitted eight of the top priority sites and have overseen construction on three of them. We will be constructing three more in 2020! We also led numerous outreach activities including hands-on workshops to teach homeowners how to build rain gardens and to train municipal staff, on how to perform GSI maintenance.

GSI AT BOSTON PUBLIC SCHOOLS

Boston Water and Sewer Commission, Boston, MA

We designed GSI to manage stormwater runoff and engage students at five Boston Public Schools. The schools plan to incorporate green infrastructure into their strategic plan for educational programming and capital investments. With help from several partners, HW provided site investigations, GSI feasibility assessments, soil evaluations, GSI siting and design, and assistance with the stakeholder input process. Integration of stormwater into the science curriculum for fifth and seventh graders was one of the most exciting components of this project.

IMPLEMENTING GSI FOR CSO ABATEMENT

New York, NY

New York City is implementing GSI as a cost-effective and green alternative to big tanks/tunnel storage typically used for combined sewer overflow (CSO) abatement. We have helped the City evaluate numerous BMPs including permeable pavements, underground recharge chambers, bioretentions, and blue roofs; providing siting, design, and construction oversight services for a variety of projects. We also collaborated with the City's Office of Green Infrastructure to initiate wide-scale implementation of GSI "bioswales" within City street ROWs and "on-site" practices at several public school sites.

GSI GUIDANCE FOR PACIFIC AND CARIBBEAN ISLANDS

We developed this guide to help on-island stormwater managers to implement better stormwater management using island examples. It showcases successes from a variety of Pacific and Caribbean islands and provides island-specific information ranging from how to adapt designs using local materials to sizing criteria and rainfall data. This guide is not regulatory but is intended to inspire our island stormwater champions to embrace and implement GSI.



EDUCATION

Yale University, Masters of Environmental Management, Coastal and Watershed Systems

Bowdoin College, Bachelor of Arts, Environmental Studies and Spanish

LICENSES & CERTIFICATIONS

- **American Institute of Certified Planners (AICP)**
- **Certified Municipal Vulnerability Preparedness Provider**
- **APA, MA and Northern New England Chapters**

PROFESSIONAL EXPERIENCE

Horsley Witten Group, Inc., Senior Project Manager and Senior Environmental Planner, 2006 to present,

The Nature Conservancy in New Hampshire, 2000 to 2004

Coastal and Marine Program Director, February to September, 2016

Weston & Sampson Engineers, Inc., Senior Environmental Scientist, 2004 to 2005

Harvard Institute for International Development, Research Assistant, Central America Project, 1997 to 1998

ICF Incorporated, Analyst, 1995 to 1997

BIOGRAPHY

Ellie Baker has more than 27 years of consulting experience working with federal, state, municipal, non-profit, and other private clients in the fields of environmental planning, policy, design, and science. Specific topics of technical experience include watershed management, stormwater management, nature-based solutions, climate adaptation, site design, non-point source pollution management, municipal codes, environmental permitting, and land use planning. Ellie directs HW's office in Exeter, New Hampshire.

AREAS OF EXPERTISE

Watershed Planning & Assessment | Integrated Water Management | Stormwater Management | Environmental Permitting & Compliance | Coastal Resources | Climate Change Adaptation

SELECTED WORK

Fiscal and Economic Impacts of Sea Level Rise on Plum Island – Newbury and Newburyport, MA: Led a team to analyze the future fiscal and economic impacts to the two communities as a result of projected sea level rise and storm flood impacts on Plum Island, a barrier beach community integral to both municipalities. Administered funding provided by a MA MVP Action Grant and coordinated an active Advisory Committee process.

Support for Green Infrastructure Implementation – Mystic River Watershed, MA: Under contract to EPA Region 1 and ERG, provided technical assistance to Mystic Watershed municipalities on improving and promoting green infrastructure implementation for stormwater management at a variety of scales. Drafted guidance documents, consulted with Mystic Watershed workgroup, and assessed current municipal permit processes.

Assawompset Ponds Climate Change Management Planning and Project Prioritization: Provided technical assistance to the project team, consisting of the Southeastern Regional Planning and Economic Development District (SRPEDD), The Nature Conservancy, MassAudubon, Manomet, and the Assawompset Ponds Committee. Compiled and evaluated prior management and restoration recommendations, led a prioritization process, and developed project concepts and cost estimates to facilitate progress toward implementation. Positioned the group for successful MVP and EPA SNEP technical assistance grants for our firm to assist with a Watershed Management and Climate Action Plan and an Upper Nemasket River H&H Study.

Nemasket River/Assawompset Ponds Water Management and Climate Action Plan – SRPEDD, MA: Providing technical assistance through a MA MVP grant related to water resource management and climate change to a diverse project team of SRPEDD, MassAudubon, The Nature Conservancy, and local watershed communities.

SELECTED WORK (CONTINUE)

Developing a watershed management plan that incorporates anticipated climate impacts and addresses the balance of water supply, habitat, recreation, flood management, and other key elements of the watershed.

Cochecho Waterfront Development Project – Dover, NH: Leading the permitting services for the project team designing a waterfront park, living shoreline restoration and bank stabilization, along with roadways, utilities, and site preparation for future redevelopment of the area by City-selected developers.

Municipal Vulnerability Preparedness (MVP) Planning – Multiple Municipalities, MA: Led Newburyport, Peabody, Newbury, and West Newbury individually through the MVP Planning Process. Served as project manager and point of contact for each municipal team, as well as workshop coordinator, lead facilitator and primary technical presenter at the workshop, and manager for the development of maps, workshop materials and final reports. These communities have since secured over \$1M in MVP Action grant funding.

Nashua Downtown Riverfront Master Plan – Nashua, NH: Served as part of a multidisciplinary design team to explore opportunities to expand waterfront accessibility and transform the Nashua Riverfront into a revitalized amenity. Provided an environmental assessment, permitting overview, and opportunities analysis for green stormwater infrastructure to enhance the quality, ecological value, and connectivity of this public space within a larger vision for the City.

Site Suitability Analysis for Green Infrastructure to Boost Drought Resilience – Commonwealth of Massachusetts: Managed the development of a GIS-based methodology to identify suitable sites for green infrastructure practices, with the goal of improving drought resilience in a variety of settings in MA. This work was funded by EPA, to support the 2017/2018 MA Hazard Mitigation and Climate Adaptation Plan development process.

Coastal Resilience Designs along Ipswich River – Ipswich, MA, Served as Project Manager for the assessment and design of green infrastructure shoreline stabilization projects along approximately ½ mile of the Ipswich River to improve coastal resilience. Assessed nine locations, developed basic concept ideas for each site, and worked with Steering Committee to further develop resiliency designs to permit plans for two locations. Transitioned project into permitting and 90% engineering design.

Analysis of Nature Based Solutions and Innovative Financing Mechanisms for Nutrient Mitigation – Barnstable, MA, Provided technical support for the team of The Nature Conservancy and Quantified Ventures to evaluate a variety of nature based solutions (such as cranberry bog restoration, alternative septic systems, fertigation, and phytoremediation) in tandem with an evaluation of innovative financing opportunities to reduce risk and improve results.

Assessment of Climate Change Impacts on Stormwater BMP Design – Commonwealth of Massachusetts, Provided technical assistance to the MA Office of Coastal Zone Management (CZM) to perform an assessment of potential impacts of climate change on stormwater BMPs. Contributed to guidance for CZM for funding projects that are resilient to climate change over the lifetime of the infrastructure. Compiled a baseline summary of anticipated climate change impacts, evaluated specific BMPs that had been installed primarily in the near coastal area of MA, and developed example retrofit concepts to illustrate recommended design revisions for those BMPs.

Green Infrastructure Retrofit Design for West Campus Lot – Bridgewater State University, MA: Managed the green infrastructure retrofit design for the West Campus Parking Lot, including the design of specialized monitoring weirs and access ports to facilitate the ongoing monitoring of the site for educational purposes. Served as a sub-consultant to Nitsch Engineering, who managed the overall design of the project, including traffic and lighting.

Sydney's Pond Recreation Area Trail and Boardwalk – Peabody, MA: Served as Project Manager for the design of a rustic, neighborhood walking trail and raised boardwalk overlooking a pond and wetland. Provided oversight on project approach to minimize the environmental footprint by maintaining a natural style pathway with limited removal of vegetation, a raised boardwalk, and the use of natural wood products instead of pressure treated wood in the wetland environment. Managed the design process from conceptual design through construction bid documents, including environmental permitting.



EDUCATION

University of Notre Dame, Bachelor of Science, Civil Engineering

LICENSES & CERTIFICATIONS

- **Professional Engineer:** MA, RI, CT, FL National Charrette Institute (NCI)
- **Charrette Planner Certification**
Co-founder, Current Vice President: New England Chapter of the Congress for the New Urbanism
- **Board of Directors:** Seekonk River Alliance
- **Board of Directors:** Blackstone Parks Conservancy
- **Knight Fellow in Community Building,** University of Miami School of Architecture

PROFESSIONAL EXPERIENCE

Horsley Witten Group, Inc., Senior Project Manager - Community Design, 2014 to present

Morris Beacon Design, LLC, Principal and Founder, 2006 to 2014

Nitsch Engineering, Project Engineer, 2002 to 2006

BIOGRAPHY

Jon has over 23 years of experience as a civil engineering and neighborhood planning innovator and is a recognized leader in the area of New Urbanist planning and engineering. Jon is a 2006 Knight Fellow in Community Building at the University of Miami's School of Architecture, a co-founder of the New England Chapter of the Congress for the New Urbanism, and on the faculty of the Form-Based Codes Institute. Jonathan's project designs have won numerous local and national awards, multiple CNU Charter Awards, the Rudy Bruner Award for Urban Excellence, and the Boston Society of Landscape Architects Honor Award.

AREAS OF EXPERTISE

Civil Engineering | Urban Design | Downtown & Neighborhood Revitalization | Land Use Planning | Mobility & Complete Street Design | Smart Growth / Low Impact Development

SELECTED WORK

Greenbush Transit-Oriented Development, Scituate, Massachusetts: Led site planning, civil engineering, and landscape architecture design for redevelopment of portions of the MBTA commuter rail parking lot to build a new village center consisting of 78 residential units and 10,000 sq. ft. of commercial space in six buildings.

Woonasquatucket Vision Plan and Greenway: Led infrastructure and placemaking design for Providence's Woonasquatucket Vision Plan and Woonasquatucket Greenway. Designed concepts for the area along the Woonasquatucket River from Providence's Olneyville neighborhood to the Providence Place Mall – including parts of three City neighborhoods that have historically faced disinvestment and a disproportionate level of environmental impacts. Focused concepts on providing a separated urban trail to connect Providence Place Mall to Eagle Square, multiple new pocket parks, green infrastructure, trees, and a kayak launch

Barbara Jordan II, Providence, Rhode Island: Led site planning, civil engineering, and landscape architecture design for construction of over 80 affordable housing units in 12 buildings on multiple sites in South Providence. Site improvements include upgraded parking areas, utilities, green stormwater infrastructure, and landscape amenities. Barbara Jordan II is one of dozens of HW affordable housing projects in Providence in the last 15 years, constructing many hundreds of sorely needed affordable housing units in the City.

Panama City Downtown Vision and Neighborhood Plans: Collaborated with Dover, Kohl and Partners on the Panama City Strategic Vision for Downtown and its Waterfront and Neighborhoods Plan for Glenwood, Millville, and St. Andrews as part of the city-wide Hurricane Michael Recovery Planning Project.

SELECTED WORK (CONTINUE)

Led sustainability and resilient infrastructure planning and design for each neighborhood fitting into the community vision for future development and preservation, sustainable building, connectivity, and gathering spaces. The Downtown Vision Plan won a 2020 CNU Charter Award.

Cocheco Waterfront Development, Dover, New Hampshire: Collaborated with Union Studio to produce a community vision and development plan for the Cocheco Waterfront Site, a 21-acre City owned brownfield property across the river from downtown Dover. Currently leading a 6-consultant team to produce construction documents for public improvements including new streets and a riverfront park, with special focus on green infrastructure, pedestrian-oriented street design, earthwork analysis, and shoreline design to plan for climate change.

Chattanooga West End: Collaborated with Dover, Kohl and Partners to develop a Master Land Use Plan for Chattanooga's West End, consisting of 95 acres of industrial oriented land with over $\frac{3}{4}$ mile of frontage on the Tennessee River. Led the infrastructure design and public realm elements of the plan setting a physical framework for the West End's evolution into Chattanooga's next vibrant, mixed-use neighborhood, including a riverfront nature park, streetcar line, and urban canal system woven through the proposed street network.

Folly Road Complete Streets Corridor Study, Charleston: Collaborated with Dover, Kohl and Partners and local stakeholders on a corridor plan for the main spine of James Island, located south of the City of Charleston. Led production of ecological and green infrastructure solutions and integration with pedestrian/bicycle mobility improvements and town placemaking.

Seekonk River Revitalization Initiative & Crook Point Bridge Design Competition, Providence, Rhode Island: Led planning and civil engineering tasks as part of a community led initiative to improve a three-quarters of a mile stretch of the Seekonk Riverfront in Providence. Developed concepts that include green infrastructure, complete streets design, and plaza and boat launch improvements to increase public access to the water. Part of a 3-member team that created the winning City of Providence Crook Point Bascule Bridge design competition vision, selected in 2021 from almost 80 international proposals.

Sewanee Village Implementation Plan, University of the South, Sewanee, Tennessee: Updated the Implementation Plan for the 10+ acre Village to integrate sustainable neighborhood design principles and green infrastructure, including detailed concept plans for four blocks.

Plan West Ashley, Charleston, South Carolina: Collaborated with Dover Kohl and Partners to develop Plan West Ashley, a community vision and plan for the West Ashley area of Charleston, South Carolina - home to over half of Charleston's population. Assisted with the development of broad policies and specific actions to enhance quality of life and protect the area's historic, cultural, and natural environment. Led the infrastructure, sustainability, climate resiliency, and open space elements of the plan.







Plan Seven50

Client: Southeast Florida Regional Partnership (7 Counties)

Execution: Jason King (Able City) & Dover Kohl & Partners

Planning Lead: Jason King



The Seven50 plan, led by Jason King from Able City in collaboration with Dover Kohl & Partners, represents a visionary blueprint for fostering a more prosperous and resilient Southeast Florida over the next half-century. This strategic initiative prioritizes social inclusion, economic vitality, and environmental stewardship, as it addresses the challenges and opportunities of a rapidly evolving global mega-region. Under Jason King's leadership, a diverse team of regional and national experts collaborated with the South Florida and Treasure Coast Regional Planning Councils to craft this comprehensive approach. The planning process was distinguished by its highly interactive nature, featuring online forums, live events, and extensive public engagement that successfully reached over a million residents. Innovative methods such as interactive mapping, online scenario modeling, and various live polling techniques were employed to solicit and incorporate public input effectively. An executive committee, comprising regional leaders from sectors including education, art, government, and environmental agencies, provided multidisciplinary guidance throughout the project.

Citizen workgroups played a crucial role in addressing key areas such as economic growth, arts and culture enhancement, environmental conservation, climate and energy resilience, and the promotion of inclusive regional leadership. The plan meticulously outlines existing conditions, projects future scenarios, and offers targeted recommendations for municipalities, individuals, and the private sector to collectively improve the region's quality of life. **Additionally, the Seven50 strategy emphasizes adaptation to climate change and flooding, particularly focusing on preparing coastal cities and barrier islands for impending climate impacts through innovative resilience strategies. This includes infrastructure investments in vulnerable, high-value areas, ensuring long-term sustainability and resilience in partnership with local planning councils.** As a direct outcome of the Seven50 plan, numerous independent coalitions have emerged to implement the proposed strategies, undertaking initiatives that range from transit-oriented development to coastal protection. These collaborative efforts are set to evolve and significantly impact the region over the next 50 years and beyond, steering Southeast Florida towards a more sustainable and prosperous future.

PLANNING FOR RESILIENCE

South Florida's many coastal cities and barrier islands are already beginning to see the impacts of climate change. Seven50 modeled the potential severity in Southeast Florida, and describes strategies for adaptation, retrofit, and retreat. The plan makes a commitment to low-lying, high-investment places that will see future investments in resilience infrastructure.



1. Existing Conditions



2. Rise of 4 feet, no adaptation



3. Rise of 8 feet, no adaptation



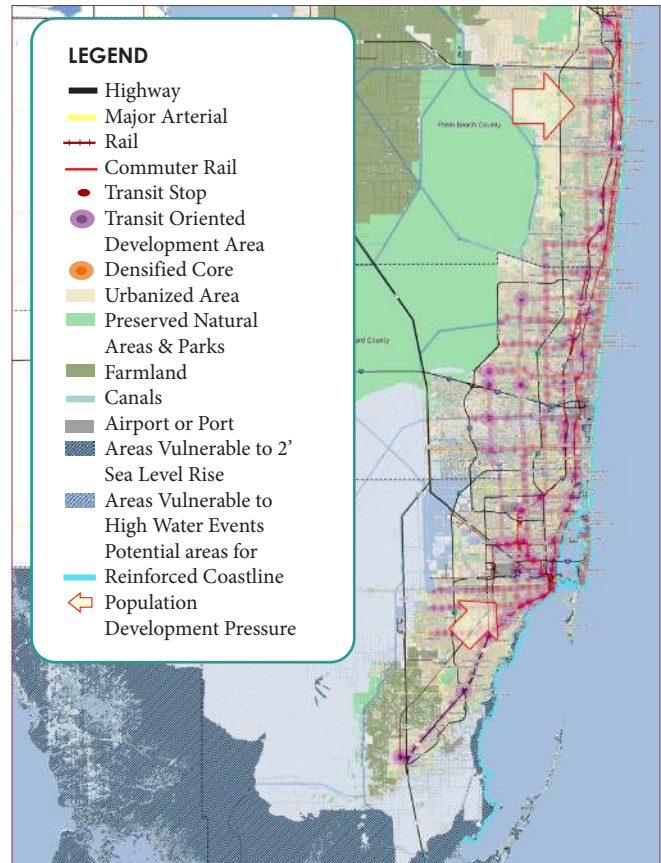
4. Rise of 8 feet, significant adaptation

COMMUNITY ENGAGEMENT

At the Third Summit held at the Palm Beach County Convention Center, which attracted over 400 participants, Jason King from Able City was a prominent figure. He presented three future scenarios to enhance the region, developed from a computer model by a multidisciplinary consultant team and based on public input from earlier events. These scenarios aimed to “bend the trend” and improve the future of Southeast Florida in areas such as energy, agriculture, and high-tech industries. The event underscored the non-partisan nature of the plan and emphasized public involvement, particularly through an online voting process for the proposed scenarios.

REGION IN MOTION SCENARIO

A high percentage of new residents are accommodated in walkable, TODs along existing rail lines that extend from Key West to Sebastian Inlet. Street design for the region gets a “software upgrade” for multi-modalism including connecting most neighborhoods to rail transit by streetcar or bus. Western centers for urban development are identified and the region attracts young, highly paid, information economy workers. Climate change adaptation and a reduction in greenhouse gases is a high priority.





Plan NoBe

Client: Miami Beach, FL

Execution: Jason King (Able City) & Dover Kohl & Partners

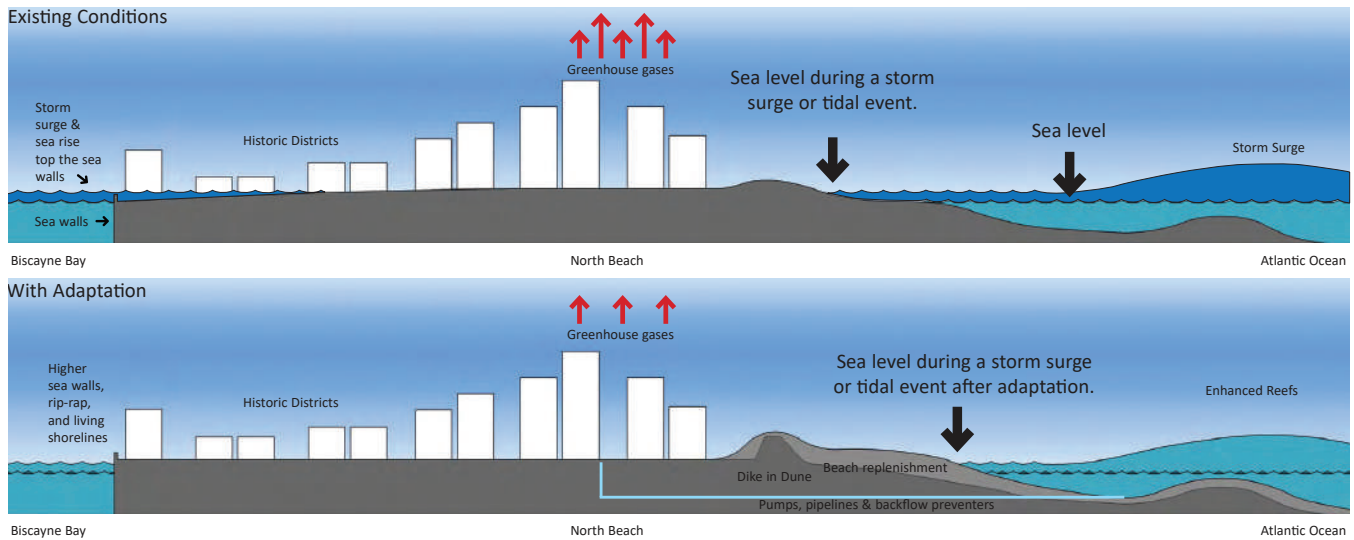
Planning Lead: Jason King



Led by Jason King from Able City in collaboration with Dover Kohl & Partners, a Master Plan was developed for the North Beach District of Miami Beach, introducing an economic and revitalization strategy known as Plan NoBe. This plan provides a framework for public policy in North Beach concerning physical development, setting priorities for public-sector action and guiding private-sector decisions. It includes illustrative plans, diagrams, maps, and pictures to clarify concepts for city officials, residents, developers, community groups, and other stakeholders.

The creation of Plan NoBe was heavily influenced by direct community input. The process began in November 2015 with a public kickoff session and a trolley tour of key sites, followed by an intensive charrette that encouraged community brainstorming and public design sessions. **In February 2016, a week-long Open Design Studio was held at the Byron Carlyle Theater, attracting over 1,000 residents and stakeholders.**

The plan was successfully adopted by the City Council in October 2016. Following its adoption, a voter referendum was passed to increase the Floor Area Ratio (FAR) for the Town Center, and new development guidelines are currently being implemented. **Additionally, four new historic districts were designated, significantly increasing the protection of historic structures in Miami Beach.**



HAZARDS MITIGATION

Miami Beach has faced increased flooding from King Tide and full moon events, leading to initiatives like raising streets and installing new pumps and backflow preventers to protect properties. Despite the high cost of these measures, the potential losses in property value and safety risks from inaction are considered greater. Without adaptation, the lower western bayside of the island would be the first affected by sea level rise, with the eastern oceanfront facing heightened risks from storm surges and beach erosion. **Conversely, with strategic adaptation measures like constructing higher sea walls around bayside properties, enhancing on-site energy generation, promoting alternative transportation, and implementing beach replenishment and dike-in-dune reinforcements, the city could significantly mitigate these risks and protect its infrastructure and residents from future climatic events.**



THE TOWN CENTER VISION

A vibrant town center requires a diverse transportation network with efficient buses, bike paths, walkable streets, and car access. Revitalizing and building efficient mixed-use structures can transform 71st Street into a bustling area for dining and shopping, turning the Town Center into a destination rather than just a thoroughfare. The Illustrative Plan for the Town Center outlines developments like improved street sections, new shade trees, parking facilities, pedestrian crosswalks, enhanced parks, and new infill buildings to foster a dynamic and accessible urban hub.





Thomasville Blueprint 2028

Client: City of Thomasville, GA

Execution: Jason King (Able City) & Dover Kohl & Partners

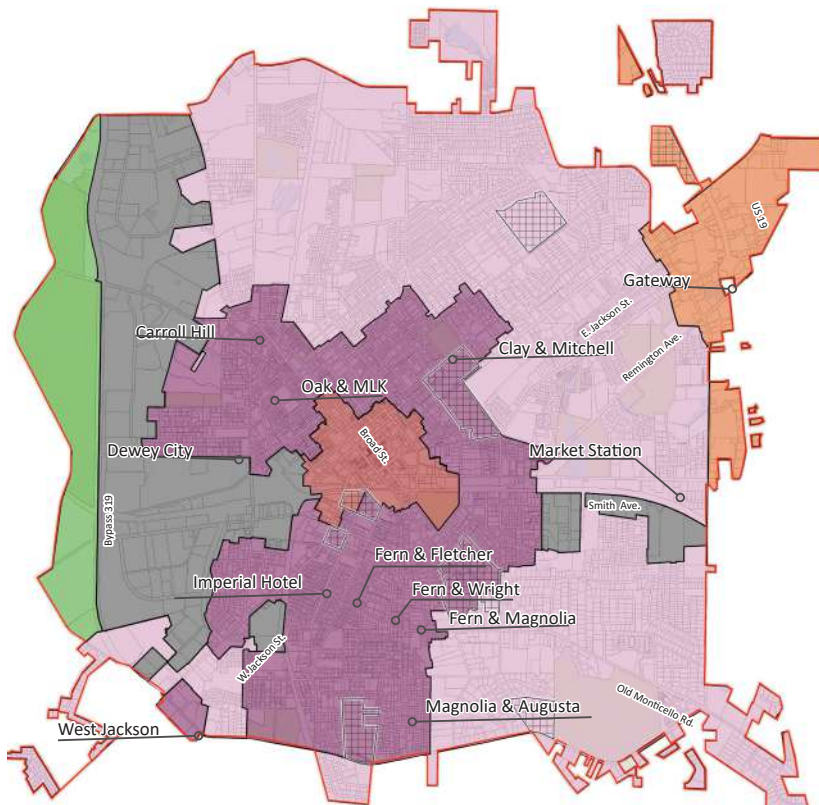
Planning Lead: Jason King



Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Thomasville Blueprint 2028 is a strategic initiative aimed at enhancing the economic, cultural, and social fabric of Thomasville, Georgia. Commissioned in March 2017, this comprehensive plan was forged through an inclusive and participatory public process that merged a grand vision with actionable strategies, designed to meet the city's multifaceted goals. **A pivotal element of this strategy was the introduction of a Form-Based Downtown Code, which updated Thomasville's land development regulations to make the envisioned changes both practical and achievable.** This approach not only kept the city's aspirations realistic but also ensured they were anchored in steps that led to tangible, positive changes, maintaining momentum toward the full realization of the plan.

The development process featured a series of Traveling Workshops in May 2017, culminating in a focused Charrette week in September 2017, where Jason and his team worked closely with community members and local leaders to formulate the city's future goals and vision. The insights gained from these collaborative sessions were encapsulated into three detailed volumes: Building Place, Building Community, and Making It Happen. Together, these documents provide a clear roadmap for the plan's implementation. Today, Thomasville is actively progressing with key projects under this plan, including the significant redesign of W Jackson Street and the construction of a new downtown hotel. **Under Jason King's leadership, the Thomasville Blueprint 2028 continues to serve as a dynamic framework for urban development, significantly enhancing community life and guiding the city toward a thriving future.**

Future Character Areas Map



The Future Character Areas Map categorizes the City into six Character Area types, largely based on existing development patterns and logical extensions into the future. The purpose of the Future Character Areas Map is to guide future development to help ensure that it is compatible with existing development and to achieve the City's vision. Character Areas are vital to guide street design that is compatible with the City's vision.

Future Character Areas

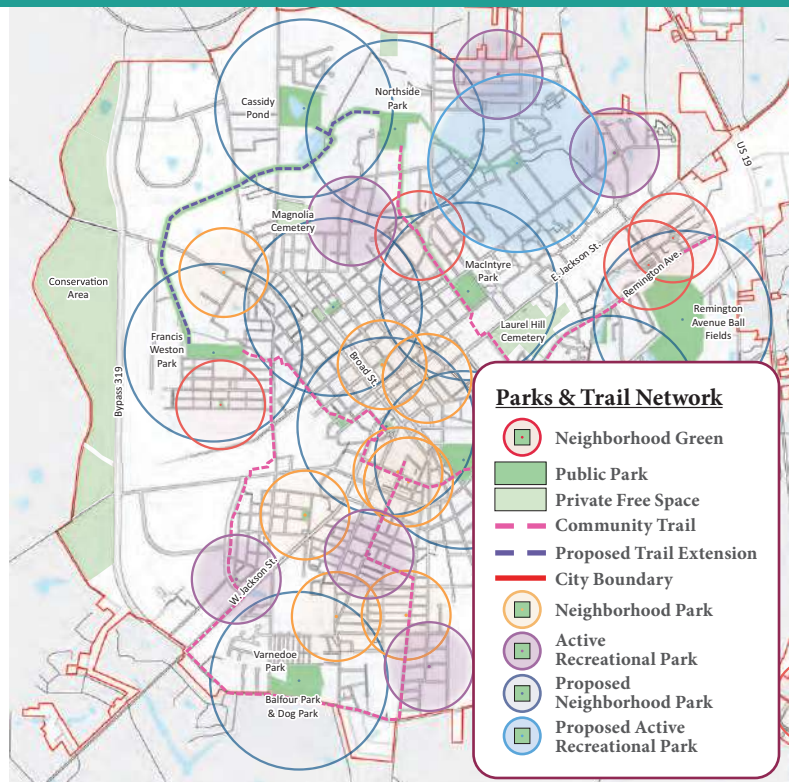
- Downtown
- Traditional Neighborhood
- Suburban Neighborhood
- Highway
- Industrial
- Natural

Overlays

- Campus

Potential Future Park and Trail Network

This map shows potential new locations for active regional parks, neighborhood parks, and the completed Thomasville Community Trail Network. Potential new park locations were determined by identifying vacant lots that are close to the planned trail, and in locations that lacked a park. Two new proposed active recreational parks bring more active recreation to Thomasville if desired.





Jean Lafitte Tomorrow Master Plan

Jean Lafitte Tomorrow Comprehensive Plan Update

Client: Jean Lafitte, LA

Execution: Jason King (Able City) & Dover Kohl & Partners

Planning Lead: Jason King



Rosethorn Park Fishing Market

Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Town of Jean Lafitte—an historic fishing community south of New Orleans outside the current levee system—set out to create a comprehensive resilience plan after being severely affected by flooding from natural disasters, the effects of nearby levee systems, and the 2010 BP oil spill. The plan, developed in partnership with the Center for Planning Excellence (CPEX), builds on previous efforts to guide economic, social, and physical resilience decisions. **During a public charrette lead by Jason King in November 2011, community members and consultants developed six resilience principles: Assess Opportunities & Threats,**

Enhance Local Assets, Focus on the Heart of Town, Diversify Mobility Options, Build Stronger & Safer, and Live with Water. The town then launched projects like expanding the boardwalk system through the bayou and developing a nature center to boost tourism and community confidence. Thanks to widespread community involvement and additional consultation with the Army Corps of Engineers, Jean Lafitte's ring levee was incorporated into the 2012 Coastal Master Plan for a Sustainable Coast. The Jean Lafitte Tomorrow Plan was unanimously adopted in April 2013 and has since seen the opening of a new fish market and improvements in town center protections, earning a Special Jury Award from the CNU in 2014 for its innovative approach to resilience.



Tourism Planning for Jean Lafitte

Client: Jean Lafitte, LA

Execution: Jason King (Able City) & Dover Kohl & Partners

Planning Lead: Jason King



Rosethorn Park Fishing Market

Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Jean Lafitte resilience and development project focused on enhancing tourism in this historic fishing community south of New Orleans. Faced with recurring flooding and environmental challenges, Jean Lafitte aimed to leverage its unique bayou location and rich culinary offerings to attract more extended-stay tourists. **The town emphasized its gateway to the bayou, exceptional local cuisine, and access to river trails, envisioning and securing funding for festivals and events to highlight its historical and cultural attractions. Infrastructure improvements included developing a new dock, a nature center, and expanding the boardwalk system**

through the bayou to increase accessibility and enrich tourist experiences. These enhancements, coupled with the creation of a fish market at Rosethorn Park to highlight local seafood, were pivotal in repositioning Jean Lafitte as a compelling destination for tourism. These strategic developments have significantly boosted local tourism, showcasing Jean Lafitte's unique cultural and natural assets to a broader audience.



