Islamorada, Village of Islands
REGULAR VILLAGE COUNCIL MEETING

December 12, 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. MAYOR / COUNCIL COMMUNICATIONS

V. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

A. Discussion/Request for Guidance Regarding the Administrative Relief Moratorium **TAB A**

VI. 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.)

VII. ORDINANCES

A. Extending the Moratorium on Building Permit Allocations (BPAS) **TAB B** (John Quick, Interim Village Attorney)

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

VIII. QUASI-JUDICIAL

A. Administrative Relief - 33 Flamingo Hammock Rd **TAB C** (Jennifer DeBoisbriand , Planning Director)

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY ISLAND CONSTRUCTION MANAGEMENT INC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 33 FLAMINGO HAMMOCK RD, UPPER MATECUMBE, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE

B. Ordinance Amendment Considering the Request of HVS82 Investments LLC to Amend the Future Land Use Map of Parcel 00415840-000000 -**Second Reading TAB D** (Jennifer DeBoisbriand , Planning Director)

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

C. Ordinance Amendment Considering the Request of HVS82 Investments LLC to Amend the Zoning Map for Parcel 00415840-000000 - **Second Reading TAB E** (Jennifer DeBoisbriand , Planning Director)

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

D. Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Future Land Use Map of Parcel 00405350-000000 - **First Reading TAB F** (Jennifer DeBoisbriand , Planning Director)

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY COVE,

LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405350-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.4:WINDLEY KEY MIXED USE AREA 2; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

E. Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Zoning Map of Parcel 00405350-000000 - **First Reading TAB G** (Jennifer DeBoisbriand , Planning Director)
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY COVE, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405350-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

F. Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Future Land Use Map of Parcel 00405360-000000 - **First Reading TAB H** (Jennifer DeBoisbriand , Planning Director)
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.4:WINDLEY KEY MIXED USE AREA 2; 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.

G. Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Zoning Map of Parcel 00405360-000000 - **First Reading TAB I** (Jennifer DeBoisbriand , Planning Director)
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED

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

H. Ordinance Amendment to the Zoning Map for Parcel Numbers 00437590-000000, 00437610-000000 and 00437640-000000 - **First Reading TAB J** (Jennifer DeBoisbriand , Planning Director)
AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH CREEKSIDE LLC, TO AMEND THE OFFICIAL ZONING MAP FROM VILLAGE CENTER (VC) TO NEIGHBORHOOD COMMERCIAL (NC) FOR THE SUBJECT PROPERTY, LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBERS 00437590-000000, 00437610-000000 AND 00437640-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

I. Amendment to Major Conditional Use - Islander Resort **TAB K** (Jennifer DeBoisbriand , Planning Director)
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH ISLANDER LLC FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE APPROVAL FOR THE EXPANSION OF THE EXISTING HOTEL FOR PROPERTY LOCATED AT 82100 AND 81998 OVERSEAS HIGHWAY AND 132 CARROLL STREET ON UPPER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC) AND SETTLERS RESIDENTIAL (SR) ZONING DISTRICTS, WITH REAL ESTATE NUMBERS 00400810-000000 AND 00400450-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

J. Transfer of Development Rights - Creekside Inn to Islander Resort **TAB L** (Jennifer DeBoisbriand , Planning Director)
A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH ISLANDER LLC FOR A TRANSFER OF DEVELOPMENT RIGHTS OF FIVE OR MORE HOTEL/MOTEL UNITS FROM THE PROPERTY LOCATED AT 90611,90655, 90691 AND 90701 OLD HIGHWAY IN TAVERNIER WITH REAL ESTATE NUMBERS 00437590-000000, 00437610-000000, 00437630-000000 AND 00437640-000000 AS LEGALLY DESCRIBED HEREIN TO PROPERTY LOCATED AT 82100 AND 81998 OVERSEAS HIGHWAY AND 132 CARROLL STREET ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00400810-

000000 AND 00400450-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

IX. MOTIONS

X. ADJOURNMENT

Options for Viewing the Village Council Meeting:
The public is encouraged to watch the meeting on Monroe County's MCTV Comcast Channel 77. Alternatively, the public may view the meeting streamed live on the Village website from their personal computer, tablet or phone via the following link: https://www.islamorada.fl.us/departments/communications/live_village_broadcast_meeting.php

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

Option 2: Call in During the Meeting.
1. If phoning in, dial 305-224-1968 and enter the webinar **ID: 911 0656 4166** followed by #. When the Mayor opens public comment pertaining to the agenda item you are interested in dial ***9** to be recognized by the Zoom meeting monitor. The Monitor will call you by the last four digits of your phone number. Please be sure to unmute your phone when you are called upon.