Civic Master Plan Phase One

Client: Crystal River, Florida

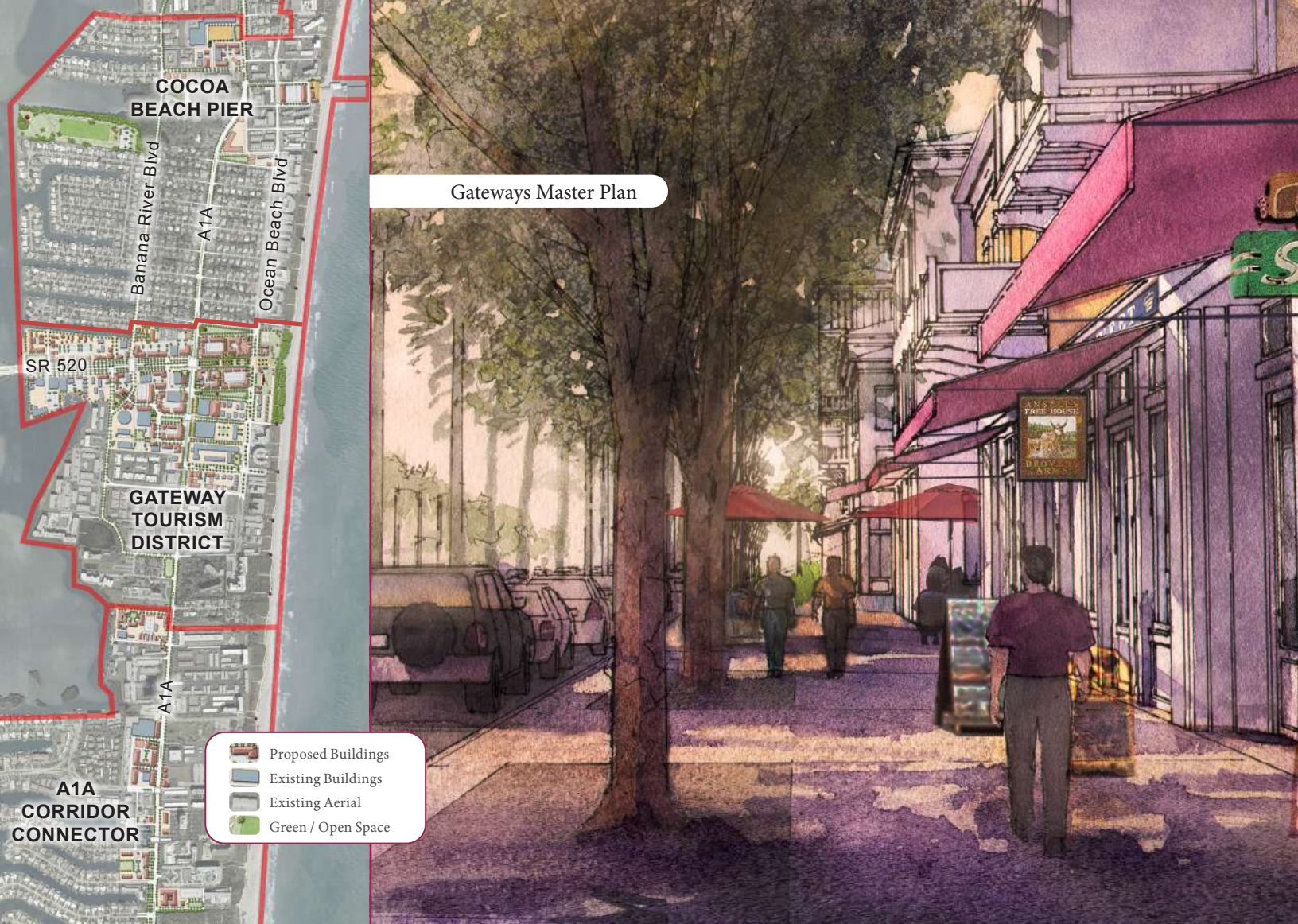
Execution: Jason King (Able City) & Dover Kohl & Partners

Planning Lead: Jason King



Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Crystal River Civic Master Plan is a comprehensive effort to reshape Crystal River, Florida, by redesigning key streets, public spaces, and areas with regulations that mirror the community's values. This plan enhances land use flexibility for local businesses to include mixed-use developments, retail spaces, workplaces, recreational areas, and diverse housing options, aiming to integrate broader housing varieties and local shopping within neighborhoods. The project focuses on three main areas: the Highway 44 Neighborhoods, the Town Square and Community Redevelopment Area (CRA), and the Waterfront.

The first phase involved the Highway 44 area, where a virtual charrette was held on June 1st-3rd, 2020, to develop a community-based land-use and street plan. This event included ten stakeholder meetings and five Open Virtual Studio sessions, allowing community members, local organizations, technical experts, and city officials to directly engage with the design team to provide feedback and discuss the plans. An onsite workshop at City Hall on June 2nd further facilitated public input, ensuring a collaborative and inclusive planning process.



Cocoa Beach Gateways Master Plan

Client: City of Cocoa Beach, FL

Execution: Jason King (Able City) & Dover Kohl & Partners

Planning Lead: Jason King



Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Gateways Master Plan was initiated to revitalize Cocoa Beach, FL, which had been experiencing a period of limited development. The city enlisted Jason, Dover, Kohl & Partners along with Spikowski Planning Associates, EPR, and Community Design Associates to reverse this trend by encouraging private investment to boost visitor numbers, business activity, and tax revenue. **The plan tackled the city's restrictive development regulations that had stifled growth for decades, recommending revisions to enable new developments. Focused on three key areas with under-utilized spaces, the plan proposed transforming these into vibrant activity centers and enhancing the sense of arrival at the city's northern entrances.** A pivotal five-day design charrette in January 2014 brought together community members, leaders, officials, and property owners, facilitating a collaborative design process that built local consensus and outlined Cocoa Beach's potential. This consensus formed the foundation for public support essential for overcoming regulatory hurdles and fostering desired development. The plan's success was cemented when Cocoa Beach Commissioners unanimously approved it in June 2014, with updates to land development regulations and the Comprehensive Plan underway.



City of Laredo Development Code Rewrite

Client: City of Laredo, TX

Execution: Able City (Lead) and Dover Kohl & Partners

Planning Lead: Mario Peña (Able City)

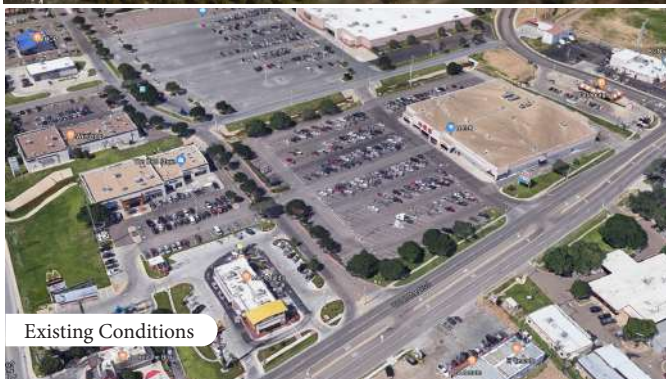


In 2017, the citizens of Laredo, through a dynamic and inclusive public process, designed a forward-looking vision for their city. The comprehensive plan's goals and policies now critically evaluate new development proposals, direct capital improvements, and guide public policy to ensure Laredo remains a community reflective of its residents' aspirations. Following the adoption of the Viva Laredo comprehensive plan, the City launched ReCode Laredo, an initiative to completely rewrite the City's land development code. **This project, rooted in form-based codes, aims to create a more connected, sustainable, and affordable future for Laredo, integrating the community's values and needs directly into its urban fabric.** It is, in essence, a complete organizational and illustrated overhaul plus a codification of the vision of the Comprehensive Plan. It also continues the effort to include citizens and advocate for the learning and decision-making process via a robust community engagement strategy. Able City was hired to direct this very important project for the City of Laredo. Despite delays due to COVID, the project is on track to be completed by the end of 2024.

City of Laredo Development Code Rewrite Planning in Public



City of Laredo Development Code Rewrite Proposed Conditions





Form-Based Alternative Overlay Districts

Client: Henrico County, VA

Execution: Jason King (Able City), Dover Kohl & Partners
& Clarion Associates

Planning Lead: Jason King (Able City)



Jason King from Able City, in collaboration with Dover Kohl & Partners and Clarion Associates, led the development of Form-Based Alternative Overlay Districts as part of the Zoning Ordinance and Subdivision Regulations Rewrite for Henrico County. This project involved extensive community engagement, with a series of public charrettes held across five key areas within the county. These sessions were crucial in creating the form-based overlay districts integrated into the Unified Development Ordinance. The districts, including the Brookfield Area, Parham/Broad Area, Williamsburg Road Areas, Virginia Center Commons, and the Short Pump Town Center Area, offer an alternative to standard zoning, allowing more flexibility in use while ensuring a more predictable built environment.

Form-Based Alternative Overlay Districts (Brookfield Area)



Form-Based Alternative Overlay Districts (Williamsburg Road Areas)





Downtown Master Plan

Client: Missoula, MT

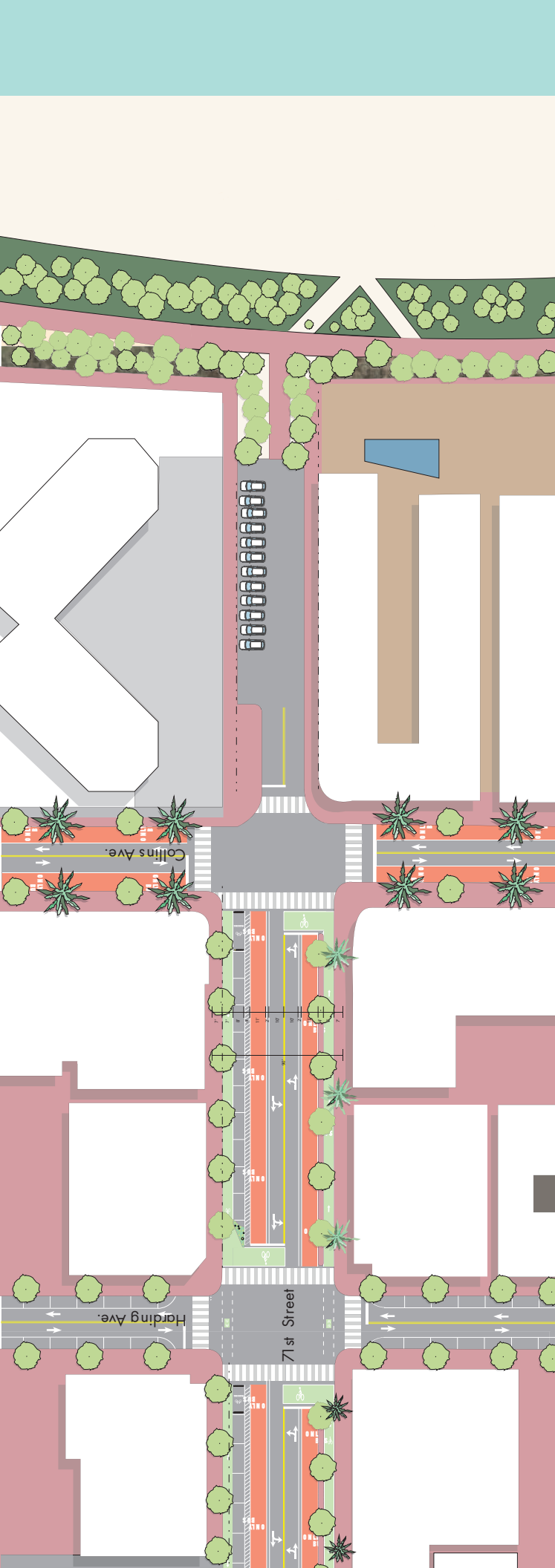
Execution: Jason King (Able City) & Dover Kohl & Partners

Planning Lead: Jason King



Led by Jason King from Able City in collaboration with Dover Kohl & Partners, the Downtown Missoula Master Plan is a comprehensive project overseen by the Downtown Missoula Partnership (DMP). This partnership includes the Downtown Missoula Business Improvement District, the Missoula Downtown Association, and the Missoula Downtown Foundation. Jason King and his team handled crucial aspects such as land use, visualizations, historic preservation, and community engagement, working alongside seven specialty consultants. This master plan addresses multiple facets of urban life including infrastructure, housing, parking, street and urban design, historic preservation, and the development

of retail and commercial spaces. It aims to guide decisions over the next decade affecting Missoula's historic downtown and its adjacent neighborhoods, from land use and planning regulations to public and private investments and the allocation of municipal resources. The update process was marked by deep and genuine community engagement, involving over 1,000 participants through a week-long charrette and extensive online interactions, ensuring broad community input and involvement in shaping the future of downtown Missoula.



STREETPLANS

Plan NoBe (Street Plans Project Sheet)

Client: Miami Beach, FL

Execution: Jason King (Able City), Dover Kohl & Partners & Street Plans

Planning Lead: Jason King (Able City)

Street Plans assisted by Jason King from Able City and Dover, Kohl & Partners alongside the City of Miami Beach's master plan steering committee, in the creation of the North Beach Master Plan. The Master Plan aims to guide public policy for the future development and planning of the North Beach District of the City of Miami Beach. Based upon the community's priorities, the Master Plan focused on five priorities: developing a pedestrian-friendly town center, provide more mobility options, capitalize upon the community's existing historic character, better utilize public lands, **and build a more climate-resilient city.** Street Plans led the transportation planning components, which included a design charrette, and produced the master plan report based upon the information gathered from the public during the charrette process. The design charrette was an intensive four-day public brainstorming session. Street Plans engaged with over a thousand participants, including property owners, neighbors, merchants, developers, environmental specialists, historic preservationists, and community leaders. Following the charrette process, Street Plans produced the transportation plan chapter of the Master Plan Report. The report focused on bike, pedestrian, and transit recommendations, as well as land development regulations, design guidelines, and sustainability metrics.





Connect Senoia Master Plan & Unified Development Code

Client: City of Senoia (GA)

Execution: Street Plans

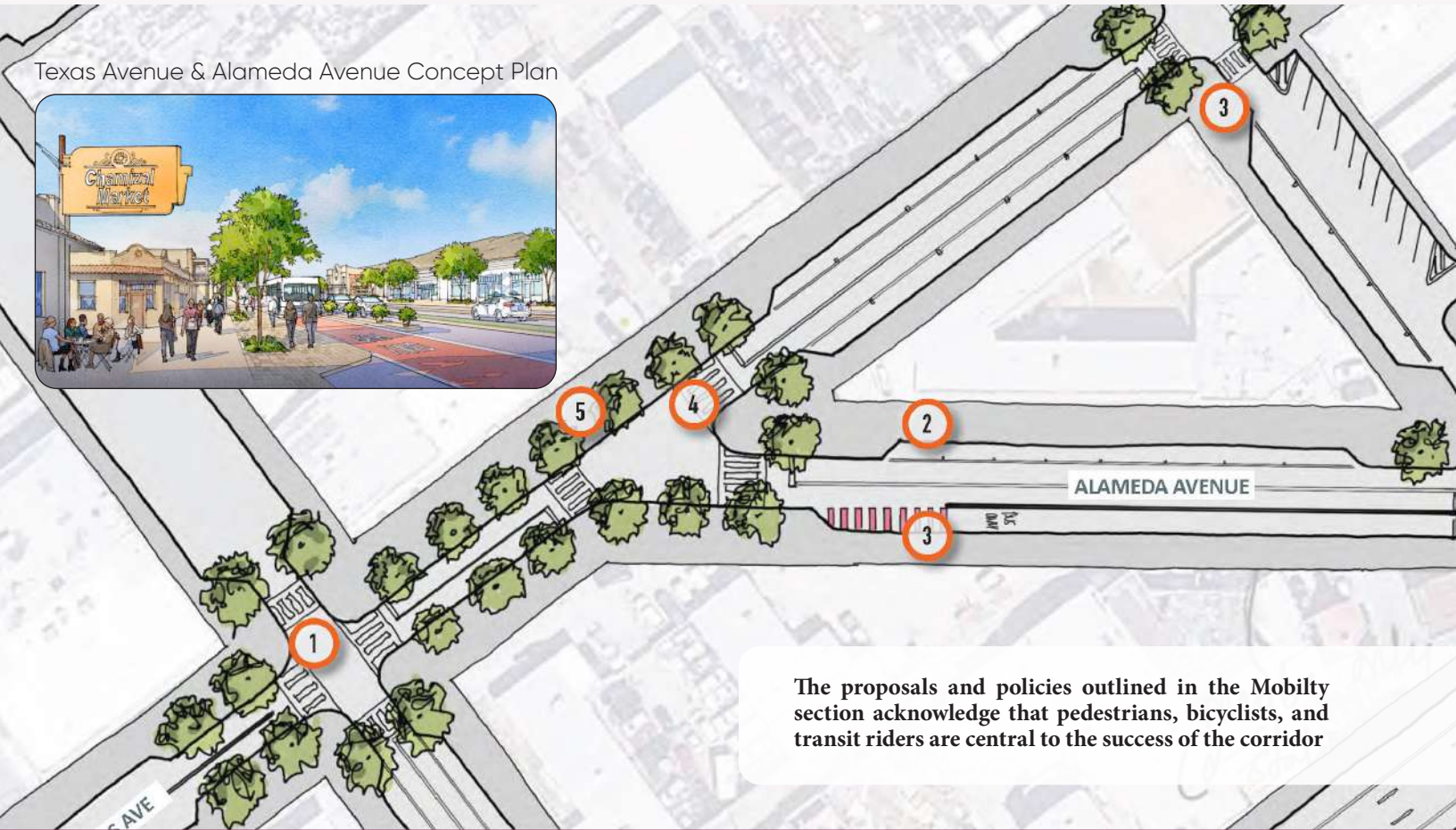
Planning Lead: Tony Garcia (Street Plans)

STREETPLANS

Street Plans was hired as the prime consultant by the City of Senoia to develop a mobility and development strategy and plan for the growing town center and its surrounding area. Named Connect Senoia, the initiative is led by the City in partnership with the Atlanta Regional Commission and aims to encourage thoughtful economic growth and enhance pedestrian and multi-use trail connectivity from the downtown center to Senoia's surrounding neighborhoods. The project consists of the following four components: **1.**Growth & Conservation Plan to control growth and conserve natural lands, **2.**Connectivity Plan that includes a full range of options - from walking, biking, transit, and micro-mobility, **3.**Town Center Plan to lay out a vision for continued development in the town center, and **4.**Unified Development Ordinance to codify the vision identified in the master plans. Connect Senoia is partly funded by the Atlanta Regional Commission's Livable Centers Initiative with additional funding from the City of Senoia. Connect Senoia kicked off with the project team and steering committee in early 2023, and, after an initial phase devoted to working with and educating key developers, the project's public orientation took place in June 2023. **The final deliverables will include a report summarizing the process and detailing recommendations including a 100-Day Action Plan, as well as, the adoption of a new code. The project will be completed by the end of the year.**

City of Senoia Community Engagement





The proposals and policies outlined in the Mobility section acknowledge that pedestrians, bicyclists, and transit riders are central to the success of the corridor

Onward Alameda Corridor Master Plan

Client: City of El Paso

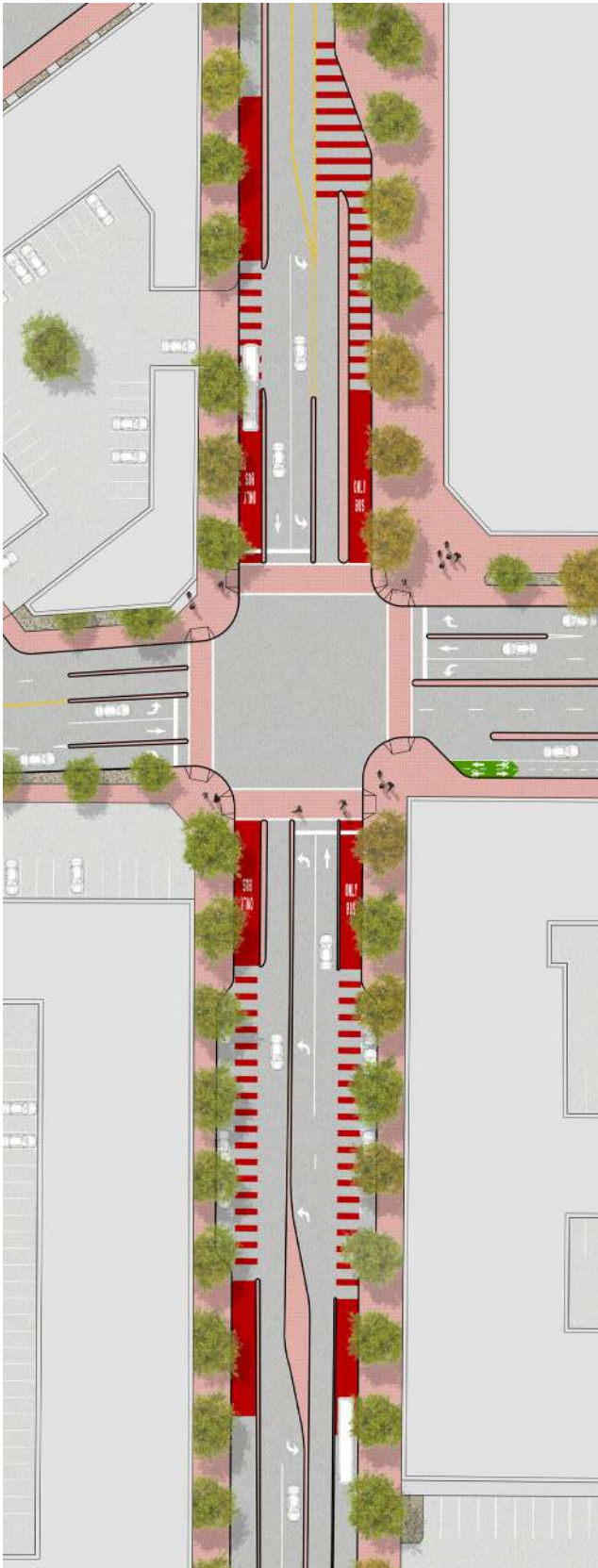
Execution: Street Plans

Planning Lead: Tony Garcia (Street Plans)

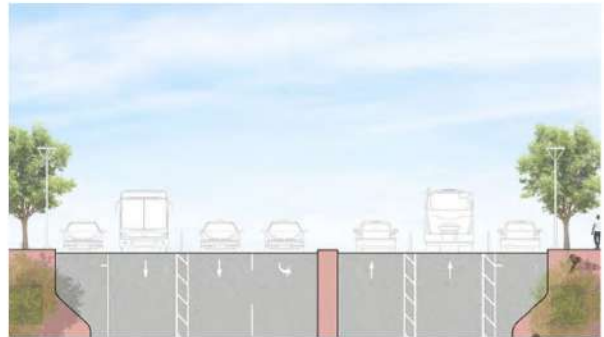
STREETPLANS

As part of an on-call contract with the City of El Paso, Street Plans developed a mobility master plan for the 14-mile Alameda Corridor. The corridor stretches from the downtown core to the exurban areas on the edge of the city. The team divided the corridor into distinct zones that reflected the predominant land use development patterns and the character of the street. Using existing city data collection technology, Street Plans was able to analyze transportation modes across the different zones, including understanding the mix of transit, bike, and pedestrian trips. Using this data, Street Plans created a robust set of recommendations, from physical changes to the design of the street to operational and policy changes. The focus of the recommendations was to improve walking, biking, and transit usage. The Project Report included a toolkit of pedestrian and transit improvement strategies, as well as detailed plan view graphics and renderings of key locations for transformation along the corridor. For locations with more urban frontage and lower car volumes, the plan envisions an aggressive expansion of sidewalks, street trees, and crosswalks. Further out from the core, where land use is more suburban, the focus of the mobility recommendations is on improving the existing Brio bus network with dedicated bus lanes, queue jumps, and signal improvements. By tailoring proposed interventions to the immediate context, the project team was able to identify specific next steps for the city, while also being practical about what may be accomplished both in the short and long term.

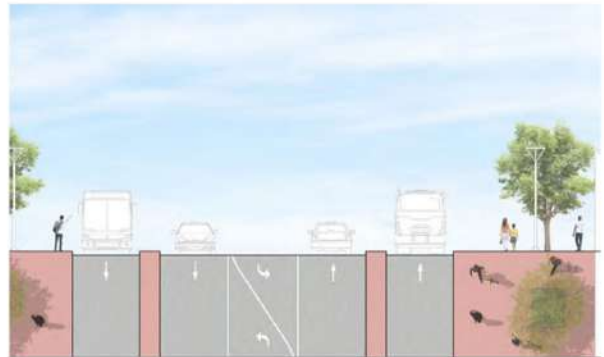
Onward Alameda Corridor Master Plan Proposed Conditions



Alameda Avenue Existing Conditions



Short-term dedicated bus lane along Alameda Avenue, where space is maintained for other curbside uses, such as parking, loading, or bulb-outs.



The long-term design for a dedicated transit lane along Alameda includes wider sidewalks and concrete curbs to physically separate the bus lane from vehicular traffic.

Alameda Avenue Concept Plan (Left) Existing & Proposed Street Sections (Right)

STREETPLANS

Contact: Anthony Garcia, RA | Principal

Phone: 305-978-6426

5879 Sunset Dr #2

South Miami, FL 33143, USA

Online Portfolio: www.street-plans.com



Graphic Credit: Dover Kohl and Partners

West Ashley Master Plan

Client: City of Charleston

Execution: Horsley Witten Group & Dover Kohl and Partners



Horsley Witten Group
Sustainable Environmental Solutions

Horsley Witten Group collaborated with nationally renowned Dover Kohl and Partners to develop Plan West Ashley, a community vision and plan for the West Ashley area of Charleston, South Carolina – home to over half of Charleston’s population. The Plan will play a pivotal role in shaping the future of the area’s streets, transportation systems, neighborhoods, and public spaces. Plan West Ashley sets broad policies and identifies specific actions to enhance quality of life and protect the area’s historic, cultural, and natural environment. HW led the infrastructure, sustainability, climate resiliency, and open space elements of the plan. An important part of HW’s role was to analyze future investment, both public and private, through the lens of climate change, sea level rise, and resiliency. Following up on Plan West Ashley, the Dover Kohl/Alta/HW team is currently working with the City and the Charleston Parks Conservancy on a master plan for the West Ashley Greenway and Bikeway, totaling over 10 miles of trails connecting neighborhoods and traversing natural ecosystems.



Graphic Credit: Dover Kohl and Partners

Panama City Strategic Vision for Downtown and its Waterfront

Client: City of Panama City

Execution: Horsley Witten Group & Dover Kohl and Partners



Horsley Witten Group
Sustainable Environmental Solutions

Horsley Witten Group collaborated with Dover, Kohl and Partners on the Panama City Strategic Vision for Downtown and its Waterfront; Neighborhoods Plan for Glenwood, Millville, and St. Andrews; and Retrofit of Harrison Avenue – all as part of the City’s Hurricane Michael Recovery Plan. The Downtown Vision and Neighborhoods Plans direct future growth while also preserving the city’s history, connection to the waterfront, and strong sense of community. Our staff led the plans’ sustainability and resilient infrastructure elements, including watershed analysis, coastal adaptation design, urban green infrastructure design, and design of public open spaces. Implementation of the Downtown Vision Plan is underway, including a retrofit of Harrison Avenue, the City’s main downtown commercial street. A shared plaza is proposed at the downtown center, to give a signature look to the city’s heart. The retrofit construction will commence in 2021, featuring a flush pedestrian street experience with extensive tree planting including systems to provide runoff filtering and root zone structural support. The Downtown Vision Plan received a 2020 CNU Charter Award.



Plan Cruz Bay

Client: Love City Strong, U.S. Virgin Islands

Execution: Horsley Witten Group



Horsley Witten Group
Sustainable Environmental Solutions

In 2017, Category 5 Hurricanes Irma and Maria hit the U.S. Virgin Islands within two weeks of each other, causing widespread devastation. As part of ongoing recovery efforts, HW is leading the Plan Cruz Bay project to create a community-led vision for the future of Cruz Bay in St. John. The project features extensive public engagement and participatory planning, including an intensive multi-day design charrette. The outcomes of Plan Cruz Bay are designed to serve as a supplement to the Department of Planning and Natural Resources' HW-led Comprehensive Land and Water Use Plan currently underway territory-wide and will serve as a guiding document to define residents' future vision of the area, inform government decisions, and guide implementation actions. Plan recommendations include proposals for affordable housing, transportation, community spaces, stormwater management, and land use.



Tab 3

Jason King from Able City, in collaboration with Dover Kohl & Partners, led the ReZone Albany initiative, **employing form-based codes to reshape neighborhood development through community-driven planning and interactive design charrettes**

Project Approach

Provide a detailed description of the methodology to be used and how tasks will be organized to complete the Project.

PROJECT APPROACH

1. PROJECT KICK-OFF

At the beginning of the project, Able City East and key consultants will convene a kickoff conference with the Village's staff to introduce both the Plan Team and Village Team members. **This meeting will serve as an opportunity to discuss the general scope and mission of the project, ensuring all parties share a unified vision.** During this session, we will solidify our approach, clarify roles and responsibilities, and review the foundational information requirements. We will also develop a detailed project outline and schedule, ensuring that the creation of the plan is well-structured and time-efficient. Additionally, we will identify key stakeholders (e.g., Steering Committee) and strategize on elements of the Public Outreach and Participation Plan to guarantee effective community involvement throughout the project's lifecycle.

2. EXISTING CONDITIONS & TRENDS

2.1 Existing Conditions and Trends Analysis

Our team will undertake a thorough review and analysis of existing comprehensive plans, development policies, zoning codes, thoroughfare plans, and infrastructure capabilities. This will include an assessment of growth trends and budgetary frameworks to ensure our proposal is aligned with the strategic vision and long-term planning needs of the region.

Able City East, in partnership with the economic development experts at Ninigret Partners, LLC, will undertake a comprehensive analysis of community data. This deep dive into demographics, land use, mobility, open spaces, infrastructure, natural resources, and economic trends will ensure a robust understanding of the community's needs and potentials. The analysis will be enriched with data sourced from both local and third-party providers, filling any gaps and ensuring a comprehensive view of the community. Our findings will be visually detailed through maps and narratives that elucidate community patterns, gaps, and needs. Furthermore, the data analysis will encompass demographic profiles, evaluations of anchor institutions, and a rigorous examination of housing needs across different market segments. It will assess local and regional demand, focusing on retail concentrations, activity generators, and environmental conditions to pinpoint specific market opportunities. Our methodology also includes a Land Use and Urban Design Analysis using Geographic Information Systems

(GIS) and Urban Footprint. This will involve a detailed review of the urban form, the street and block network, and the interplay between buildings and streets, as well as streetscape design characteristics, land use regulations, and physical attributes such as topography and utilities. **Additionally, our review of current thoroughfare plans will include a comprehensive Multimodal Transportation Analysis, conducted in collaboration with Street Plans.** This analysis will cover all modes of transportation, from road networks to pedestrian pathways, ensuring a holistic view of mobility and effectively addressing the diverse transportation needs of the community.



*To guarantee that the comprehensive plan for Islamorada effectively addresses local environmental conditions and risks, Able City East, in collaboration with the renowned Environmental Firm **Horsley Witten Group**, will undertake an initial Environmental and Resilience Analysis. This analysis will utilize advanced tools such as the EPA's Local Greenhouse Gas Inventory Tool and Urban Footprint to ensure a thorough and informed assessment. This analysis will provide a thorough overview of Islamorada's unique topography, land cover, hydrography, floodplains, and coastal hazards, crucial for understanding the village's vulnerability to environmental impacts. Islamorada, known for its rich marine life and diverse ecosystems, faces unique environmental challenges due to its location and ecology. Our assessment will include a detailed examination of the marine and coastal environments, focusing on protecting the local coral reefs, mangroves, and marine fauna that are essential to the area's ecological and economic health. We will also evaluate infrastructure resilience, especially concerning rising sea levels and storm surge impacts, which are critical in planning for Islamorada's sustainable development. Furthermore, the Environmental and Resilience Analysis will integrate geographic and environmental data to assess current and potential impacts of climate change, helping align our planning efforts with Islamorada's strategic vision to protect its natural resources while fostering a resilient and sustainable community.*

This comprehensive and proactive approach ensures that our planning efforts are not only in alignment with the community's current needs but also anticipate future challenges and opportunities, promoting sustainable and inclusive urban development. To facilitate this, the team will prepare base maps and exhibits for the Public Design Charrette, including existing conditions maps and aerial photos of the site. This preparation will ensure a thorough and informed planning process, enabling effective community engagement and detailed discussions during the charrette.

2.2 Site Analysis

Key representatives from Able City East will embark on a 3-day site visit to engage directly with the community and conduct initial assessments. This visit includes a village tour guided by Village Staff, where the team will observe conditions firsthand, verify existing data, and discuss local concerns and opportunities. This interaction will help refine the objectives of the comprehensive plan and lay the groundwork for Public Design Charrette.

During the site visit, the team will also hold Initial Stakeholder Meetings to gain insights into the community's dynamics and address pressing issues. These meetings will involve Village departments, community leaders, and discussions on specific topics like transportation, economics, housing, natural resources, cultural and historic preservation, and environmental concerns. These sessions aim to gather feedback on the village's challenges and opportunities and will vary in timing—from early-stage discussions to later reviews of preliminary plan recommendations. Additionally, a Steering Committee Meeting will take place, involving Village staff, community and business

leaders, and other key stakeholders. This meeting is crucial for establishing a steering committee that will hear and integrate the community's vision for the future and address any concerns regarding the public planning process. Members of the steering committee will also be encouraged to participate in broader community meetings to foster inclusive engagement.

3. COMMUNITY OUTREACH & EDUCATION

Able City East will leverage a clear understanding of existing conditions to develop a comprehensive public outreach strategy, aimed at fostering enthusiasm and awareness about the new comprehensive plan. This strategy will employ various engagement methods, including media materials and interactive initiatives, designed to clearly communicate the plan's goals and engage the community effectively. This will spotlight opportunities for improvements in equity, mobility, quality of place, quality of life, and economic accessibility.

Public Outreach Strategy:

- **Website:** A dedicated project website will function as a central resource where the community can access information at their convenience. This comprehensive platform will provide insights into the planning process, educational events, and meetings, alongside showcasing innovative online engagement tools like surveys, visual preference exercises, and interactive mapping. Furthermore, the website will facilitate virtual engagement opportunities, enabling stakeholders to engage in interactive mapping to pinpoint crucial assets and areas of concern, and conduct informal community surveys to capture residents' perspectives and feedback on their community.



Jason King works with members of the public during the charrette.

- **Social Media:** Social media will be instrumental in generating enthusiasm and raising awareness. We will leverage local community social media platforms to broaden the scope of our outreach and produce captivating content, including graphics, updates, and brief video reels, specifically designed for platforms such as Facebook, Instagram, LinkedIn, Youtube, among others. Our pre-engagement efforts will involve sharing content that clearly presents the main goals of the plan and underscores potential opportunities.
- **Marketing and Communication:** To optimize our outreach efforts, we will develop a variety of marketing materials designed to boost community awareness and engagement. These may include flyers, email campaigns, and other promotional materials tailored to capture attention and encourage active participation in the community.

This strategy is crafted to both educate and energize the community about the planning process. Our structured approach guarantees clear, transparent communication throughout the project cycle, aiming to enhance community partnerships and foster public involvement in shaping the community's future.

4. DESIGNING IN PUBLIC

4.1 Interviews

We will conduct initial interviews with key stakeholders, including representatives from Village Development Services, the Village Engineer, Public Works Department, Economic Development, Transportation Department, Fire and Police Departments, as well as the Mayor, Village Council, the Planning and Zoning Commission, and other Village Departments.

4.2 Community Engagement

In collaboration with the Village, Able City East will develop a robust public participation plan that is designed to deeply integrate the community into the planning process. **Our innovative approach combines advanced digital tools with traditional engagement methods to ensure a comprehensive and inclusive participation strategy that resonates with all demographics within the community. Our innovative community engagement strategy includes:**

- **5-Day Public Design Charrettes:** The 5-day Public Design Workshop is a pivotal component of our community engagement strategy, focusing on face-to-face charrettes to ensure all community members, particularly those with limited digital access, can



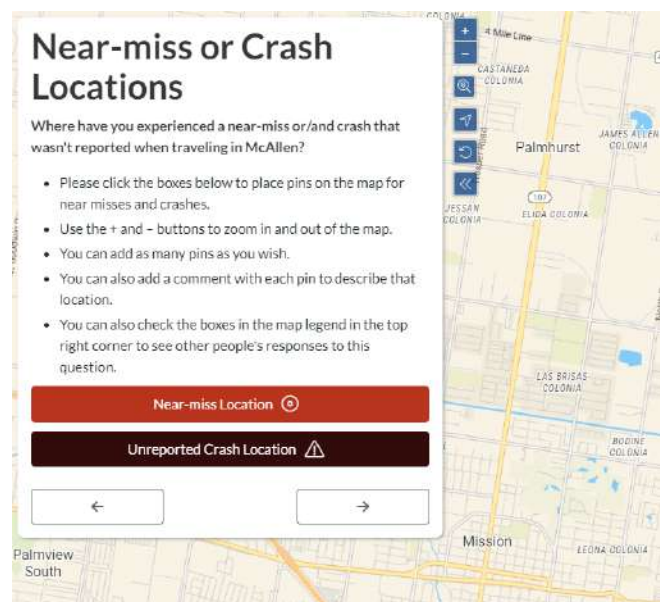
Able City engages with members of the public during the charrette.

participate meaningfully. These charrettes are designed to facilitate direct interaction, allowing residents to engage with planners, share their insights, and directly influence the planning process. The workshop will launch with a Public Charrette Kick-off and a Hands-On Design Session, where community members will delve into identifying key elements for the Village's future through interactive exercises and discussions. An Open Design Studio will also be established at a central location for the duration of the week, acting as a hub for ongoing input and refinement of emerging visions and design concepts. Concurrently, technical meetings with village staff and key stakeholders will discuss the intricate details of the community's vision, integrating both technical and local insights. **Insights from these interactions will guide the creation of Urban Design Concepts, which will include detailed illustrative plans and renderings that showcase potential enhancements. The Able City East team will develop Conceptual Illustrative Plans for key areas within the Village, accompanied by a series of renderings that vividly depict proposed growth strategies and conservation initiatives. These visual representations will highlight the transformative potential of the planning proposals, providing a clear and engaging visualization of future developments.** These sessions are designed to foster inclusive housing strategies, refine economic development plans, and integrate sustainable urban design practices. **The workshop will culminate in a Work-in-Progress Presentation to validate design concepts and gather further community feedback.** A comprehensive Public Engagement Summary will follow, documenting all activities and feedback to ensure transparency and set the stage for the next phases of the plan.

- **Virtual Charrette & Online Design:** We will facilitate virtual workshops where community members can actively contribute their ideas and feedback through interactive sessions. These workshops will utilize advanced software that supports real-time collaboration and visualizes design changes, effectively bringing urban planning into the 21st century. Additionally, our Remote Public Engagement strategy includes deploying digital platforms that enable residents to interact with the planning process from their homes or via mobile devices. To complement these efforts, we will host Video Conference Interviews and a Public Orientation Webcast. These live sessions will

provide an opportunity to discuss the plan details, answer questions, and collect real-time feedback, ensuring comprehensive community involvement and modernizing the way we engage with urban development.

- **Educational Outreach:** Organizing a comprehensive series of public presentations and interactive workshops that are fundamental to our engagement efforts. These sessions are structured to educate residents about key urban planning concepts, thereby empowering them to actively and effectively engage in the planning discussions. This initiative aims to build a well-informed community capable of shaping their environment thoughtfully and strategically.
- **Interactive Map Applications:** Utilizing interactive map applications that allow residents to identify and provide feedback on areas of concern or potential development within the Village. This tool enhances engagement by enabling users to pinpoint specific locations directly on the map, facilitating targeted and meaningful community input.
- **Online Real-time Survey Tools:** Leveraging live survey technology not only during presentations and workshops but also through standalone community surveys. This approach allows us to collect instant and ongoing feedback from a broader segment of the community, ensuring that all voices are heard and considered in the planning process. These tools enable real-time interaction and are crucial for capturing the diverse preferences and feedback of the community at various stages of the engagement.



An interactive map application designed and used by Able City to collect data from the residents of McAllen

This approach ensures that every community member, regardless of technological proficiency or access, has the opportunity to participate in shaping their Village's future. The Public Design Workshop serves as the centerpiece of our strategy, where we combine these high-tech and low-tech methods to foster a dynamic and participatory planning environment. **This integrated approach is designed to maximize community buy-in and ensure that the Comprehensive Plan truly reflects the diverse needs and aspirations of the Village's residents.**

What separates us from other planning firms is our conviction that every citizen should be given the chance to become citizen planners for life. Often times, public participation processes will engage citizens for a number of hours or days. We take a different approach, one that makes planners out of laypeople.

—Able City Approach



Mario Peña works with members of the public.

5. DEFINING THE ESSENCE

No one knows **Islamora, Village of Islands** and all its assets better than its citizens. During our community engagement efforts, we will provide opportunities for participants to voice their perspective of Village's essence. We will also integrate research into Village's history, geography, and other cultural assets that will serve as the basis for our branding team to develop an authentic and deep rooted branding strategy. Our branding plan will guide the Village in refining its broadcasted identity through graphics, written sentiments, architecture, wayfinding, and digital media.

6. DRAFTING THE PLAN

The Designing in Public process is strategically designed to significantly advance the development of the Comprehensive Plan and Zoning Code. Following the Work-in-Progress Presentation and the conclusion of the public design workshop, the Able City East team will refine initial drafts into a streamlined, visually engaging first draft document. This draft will include illustrations, renderings, and infographics that clearly articulate the community's vision and strategic recommendations.

The plan will be continuously refined through regular feedback and consultations with the steering committee via conference calls and online meetings, ensuring it meets community expectations and integrates a detailed implementation strategy for the next 10, 15, and 20 years. It will outline necessary roles, responsibilities, and potential funding sources, and update existing plans and codes to support the Comprehensive Plan's implementation. **The final plan will represent the community's collective vision, focusing on growth and character, and providing a clear roadmap for both public and private sectors.** Organized around key elements, it will include goals, strategies, and policy directives tailored to address specific resilience challenges and opportunities. Able City East will integrate insights from previous phases to form actionable recommendations and best practices for each strategic plan element, maintaining active engagement with stakeholders to ensure a comprehensive and adaptive approach to urban planning. The main plan elements are the following:

1. **Land Use and Urban Design:** This component of the plan will deliver a comprehensive analysis of existing and projected land use patterns, laying the groundwork for necessary updates to the Zoning Code and Map. Included in this section will be a Future Land Use Plan (FLUP), detailed analysis maps, identifications of redevelopment opportunity sites, and proposals for potential modifications to zoning regulations. The process commences with a thorough land use inventory conducted by Able City, which aims to accurately ascertain current zoning rules. This critical examination is essential for an effective review and reassessment of the village's existing Area Development Plans, determining their current impact and pinpointing areas ready for improvement. Utilizing these findings, our team will leverage its expertise in sustainable urban design to carefully revise and enhance the zoning codes, land use policies, and development standards.

This extensive zoning needs analysis will guarantee that our proposals support growth that is both compatible with community needs and sustainable over the long term. Our approach is designed to be in sync with the community's visions and the strategic intentions of Village officials, thereby fostering well-rounded urban development and furthering the broad planning goals of the Village.



2. **Economic Development:** In collaboration with Ninigret Partners, the Market and Economic Development Analysis conducted by Able City East will map out strategies for achieving a productive mix of uses that meet the community's ongoing needs. This analysis will be intricately aligned with land use recommendations to ensure Islamorada's growth is financially sustainable and meets community goals. The team will delve into key economic trends such as employment, business growth—including self-employment—and workforce issues like commuting patterns. Efforts will include quantifying underrepresented sectors in conventional economic data, analyzing development pressures and their implications on the local economy, evaluating key fiscal indicators and their interplay with land use, reviewing the community's strategic economic development plans,

and identifying pivotal development corridors in conjunction with land use assessments. These comprehensive activities aim to foster coherent and strategically aligned economic growth and community development in Islamorada.

3. **Public Services and Facilities:** Able City will conduct a comprehensive infrastructure assessment to enhance building codes and flood and wind damage prevention ordinances, significantly increasing structural resilience against environmental challenges such as sea level rise and storm surges, common in Islamorada. This assessment will include evaluations of public services and facilities, focusing on their effectiveness and sustainability in light of Islamorada's unique environmental assets and vulnerabilities. Led by Jason King, our team will integrate robust mitigation strategies against identified hazard risks like flooding, into the development regulations. Additionally, the infrastructure assessment will document the current state of essential systems, informing a prioritized Capital Improvements Plan. This plan will incorporate Low Impact Development (LID) techniques to minimize environmental impacts and bolster sustainability. Our strategic approach ensures that Islamorada's Comprehensive Plan supports sustainable growth while addressing the island's specific infrastructure challenges.
4. **Transportation & Infrastructure:** Able City, in partnership with Street Plans, will conduct a comprehensive evaluation of Islamorada's transportation network, including roads, public transit, bicycle paths, and pedestrian infrastructure. Our goal is to identify critical needs and prioritize investments that enhance connectivity, mobility, and accessibility. Utilizing Street Plans' expertise in designing inclusive and efficient transportation systems, we aim to integrate innovative transportation planning and placemaking strategies. Together, we will collaborate with local, county, regional, and state transportation authorities to align our plans with broader regional goals. This approach is designed to improve the quality of life for all residents and support Islamorada's sustainable growth by developing a forward-thinking transportation framework.
5. **Housing:** This plan component identifies potential areas for housing expansion or densification, providing strategies for integrating new developments with existing residential neighborhoods. Building on previous analyses, it



Cocoa Beach, FL - Able City East

will examine critical trends impacting Islamorada's housing market. Key considerations include demographic shifts among permanent residents that may necessitate diverse housing typologies, and the dynamics introduced by seasonal residents and vacation renters, which can strain community cohesion. Additionally, the analysis will explore construction trends to identify target markets for new developments and assess pressures on crucial working waterfront properties, vital to both the local economy and cultural heritage. The study will also evaluate housing affordability and broader market dynamics such as pricing, insurance issues, purchasing behaviors, and supply challenges. These insights will inform the land use strategy regarding appropriate housing densities and typologies and guide the revision and creation of county and local housing policies aimed at fostering affordable housing. This comprehensive approach ensures that housing strategies support growth while addressing socio-economic diversity and preserving the unique characteristics of the community.

6. **Natural Resources and Open Spaces:** This element will enhance previous initiatives by conducting a comprehensive inventory of existing natural resources and open spaces. It will also provide strategic recommendations for enhancing connectivity within the open space network and improving recreational facilities. This approach aims to seamlessly integrate natural environments with community recreational needs, fostering greater access and enjoyment for all residents.
7. **Cultural and Historic Preservation:** This section will focus on identifying key cultural and historic resources within the area. It will offer strategic recommendations aimed at preserving these valuable assets effectively. By outlining specific conservation measures, the plan seeks to safeguard and celebrate the community's rich heritage for future generations.
8. **Costal Management and Conservation:** In the realm of coastal planning, the collaboration between Able City East and Horsley Witten Group (HW) is set to enhance the management of coastal resources through innovative and sustainable practices. This partnership merges Able City East's extensive expertise in urban and climate planning and design with HW's interdisciplinary approach, which includes a team of engineers, scientists, planners, and landscape designers with over three decades of experience in coastal resiliency, environmental challenges, and resource protection.

Able City East will draw upon HW’s proven capabilities in translating complex environmental data into actionable community plans, leveraging their extensive experience with various stakeholders ranging from local municipalities to federal agencies. This joint effort will focus on establishing robust land use controls and construction standards designed to protect and enhance Islamorada’s coastal and marine ecosystems. Key initiatives include conducting detailed habitat assessments, implementing green infrastructure, and developing community resilience plans to combat climate impacts. **This plan element on Coastal Planning takes a thorough approach, focusing on the protection of vital natural habitats such as coastal wetlands, estuaries, marine life, and wildlife areas through rigorous land use controls and building standards.** It targets the reduction of developmental environmental impacts, aims to improve public shoreline access, and fortifies regulations to safeguard against natural disasters and pollutants. It stresses the necessity for policies that limit development in vulnerable areas, give precedence to shoreline activities, manage pollution from dredging and filling operations, and facilitate effective hurricane evacuation plans. Additionally, it underscores the critical importance of aligning with federal, state, and regional coastal agendas, thus affirming Islamorada’s dedication to fostering a sustainable and resilient coastal environment. **Together, Able City East and Horsley Witten Group are committed to ensuring that the plan’s objectives are met by combining technical excellence with community-focused solutions, thereby promoting the sustainable management of Islamorada’s unique coastal resources.**

7. DRAFT THE ZONING CODE

Able City East is set to meticulously draft the Villages’ Zoning Ordinances. This effort aims to ensure that the new code provide clear, enforceable guidelines that are essential for the successful adoption of the Comprehensive Plan, thus facilitating structured and sustainable urban development. The drafting process will actively involve key stakeholders through public sessions and targeted consultations, ensuring the ordinances reflect community needs and expectations, thereby facilitating structured and sustainable urban development.

Key Principles for Code Development:

- **Community Values:** The Code will reflect Village’s

community values through an extensive public participation process conducted by Able City and the Team. This approach ensures that new development standards derived from the community will positively influence future growth and align with local preferences.

- **Appropriateness:** Customized to Village’s specific challenges, the code will address the Village’s demographics, environmental concerns, and development capacity. The new regulations will support the preservation of Village’s culture and historical assets, manage growth effectively, and allow for developments that adhere to design standards suitable for the Village’s character.
- **Consistency:** The code will be drafted to be unambiguous and consistent, fostering predictability for both developers and Village staff. They will align with Village’s new Comprehensive Plan and other planning documents, ensuring that the code effectively support the village’s development goals as adopted by the Village council.
- **Flexibility:** Accommodating a variety of development patterns, the new ordinances will provide flexibility in administrative processes to adapt to changing urban needs. They will encourage pedestrian-friendly community centers with mixed uses, while also offering flexibility in zoning parameters such as lot dimensions, parking standards, and building heights.
- **Implementability:** With a deep understanding of Florida’s zoning regulations, Able City East will ensure that Village’s Code is practical and based on the Florida Local Government Code. The ordinances will be designed for straightforward implementation by village staff, differentiating from current codes but grounded in state requirements.

8. FINAL DRAFT REVIEW

The team will submit the final draft of the Comprehensive Plan and Zoning Ordinances to Village officials, including feasibility studies and proposed updates to the Village’s subdivision, zoning, and building ordinances. This submission allows sufficient time for village officials to review and provide feedback, ensuring a collaborative refinement process. This approach ensures that all necessary revisions are incorporated into the final draft, facilitating a seamless transition to the formal adoption phase of the comprehensive plan. Following a thorough stakeholder engagement process, Able City East will refine the updated codes based on the feedback received, enhancing clarity and enforceability with visual aids

such as illustrations and diagrams. This makes the ordinances more accessible and easier to implement, underscoring our commitment to developing practical, user-friendly zoning regulations that support Village's strategic development objectives.

9. IMPLEMENTATION & ADOPTION

Able City East will provide a comprehensive guide for implementation, tailored for staff and stakeholders to facilitate action and monitor progress. Additionally, we will offer strategies and training for community advocates to support ongoing implementation beyond adoption. We believe that a detailed implementation and action plan is crucial for achieving the vision, goals, and recommendations outlined in the Comprehensive Plan. We will outline the various recommendations found throughout the Plan, providing clear direction on how and where development should occur over the next 10, 15, and 20 years. This will include specific plans for achieving immediate, short-term, and long-term goals, identifying roles, responsibilities, potential funding sources, estimated timelines, and budgets for key projects and strategies. Recommendations for amendments to existing land development regulations and other planning-related documents that support the Comprehensive Plan will also be included.

9.1 Code Diagnostic Report

Our team will create a comprehensive code diagnostic report that thoroughly reviews the Village's codes, ordinances, and other recommendations. This report will identify future necessary updates to align with the Comprehensive Plan's intent and goals. Specifically for Islamorada, Able City East will provide a Final Draft of updated and aligned zoning ordinances that seamlessly integrate with the Comprehensive Plan's vision and objectives.

9.2 Implementation Plan Development

We will develop an implementation plan to transform the recommendations in the Comprehensive Plan into actionable steps. This plan will guide the Village through project prioritization and phasing, considering variations depending on location and responsible entities. Strategies with financial requirements will include potential funding sources to support their completion.

9.3 Matrix of Recommendations

We will create a matrix illustrating how the recommendations in the Comprehensive Plan support the Village's goals. Each recommendation

will detail prioritization, implementation timing, lead organization/entity, desired partners, financial implications, and available funding sources. This matrix will be a tool for the Village to monitor and measure the success of future planning and development efforts.

9.4.Final Draft and Adoption Process

The implementation plan will be incorporated into the Final Draft Comprehensive Plan for adoption. After the final review by Village staff, we will prepare the Comprehensive Plan for the Village's adoption process. Able City East will work closely with Village staff to ensure the final plan is in the best format for adoption and will be available to participate in the adoption meeting to ensure a smooth transition.

9.5 Deliverables in Various Formats

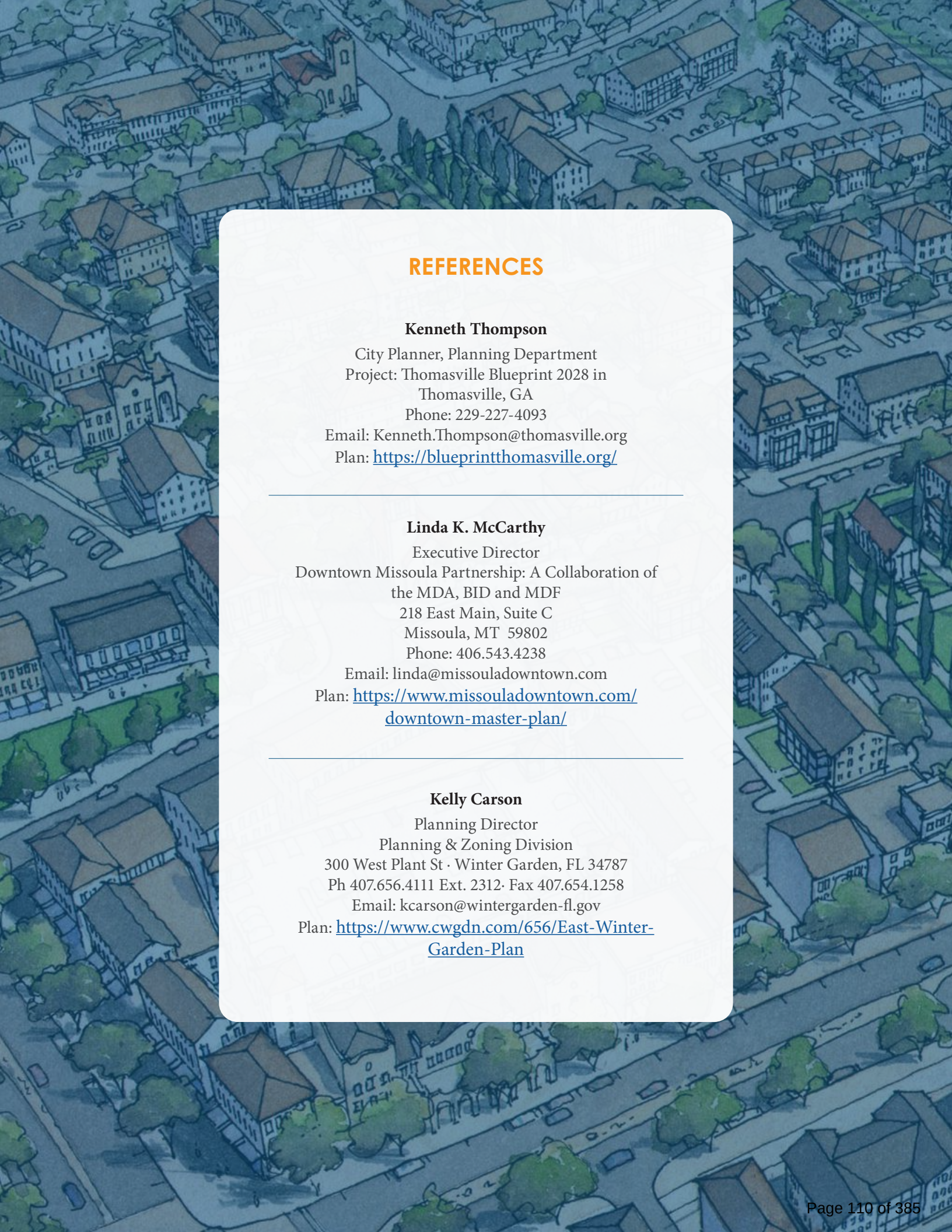
We will systematically generate and provide the Village with comprehensive deliverables that span the project's breadth. These will include, but are not limited to, Administrative Drafts, Public Review Drafts, and the Final Draft of the Comprehensive Plan and Code. Able City East will deliver these documents in various formats for applications and users. Copies will be produced to facilitate hands-on review during meetings and workshops. Simultaneously, digital copies will be available in PDF format for easy distribution and printing and in Word format to enable trackable revisions during the review process. Furthermore, recognizing the importance of geographic information systems in modern urban planning, we will provide the Zoning Map in an electronic GIS-compatible format. This will ensure seamless integration into the Village's existing GIS infrastructure and enhance the map's functionality and interactivity for users within the Village administration and the general public.

Upon the Village's final approval, we will deliver a consolidated final version that incorporates all changes made during the review and adoption process. This version will be formatted for official publication and dissemination, meeting ADA compliance and ensuring it is readily accessible and navigable by all community members. We pledge to collaborate closely with the Village's Planning Director and IT specialists to confirm that delivering these documents meets the Village's efficiency, transparency, and forward compatibility needs. **Our approach to deliverables ensures that they will be not only comprehensive and accessible but also versatile, ensuring that the final products serve the Village well into the future as a dynamic and living framework for growth and development.**

Able City led the transformative revitalization of Eagle Pass's riverfront downtown, focusing on economic growth, cultural development, and enhanced mobility. This image shows the team's community engagement efforts, crucial for strengthening cross-border ties with Piedras Negras. The project, aligning with TxDOT, ADA, and AASHTO standards, aims to create a vibrant, accessible downtown while preserving the city's heritage.

Consultant References

Provide at least three (3) clients for whom the Consultant has completed similar projects within the last five (5) years. The references should include the name, address, telephone number and email address of a contact person for each reference cited and link to completed, published comprehensive plan.



REFERENCES

Kenneth Thompson

City Planner, Planning Department
Project: Thomasville Blueprint 2028 in
Thomasville, GA
Phone: 229-227-4093
Email: Kenneth.Thompson@thomasville.org
Plan: <https://blueprintthomasville.org/>

Linda K. McCarthy

Executive Director
Downtown Missoula Partnership: A Collaboration of
the MDA, BID and MDF
218 East Main, Suite C
Missoula, MT 59802
Phone: 406.543.4238
Email: linda@missouladowntown.com
Plan: [https://www.missouladowntown.com/
downtown-master-plan/](https://www.missouladowntown.com/downtown-master-plan/)

Kelly Carson

Planning Director
Planning & Zoning Division
300 West Plant St · Winter Garden, FL 34787
Ph 407.656.4111 Ext. 2312 · Fax 407.654.1258
Email: kcarson@wintergarden-fl.gov
Plan: [https://www.cwgdn.com/656/East-Winter-
Garden-Plan](https://www.cwgdn.com/656/East-Winter-Garden-Plan)

Jason King from Able City, collaborating with Dover Kohl & Partners, spearheaded the Code SMTX project in Texas, **successfully rewriting San Marcos' Land Development Code to promote walkable urbanism and align with the city's vision, incorporating form-based codes.**



Cost Proposal

Provide a complete proposed fee schedule or not-to-exceed cost to complete the Scope of Services. The cost proposal must include a statement that the proposal remains in effect for ninety (90) days.

BUDGET AND FEE SCHEDULE

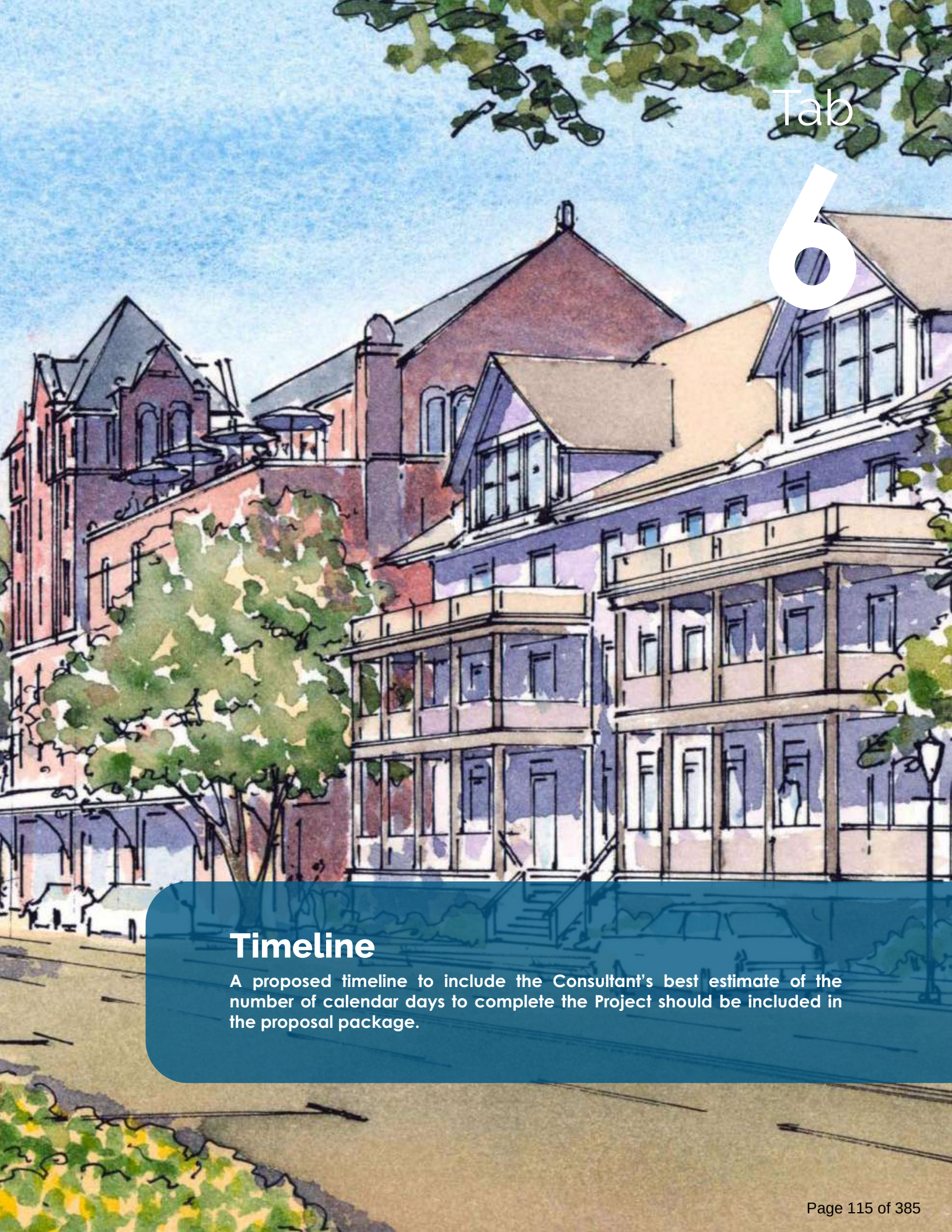
Item	Task	Sub-Total
	Task A: Project Administration	\$5,835.25
	1. Project Management and Contract Administration	
	Task B: Project Kick Off Meetings	\$9,097.68
	1. Kickoff Conference (City Staff, Consulting Team, & Stakeholders)	
	2. Overall Project Coordination & Roles Assessment	
	3. Establish Steering Committee Meeting	
	4. Progress Meetings (City Staff, Consulting Team, & Stakeholders)	
	Task C: Existing Conditions & Trends	\$15,965.63
	1. Data Collection and Mapping	
	2. Policy and Socioeconomic Review	
	3. Environmental Conditions & Risk	
	4. Market Analysis & Infrastructure Assessment	
	5. 3-Day Site Visit / Work Sessions	
	6. Existing Conditions Report	
	Task D: 3. Community Outreach & Education	\$8,065.03
	1. Project Website	
	2. Community Outreach & Education (e.g., Social Media)	
	Task E: Vision, Objectives, and Recommendations	\$43,652.89
	1. Key Individual Interviews	
	2. Community Engagement (5-Day Public Design Charrettes)	
	3. Community Interaction (Web-Based Engagement / Surveys)	
	4. Vision Framework Development (Alternative Scenarios & Strategies)	
	Task F: Plan Creation (Draft)	\$65,549.25
	1. The Essence of Islamorada, Village of Islands	
	2. Land Use and Urban Design	
	3. Economic Development	
	4. Public Services and Facilities	
	5. Transportation & Infrastructure	
	6. Housing Data and Analysis	
	7. Natural Resources and Open Spaces	
	8. Coastal Management and Conservation	
	9. Other Comprehensive Plan Elements	
	10. City Staff, P&Z, City Council Workshop / Meetings	
	Task G: Drafting and Refining The Code	\$57,150.05
	1. Code Rewrite Draft 1	
	2. Code Rewrite Draft 2	
	3. City Staff, P&Z, City Council Workshop / Meetings	

	Task H: Implementation & Adoption	\$18,092.80
	1.Strategic Planning and Implementation	
	2. Implementation Plan & Matrix	
	3.Comprehensive Plan & Code Refinement (Final Draft)	
	4.Adoption Process (Recommendations & Meetings)	
	5.City Council Adoption	
	Task I: Reimbursable Allowances	\$7,426.67
	Printing, Meeting Materials, Supplies	
	Travel Allowance	
	Project Total	\$225,000.00



Jason King from Able City, collaborating with Dover Kohl & Partners, spearheaded the Downtown Montgomery Plan, **integrating form-based codes through the adoption of SmartCode to revitalize the area.** This plan, shaped by extensive community engagement with over 850 participants, has transformed Downtown Montgomery into a vibrant hub for commerce and culture.





Timeline

A proposed timeline to include the Consultant's best estimate of the number of calendar days to complete the Project should be included in the proposal package.

PROJECT SCHEDULE

Able City has developed a tentative production schedule to complete Islamorada's Comprehensive Plan within a 12-month period, starting from the Notice To Proceed. This timeline aligns with the Village's goals and the extensive scope necessary for a thorough formulation of the Comprehensive. Our close collaboration with Village staff and the full availability of our team throughout the project duration will ensure that each task is completed efficiently within the proposed timeframe.

Months	● Deliverables ▲ Meetings / Assessment					
	1-2	3-4	5-6	7-8	9-10	11-12
Task A: City Council: Contract Approval						
Task B: Project Kick Off Meetings						
1.Kickoff Conference (City Staff, Consulting Team, & Stakeholders)	▲					
2.Overall Project Coordination & Roles Assessment	●					
3.Establish Steering Committee Meeting						
4.Progress Meetings (City Staff, Consulting Team, & Stakeholders)	▲	▲	▲	▲	▲	▲
Task C: Existing Conditions & Trends						
1.Data Collection and Mapping						
2.Policy and Socioeconomic Review			●			
3.Environmental Conditions & Risk		●				
4.Market Analysis & Infrastructure Assessment		●				
5. 3-Day Site Visit / Work Sessions	▲ ●					
6. Existing Conditions Report			●			
Task D: 3. Community Outreach & Education						
1.Project Website		●				
2.Community Outreach & Education (e.g., Social Media)						
Task E: Vision, Objectives, and Recommendations						
1.Key Individual Interviews			▲			
2.Community Engagement (5-Day Public Design Charrettes)			▲ ●			
3.Community Interaction (Web-Based Engagement / Surveys)						
4. Vision Framework Development (Alternative Scenarios)				●		
Task F: Plan Creation (Draft)						
1. The Essence of Islamorada, Village of Islands						
2. Land Use and Urban Design						
3. Economic Development						
4. Public Services and Facilities						
5. Transportation & Infrastructure						
6. Housing Data and Analysis						
7. Natural Resources and Open Spaces						
8. Coastal Management and Conservation						
9. Other Comprehensive Plan Elements						
10. City Staff, P&Z, City Council Workshop / Meetings				▲	▲ ●	

Task G: Drafting and Refining The Code						
1.Code Rewrite Draft 1						
2.Code Rewrite Draft 2						
3. City Staff, P&Z, City Council Workshop / Meetings						
Task H: Implementation & Adoption						
1.Strategic Planning and Implementation						
2. Implementation Plan & Matrix						
3.Comprehensive Plan & Code Refinement (Final Draft)						
4.Adoption Process (Recommendations & Meetings)						
5.City Council Adoption						

Able City East will ensure continuous engagement with the community and stakeholders throughout the project, following the Engagement Plan established during the initial phase. Regular monthly check-in calls and progress reports will be conducted to maintain open and transparent communication with the Village. Moreover, our team upholds the highest standards with a distinctive quality assurance and quality control process, ensuring project integrity and quality at each stage.

As part of our commitment to transparency and organization, a Gantt Chart Timeline will be integrated into our formal contract with the Village, providing a clear visual of the project schedule. Able City East is dedicated to upholding high standards of quality and timely performance, facilitated by active collaboration and comprehensive involvement from all team members. Our proven ability to meet deadlines and manage budgets is underscored by our use of cost-effective strategies and advanced tools, ensuring that every city planning project not only begins with a clear objective but also remains within budget constraints through detailed cost assessments at every project phase.





State and Local Authorization to Transact Business

Submit proof of authorization to transact and conduct business in the State of Florida. The successful proposer must be fully licensed and certified in the State of Florida at the time of submittal for the type of services to be rendered.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L24000161842
FILED 8:00 AM
April 04, 2024
Sec. Of State
cgolden

Article I

The name of the Limited Liability Company is:
KING DESIGN COLLABORATIVE LLC

Article II

The street address of the principal office of the Limited Liability Company is:
6621 SW 63RD CT
SOUTH MIAMI, FL. UN 33143

The mailing address of the Limited Liability Company is:
6621 SW 63RD CT
SOUTH MIAMI, FL. UN 33143

Article III

The name and Florida street address of the registered agent is:
JASON J KING
6621 SW 63RD CT
SOUTH MIAMI, FL. 33143

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JASON KING

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AP
JASON J KING
6621 SW 63RD CT
SOUTH MIAMI, FL. 33143 UN

Title: AP
PAMELA KING
6621 SW 63RD CT
SOUTH MIAMI, FL. 33143 UN

L24000161842
FILED 8:00 AM
April 04, 2024
Sec. Of State
cgolden

Signature of member or an authorized representative

Electronic Signature: JASON KING

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

MEMORANDUM OF AGREEMENT FOR USE OF NAME AND TRADE DRESS

This Agreement for Use of Name and Trade Dress is entered into on May 13, 2024 between King Design Collaborative, LLC, a Florida limited liability company (“KDC”) and Able City, LLC, a Texas limited liability company (“Able City”).

RECITALS

- A. KDC and Able City (or their respective owners) plan to open Able City East, LLC within 60 days from the date of this Agreement.
- B. Prior to the opening of Able City East, LLC, KDC will be announcing, explaining and marketing the services of Able City East, LLC, to planning conferences, existing and potential clients, and internally to company staffs
- C. KDC wishes to use the Able City name and trade dress in those activities, and Able City is willing to give its consent to such usage pursuant to the terms of this Agreement.
- D. KDC and Able City also wish to establish proportional assignment of expenses incurred in such activities prior to the establishment of the new firm Able City East. KDC will be responsible for 75% of the expenses while Able City, LLC will be responsible for 25%. All expenses must be approved by both parties. Related expenses for printing and other marketing materials incurred prior to this agreement shall be split in the same manner.

AGREEMENT

The parties hereto therefore agree as follows:

1. **Purpose.** Able City consents to the use by KDC of the name Able City and to KDC’s use of Able City’s trade dress (as hereinafter defined) for the purpose of marketing, advertising and promoting the services to be offered and provided to planning conferences by Able City East, LLC. The types of usage consented to herein include the use of Able City’s name or logo in print (for banners, business cards, sales literature, promotional material, project proposals, statements of qualifications, and similar items), as well as Able City’s trade dress to include its on-line presence, such as Able City’s web page, its format and designs, and social media outlets. The usage consented to in this Agreement by Able City is non-transferable and can be used by KDC only in connection with the aforementioned purpose.

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Tab 8

Appendix A

Submit the completed and signed Appendix A acknowledging receipt of Addenda and Affidavit Attesting to Noncoercive Conduct for Labor or Services.

APPENDIX A

ACKNOWLEDGMENT OF ADDENDA AND DOCUMENTS

The Proposer hereby acknowledges the receipt of the following addenda issued by the Village and incorporated into and made part of this RFP. In the event the Proposer fails to include any addenda in the table below, submission of this form shall constitute acknowledgment of receipt of all addenda, whether or not received by him/her.

ADDENDUM NUMBER	DATE RECEIVED
<u>ADDENDUM NO. 1</u>	<u>June 6, 2024</u>
<u>ADDENDUM NO. 2</u>	<u>June 18, 2024</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

In addition to the addenda listed above, I acknowledge receipt of the Affidavit Attesting to Noncoercive Conduct for Labor or Services (attached to Exhibit "B") and if awarded an Agreement with the Village will execute the affidavit attesting that my business does not use coercion for labor or services.



Signature

Jason King

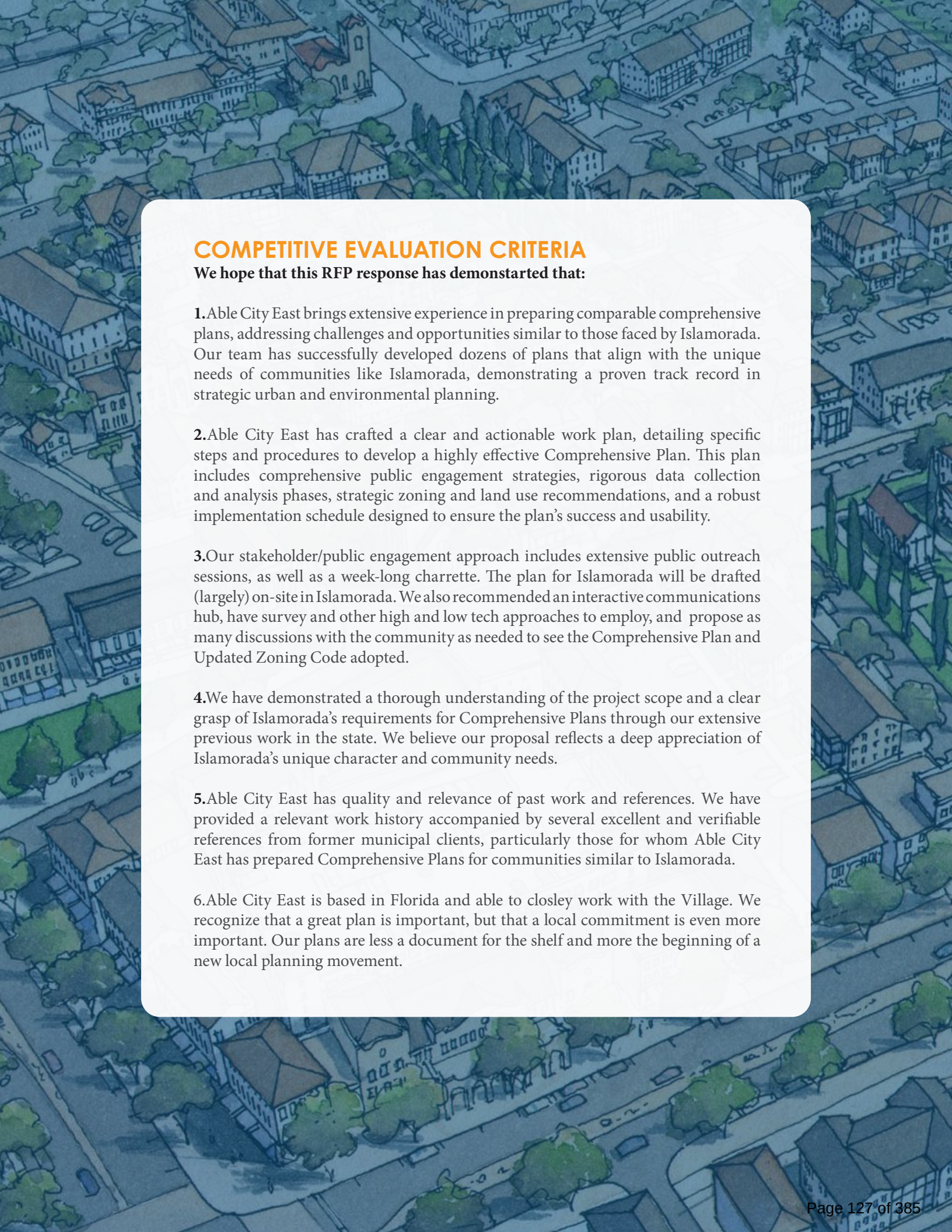
Print name

Partner, Principal

Title

July 7, 2024

Date



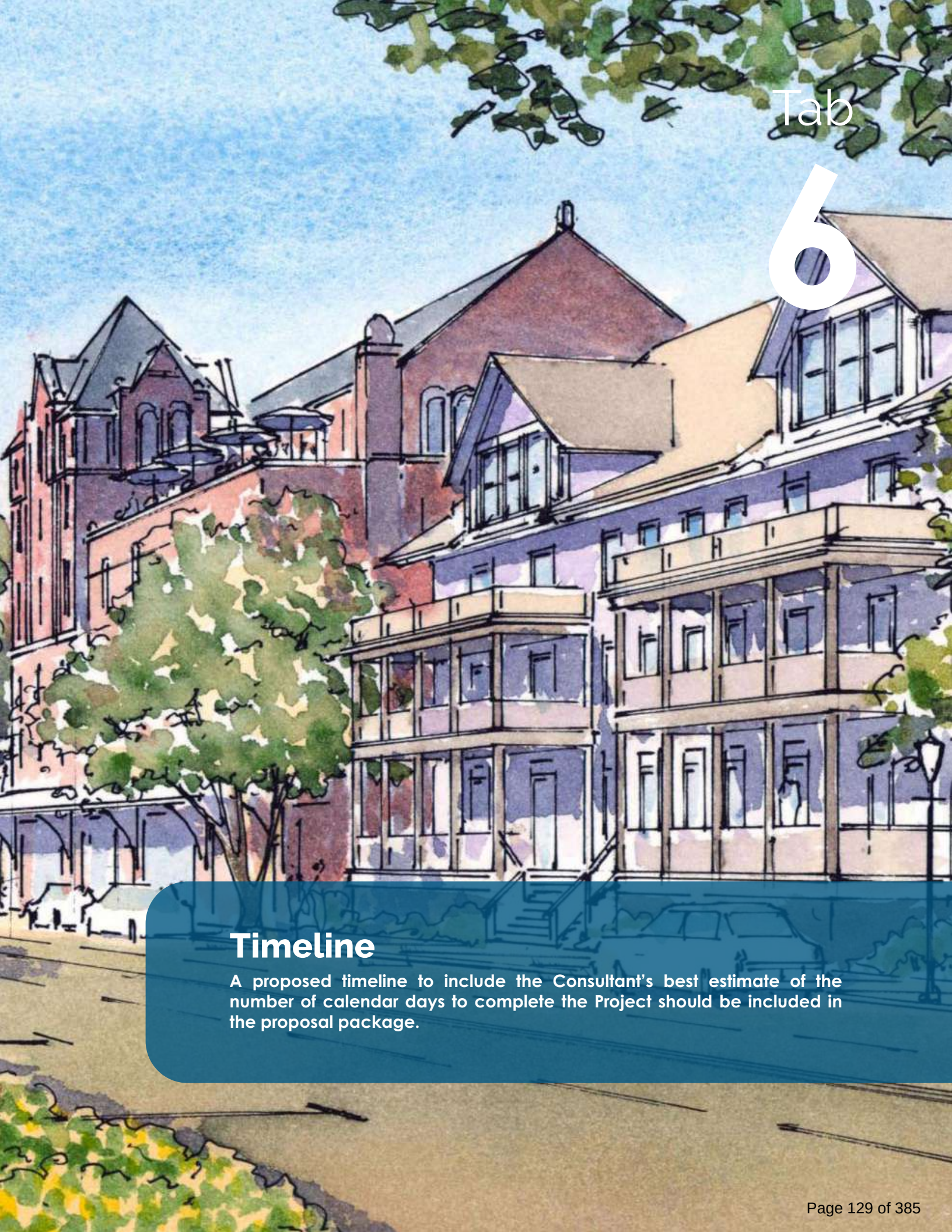
COMPETITIVE EVALUATION CRITERIA

We hope that this RFP response has demonstrated that:

1. Able City East brings extensive experience in preparing comparable comprehensive plans, addressing challenges and opportunities similar to those faced by Islamorada. Our team has successfully developed dozens of plans that align with the unique needs of communities like Islamorada, demonstrating a proven track record in strategic urban and environmental planning.
2. Able City East has crafted a clear and actionable work plan, detailing specific steps and procedures to develop a highly effective Comprehensive Plan. This plan includes comprehensive public engagement strategies, rigorous data collection and analysis phases, strategic zoning and land use recommendations, and a robust implementation schedule designed to ensure the plan's success and usability.
3. Our stakeholder/public engagement approach includes extensive public outreach sessions, as well as a week-long charrette. The plan for Islamorada will be drafted (largely) on-site in Islamorada. We also recommended an interactive communications hub, have survey and other high and low tech approaches to employ, and propose as many discussions with the community as needed to see the Comprehensive Plan and Updated Zoning Code adopted.
4. We have demonstrated a thorough understanding of the project scope and a clear grasp of Islamorada's requirements for Comprehensive Plans through our extensive previous work in the state. We believe our proposal reflects a deep appreciation of Islamorada's unique character and community needs.
5. Able City East has quality and relevance of past work and references. We have provided a relevant work history accompanied by several excellent and verifiable references from former municipal clients, particularly those for whom Able City East has prepared Comprehensive Plans for communities similar to Islamorada.
6. Able City East is based in Florida and able to closely work with the Village. We recognize that a great plan is important, but that a local commitment is even more important. Our plans are less a document for the shelf and more the beginning of a new local planning movement.



Planning • Community Engagement
Economic Development • Architecture

A watercolor illustration of a city street scene. In the foreground, there's a sidewalk and a street lamp. A large tree with green and yellow leaves is on the left. The background features several multi-story buildings with various architectural styles, including gabled roofs and dormer windows. The sky is a light blue with some green foliage visible at the top.

Timeline

A proposed timeline to include the Consultant's best estimate of the number of calendar days to complete the Project should be included in the proposal package.

PROJECT SCHEDULE

Able City has developed a tentative production schedule to complete Islamorada's Comprehensive Plan within a 12-month period, starting from the Notice To Proceed. This timeline aligns with the Village's goals and the extensive scope necessary for a thorough formulation of the Comprehensive. Our close collaboration with Village staff and the full availability of our team throughout the project duration will ensure that each task is completed efficiently within the proposed timeframe.

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Task A: City Council: Contract Approval						
Task B: Project Kick Off Meetings						
1.Kickoff Conference (City Staff, Consulting Team, & Stakeholders)	▲					
2.Overall Project Coordination & Roles Assesment	●					
3.Establish Steering Committee Meeting						
4.Progress Meetings (City Staff, Consulting Team, & Stakeholders)	▲	▲	▲	▲	▲	▲
Task C: Existing Conditions & Trends						
1.Data Collection and Mapping						
2.Policy and Socioeconomic Review			●			
3.Environmental Conditions & Risk		●				
4.Market Analysis & Infrastructure Assesment		●				
5. 3-Day Site Visit / Work Sessions	▲ ●					
6. Existing Conditions Report			●			
Task D: 3. Community Outreach & Education						
1.Project Website		●				
2.Community Outreach & Education (e.g., Social Media)						
Task E: Vision, Objectives, and Recommendations						
1.Key Individual Interviews			▲			
2.Community Engagement (5-Day Public Design Charrettes)			▲ ●			
3.Community Interaction (Web-Based Engagement / Surveys)						
4. Vision Framework Development (Alternative Scenarios)				●		
Task F: Plan Creation (Draft)						
1. The Essence of Islamorada, Village of Islands						
2. Land Use and Urban Design						
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6. Housing Data and Analysis						
7. Natural Resources and Open Spaces						
8. Costal Management and Conservation						
9. Other Comprehensive Plan Elements						
10. City Staff, P&Z, City Council Workshop / Meetings				▲	▲ ●	

Task G: Drafting and Refining The Code						
1.Code Rewrite Draft 1						
2.Code Rewrite Draft 2						
3. City Staff, P&Z, City Council Workshop / Meetings						
Task H: Implementation & Adoption						
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2. Implementation Plan & Matrix						
3.Comprehensive Plan & Code Refinement (Final Draft)						
4.Adoption Process (Recommendations & Meetings)						
5.City Council Adoption						

Able City East will ensure continuous engagement with the community and stakeholders throughout the project, following the Engagement Plan established during the initial phase. Regular monthly check-in calls and progress reports will be conducted to maintain open and transparent communication with the Village. Moreover, our team upholds the highest standards with a distinctive quality assurance and quality control process, ensuring project integrity and quality at each stage.

As part of our commitment to transparency and organization, a Gantt Chart Timeline will be integrated into our formal contract with the Village, providing a clear visual of the project schedule. Able City East is dedicated to upholding high standards of quality and timely performance, facilitated by active collaboration and comprehensive involvement from all team members. Our proven ability to meet deadlines and manage budgets is underscored by our use of cost-effective strategies and advanced tools, ensuring that every city planning project not only begins with a clear objective but also remains within budget constraints through detailed cost assessments at every project phase.





Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: October 10, 2024
SUBJECT: **Resolution Considering Guidance to Monroe County Board of County Commissioners Regarding any Future BPAS Allocations TAB B**

Background:

In the Fall of 2023, the State Department of Commerce issued their Florida Keys Hurricane Evacuation Modeling Report. This report provided several scenarios for clearance times in the event of a hurricane. After the report was issued, all the jurisdictions in Monroe County decided to let the County lead the effort on future consideration of additional ROGO/BPAS allocations. In early 2024, the state legislature agreed to include Key West in the evacuation modeling and to include mobile homes in Phase 1.

On March 20, 2024, The Monroe County BOCC held a ROGO workshop in Key Largo. It was attended by myself, Jamie Terry and Rob Cole from staff. A lot of good information was presented at this workshop. The County has been conducting their public process with the intent of presenting a report and findings to the BOCC for a decision in December. They will be looking to each municipality to provide guidance on what we will be looking for in regard to the allocations. At the April 11, 2024, Village Council meeting, I presented a timeline for Islamorada's concurrent public process.

Over the summer, the Planning Department hosted 2 workshops and created 2 surveys for the residents of Islamorada. The first workshop was held on July 30th and was attended by 24 people. The second workshop was held on August 28th and 26 people attended. Both surveys ran for 2-week periods, one in July and one in August. Each survey had just under 400 respondents. We also received 10 emails from various residents with their comments.

All the PowerPoint presentations were posted to the Village website and the meetings were recorded and posted there as well.

As a reminder, in early 2024, the Village adopted a moratorium on market rate building permits. This became effective on February 6th and was extended in June for an additional 6 months. The moratorium will now expire on February 6, 2025.

Allocations Currently Available:

Market Rate: 3

Affordable: 10

Early Evac Affordable: 292

Administrative Relief: 23

Analysis:

As part of the analysis, the Planning Department has completed a vacant parcel analysis. This analysis yielded 178 properties to further evaluate. I have attached our white paper on this analysis to your package. The current BPAS list has 54 properties on the list.

In considering the comments from the workshops and the surveys, it appears that traffic and the environment are the biggest concerns for the community. In our second workshop, our Review Engineer did a presentation on infrastructure and in the discussion regarding traffic it was noted that the fact that we have one arterial road that connects Islamorada from Key West to Miami-Dade, traveling by vehicle is a necessity. Also, our geography plays a role in that a lot of pass through traffic drives through Islamorada going South then again to come North. Monroe County is required to do a traffic study every 2 years. The study from 2023 was not accepted by the BOCC due to some changes to traffic signals and construction impacts. They are planning another study in March 2025.

The Village's environmental regulations provide for protection during any development. Currently, we limit clearing, require conservation easements, protect wetlands, replace trees and require certain percentages of open space. There are also protections for seagrass and coral and sea turtle nesting.

During the second workshop there was also a presentation by Weiss Serota on takings. There was discussion about the types of takings claims and other issues around takings. It was noted by the presenter that having some allocations would put the Village in a position to negotiate if a takings claim was filed.

Based on the data reviewed and comments received, it is the staff's position that The Village Council should request at least 250 additional allocations. These 250 would cover the 54 on the BPAS list plus the 178 from the vacant parcel analysis and provide a small cushion. How the allocations are handed out can be determined later when and if any allocations are received. It is the staff's opinion that changes to the BPAS scoring sheet need to be made and would have to be done through a change to the LDR's. The Village Council could also decide not to issue any, but at least the Village would have some to protect itself.

Budget Impact:

None at this time

Staff Impact:

None at this time

Recommendation:

Based on the data collected and reviewed, Staff recommends the approval of the attached resolution.

Attachments:

1. Clearance times
2. Vacant Parcel Analysis White Paper one pager
3. ROGO-BPAS Engagement Survey 2 results
4. 49Q0662-Resolution recommending additional BPAS allocations FINAL

Clearance Times Summary - 2023

Baseline Modeling			Phases	Florida Keys Including Key West		Florida Keys Excluding Key West	
				Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)	Mobile Homes in Phase 2 (hours)	Mobile Homes in Phase 1 (hours)
Baseline Modeling		Shows baseline - does not include additional prospective allocations	Phase 2	26.0	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
Prospective Modeling to Inform Future Policy Considerations							
S1	3,550 Allocations	Distribute based on county/municipality population size	Phase 2	27.5	25.5	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S2	3,550 Allocations	Distribute based percentage of vacant lands per county/municipality	Phase 2	28.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S3	3,550 Allocations	Distribute based on current allocations: (1,970-Monroe, 300-Marathon, 280-Islamorada, 910-Key West, 30-Layton, 60-Key Colony Beach)	Phase 2	28.0	26.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S4	Minimal Allocations (11 allocations/yr)	Distributes Monroe County (5); Marathon (2); Islamorada (2); Key West (2 – affordable only)	Phase 2 (10 Years Growth)	26.5	24.0	15.5	15.5
			Phase 2B (20 Years Growth)	26.5	24.0	15.5	15.5
			Phase 1	15.5	15.5	15.0	15.0
S5	One Unit/Vacant Lot	Distributes 7,954 units	Phase 2	31.0	28.5	17.0	16.5
			Phase 1	15.5	15.5	15.0	15.0

Vacant Parcel Analysis

Staff have been performing an analysis of residential vacant parcels within the Village. The Village's Graphical Information System (GIS) was queried using the following criteria:

- Residential zoning districts
- Parcel size (must meet the minimum sq ft for residential lot size)
- Parcel is "vacant" according to Monroe County Property Appraiser data as of 2022

The vacant parcel count obtained using the criteria yielded a count of 212 parcels which was reported to Monroe County for their vacant parcel study.

Staff has since then completed a line-by-line analysis of the parcel list to pull out any data anomalies (removing parcels on BPAS, errors in GIS data, parcels that have been subsequently developed or unified from the last data update in 2022). This initial "scrub" of the data yielded a total of 178 properties to further evaluate.

Further evaluation of the 178 parcels is detailed in this report. Categories for the parcels were developed during the analysis and are outlined below:

1. There are eight (8) parcels in Tavernaero. These parcels have beneficial use as the zoning district allows for accessory uses without a primary residence.
2. There are nine (9) parcels that are owned by HOA's or are associated with condominium type communities "green space" or common areas and are not considered "buildable" for the purposes of new residential development.
3. There are four (4) parcels that have been split without Village approval and are now non-conforming and not considered "buildable".
4. There are twenty-four (24) parcels that have habitat/hammock and have been cross-referenced with the Florida Forever List and Land Acquisition Committee list. Ten (10) of these parcels are on the lists as highly desirable properties for acquisition.
5. There are two (2) parcels that currently have Billboard signs on them. One billboard parcel, 00415880-000000 (owned by Security Storage Limited Partnership), is adjoining parcel 00415870-000000 which is owned by the Village.
6. There are 103 properties that could be unified. These properties are adjoining or adjacent to properties with single-family homes on them with same ownership and could be developed with accessory structures.
7. There are twenty-two (22) parcels that cannot be combined or otherwise categorized as above. These properties require further analysis from staff.



ROGO/BPAS Engagement Survey 2

(Rate of Growth Ordinance/Building Permit Allocation System)

Important Notes:

- Survey only for **Islamorada residents** (either full or part-time)
- # of Islamorada resident respondents: 368
- Response rate to each question (you could skip): 83-94%
- # of survey questions: 7
- Survey Topics:
 - *Do we want more allocations and how many **units** do we want?*
 - *If we accept more allocations, how should we use them?*
 - *What are the primary concerns with getting more allocations?*
 - *Specifically, regarding a 24-hr hurricane evacuation?*

Survey Results

Do we want more allocations and how many units do we want?

Most popular answer based on survey question was “none” with 36.6%; however, the remaining majority **63.3%** voted in favor of **some** allocations **rather than none**.

66.9% would rather use additional BPAS allocations from the state to handle potential takings liabilities over the alternative of a tax increase.

If we accept more allocations, how should we use them?

If we did get more allocations, highest support would be granted to allocating a combo of market rate, affordable, and workforce housing.

What are the primary concerns with getting more allocations?

1. Traffic impacts
 2. Environmental impacts
 3. Financial impacts to tax bill due to takings liability
 4. Infrastructure impacts
- ...24-Hour Hurricane Evacuation ranked around 10%

Specifically, regarding 24-hr hurricane evacuation?

When asked **directly** about concern over ability to maintain a 24-hour hurricane evacuation, 76.2% of respondents were “very” or “somewhat” concerned.

When asked about concerns with accepting BPAS allocations, 24-Hour Hurricane Evacuation ranked in the lower 10% of concerns **comparatively** to the concerns listed above.

Do we want more allocations and how many units do we want?

If we accept more allocations, how should we use them?

"If the State were to allocate additional Building Permit Allocations (BPAS), in your opinion, **how many should Islamorada accept?**"

ANSWER CHOICES	RESPONSES	
Enough to cover the estimated buildable lots	13.54%	44
Enough to cover those that are currently on the BPAS list	20.92%	68
Enough to cover the buildable lots and an additional percentage dedicated to affordable/workforce housing projects	19.69%	64
All the BPAS that is offered (allocated) from the State	9.23%	30
None	36.62%	119
TOTAL		325

Some: 63.38%

"There are approximately **220 vacant lots with possible development rights** throughout Islamorada. These vacant lots may have **potential takings claims**. How would you support handling potential takings liabilities?"

ANSWER CHOICES	RESPONSES	
Use any additional BPAS allocations received from the State	66.89%	204
Pay liabilities through a tax increase	33.11%	101
TOTAL		305

"Which of the following **purposes** would you support accepting additional allocations for?"

ANSWER CHOICES	RESPONSES	
Market Rate (single-family residential)	10.33%	34
Affordable Housing	5.78%	19
Workforce Housing	20.36%	67
A combination of the above	40.12%	132
None	23.40%	77
TOTAL		329

What are the primary concerns with getting more allocations?

"When you consider additional residential development, what concerns you the most?"

ANSWER CHOICES	RESPONSES	
Traffic impacts	33.96%	108
Environmental Impacts	23.90%	76
Infrastructure impacts	15.41%	49
Evacuating during a hurricane or named storm (Hurricane Evacuation Times)	10.06%	32
Community character	9.43%	30
Property values (up/down)	7.23%	23
TOTAL		318

"What concerns you the most as you consider the future of BPAS?"

ANSWER CHOICES	RESPONSES	
How it may impact day-to-day traffic	28.53%	93
The financial impact for my tax bill due to potential takings liabilities	19.94%	65
Potential impacts on the environment	15.64%	51
Potential impacts on the infrastructure	13.80%	45
My rights as a property owner	12.27%	40
How it may impact my ability to exit the Keys during a hurricane or named storm evacuation	9.82%	32
TOTAL		326

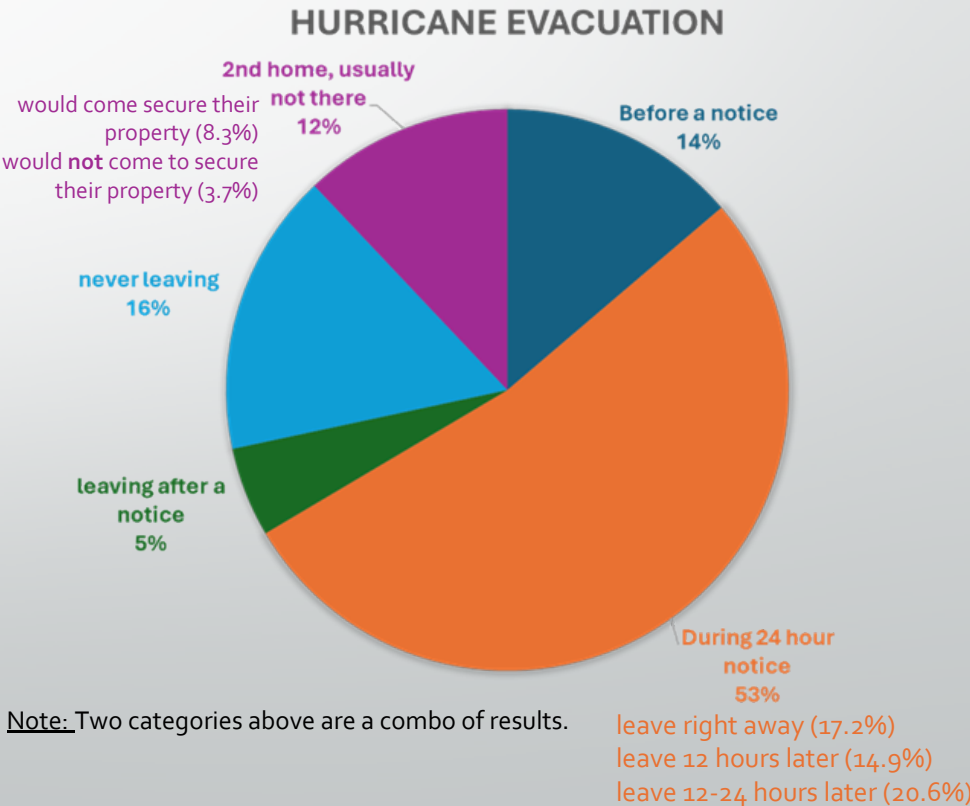
24-Hour Hurricane Evacuation

“How concerned are you with the ability to maintain a 24-hour hurricane evacuation time on US-1 (leaving the Florida Keys) as required by Florida Statute?”

ANSWER CHOICES	RESPONSES	
Very Concerned	60.06%	209
Somewhat concerned	16.95%	59
Not concerned	13.51%	47
Neutral	8.33%	29
I didn't know there was a 24-hour evacuation requirement	1.15%	4
TOTAL		348

“If a hurricane or named storm is imminent, do you: (select one that best describes your **usual approach**)”

ANSWER CHOICES	RESPONSES	
Leave the Keys as soon as I see the weather report that concerns me there is a potential storm	1.15%	4
Watch the weather and local news and leave early when they say one is approaching	12.61%	44
Leave the Keys immediately when Monroe County calls for an evacuation (within a couple of hours)	17.19%	60
Leave approximately 12 hours (or the next morning) after the evacuation order from Monroe County is issued	14.90%	52
Leave between 12 and 24 hours after the evacuation order is issued	20.63%	72
Wait and leave as the winds and rains start coming from the hurricane	5.16%	18
I am never leaving my home or the Keys	16.33%	57
My home in Islamorada is a 2nd home and I'm not usually here, but I DO come in to secure my property when the threat of a hurricane or named storm is imminent	8.31%	29
My home in Islamorada is a 2nd home and I'm not usually here during hurricane season (June - Oct) and I do NOT come in before a hurricane or named storm	3.72%	13
TOTAL		349



RESOLUTION NO. 24-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, PROVIDING A RECOMMENDATION TO THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE NUMBER OF ADDITIONAL RESIDENTIAL BUILDING PERMIT ALLOCATIONS THE VILLAGE WOULD LIKE TO RECEIVE IN POTENTIAL FUTURE ALLOCATIONS; PROVIDING FOR TRANSMITTAL OF THIS RESOLUTION TO CERTAIN PEOPLE WITH THE COUNTY

WHEREAS, Islamorada, Village of Islands (the "Village") has implemented the Building Permit Allocation System ("BPAS") as codified in Chapter 30, Article IV, Division 11 of the Village's Code of Ordinances (the "Village Code"); and

WHEREAS, in the Fall of 2023, the State Department of Commerce issued their Florida Keys Hurricane Evacuation Modeling Report which provided several scenarios for clearance times in the event of a hurricane; and

WHEREAS, all the jurisdictions in Monroe County, including the Village, decided to let the County lead the effort on future consideration of additional ROGO¹/BPAS allocations; and

WHEREAS, the Village Planning Department has held a community engagement process to discuss the impacts of receiving additional allocations including infrastructure, the environment and takings claims; and

WHEREAS, based upon, *inter alia*, the community input received and recommendations of Village staff, the Village Council desires to recommend to the Monroe County Board of County Commissioners ("BOCC") that the Village of Islamorada receive 250 additional BPAS allocations.

¹ / ROGO refers to Rate of Growth Ordinance, which is a term utilized by other jurisdictions.

**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 are incorporated herein by this reference.

Section 2. **Recommendation.** The Village hereby recommends to the BOCC that the Village receive 250 BPAS allocations, should future allocations be made available by the State of Florida.

Section 3. **Direction to the Clerk.** The Village Clerk is directed to furnish copies of this resolution to:

- A. Mayor Holly Merrill Raschein and all members of the BOCC;
- B. County Clerk Kevin Madok; and
- C. County Administrator Christine Hurley.

Section 4. **Effective Date.** This resolution shall become effective immediately upon its adoption.

[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 10TH DAY OF OCTOBER 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.



Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: October 10, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Future Land Use Map of Parcel 00394480-000108 - Second Reading TAB C**

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, which 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 damaged 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 following 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 man-made 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 man-made 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.

On June 13, 2024, the Council passed the ordinance on first reading. On August 20, 2024, the Department of Commerce issued a comment letter recommending that the Village directly incorporate the allowed uses into the plan. I have made that change in the attached resolution.

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 with vote DOC rec

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 AND TO ESTABLISH A NEW SUB-AREA POLICY UNDER OBJECTIVE 1-2.11, 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, the Local Planning Agency and Village Council desire to also create a new Policy 1-2.11.6: Lower Matecumbe Mixed Use Area 1 (LMMUA1): The Future Land use Map designation on the subject property shall be LMMUA1 and shall be limited to the following uses:

1. Docking, loading, and unloading of commercial fishing vessels;

2. Manufacture, assembly, repair, maintenance and storage of commercial fishing traps and nets; and
3. Uses and structures accessory to commercial fishing, such as bait fish tanks.
4. Docking Facilities for Commercial Fishing

All other uses allowed in the Mixed Use FLUM will be specifically excluded; 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** 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 Councilmember Gregg, who moved for its adoption on first reading. This motion was seconded by Vice Mayor Mahoney, and upon being put to a vote, the vote was as follows:

Mayor Joseph B. Pinder III	Yes
Vice Mayor Sharon Mahoney	Yes
Councilman Mark Gregg	Yes
Councilwoman Elizabeth Jolin	Yes
Councilman Henry Rosenthal	Yes

PASSED on the first reading this 13th day of June 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: October 10, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Sojourn South LLC to Amend the Zoning Map for Parcel 00394480-000108 - Second Reading TAB D**

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 Multifamily (MF). The properties to the East across Overseas Highway are designated Conservaion (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 damaged 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.

On June 13, 2024 the Council voted to approve this ordinance on first reading.

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 with Vote



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 damaged 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.

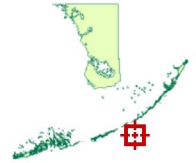
Sincerely,

s/Ernest M. Piton, Jr.

Ernest M. Piton, Jr.



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	MATECUMBE SANDY BEACH PB3-127 LOWER MATECUMBE KEY PT TRACT 5 (2.85AC) OR879-1294 OR987-44/51 OR1035-245/46				
Description	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)				

Date created: 6/6/2023
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Developed by  **Schneider**
GEOSPATIAL





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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

Phone (305) 395-1985

Fax (305) 743-4587

julie_cheon@hotmail.com

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.

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.



Figure 1 - Subject Parcel

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

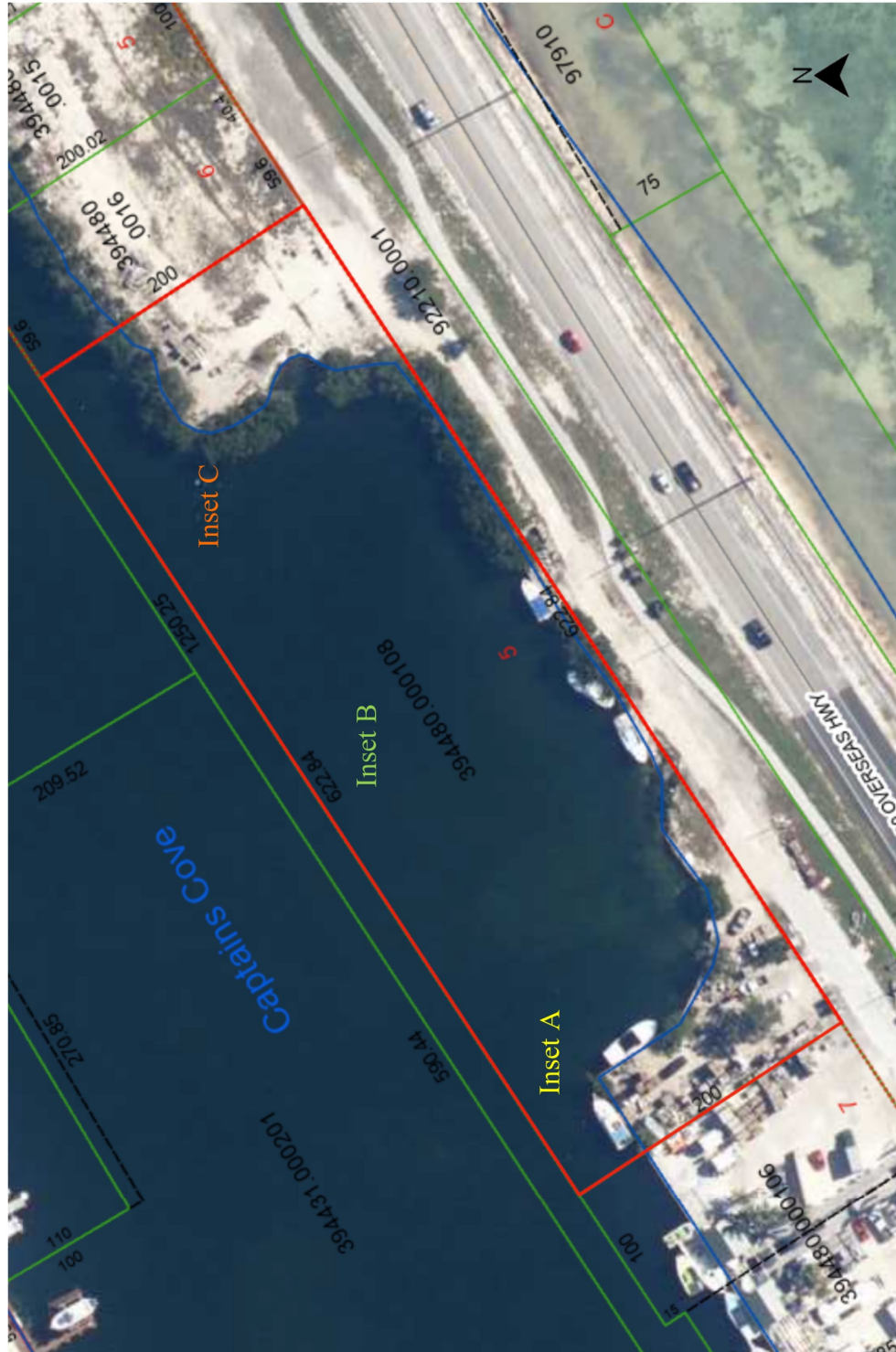
Due to the scarified nature of the parcel, the compacted fill substrate and lack of appreciable vegetation, the parcel would be classified as disturbed. **Note: This classification is not official until verified by the Village of Islamorada.**

Attachment A – Species List

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

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

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.



Not to Scale

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

B = Buttonwood

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



Attachment C - Site Photos



West Side of Property



East Side of Property



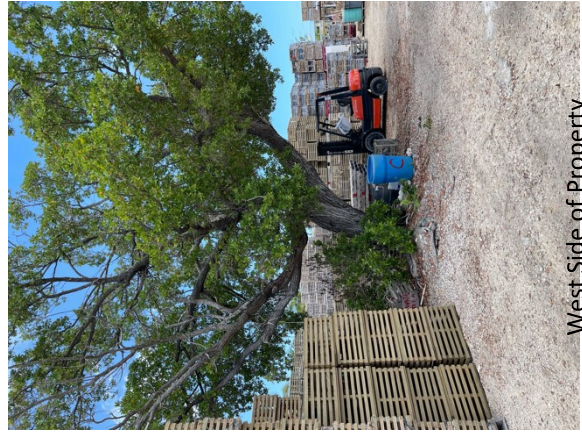
Center



Shoreline



Shoreline



West Side of Property





Monroe County 2010-2030

Population Projections

March 15, 2011



TABLE OF CONTENTS

Section	Title	Page
1.0	<i>Background - Forecast Approach</i>	2
2.0	<i>ROGO Based Permanent Population Series</i>	2
3.0	<i>Analysis of Permanent Population Data</i>	2
4.0	<i>Analysis of Seasonal Population Data</i>	3
5.0	<i>Seasonality</i>	4
6.0	<i>Methodological Flaw in MCPD and FKAA Regarding Seasonal Shift</i>	8
7.0	<i>Seasonality in Retail Sales</i>	10
8.0	<i>Long term Trends in Retail Sales and Traffic</i>	12
9.0	<i>Countywide Functional Population</i>	14
10.0	<i>Determination of Unincorporated Area Functional Population</i>	18
11.0	<i>Unincorporated Population in Upper/Middle/Lower Keys</i>	20

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 prepared¹ 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 **Figure 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.

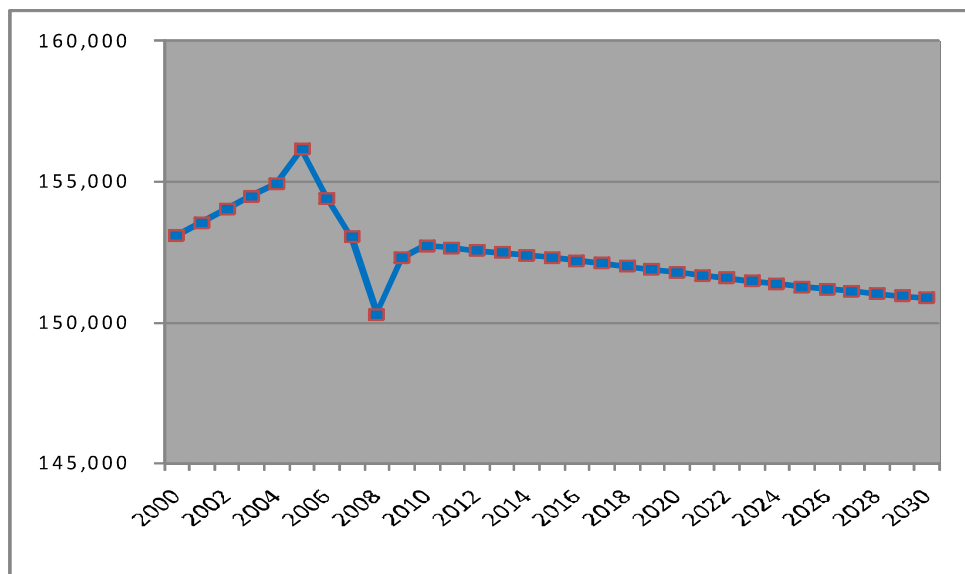


Figure 1 – Preliminary Functional Population Projection

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.



MONROE COUNTY COMPREHENSIVE PLAN UPDATE

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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%



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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

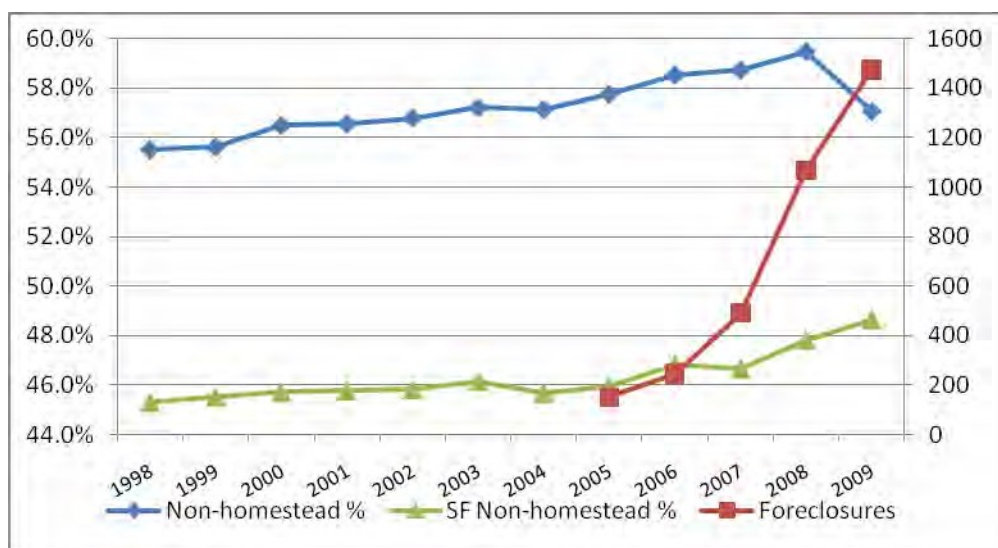


short-term tourist visitors. However, in times of high foreclosure rates, a shift to non-homestead may represent a temporary loss in permanent population.

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 FCAA 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 ($R^2=.963$). 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 retail 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.

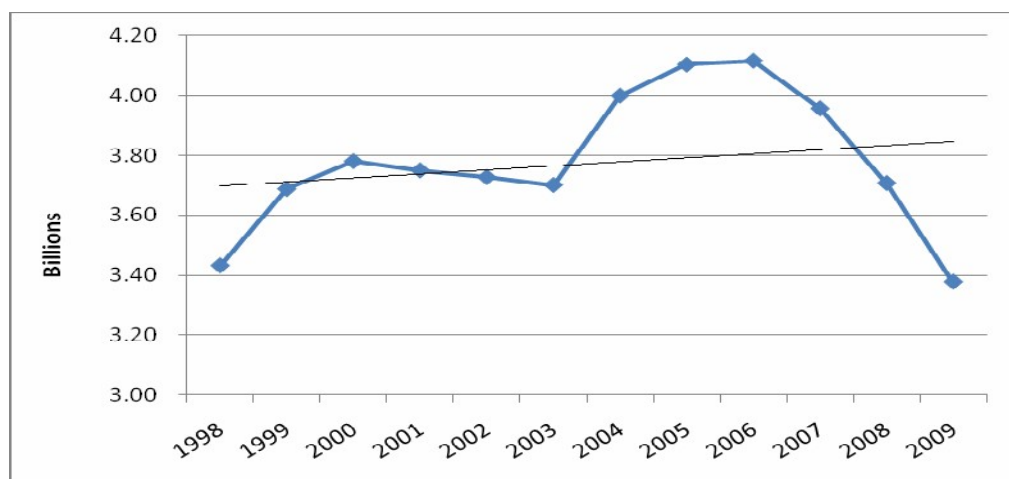
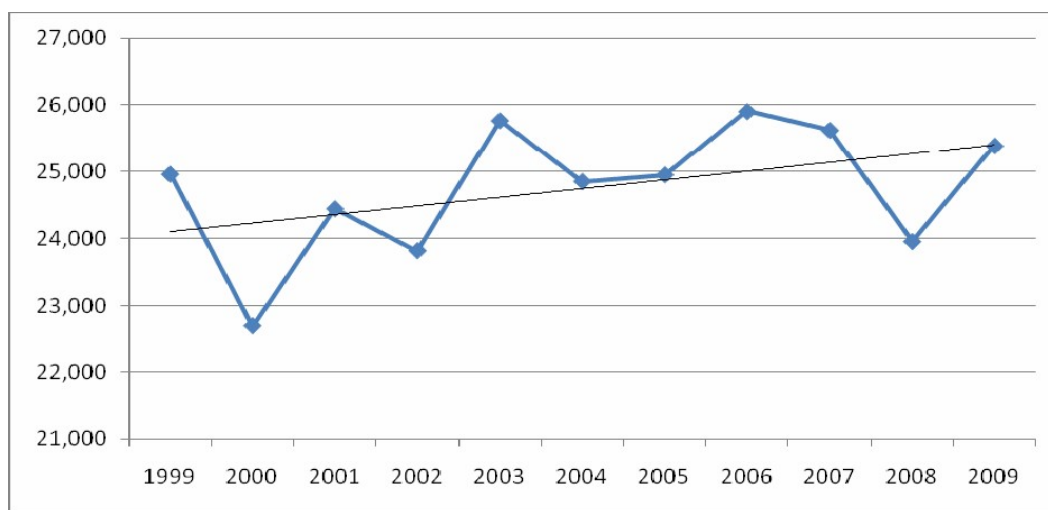


Figure 3 - Monroe County Annual Retail Sales (inflation adjusted)

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 FKA 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 FKA 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.

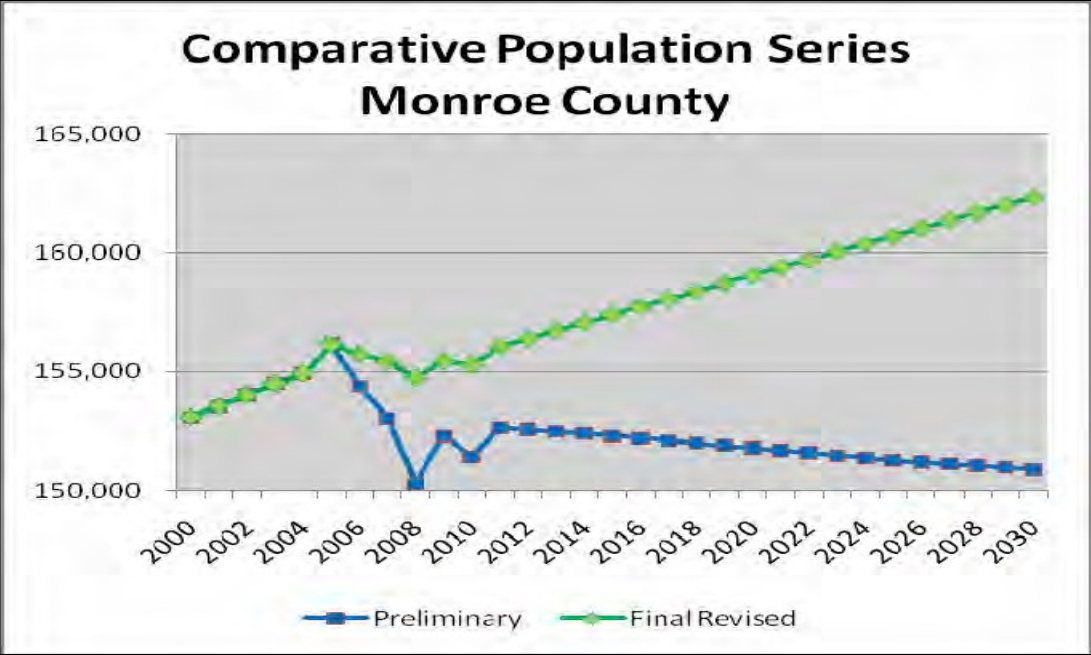


Figure 5 – Recommended Functional Population

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Table 7- Recommended Functional Population Series

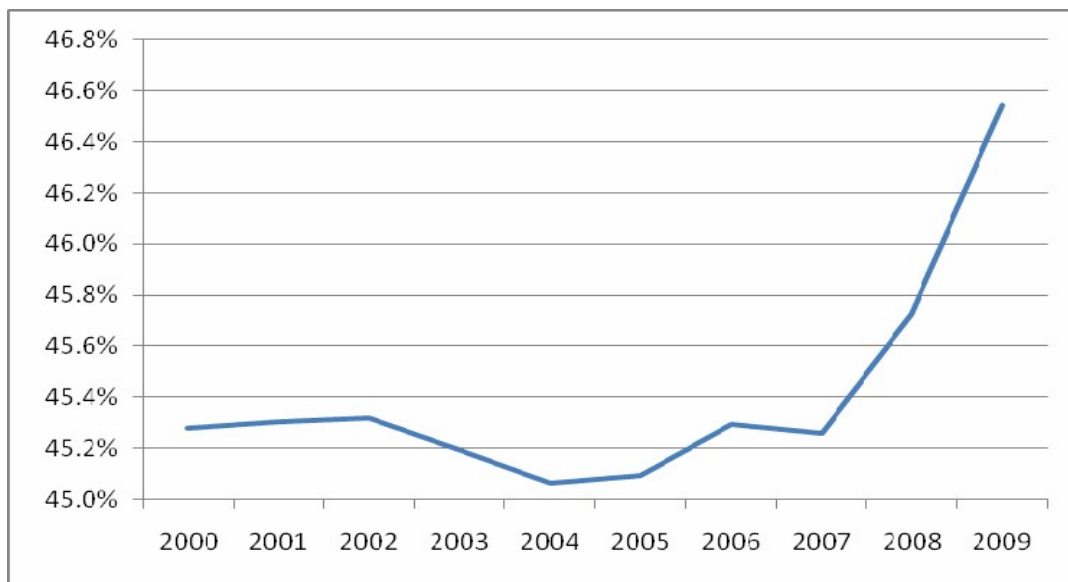
Monroe County Population Projection Seasonal Replacement Series			
YEAR	Permanent	Seasonal	Functional
2000	79,589	73,491	153,080
2001	80,011	73,540	153,551
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,236	73,688	154,924
2005	82,413	73,737	156,150
2006	80,510	75,228	155,738
2007	78,987	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 Trippers	136,718	136,099	134,005	118,427	121,866	129,491	108,744
Functional Day Trippers	375	373	367	324	334	355	298

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

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

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

Table 9- Unincorporated Functional Population Series

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

Source: Fishkind & Associates, Inc.

11.0 Unincorporated Population in Upper/Middle/Lower Keys

Permanent Population - Upper/Middle/Lower

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



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

Table 10 - Unincorporated Monroe County-Distribution of Permanent Population				
	Upper Keys	Middle Keys	Lower Keys	Total
Population (1990)	44%	3%	52%	100%
Population (2000)	42%	3%	55%	100%
Population (2009)	41%	3%	56%	100%
Population (2014)	40%	3%	57%	100%

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

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Table 11 – Permanent Population Distribution by Sub-Area

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

Source: Fishkind & Associates, Inc.



Seasonal Population - Upper/Middle/Lower

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

Table 12- Seasonal Population Distribution by Sub-Area

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

Source: Fishkind & Associates, Inc.

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

**Table 13 – Unincorporated Functional Population
Distribution by Sub-Area**

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

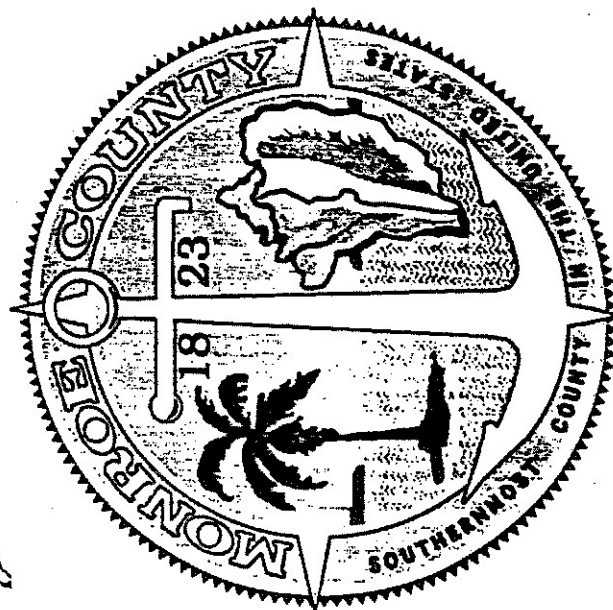
Source: Fishkind & Associates, Inc.



APPENDIX 1

MONROE COUNTY POPULATION

ESTIMATES & FORECASTS 1990 TO 2015



February, 2000



Monroe County Planning Department

MONROE COUNTY POPULATION ESTIMATES AND FORECASTS 1990 TO 2015

February, 2000

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Questions, comments or requests for additional copies may be
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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



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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.



Monroe County Planning Department

TABLE OF CONTENTS

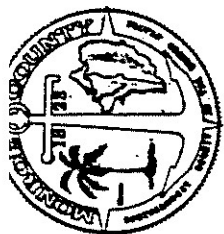
EXECUTIVE SUMMARY.....	i
BACKGROUND.....	1
GENERAL ANALYSIS.....	4
METHODOLOGY.....	24
ASSUMPTIONS.....	40
APPENDICES.....	46
Appendix 1: Tables 2.28, 2.29, & 2.30 from the Year 2010 Comprehensive Plan Technical Document	
Appendix 2: Monroe County Planning Area Enumeration District (PAED) Maps	
Appendix 3: Summary Table of Permanent, Seasonal, & Functional Population 1990-2015	
Appendix 4: Summary Table of Permanent Resident Population 1990-2015	
Appendix 5: Summary Table of Peak Number of Seasonal Residents and Visitors by PAED 1990-2015	
Appendix 6: Table of Peak Population in Seasonal Residences	
Appendix 7: Table of Peak Population in Hotels & Motels	
Appendix 8: Table of Peak Population in Campsites & Recreational Vehicles	
Appendix 9: Table of Peak Population Staying with Friends/Relatives	
Appendix 10: Table of Peak Population Staying on Live Aboard Vessels	
Appendix 11: Table Footnotes	



Monroe County Planning Department

LIST OF FIGURES

1. FUNCTIONAL POPULATION OF MONROE COUNTY 1990-2015.....	5
2. GRAPH OF FUNCTIONAL POPULATION IN MONROE COUNTY 1990-2015.....	6
3. DISTRIBUTION OF FUNCTIONAL POPULATION IN MONROE COUNTY 1999-2015.....	7
4. FUNCTIONAL POPULATION IN UNINCORPORATED MONROE COUNTY BY SUB-DISTRICT 1990-2015.....	8
5. PERCENT CHANGE IN UNINCORPORATED MONROE COUNTY BY SUB-DISTRICT 1990-2015.....	10
6. GRAPH OF PERMANENT RESIDENT POPULATION IN MONROE COUNTY 1990-2015.....	12
7. GRAPH OF PEAK SEASONAL POPULATION IN MONROE COUNTY 1990-2015.....	14
8. TRENDS IN PERMANENT VERSUS SEASONAL POPULATION FOR MONROE COUNTY 1990-2015.....	15
9. CHANGE IN THE POPULATION COMPOSITION OF MONROE COUNTY 1990-2015.....	17
10. POPULATION COMPARISON BETWEEN INCORPORATED AND UNINCORPORATED AREAS OF MONROE COUNTY 1990-2015.....	18
11. POPULATION COMPARISON BY UNINCORPORATED SUB-DISTRICT 1990-2015.....	19
12. PAED POPULATION FROM 2000 TO 2015 RANKED BY CHANGE IN FUNCTIONAL POPULATION.....	21



Monroe County Planning Department

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.



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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.



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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.



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Functional Population of Monroe County 1990-2015

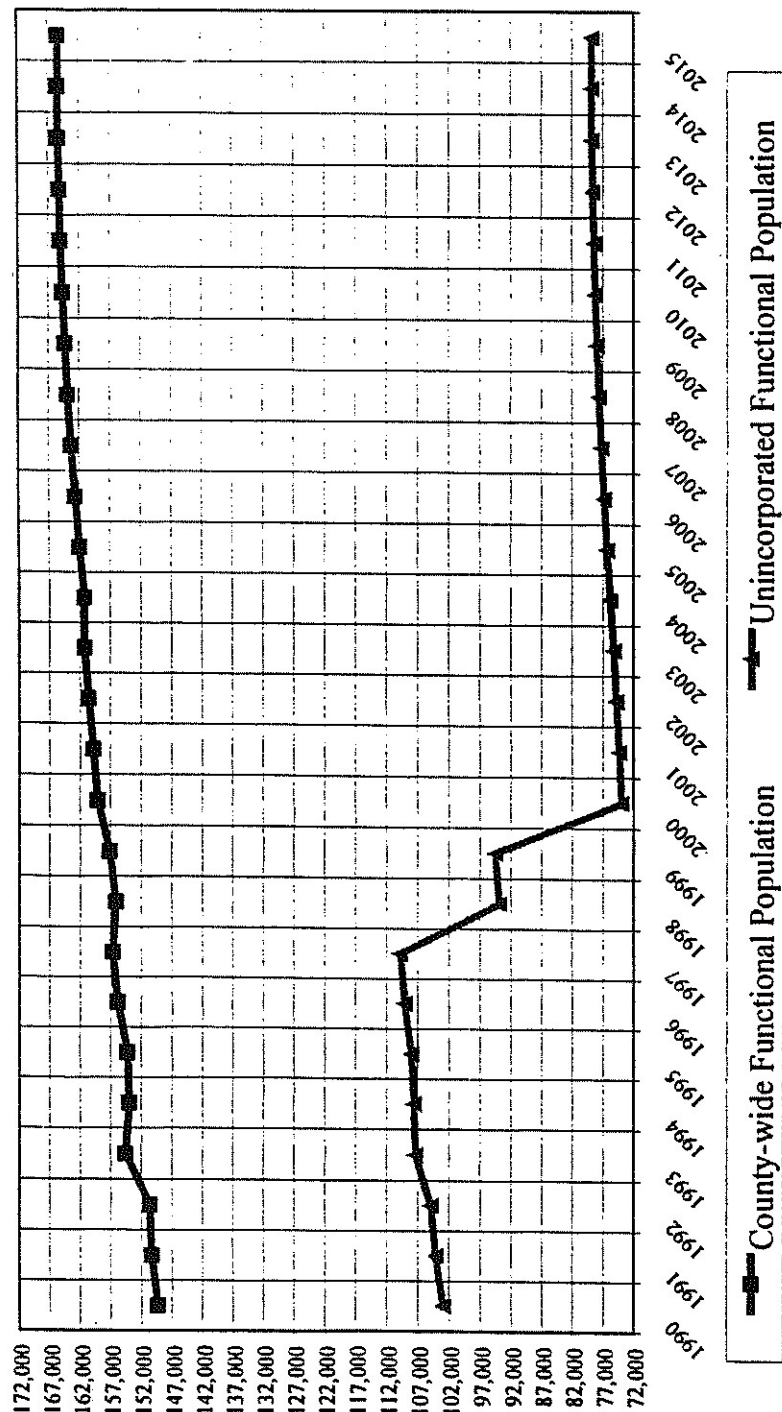
Year	Functional Population	Numerical Change	Percent Change
1990	149,348	*	*
1995	154,255	4,907	3.29%
2000	159,113	4,857	3.15%
2005	162,041	2,929	1.84%
2010	164,769	2,727	1.68%
2015	165,366	597	0.36%

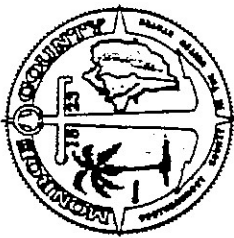
According to the table above, the functional population of Monroe County is expected to grow by more than 16,000 people from 1990 to 2015. This represents an increase of almost eleven percent (11%) over the twenty-five year period. However, the numerical and percent change columns show that the *rate* 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.



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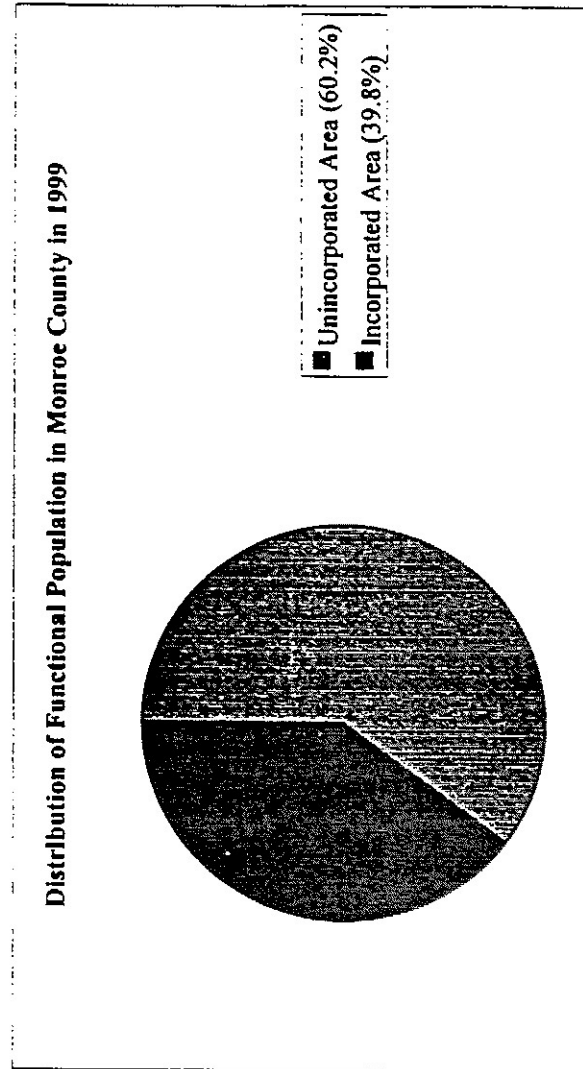
Graph of Functional Population in Monroe County 1990-2015





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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:



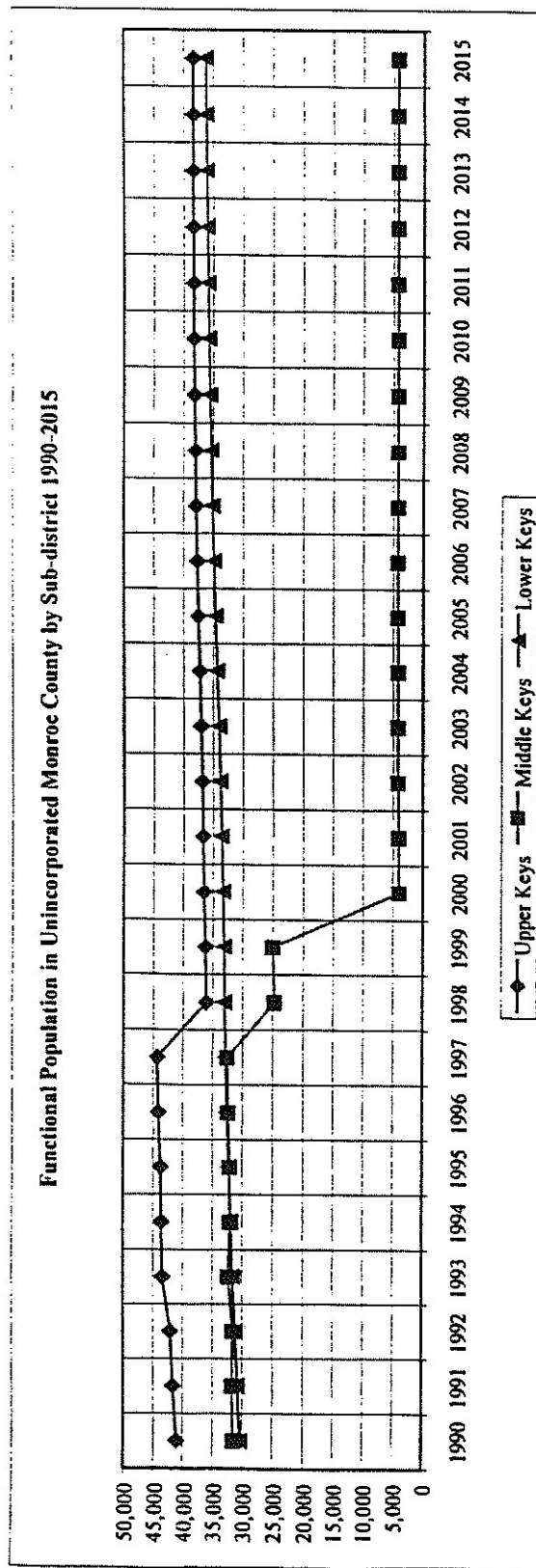
In 1999, the City of Key West accounted for around twenty-seven percent (27%) of the total functional population, while the Village of Islamorada accounts for around ten percent (10%). The cities of Key Colony Beach and Layton compose about two percent (2%) of the total functional population in Monroe 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



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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



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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 be 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:



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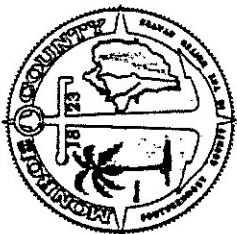
Percent Change in Unincorporated Monroe County by Sub-district 1990-2015

	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



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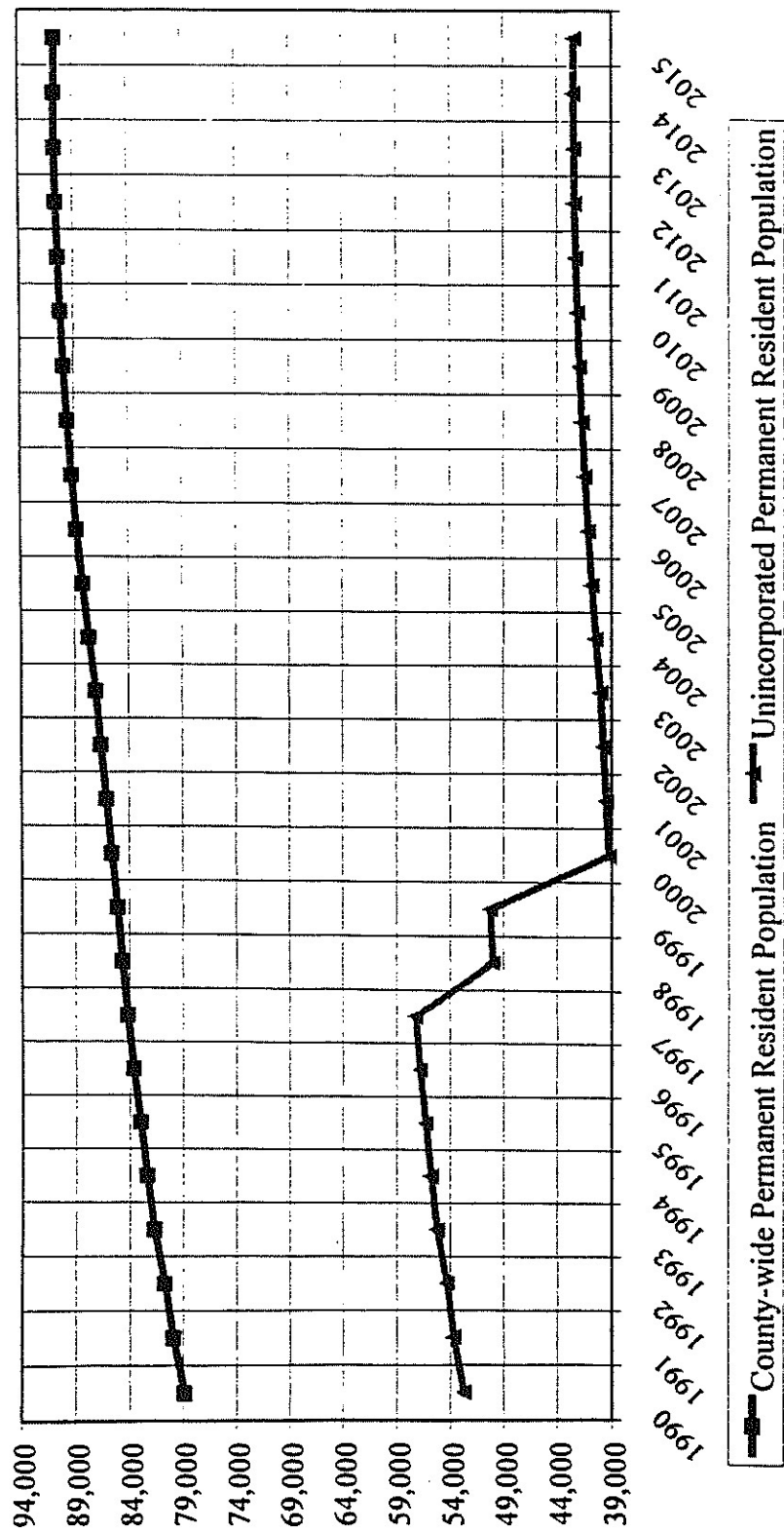
and unincorporated areas of the county. Trends in the permanent versus the peak seasonal population will also be considered at the sub-district level.

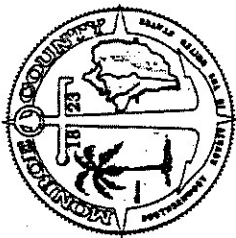
The graph on the next page shows the past and future trends in the permanent resident population for all of Monroe County as well as the unincorporated areas. The total permanent resident population in Monroe County has grown from 78,855 people in 1990 to 90,654 people by 2015, an increase of fifteen 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.



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Graph of Permanent Resident Population in Monroe
County 1990-2015





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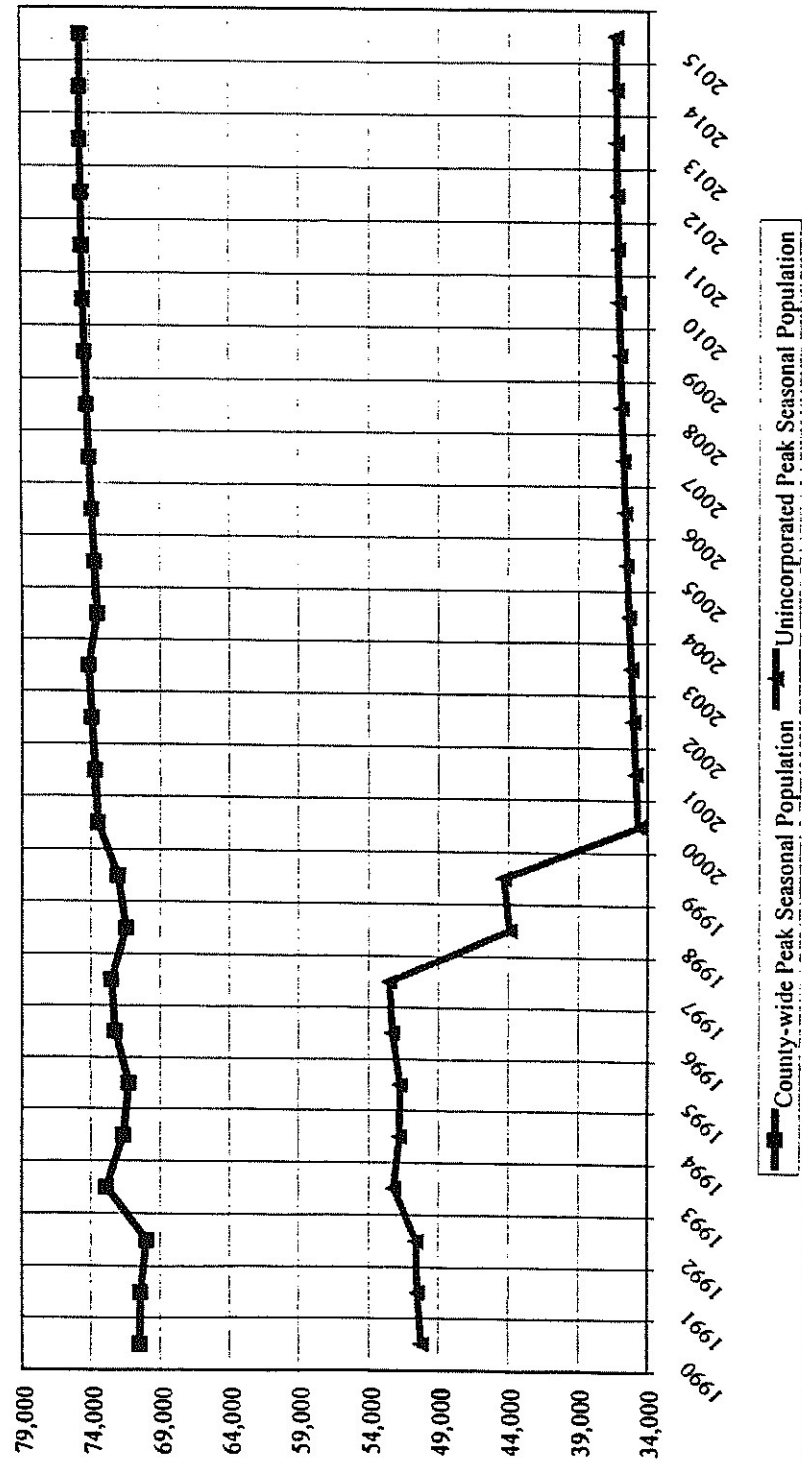
Permanent resident population figures show the total number of permanent residents at the end of a calendar year, while the peak seasonal population is the maximum or peak number of seasonal residents and visitors that can be accommodated on any given evening. Peak seasonal population figures are *not* 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.

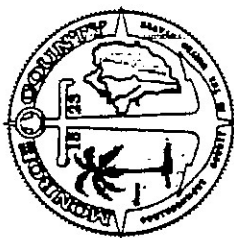
The graph on the next page shows the past and future trends in the peak seasonal population for all of Monroe County as well as the unincorporated areas. The peak seasonal population in Monroe County has grown from 70,493 people in 1990 to 74,712 people by 2015, an increase of six percent (6%) over the 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.



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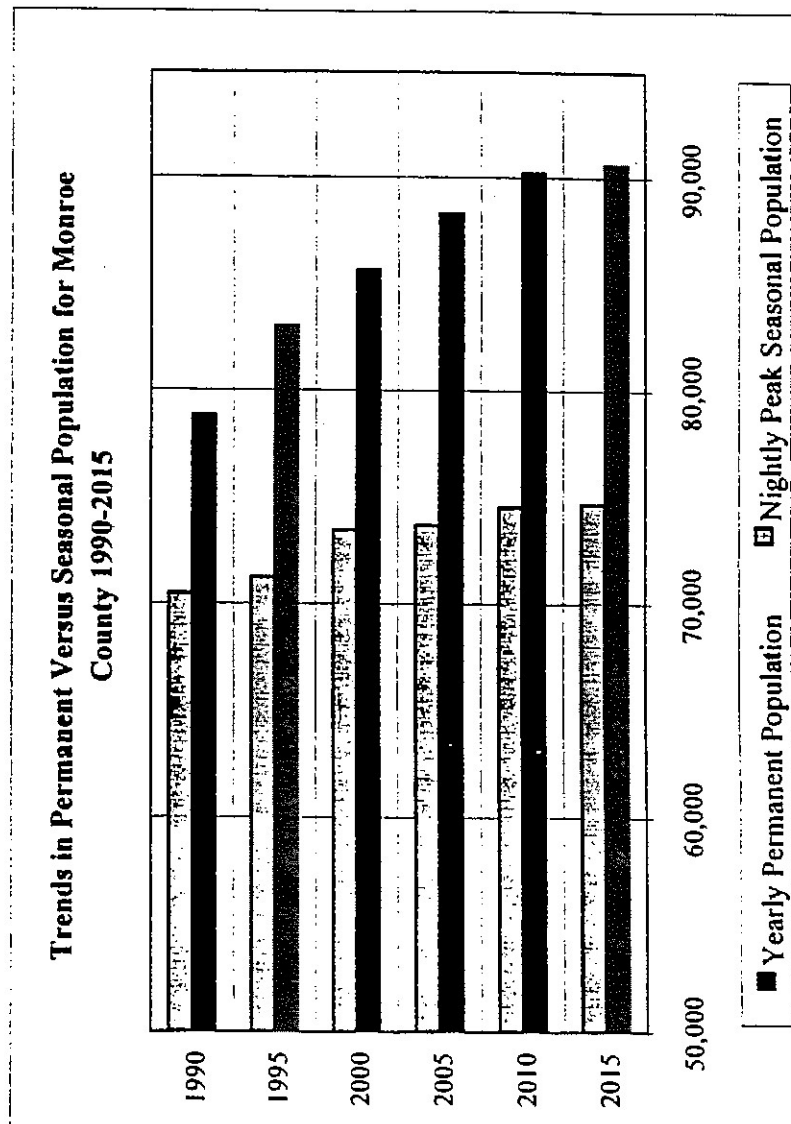
Graph of Peak Seasonal Population in Monroe County
1990-2015





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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

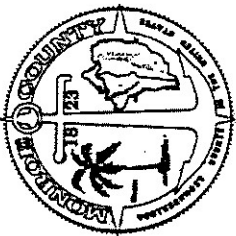


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in the number of permanent residents will continue to outpace the growth rate in the potential peak number of seasonal residents and visitors on any given evening.

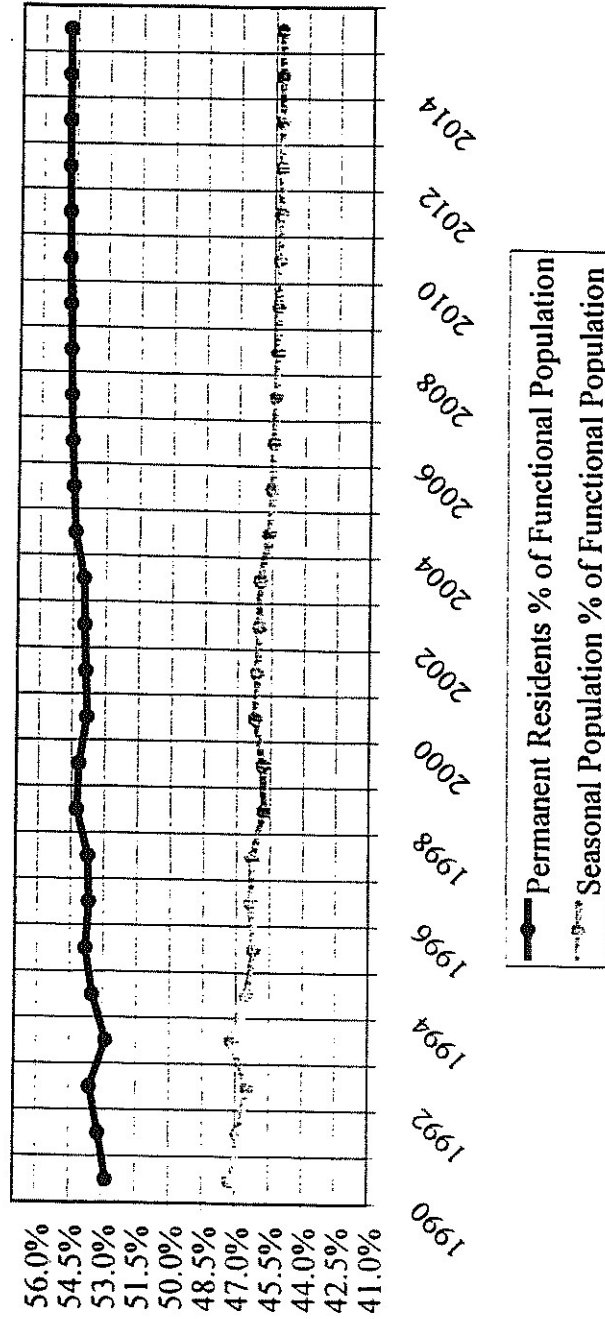
It is important to remember that the permanent resident figures are *annual* data, while the peak seasonal population data is based on the potential number of people on any given *evening*. The total number of seasonal residents and visitors who spent the night in the Keys over an entire year is not 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.

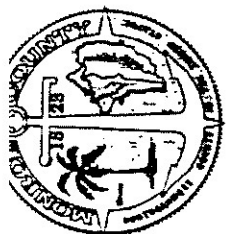


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Change in the Population Composition of Monroe County 1990-2015



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.



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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

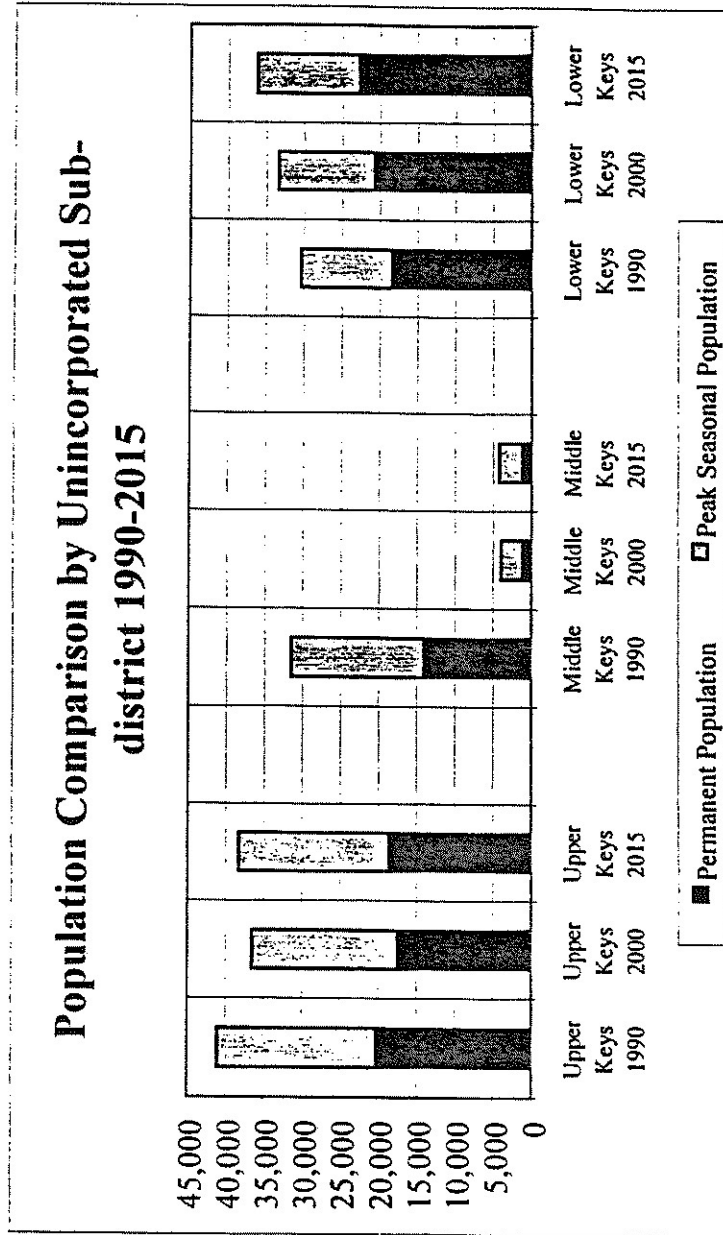
	1990			2000			2015		
	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal	Functional Population	Percent Permanent	Percent Seasonal
Incorporated Areas	46,348	56.3%	43.7%	85,144	54.4%	45.6%	86,535	55.7%	44.3%
Unincorporated Areas	103,000	51.2%	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.



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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.



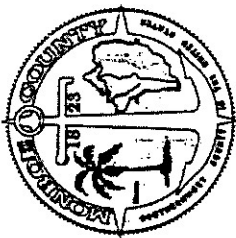
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From 2000 to 2015, the Upper Keys are expected to add 1,134 permanent residents for a permanent resident population of 18,569 people. The Middle Keys are expected to add only 74 permanent residents for an ultimate permanent resident population of 1,172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



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

PAED	Permanent Population Numerical Increase 2000	Permanent Population Percent Increase 2000	Seasonal Population Numerical Increase 2000	Seasonal Population Percent Increase 2000	Functional Population Numerical Increase 2000	Functional Population Percent Increase 2000
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

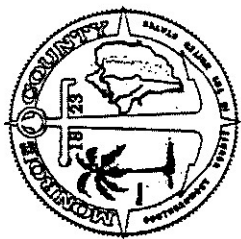


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increases, this PAED is also expected to experience some of the highest growth rates in the unincorporated portions of Monroe County. The percent increase figures shown for PAED 4b (No Name Key) are misleading since the Key has only forty-four homes, 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



Monroe County Planning Department

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



Monroe County Planning Department

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.



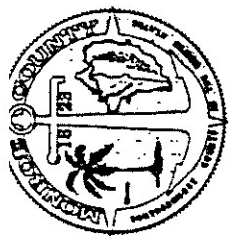
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The functional population is the sum of the permanent population and the peak seasonal population, and is used by the government in determining the potential impacts, expected usage amounts, and required capacity for a wide variety of public services 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

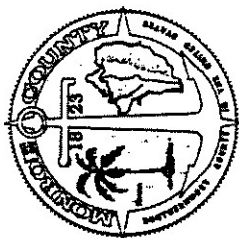


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how Census data would be broken down from census tracts or block groups into PAEDs. This information is summarized in Columns 1, 2, and 3 of the Summary Table of Permanent Resident Population 1990-2015 found in Appendix 4.

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.



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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



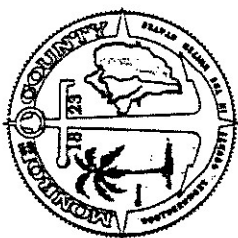
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into the appropriate PAEDs. The number of units built during 1991 was then added to the total number of dwelling units as of December 31, 1990. Once again, the resident population was derived by applying the persons per permanent resident dwelling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



Monroe County Planning Department

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



Monroe County Planning Department

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.



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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*

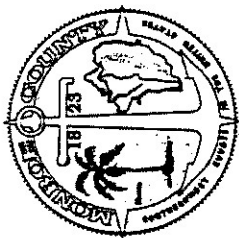


Monroe County Planning Department

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.



Monroe County Planning Department

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.



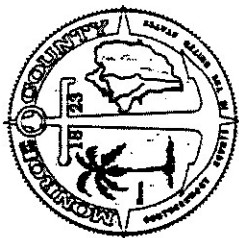
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The next step was to determine the peak number of persons per room on average for all of these accommodations. This figure was taken from a study prepared by the Tourism Development Council. This report is titled *Visitor Profiles: Florida Keys/Key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



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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.



Monroe County Planning Department

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.



Monroe County Planning Department

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



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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.



Monroe County Planning Department

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



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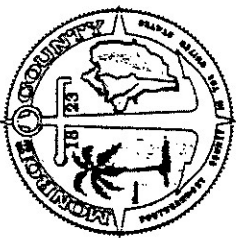
Appraisal Report on their Comprehensive Plan. The methodology used by Key West differs from that used by the County. In the interest of being inclusive of the County-wide population, this report adopted the Key West figures, and manipulated them slightly so as to provide yearly data similar to that provided 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



Monroe County Planning Department

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.



Monroe County Planning Department

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



Monroe County Planning Department

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.



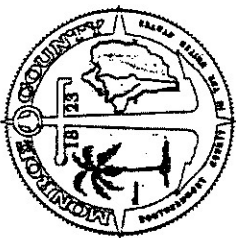
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The twelfth assumption is that the moratorium on new transient units (hotel & motel rooms, campsites, etc.) will be lifted in 2006. This policy decision is as yet unknown. The Comprehensive Plan dictates that some allowances for these uses should be 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.



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



Monroe County Planning Department

Appendix 1

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

Table 2.29
Seasonal Population Projections
Unincorporated 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
Unincorporated 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.



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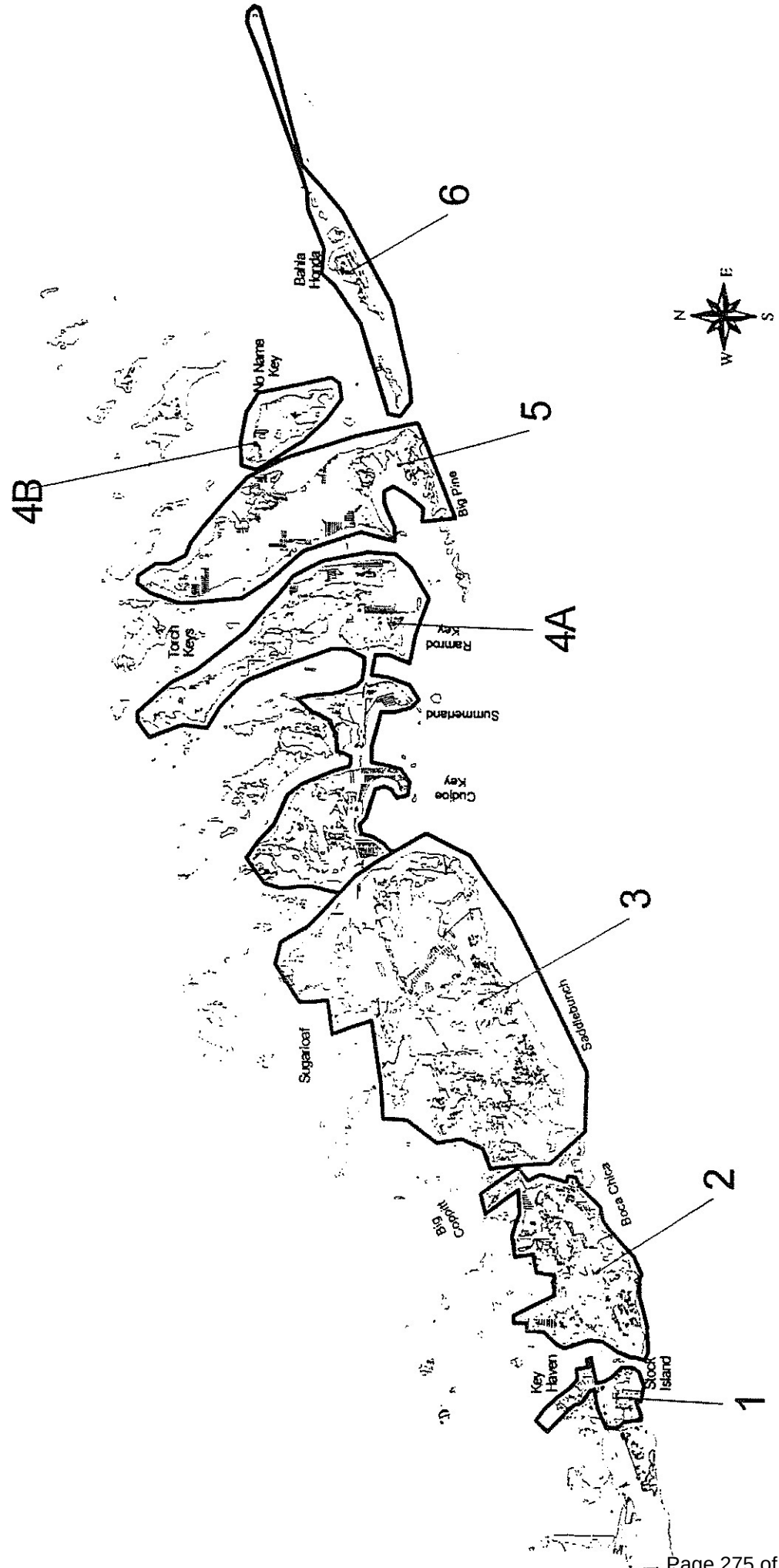
Appendix 2

Monroe County Planning Area Enumeration District (PAED) Maps



Monroe County Growth Management Division

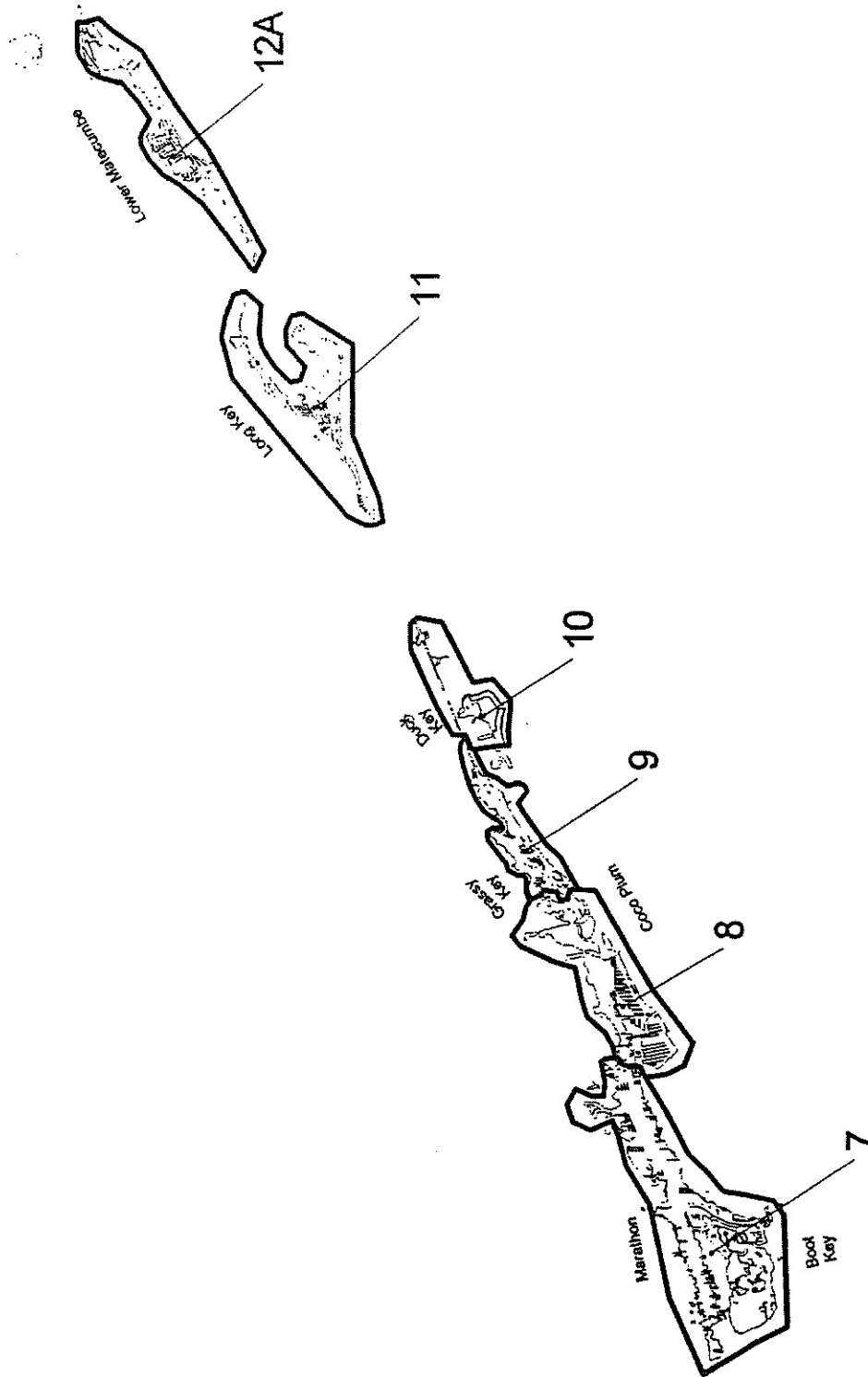
Planning Analysis Area/Enumeration Districts





Monroe County Growth Management Division

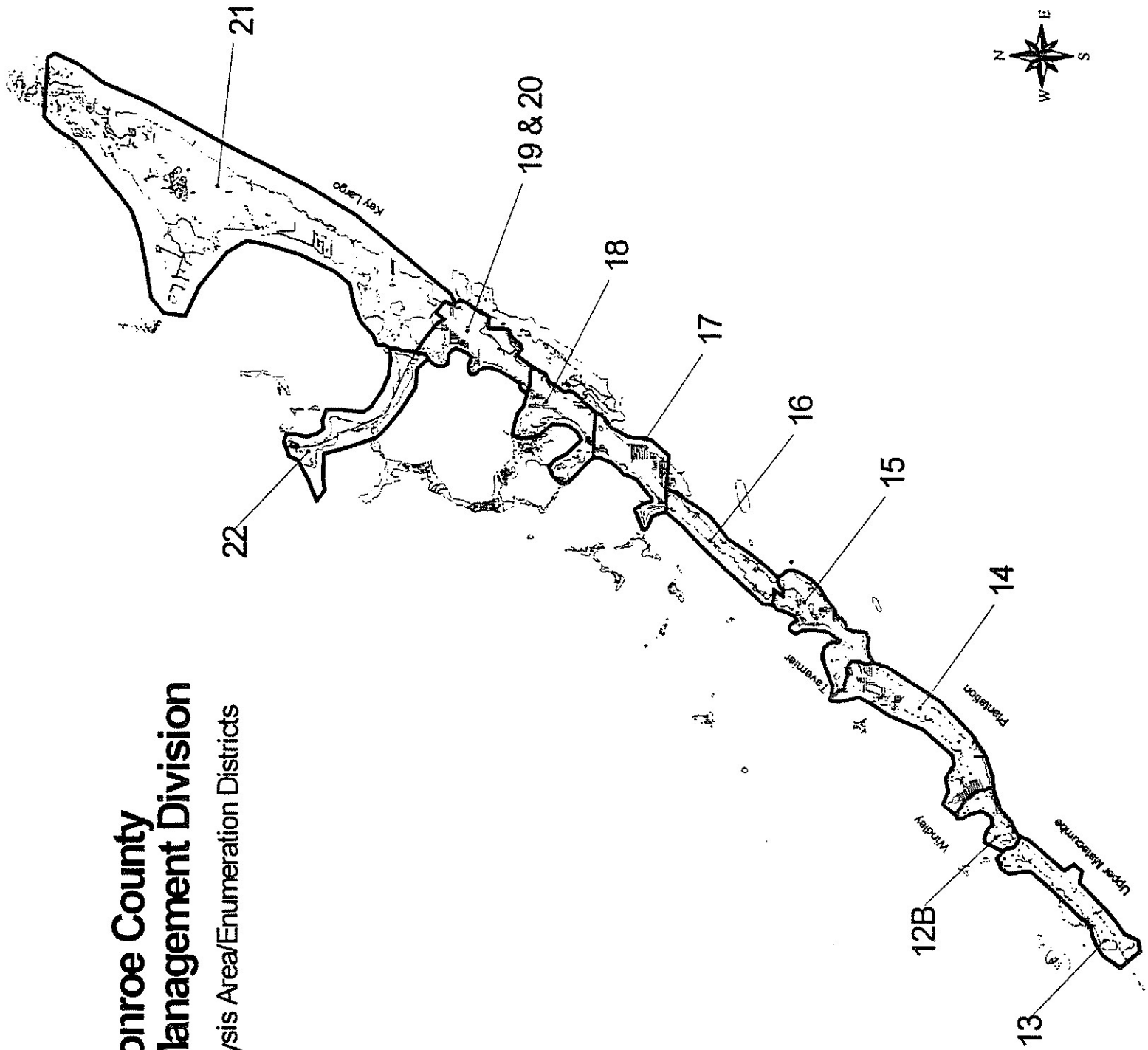
Planning Analysis Area/Enumeration Districts





Monroe County Growth Management Division

Planning Analysis Area/Enumeration Districts





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Appendix 3

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

Functional Population

PAED	1990 Permanent Resident Population	1990 Seasonal Population	1990 Functional Population	1991 Permanent Resident Population	1991 Seasonal Population	1991 Functional Population	1992 Permanent Resident Population	1992 Seasonal Population	1992 Functional Population	1993 Permanent Resident Population	1993 Seasonal Population	1993 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population
Lower Keys														
1	4,560	1,273	5,833	4,581	1,274	5,855	4,597	1,275	5,873	4,604	1,276	5,880	4,621	1,277
2	3,140	1,257	4,398	3,179	1,261	4,440	3,195	1,260	4,455	3,207	1,269	4,476	3,241	1,269
3	1,844	1,688	3,530	1,876	1,688	3,564	1,915	1,688	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	2,630	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	18
5	4,352	3,096	7,448	4,482	3,131	7,613	4,568	3,151	7,719	4,695	3,201	7,886	4,785	3,213
6	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883
Subtotal	18,446	11,940	30,387	18,809	12,044	30,853	19,086	12,105	31,170	19,368	12,264	31,632	19,826	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	6,813	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	1,128	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	687	348
11	357	1,948	2,304	357	1,946	2,303	358	1,944	2,302	359	1,986	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	1,281	2,345	1,068	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	1,287	3,265	4,532	1,288	3,142
Subtotal	14,092	17,441	31,533	14,226	17,461	31,687	14,361	17,297	31,648	14,466	17,913	32,368	14,528	17,874
Upper Keys														
14	4,514	2,936	7,449	4,649	3,002	7,651	4,740	3,042	7,782	4,804	3,089	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	2,584
18	4,163	4,150	8,313	4,206	4,166	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	2,380
21	1,530	2,944	4,473	1,543	2,953	4,496	1,553	2,955	4,508	1,582	3,001	4,563	1,585	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	21,186	42,122	21,399	22,043	43,442	21,641	21,936
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 Layan	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	16,233	43,277	25,149	17,723	42,872	25,255	18,985	44,220	25,380	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

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	1,268	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	7,997	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	3,255	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	1,883	2,323	440
Subtotal	31,930	19,852	12,371	32,223	20,132	12,477	32,609	20,320	12,541	32,861	20,486	12,561	33,036	20,684
Middle Keys														
7	15,830	9,185	6,692	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	899	346	1,045	701	350	1,051	706	406	1,112	708	707	1,416	711
11	2,339	359	1,878	2,336	372	2,002	2,374	377	2,008	2,385	377	2,002	2,378	377
12a	2,365	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	14,919	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	4,805	3,132	8,037	4,841	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	2,840	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	84	104	168	64
Subtotal	43,576	21,811	21,926	43,737	21,886	22,136	44,121	22,184	22,225	44,378	17,261	18,877	36,138	17,360
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														
City of Laysan	351	197	157	354	198	159	357	201	160	361	203	158	361	206
City of Key Colony B.	2,572	1,045	1,581	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	4,783	1,265	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	5,085	3,239	8,334	5,155	3,270	8,424
4b	22	79	58	23	81	59	24	83	61	24	85	83	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	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323
Subtotal	12,667	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	1,829	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	2,817	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	4,816	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	9,181
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	1,685	3,126	4,791
22	104	168	65	104	169	65	104	169	65	104	169	65	104	169
Subtotal	18,957	36,317	17,435	19,180	36,615	17,519	19,224	36,744	17,604	19,269	36,872	17,889	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
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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 Laysan	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	28,102	18,165	44,267	28,261	18,182	44,443	28,421	18,198	44,619	28,524	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
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PAED	2004 Permanent Resident Population	2004 Seasonal Population	2004 Functional Population	2006 Permanent Resident Population	2006 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	4,781	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	3,416	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	85	26	91	68	27	95	71	28	99	73	29	103	76	30
5	5,233	3,352	8,586	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	1,683	2,323	439	1,683	2,322	437	1,685	2,322	436	1,687
Subtotal	21,446	12,903	34,347	21,662	12,977	34,639	21,660	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	3,096	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	2,776	6,112	3,382	2,798	6,180	3,427	2,817
18	4,586	4,609	9,205	4,624	4,620	9,244	4,648	4,629	9,276	4,667	4,836	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	2,800	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														
City of Laysan	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 Key Colony B.	219	168	386	221	169	390	223	170	393	225	171	396	226	172
City of Marathon	1,148	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 Key West (p)	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
Subtotal	26,628	17,343	43,970	26,731	17,354	44,085	26,783	17,360	44,153	26,855	17,381	44,236	26,917	17,402
COUNTY TOTAL (q)	87,705	73,531	161,235	88,305	73,737	162,041	88,808	73,914	162,722	89,253	74,108	163,361	89,640	74,275

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

Functional 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	2,478	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	9,298	5,797	3,601	9,397	5,866	3,632	9,488	5,911
4b	106	79	31	110	82	33	114	85	34	118	88	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	35,368	22,339	13,263	35,592	22,468	13,312	35,770	22,566	13,368	35,922	22,632	13,416	36,047	22,887
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	3,028	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	3,308
16	6,993	2,357	4,625	6,981	2,348	4,618	6,965	2,337	4,608	6,945	2,323	4,596	6,919	2,308
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	3,808
18	9,328	4,692	4,653	9,345	4,697	4,658	9,355	4,697	4,661	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	68	105	171	65	105	171	65
Subtotal	38,078	16,444	19,761	38,205	18,610	19,793	38,303	18,658	19,816	38,373	18,688	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	6,092	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 Laysan	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	10,238	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	17,488	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

PAED	2013 Seasonal Population	2013 Functional Population	2014 Permanent Resident Population	2014 Seasonal Population	2014 Functional Population	2016 Permanent Resident Population	2016 Seasonal Population	2016 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	84	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	1,888	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	3,036	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	4,591	6,889	2,280	4,564	6,854	2,270	4,545	6,815
17	2,897	6,504	3,634	2,809	6,543	3,657	2,918	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	1,893	3,173	4,866	1,885	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								
City of Laysan	8,717	16,877	8,157	8,694	16,851	8,145	8,667	16,812
City of Key Colony B.	175	407	232	175	407	232	175	408
City of Marathon	1,793	3,003	1,211	1,794	3,005	1,210	1,794	3,004
City of Key West (p)	10,210	21,589	11,316	10,191	21,507	11,241	10,170	21,411
Subtotal	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.



Monroe County Planning Department

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 STF 1A Total Population	April 1, 1990 STF 1A 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 Vacant Percent (9/8)	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 Unit (4/6)	Total Number of Dwelling Units Completed 4/29/90 - 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	2,580	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	281	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	8,599	6,417	2,282	6,112	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													
	9708	N/A	-	-	-	-	-	-	-	-	-	-	-
City of Laysan	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, Laysan, 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
	December 31, 1990 Total Housing Units (5 x 14)	December 31, 1990 Total Housing Units (12 x 18)	DECEMBER 31, 1990 PERMANENT RESIDENT POPULATION (f) (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 (18 x 18)	December 31, 1991 Total Number of Seasonal Housing Units (12 x 19)	DECEMBER 31, 1991 PERMANENT RESIDENT POPULATION (f) (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 x 22)	December 31, 1992 Total Number of Seasonal Housing Units (12 x 23)	DECEMBER 31, 1992 PERMANENT RESIDENT POPULATION (f) (13 x 23)	Total Number of Dwelling Units Completed 1/1/93 - 12/31/93 Based on # of CO's Issued
PAED												
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	3,186	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	2,684	437	4,568	74
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	9,626	1,370	18,446	216	9,841	1,409	18,809	152	9,993	1,437	19,086	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	863	8	518	70	864	8	526	71	874	9
11	413	176	357	0	413	176	357	1	414	177	358	1
12a	873	298	976	26	899	307	1,005	32	931	318	1,041	12
12b	130	38	140	9	139	41	150	0	139	41	160	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	9,604	1,899	14,226	90	9,694	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	2,616	42	1,702	347	2,681	80
18	2,461	493	4,163	26	2,487	498	4,208	16	2,503	502	4,234	76
19-20 (g)	1,626	377	2,494	53	1,679	389	2,676	33	1,712	396	2,626	26
21	1,623	717	1,530	14	1,637	724	1,643	11	1,648	729	1,663	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 Lorton	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 (g)												
	46,788	8,082	78,855	721	47,509	8,225	79,920	540	48,049	8,330	80,699	670

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 1/1/84 - 12/31/84 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	1,379	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	1,955	20	976	97	2,006	16	992	98	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	9,116	29	5,389	803	9,155	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	61	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	1,652	3	1,661	734	1,665	7	1,668	737	1,672	16
22	37	0	63	0	37	0	63	0	37	0	63	0
Subtotal	14,916	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 Lorton	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, Lorton, 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 Housing Units (12 x 38)	DECEMBER 31, 1996 PERMANENT RESIDENT POPULATION (U) (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 Housing Units (12 x 43)	DECEMBER 31, 1997 PERMANENT RESIDENT POPULATION (U) (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 (U) (13 x 47)	Total Number of Dwelling Units Completed 1/1/99 - 12/31/99 Based on # of CO's issued (U)
Lower Keys												
1	1,995	44	4,558	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	4,984	6
6	33	0	440	0	33	0	440	0	33	0	440	0
Subtotal	10,522	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	9,280	14
8	613	210	743	4	617	211	748	3	620	212	762	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	14,598	49	9,891	1,987	14,769	23	7,772	1,392	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)	1,789	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 Laysan	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	12,988	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

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 4/2000 to 12/31/99 (14+16+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 (I)	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 (I)	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	1,052	105	2,183	11	1,074	106
4a	3,367	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	614	9,284	247	56.5%	-	-	-	-	-	-	-
8	623	213	755	48	11.0%	-	-	-	-	-	-	-
9	718	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%	8	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												
	5,560	1,507	7,641	668	100.0%	22	5,602	1,513	7,665	22	5,624	1,519
City of Laysan												
	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, Laysan, 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 (I)	December 31, 2002 Total Housing Units (81 x 64)	December 31, 2002 Total Number of Seasonal Housing Units (12 x 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 (I)	December 31, 2003 Total Housing Units (85 x 68)	December 31, 2003 Total Number of Seasonal Housing Units (12 x 69)	DECEMBER 31, 2003 PERMANENT RESIDENT POPULATION (K) (13 x 69)	% Increase in Population from 12/31/02 to 12/31/03 ((21 - 17) / 17)	% Increase in Population from 12/31/01 to 12/31/03 ((25 - 21) / 21)
Lower Keys											
1	4,741	5	2,035	45	4,762	5	2,040	45	4,763	0.46%	0.36%
2	3,346	6	1,461	153	3,359	6	1,487	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	5,035	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	28	2,984	489	5,117	28	3,012	494	5,165	2.98%	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	11,264	1,662	21,210	1.97%	1.37%
Middle Keys											
7	-	-	-	-	-	-	-	-	-	0.55%	0.66%
8	-	-	-	-	-	-	-	-	-	1.03%	0.88%
9	-	-	-	-	-	-	-	-	-	1.19%	0.44%
10	726	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%	0.84%
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	2,696	541	4,564	1.06%	0.84%
19-20 (g)	2,776	8	1,818	421	2,789	8	1,826	423	2,801	3.28%	1.87%
21	1,553	6	1,760	778	1,559	6	1,768	781	1,565	0.86%	0.87%
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	17,889	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%
County Totals											
Village of Islamorada	7,695	22	5,646	1,525	7,725	22	5,666	1,531	7,755	-	-
City of Layan	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	26,624	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%

	74	75	76	77	78	79	80	81	82	83	84
PAED	% Increase in Population from 12/31/92 to 12/31/93 [(29 - 23) / 23]	% 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 [(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%	0.65%	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%	2.08%	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%	0.86%	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	1.69%	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%
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Village of Islamorada	-	-	-	-	-	0.61%	0.67%	0.31%	0.39%	0.39%	0.39%
City of Layan	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%	0.52%	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%
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SEE FINAL PAGE FOR FOOTNOTES

SOURCE: 1990 Census of Population, Certificate of Occupancy Data from Monroe County, Islamorada, Layan, 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 Average Percent Increase from 12/31/80 to 12/31/03 [(72+73+74+75+76+77+78+79+80+81+82+83+84) / 14 of Observations]	DECEMBER 31, 2004 PERMANENT RESIDENT POPULATION (n) [71 + 171 x 85]	DECEMBER 31, 2005 PERMANENT RESIDENT POPULATION (o) [86 + 186 x 85.5 10%]	DECEMBER 31, 2006 PERMANENT RESIDENT POPULATION (o) [87 + 187 x 85.5 20%]	DECEMBER 31, 2007 PERMANENT RESIDENT POPULATION (o) [88 + 188 x 85.5 30%]	DECEMBER 31, 2008 PERMANENT RESIDENT POPULATION (o) [89 + 189 x 85.5 40%]	DECEMBER 31, 2009 PERMANENT RESIDENT POPULATION (o) [90 + 190 x 85.5 50%]	DECEMBER 31, 2010 PERMANENT RESIDENT POPULATION (o) [91 + 191 x 85.5 60%]	DECEMBER 31, 2011 PERMANENT RESIDENT POPULATION (o) [92 + 192 x 85.5 70%]	DECEMBER 31, 2012 PERMANENT RESIDENT POPULATION (o) [93 + 193 x 85.5 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	3,428	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	5,338	5,426	5,509	5,588	5,662	5,732	5,797	5,866
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	22,468	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	2,868	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	68	66	66	66	68	66	65
Subtotal	0.92%	17,858	18,007	18,142	18,260	18,361	18,444	18,510	18,568	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 Lorton	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	11,528	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 Occurrence Data from Monroe County, Islamorada, Lorton, Key Colony Beach and Key West Building Departments; Rate-of-Growth Ordinance guidelines

1	95	96	97
	DECEMBER 31, 2013 PERMANENT RESIDENT POPULATION (a) [94-104] (85.0-90%)	DECEMBER 31, 2014 PERMANENT RESIDENT POPULATION (b) [95-105] (85-1.0%)	DECEMBER 31, 2016 PERMANENT RESIDENT POPULATION (c) [96-106] (85-1.1%)
PAEO			

Lower Keys

1	4,709	4,578	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	18,584	18,569

UNINC. TOTAL	42,464	42,489	42,474
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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
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Monroe County Planning Department

Appendix 5

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

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 Lorton	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

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 Persons Staying with Friends and Relatives (eh)	1991 Peak Number of People on Livesboard 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 Livesboard Vessels	TOTAL 1992 PEAK SEASONAL POPULATION (16 + 17 + 18 + 19 + 20)	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
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Village of Islamorada	0	21	0	155	78	55	0	21	0	154	78
City of Layan	0	200	0	1,493	1,212	92	0	202	0	1,506	1,233
City of Key Colony B.	0	0	0	0	0	0	0	0	0	0	0
City of Marathon	0	0	0	0	0	0	0	0	0	0	0
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 (g)	13,543	9,113	2,501	70,406	23,205	21,663	13,543	9,054	2,503	69,969	23,553
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1	23	24	25	26	27	28	29	30	31	32	33
	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 (ah)	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 (ah)	1994 Peak Number of People on Liveaboard Vessels	TOTAL 1994 PEAK SEASONAL POPULATION (28 + 29 + 30 + 31 + 32)
PAED											

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	4,558	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	4,589	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
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-
City of Lagoon	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
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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 (eh)	1995 Peak Number of People on Liveboard Vessels	TOTAL 1995 PEAK 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 (eh)
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	1,663	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	865	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	2,808
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 Layan	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

1	44	45	46	47	48	49	50	51	52	53	54
PAED	1996 Peak Number of People on Livesboard 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 Livesboard Vessels	TOTAL 1997 PEAK SEASONAL POPULATION (40 + 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 Lorton	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

Peak Seasonal Population

1	55	56	57	58	59	60	61	62	63	64
	1998 Peak Number of Persons Staying with Friends and Relatives (eh)	1998 Peak Number of People on Livesboard 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	1998 Peak Number of Persons with Friends and Relatives (eh)	1999 Peak Number of People on Livesboard Vessels	TOTAL 1999 PEAK SEASONAL POPULATION (59 + 59 + 60 + 61 + 62)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2000
PAED										

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	2,188
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	4,283	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
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Village of Islamorada	1,127	13	8,411	4,025	2,880	415	1,135	13	8,467	4,041
City of Layan	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
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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 (sh)	2000 Peak Number of People on Liveboard 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 (sh)	2001 Peak Number of People on Liveboard 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
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Village of Islamorada	3,017	415	1,158	13	8,644	4,057	3,017	415	1,161	13	8,662
City of Laysan	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
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Peak Seasonal Population

1	76	77	78	79	80	81	82	83	84	85
PAED	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 Relatives (eh)	2002 Peak Number of People on Livaboard Vessels	TOTAL 2002 PEAK 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 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	617
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 Laysan	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 Livesboard 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 (ea)	2004 Peak Number of Persons Staying in RVs or Campsites	2004 Peak Number of Persons Staying with Friends and Relatives (eh)	2004 Peak Number of People on Livesboard 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 (ee)

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
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Village of Islamorada	13	8,689	4,106	3,017	415	1,168	13	8,719	4,120	3,017
City of Laysan	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
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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 (eh)	2005 Peak Number of Persons on Liveboard Vessels	TOTAL 2005 PEAK POPULATION (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 (es)	2006 Peak Number of Persons Staying in RVs or Campsites	2006 Peak Number of Persons Staying with Friends and Relatives (eh)	2006 Peak Number of Persons on Liveboard Vessels	TOTAL 2006 PEAK 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
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Village of Islamorada	415	1,170	13	8,735	4,129	3,017	415	1,172	13	8,746
City of Laysan	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
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1	106	107	108	109	110	111	112	113	114	115
	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 Liveboard 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)
PAEO	4)									
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 Lorton	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

Peak Seasonal Population

1	116	117	118	119	120	121	122	123	124	125
PAED	2008 Peak Number of People on Liveboard Vessels	TOTAL 2008 PEAK SEASONAL POPULATION (112 + 113 + 114 + 115 + 116)	Peak Number of Persons Staying In Seasonal Dwelling Units During 2008 (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 (ah)	2009 Peak Number of Liveboard 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	408	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	2,192	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 Lorton	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

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 Persons 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 Persons 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
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Village of Islamorada	417	1,174	13	8,758	4,115	3,032	417	1,172	13	8,749
City of Laysan	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
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Peak Seasonal Population

1	136	137	138	139	140	141	142	143	144	145
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (a)	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 Persons on Livaboards Vessels	TOTAL 2012 PEAK SEASONAL POPULATION (136 + 137 + 138 + 139 + 140)	Peak Number of Persons Staying in Seasonal Dwelling Units During 2013 (a)	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	5,388	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

14	-	-	-	-	-	-	-	-	-	-
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	4,598
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Village of Islamorada	4,099	3,035	417	1,171	13	8,735	4,080	3,038	418	1,168
City of Laysan	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
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1	146	147	148	149	150	151	152	153	154	155
PAED	2013 Peak Number of People on Liveboard 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 Liveboard 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
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Village of Islamorada	13	8,717	4,057	3,041	418	1,165	13	8,694	4,030	3,044
City of Laysan	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
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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 Liveboard 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
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Village of Islamorada	419	1,161	13	8,667
City of Laysan	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
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Monroe County Planning Department

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 (e)	1990 Census Block Groups	April 1, 1990 Total Number of Seasonal Housing Units (t)	December 31, 1990 Total Number of Seasonal Housing Units (e)	Peak Number of Persons per Party Staying in a Seasonal Dwelling Unit (l)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1990 (s x e)	December 31, 1991 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (s x e)	December 31, 1992 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (10 x e)
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	1,186
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	248	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	1,999	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	1,161
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 Laysan										
	9710	BG 1	28	28	2.67	78	29	77	29	78
City of Key Colony B.										
	9710	BG 3	441	446	2.67	1,192	448	1,197	454	1,212
City of Marathon										
	9710-9713	N/A	-	-	-	-	-	-	-	-
City of Key West (p)										
	9719-9726	N/A	440	737	2.90	2,139	742	2,153	747	2,167
COUNTY TOTAL (q)										
	-	-	7,934	8,376	2.67	22,535	8,520	22,922	8,626	23,205

SEE FINAL PAGE FOR FOOTNOTES

1	2	3	4	5	6	7	8	9	10	11
PAED	December 31, 1993 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (12 x e)	December 31, 1994 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (14 x e)	December 31, 1995 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (16 x e)	December 31, 1996 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1996 (18 x e)	December 31, 1997 Total Number of Seasonal Housing Units (e)	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (20 x e)

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	263	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	871	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	2,167
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	11,164	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
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Lorton	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
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SOURCE: 1990 Census of Population; Monroe County, Lorton, 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
	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 (e)	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)
PAED										
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	4,395
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	1,268	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 Laysan										
	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	2,268	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

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 e)	% 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%	0.89%	0.76%	0.68%

UNINC. TOTAL	5,387	14,383	1.91%	1.30%	1.58%	1.02%	0.91%	1.00%	0.77%
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Village of Islamorada	1,531	4,088	-	-	-	-	-	-	-
City of Lorton	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%
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SOURCE: 1990 Census of Population; Monroe County, Lorton, 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
	% 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)]
PAED								
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%	1.05%	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)	0.62%	0.61%	0.61%	0.60%	0.60%	0.38%	0.61%	2,325
COUNTY TOTAL (g)	0.67%	0.61%	0.56%	0.57%	0.67%	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 Permits; TRM; Village Census

1	49	50	51	52	53	54	55	56
PAED	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o) 48 + (48 x (47 - 0.10%))	Peak Number of Persons Staying in Seasonal Dwelling Units During 2006 (o) 49 + (48 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 2008 (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	416	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	4,570	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	9,355	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
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Village of Islamorada	4,120	4,129	4,134	4,136	4,133	4,126	4,115	4,099
City of Lorton	90	91	92	93	93	94	94	94
City of Key Colony B.	1,398	1,410	1,421	1,431	1,439	1,446	1,451	1,455
City of Marathon	3,053	3,056	3,055	3,051	3,044	3,035	3,022	3,006
City of Key West (p)	2,334	2,339	2,345	2,350	2,355	2,361	2,366	2,372

COUNTY TOTAL (q)	25,658	25,809	25,938	26,045	26,130	26,192	26,231	26,246
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SOURCE: 1990 Census of Population; Monroe County, Lorton, 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) $56 \div (56 \times (47 - 0.90\%))$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2014 (o) $57 \div (57 \times (47 - 1.0\%))$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (o) $58 \div (58 \times (47 - 1.1\%))$
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 Lorton	95	95	95
City of Key Colony B.	1,458	1,459	1,459
City of Marathon	2,987	2,966	2,941
City of Key West (p)	2,377	2,382	2,388
COUNTY TOTAL (q)	26,239	26,208	26,155

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Monroe County Planning Department

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 (s)	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 (s)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1991 [(8 x 9) x 9]	Number of Hotel and Motel Rooms in 1992 (u)	Peak Occupancy Rate for 1992 (s)
Lower Keys											
1	9718 & 9719 pl.	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%	269	106	87.3%	253	106	84.2%
4b	9714 pl.	BG 4 (a)	0	2.73	89.5%	0	0	87.3%	0	0	84.2%
5	9714 pl.	BG 1,2,3,4,5 (a)	55	2.73	89.5%	134	55	87.3%	131	55	84.2%
6	9714 pl. & 9713 pl.	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%	698	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 pl.	BG 3 (c)	354	2.73	89.5%	865	354	87.3%	844	354	84.2%
9	9710 pl.	BG 2 (d)	52	2.73	89.5%	127	52	87.3%	124	52	84.2%
10	9710 pl.	BG 2 (d)	45	2.73	89.5%	110	45	87.3%	107	45	84.2%
11	9710 pl.	BG 1(e)	28	2.73	89.5%	68	28	87.3%	67	28	84.2%
12a	9709 pl.	BG 5	101	2.73	89.5%	247	101	87.3%	241	101	84.2%
12b	9709 pl.	BG 1,2 (f)	295	2.73	89.5%	721	295	87.3%	703	295	84.2%
13	9709 pl.	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	89	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%	1,188	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%	68	27	87.3%	84	83	84.2%
21	9702.98 pl.	BG 1,2,3 (h)	142	2.73	89.5%	347	142	87.3%	338	142	84.2%
22	9701 pl. & 9702.98 pl.	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 Lorton	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%	96	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%

1 13 14 15 16 17 18 19 20 21 22 23 24

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 (z)	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 (z)	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 (z)	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 (z)

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	1,588	690	91.4%	1,722	690	86.4%	1,528	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	86.4%	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	88.4%	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%	364	266	86.4%	327	266	84.3%	312	266	86.7%
19-20 (g)	191	83	91.4%	207	83	86.4%	195	83	84.3%	191	83	86.7%
21	328	142	91.4%	364	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%
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-
City of Lorton	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%
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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 1996 [(23 x 5) x 24]	Number of Hotel and Motel Rooms 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 x 9 + 12 + 16 + 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	88.7%	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%	2,869	1,285	82.1%	2,880	86.0%
City of Lagoon	57	24	86.7%	57	24	81.5%	53	24	82.1%	54	86.0%
City of Key Colony B.	95	40	88.7%	95	40	81.5%	89	40	82.1%	90	86.0%
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	12,775	5,074	86.7%	12,775	5,074	81.5%	12,009	5,074	82.1%	12,097	86.0%
COUNTY TOTAL (q)	22,612	9,250	86.7%	22,659	9,371	81.5%	21,570	9,465	82.1%	21,939	86.0%

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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) x 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) x 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) x 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]
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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	261	589	261	589	261	589	261	589	589	589

Middle Keys

7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	222	621	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	480	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	1,376	3,229	1,376	3,229	1,376	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
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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 Laysan	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
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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 (ae) [(142 x 5) x .35]	Peak Number of People Staying in Hotel and Motel Rooms During 2007 [40 x (40 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2008 [47 x (47 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2009 [48 x (48 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2010 [49 x (49 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2011 [50 x (50 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2012 [51 x (51 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2013 [52 x (52 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2014 [53 x (53 x 0.10%)]	Peak Number of People Staying in Hotel and Motel Rooms During 2016 [54 x (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	748
17	1,151	1,152	1,153	1,154	1,155	1,156	1,167	1,169	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	335	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	3,036	3,038	3,041	3,044
City of Layan	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	11,960	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



Monroe County Planning Department

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 Campsites and Recreational Vehicle Sites (ab)	Peak Number of Persons Per Site or Vehicle (ac)	Peak Utilization Rate (ad)	1980 Peak Number of Persons Staying in RVs or Campsites [(1 x e) x 6]	1991 Peak Number of Persons Staying in RVs or Campsites [(1 x e) x 6]	1992 Peak Number of Persons Staying in RVs or Campsites [(1 x e) x 6]	1993 Peak Number of Persons Staying in RVs or Campsites [(1 x e) x 6]	1994 Peak Number of Persons Staying in RVs or Campsites [(1 x e) x 6]	1995 Peak Number of Persons Staying in RVs or Campsites [(1 x e) x 6]
Lower Keys											
1	9718 & 9719 pl.	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 pl.	BG 4 (a)	0	2.93	94.31%	0	0	0	0	0	0
5	9714 pl.	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 pl. & 9713 pl.	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 pl.	BG 3 (c)	65	2.93	94.31%	180	180	180	180	180	180
9	9710 pl.	BG 2 (d)	220	2.93	94.31%	608	608	608	608	608	608
10	9710 pl.	BG 2 (d)	0	2.93	94.31%	0	0	0	0	0	0
11	9710 pl.	BG 1 (e)	415	2.93	94.31%	1,147	1,147	1,147	1,147	1,147	1,147
12a	9709 pl.	BG 5	2	2.93	94.31%	6	6	6	6	6	6
12b	9709 pl.	BG 1,2 (f)	0	2.93	94.31%	0	0	0	0	0	0
13	9709 pl.	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 pl.	BG 1,2,3 (h)	43	2.93	94.31%	119	119	119	119	119	119
22	9701 pl. & 9702.98 pl.	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
County Totals											
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Lorton	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	1994 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 [(4 x 5) x 6]

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
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Village of Islamorada	-	-	415	415	415	415	415	415	415	415	415	415
City of Laysan	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

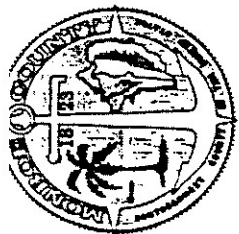
COUNTY TOTAL (q)	13,543	13,543	13,543	13,543	13,544	13,544	13,544	13,544	13,544	13,544	13,544	13,558
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SEE FINAL PAGE FOR FOOTNOTES

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 $22 + (22 \times 0.10\%)$	2009 Peak Number of Persons Staying in RVs or Campsites $23 + (23 \times 0.10\%)$	2010 Peak Number of Persons Staying in RVs or Campsites $24 + (24 \times 0.10\%)$	2011 Peak Number of Persons Staying in RVs or Campsites $25 + (25 \times 0.10\%)$	2012 Peak Number of Persons Staying in RVs or Campsites $26 + (26 \times 0.10\%)$	2013 Peak Number of Persons Staying in RVs or Campsites $27 + (27 \times 0.10\%)$	2014 Peak Number of Persons Staying in RVs or Campsites $28 + (28 \times 0.10\%)$	2015 Peak Number of Persons Staying in RVs or Campsites $29 + (29 \times 0.10\%)$
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 Lorton	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



Monroe County Planning Department

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 (ee)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1990 (ef)	1990 Peak Number of Persons Staying in RVs or Campsites (eg)	1990 Peak Number of Persons Staying with Friends and Relatives (eh) [(d)+(e)+(f)+(g)+(h)]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1991 (ee)	Peak Number of Persons Staying in Hotel and Motel Rooms During 1991 (ef)	1991 Peak Number of Persons Staying in RVs or Campsites (eg)
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	289	276	362	1,860	253	276
4b	9714 pt.	BG 4 (a)	13	0	0	2	14	0	0
5	9714 pl.	BG 1,2,3,4,5 (a)	1,111	134	1,268	390	1,144	131	1,268
6	9714 pt. & 9713 pl.	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	1,583	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 pl.	BG 5	796	247	6	162	820	241	6
12b	9709 pl.	BG 1,2 (f)	101	721	0	127	108	703	0
13	9709 pl.	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 pl.	BG 1,2,3 (h)	1,916	347	119	369	1,932	338	119
22	9701 pt. & 9702.98 pl.	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 Lorton	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

1	11	12	13	14	15	16	17	18	19	20
PAED	1991 Peak Number of Persons Staying with Friends and Relatives (th) [(10 + 12 + 14) x 15 %]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1992 (se)	Peak Number of People Staying in Hotel and Motel Rooms During 1992 (se)	1992 Peak Number of Persons Staying in RVs or Campsites (se)	1992 Peak Number of Persons Staying with Friends and Relatives (th) [(12 + 13 + 14) x 15 %]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1993 (se)	Peak Number of People Staying in Hotel and Motel Rooms During 1993 (se)	1993 Peak Number of Persons Staying in RVs or Campsites (se)	1993 Peak Number of Persons Staying with Friends and Relatives (th) [(15 + 17 + 18) x 15 %]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1994 (se)
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	180	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	281	472	64	1,147	261	473	100	1,147	267	473
12a	185	849	232	6	188	860	252	6	173	871
12b	128	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
City of Islamorada										
City of Laysan	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 (af)	1994 Peak Number of Persons Staying in RVs or Campsites (eg)	1994 Peak Number of Persons Staying with Friends and Relatives (ah) [(20 + 21 + 22) x 15 %]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1995 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 1995 (af)	1995 Peak Number of Persons Staying in RVs or Campsites (eg)	1995 Peak Number of Persons Staying with Friends and Relatives (ah) [(24 + 25 + 26) x 15 %]	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 (eg)

Lower Keys

1	0	600	111	117	0	600	111	118	0	600
2	83	495	151	397	81	495	151	400	83	495
3	130	1,089	229	262	127	1,089	229	267	130	1,089
4a	250	276	390	2,038	244	276	397	2,083	251	276
4b	0	0	3	17	0	0	3	17	0	0
5	130	1,268	405	1,232	127	1,268	407	1,253	130	1,268
6	0	1,630	253	0	0	1,630	253	0	0	1,630
Subtotal	592	5,358	1,541	4,063	578	5,358	1,550	4,138	594	5,358

Middle Keys

7	1,628	1,683	844	2,145	1,588	1,683	839	2,152	1,633	1,683
8	835	180	243	556	815	180	240	561	838	180
9	123	608	152	254	120	608	152	257	123	608
10	106	0	47	196	104	0	46	196	107	0
11	94	1,147	266	473	92	1,147	265	492	95	1,147
12a	238	6	173	885	232	6	174	895	239	6
12b	696	0	125	110	679	0	122	110	698	0
13	1,863	235	420	613	1,818	235	413	615	1,870	235
Subtotal	5,583	3,858	2,269	5,233	5,447	3,858	2,263	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
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Village of Islamorada	-	-	-	-	-	-	-	-	-	-
City of Laysan	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 (g)	22,534	13,543	9,278	23,999	21,986	13,543	9,227	24,224	22,612	13,543
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1	31	32	33	34	35	36	37	38	39	40
PAED	1996 Peak Number of Persons Staying with Friends and Relatives (ah) [(26 + 20 + 30) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997 (ee)	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 + 23 + 24) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998 (ee)	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) [(38 + 27 + 38) x 15.5%]	Peak Number of Persons Staying in Seasonal Dwelling Units During 1999 (ee)
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	228	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	813	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	2,808	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 Laysan	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) $(40 + 41 + 42) \times 15.5\%$	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) $(44 + 45 + 46) \times 15.5\%$	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
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Village of Islamorada	2,880	415	1,135	4,041	3,017	415	1,158	4,057	3,017	415
City of Lorton	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
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1	51	52	53	54	55	56	57	58	59
PAED	Number of Persons Staying with Friends (48 + 48 + 50) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2002 (ea)	Peak Number of People Staying in Hotel and Motel Rooms During 2002 (ef)	2002 Peak Number of Persons Staying in RVs or Campsites (eg)	2002 Peak Number of Persons Staying with Friends and Relatives (eh) (52 + 53 + 54) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2003 (ae)	Peak Number of People Staying in Hotel and Motel Rooms During 2003 (ef)	2003 Peak Number of Persons Staying in RVs or Campsites (eg)	2003 Peak Number of Persons Staying with Friends and Relatives (eh) (50 + 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
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Village of Islamorada	1,161	4,073	3,017	415	1,163	4,088	3,017	415	1,166
City of Lorton	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
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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 (ae)	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) (ae)	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) (ae)	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 Laysan	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 (g)	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

1	70	71	72	73	74	75	76	77	78	79
PAED	2008 Peak Number of Persons Staying in RVs or Campsites (eg)	2008 Peak Number of Persons Staying with Friends and Relatives (eh) (88 + 69 + 70) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2007 (o) (ee)	Peak Number of People Staying in Hotel and Motel Rooms During 2007 (ef)	2007 Peak Number of Persons Staying in RVs or Campsites (eg)	2007 Peak Number of Persons Staying with Friends and Relatives (eh) (71 + 72 + 73) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2008 (o) (ee)	Peak Number of People Staying in Hotel and Motel Rooms During 2008 (ef)	2008 Peak Number of Persons Staying in RVs or Campsites (eg)	2008 Peak Number of Persons Staying with Friends and Relatives (eh) (78 + 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
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Village of Islamorada	415	1,172	4,134	3,020	415	1,173	4,136	3,023	416	1,174
City of Laysan	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	2,789	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
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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 (e)	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 (aj)	Peak Number of People Staying in Hotel and Motel Rooms During 2010 (ak)	2010 Peak Number of Persons Staying in RVs or Campsites (al)	2010 Peak Number of Persons Staying with Friends and Relatives (am) (84 + 85 + 86) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2011 (an)	Peak Number of People Staying in Hotel and Motel Rooms During 2011 (ao)
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	628
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 Laysan	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 (eg)	2011 Peak Number of Persons Staying with Friends and Relatives (ah) (98 + 99 + 90) x 15.5%	Peak Number of Persons Staying in Seasonal Dwelling Units During 2012 (o) (aa)	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) (82 + 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	1,862	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 Layan	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	2,997	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 (a)	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) $(90 + 07 + 00) \times 15.5\%$	Peak Number of Persons Staying in Seasonal Dwelling Units During 2015 (ao)	Peak Number of People Staying in Hotel and Motel Rooms During 2015 (at)	2015 Peak Number of Persons Staying in RVs or Campsites (eg)	2015 Peak Number of Persons Staying with Friends and Relatives (eh) $(104 + 105 + 106) \times 15.5\%$
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	480	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
County Totals								
Village of Islamorada	4,057	3,041	418	1,165	4,030	3,044	419	1,161
City of Laysan	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



Monroe County Planning Department

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(s)	1990 Census Block Groups	Percentage of the Total Number of Liveaboard Vessels in Monroe County (all)	Average # of Persons Per Liveaboard Vessel (all)	Peak Number of Liveaboard Vessels in 1990 (all)	1990 Peak Number of People on Liveaboard Vessels (5 x 6)	Peak Number of Liveaboard Vessels in 1991 (8 x (5 x 0.10%))	1991 Peak Number of People on Liveaboard Vessels (4 x 7)	Peak Number of Liveaboard Vessels in 1992 (8 x (6 x 0.10%))	1992 Peak Number of People on Liveaboard Vessels (4 x 10)	Peak Number of Liveaboard Vessels in 1993 (10 x (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
County Totals											
Village of Islamorada	9709	N/A	-	-	-	-	-	-	-	-	-
City of Lorton	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

1	13	14	15	16	17	18	19	20	21	22	23	24	25
PAED	1993 Peak Number of People on Livaboard Vessels (4 x 12)	Peak Number of Livaboard Vessels in 1994 (12 x 12 x 0.10%)	1994 Peak Number of People on Livaboard Vessels (4 x 14)	Peak Number of Livaboard Vessels in 1995 (14 x 14 x 0.10%)	1995 Peak Number of People on Livaboard Vessels (4 x 16)	Peak Number of Livaboard Vessels in 1996 (16 x 16 x 0.10%)	1996 Peak Number of People on Livaboard Vessels (4 x 18)	Peak Number of Livaboard Vessels in 1997 (18 x 18 x 0.10%)	1997 Peak Number of People on Livaboard Vessels (4 x 20)	Peak Number of Livaboard Vessels in 1998 (20 x 20 x 0.10%)	1998 Peak Number of People on Livaboard Vessels (4 x 22)	Peak Number of Livaboard Vessels in 1999 (22 x 22 x 0.10%)	1999 Peak Number of People on Livaboard 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	0	0	0	0
12b	0	0	0	0	0	0	0	0	0	0	0	0	0
13	13	7	13	7	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	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
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Village of Islamorada	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Laysan	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	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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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 Liveaboard Vessels in 2000 (24 x (24 x 0.10%))	2000 Peak Number of People on Liveaboard Vessels (4 x 24)	Peak Number of Liveaboard Vessels in 2001 (26 x (26 x 0.10%))	2001 Peak Number of People on Liveaboard Vessels (4 x 26)	Peak Number of Liveaboard Vessels in 2002 (28 x (28 x 0.10%))	2002 Peak Number of People on Liveaboard Vessels (4 x 30)	Peak Number of Liveaboard Vessels in 2003 (30 x (30 x 0.10%))	2003 Peak Number of People on Liveaboard Vessels (4 x 32)	Peak Number of Liveaboard Vessels in 2004 (32 x (32 x 0.10%))	2004 Peak Number of People on Liveaboard Vessels (4 x 34)	Peak Number of Liveaboard Vessels in 2005 (34 x (34 x 0.10%))	2005 Peak Number of People on Liveaboard Vessels (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
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	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	104	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
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Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	13
City of Lagoon	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
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1	38	39	40	41	42	43	44	45	46	47	48	49
PAEO	Peak Number of Liveboard Vessels in 2006 (36 x (30 x 0.10%))	2006 Peak Number of People on Liveboard Vessels (4 x 36)	Peak Number of Liveboard Vessels in 2007 (38 x (30 x 0.10%))	2007 Peak Number of People on Liveboard Vessels (4 x 40)	Peak Number of Liveboard Vessels in 2008 (40 x (40 x 0.10%))	2008 Peak Number of People on Liveboard Vessels (4 x 42)	Peak Number of Liveboard Vessels in 2009 (42 x (42 x 0.10%))	2009 Peak Number of People on Liveboard Vessels (4 x 44)	Peak Number of Liveboard Vessels in 2010 (44 x (44 x 0.10%))	2010 Peak Number of People on Liveboard Vessels (4 x 46)	Peak Number of Liveboard Vessels in 2011 (46 x (46 x 0.10%))	2011 Peak Number of People on Liveboard 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
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Village of Islamorada	7	13	7	13	7	13	7	13	7	13	7	13
City of Lelyton	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
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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 Liveboard Vessels

1	50	51	52	53	54	55	56	57
PAED	Peak Number of Liveboard Vessels in 2012 (48 ÷ (48 × 0.10%))	2012 Peak Number of People on Liveboard Vessels (4 × 50)	Peak Number of Liveboard Vessels in 2013 (50 ÷ (50 × 0.10%))	2013 Peak Number of People on Liveboard Vessels (4 × 52)	Peak Number of Liveboard Vessels in 2014 (52 ÷ (52 × 0.10%))	2014 Peak Number of People on Liveboard Vessels (4 × 54)	Peak Number of Liveboard Vessels in 2015 (54 ÷ (54 × 0.10%))	2015 Peak Number of People on Liveboard Vessels (4 × 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
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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
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Monroe County Planning Department

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 separately 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 separately 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 separately in this model.
- (e) The City of Lorton 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 separately 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 separately 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 multiplying the total number of permits available for a sub-district by a PAED's historical contribution to the number of units built in that sub-district from 1990 to 1999 (column 55).
- (m) The 1999 Total Population is an estimate based on the number of Certificates of Occupancy issued.
- (n) These population forecasts are based on the mean historical percent increases. There are currently no ROGO guidelines for development after 2003.
- (o) The percent increase figure has a .10% reduction (over the previous year's total) which is applied as an assumption that population will tend to level off or decline as a function of reduced carrying capacity and slower growth rates.
- (p) Key West population figures come from Tables 1.1 and 1.3 of their Evaluation and Appraisal Report (EAR). Key West totals in these tables differ from 1990 Census STF1A figures based upon their inclusion of military housing/population (not included in the Census). For consistency, the Key West EAR figures were used in this model, but the military housing/population figures were removed from the 1990 data columns. This data comes from Key West, not the Monroe County Planning Dept. Please note that the Key West Peak Seasonal Tourist Population figures INCLUDE day visitors, while the Monroe County figures do not.
- (q) The County Total figure excludes Mainland Monroe County, the Marquesas, and the Dry Tortugas.

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

(s) This number is taken from the Permanent Resident Population Estimates and Forecasts model, which is based upon the number of Certificates of Occupancy issued.

Key West figures are taken from their Evaluation and Appraisal Report, not from the Monroe County Planning Department.

(t) This number is taken from Table A.1.32 of the TDC's "Technical Appendix: Sampling Methodologies and Estimation Methods Applied to the Florida Keys/Key West Visitors

Surveys" document prepared by Vernon Leeworthy in December of 1996. Key West's figure comes from their Evaluation and Appraisal Report.

(u) This number is derived from the State of Florida Department of Business and Professional Regulation Master List of Hotels, Motels, B&B's and Transient Apartments.

The number of units which were issued Certificates of Occupancy during 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.

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

FOOTNOTES

(a) 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).

(a) 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 FCAA's service area through 2025. The projected population was then multiplied by FCAA'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 FCAA 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 FCAA 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 FCAA’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:

^a2001 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 re-development 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

Year	Population			Finished Water Demands					
	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

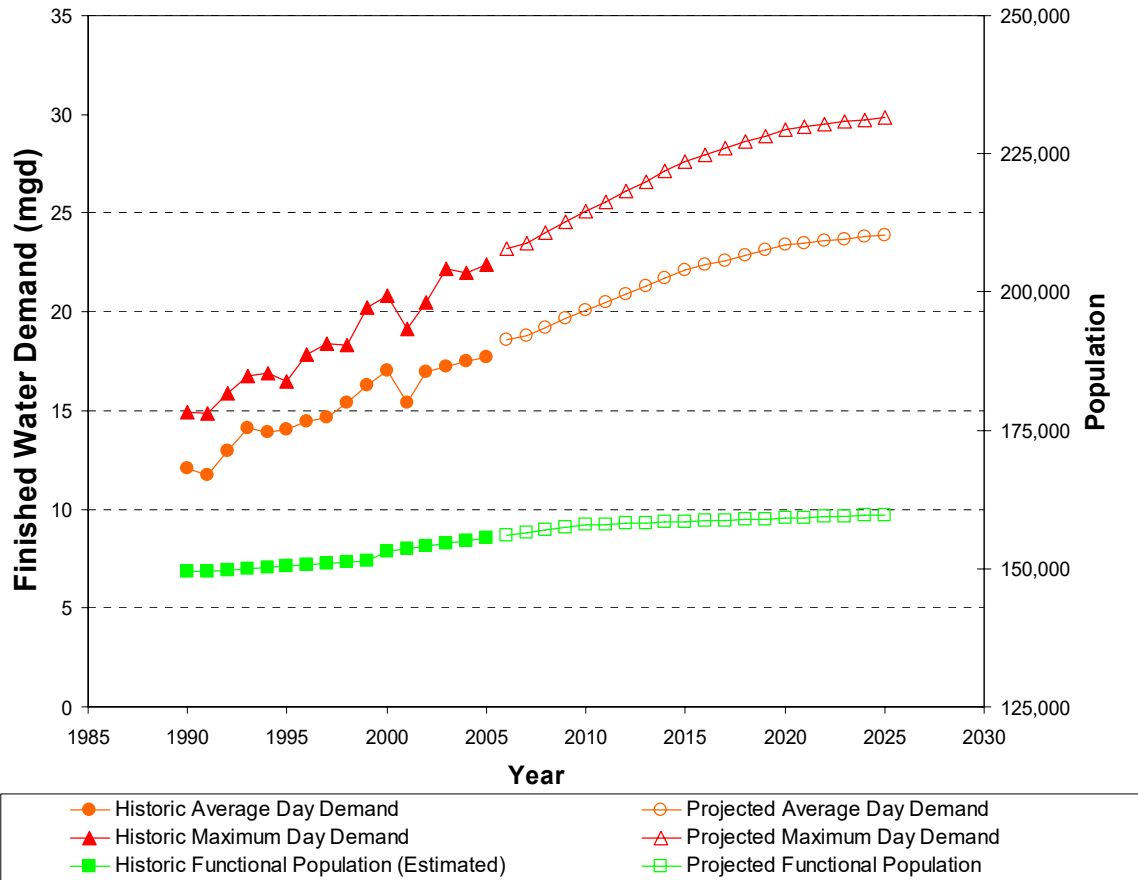
Notes:

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 FCAA 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 FCAA 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 FCAA'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 FCAA'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

FCAA 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.

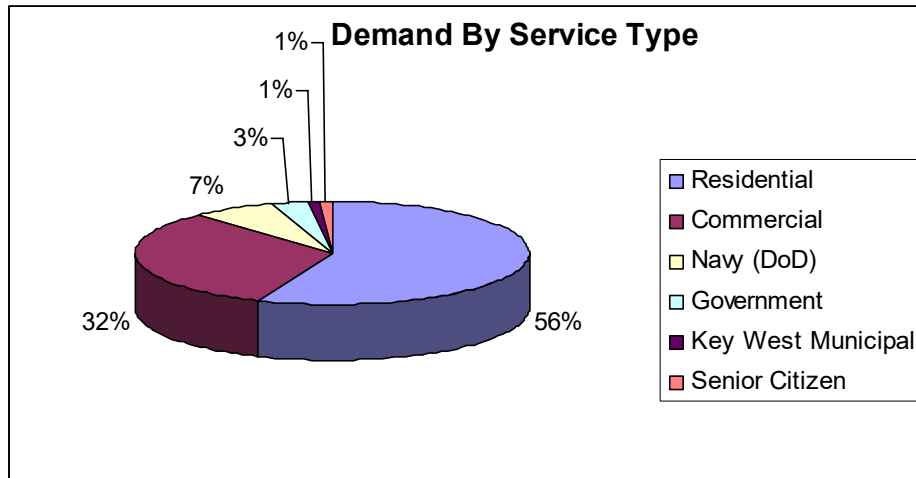
Nearly half (56 percent) of the water produced by the FKAA is used by residential customers. Commercial customers are the next-largest category, with an average use of 32 percent. No large commercial customers (that is, those using 40 percent or more of the water sold in the commercial category) have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

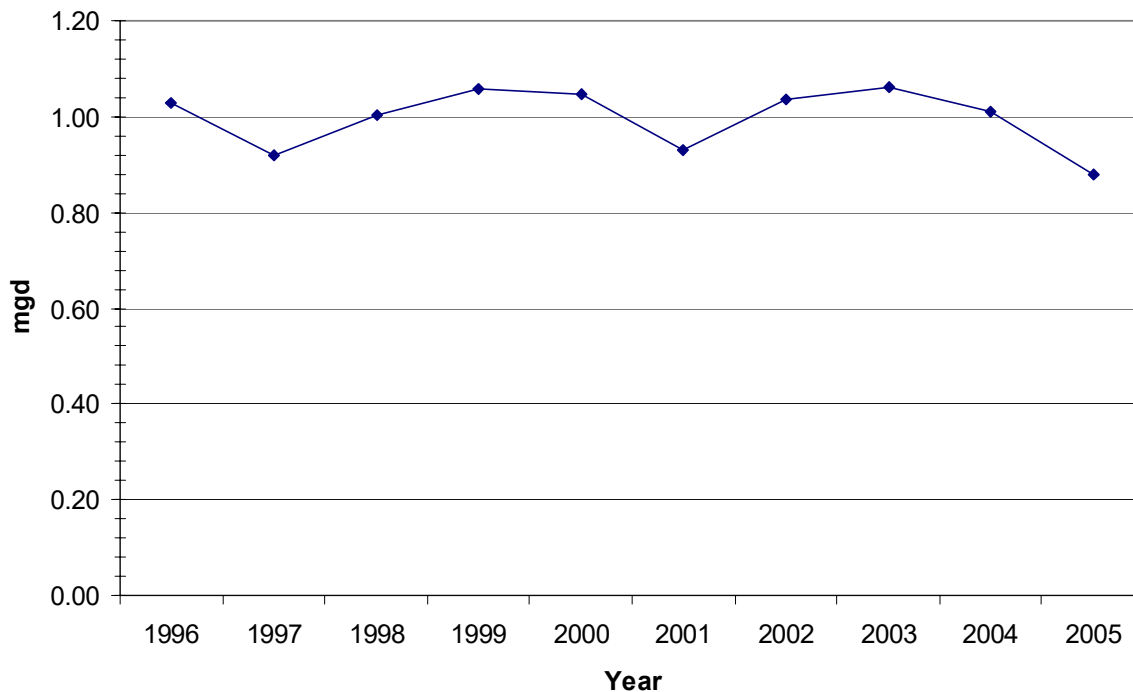
Average Monthly Water Use by Category, million gallons, October 2003–September 2005

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



MONROE COUNTY COMPREHENSIVE PLAN UPDATE

WWW.KEYSCOMPLAN.COM
(800) 488-1255

County Population with Seasonal Replacement Calculations

Monroe County Population Projection				Perm Change @70% loss		ROGO Growth	
Seasonal Replacement Series							
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
2010	76,887	78,401	155,288	(1,038)	-726.6	3868.2	ROGO pop *.7 @2.7pph
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



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 FCAA 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 appropriate method herein.

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

$$(FCAA \text{ seas pop } 2025 / FCAA \text{ seas pop } 2000)^{(1/26)} - 1 = .082\%$$

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 FCAA projections makes sense within the context of the FCAA projection methodology. This addition as well as the addition in the next comment number 4, effectively changes the methodology.

The FCAA Seasonal Population methodology as described by FCAA 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

	<u>FKAA Series</u>	<u>Monroe County</u>	<u>Net Difference</u>
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
<u>2025-2030</u>	<u>0.41%</u>	<u>2.57%</u>	<u>1,906</u>
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

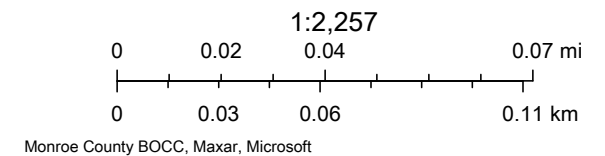
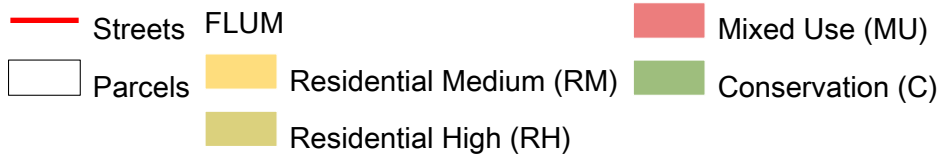
10. The final paragraph in Section 1.0 states that a “reconciliation of the Fishkind and Hurricane model data will take place subsequent to the Hurricane data publication.” Is this a preliminary report? Will the final population projection be submitted with your Evaluation and Appraisal Report?

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





**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.


Signature of Applicant

7/11/2023
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, 2023, 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).


Signature of Notary Public

SEAL:  KARLA P. VASQUEZ
Commission # HH 310403
Expires September 11, 2026
Type of ID _____

☒ Personally Known ☐ Produced Identification



Islamorada, Village of Islands, Planning and Development Services Department

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.

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** 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 Councilmember Gregg, who moved for its adoption on first reading. This motion was seconded by Vice Mayor Mahoney, and upon being put to a vote, the vote was as follows:

Mayor Joseph B. Pinder III	Yes
Vice Mayor Sharon Mahoney	Yes
Councilman Mark Gregg	Yes
Councilwoman Elizabeth Jolin	Yes
Councilman Henry Rosenthal	Yes

PASSED on the first reading this 13th day of June 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