2. If watching online via Zoom: Open the Zoom webinar link https://zoom.us/j/91106564166 and follow the prompts to join the webinar. When the Mayor opens public comment use the "raise your hand" feature to be recognized by the meeting monitor. Public comments will be heard in the order in which they are received.

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

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: December 12, 2024
SUBJECT: **Discussion/Request for Guidance Regarding the Administrative Relief Moratorium TAB A**

Background:
On August 8, 2024, the Council approved a resolution on Second Reading adopting a temporary moratorium on new Administrative Relief applications. Upon signature, we rendered the ordinance to the Department of Commerce. I had a phone conversation with Commerce in October, and they said they were prepared to appeal the ordinance as not compliant with our Comprehensive Plan. They asked us to withdraw the rendering so we could discuss the issue and come up with a path forward. I questioned why a market rate moratorium was acceptable to Commerce, but the administrative relief one was not. Commerce indicated that it is because the Comp Plan policy governing market rate allocations specifically says: "The Village's Building Permit Allocation System shall award all building permits for new residential and non-residential construction **unless otherwise exempted by ordinance** or by provisions within this Plan.", whereas the admin relief policy does not include this language. We withdrew the rendering pending further Council direction to avoid an immediate appeal by Commerce.

Analysis:
The ordinance can be rerendered as is; it can be changed based on any discussions I have with Commerce or it can be withdrawn completely. I wanted to get some guidance from Council before we proceeded.

I have attached the ordinance as approved.

Budget Impact:
Budget impact will depend on any Council decision.

Staff Impact:
Staff impact will depend on any Council decision.

Recommendation:

Attachments: 1. ORD_24-14

ORDINANCE NO. 24-14

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM, WITHIN THE VILLAGE, ON THE ACCEPTANCE OF NEW ADMINISTRATIVE RELIEF APPLICATIONS; PROVIDING FOR EXEMPTIONS; PROVIDING FOR PROCEDURES FOR VESTED RIGHTS AND JUDICIAL REVIEW; PROVIDING FOR A TERM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

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

WHEREAS, to be designated as an ACSC, an area must contain, or have a significant impact upon, environmental or natural resources of regional or statewide importance where uncontrolled private or public development would cause substantial deterioration of such resources; and

WHEREAS, in 1975, the Florida Legislature designated the Florida Keys (Monroe County and its municipalities) as an Area of Critical State Concern. The Florida Keys received this designation due to the area's environmental sensitivity and mounting development pressures. The legislative intent was to establish a land use management system for the Florida Keys that would: Protect the natural environment and improve the near shore water quality; Support a diverse economic base that promotes balanced growth in accordance with the capacity of public facilities; Promote public land acquisition and ensure that the population of the Florida Keys can be safely evacuated; Provide affordable housing near places of employment; and Protect property rights and promote coordination among governmental agencies that have permitting jurisdiction; and

WHEREAS, Section 380.05, Florida Statutes, allows the Florida Administration Commission to designate areas that contain resources of statewide significance as an ACSC; and

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

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

WHEREAS, Section 380.0552(4)(b), Florida Statutes, requires the state land planning agency to submit a written report annually to the Florida Administration Commission describing the progress of the Florida Keys ACSC toward completing the Work Program tasks "specified in commission rules"; and

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

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

WHEREAS, as part of the overall evacuation strategy, the Florida Administration

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

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

WHEREAS, DEM staff is coordinating with state land planning agency staff on the timing of that update and its availability to perform modeling to advance a new ten-year allocation, as the ten-year permit allocation system was designed to coordinate with the timing of the release of decennial census data; and

WHEREAS, during the rule promulgation process, it became apparent that the COVID-19 pandemic may influence the 2020 Census and the timing of the data releases. Therefore, the update of the work program tasks for hurricane evacuation and a revised building permit allocation was deferred until there was clarity as to the effect of COVID-19 on the 2020 Census; and

WHEREAS, as data gathering efforts in this area are finalized, DEM will bring recommendations with regard to updating the components of hurricane evacuation and building permit allocations; and

WHEREAS, the Village has adopted a comprehensive set of Land Development Regulations ("LDRs") to implement the Village Comprehensive Plan; and

WHEREAS, residential development is currently regulated pursuant to the Village Comprehensive Plan and LDRs; and

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

WHEREAS, as part of BPAS, the Village also enacted an administrative relief plan under Section 30-477 of the Village Code ("Administrative Relief") for certain eligible applicants on the BPAS list; and

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

WHEREAS, the Village Council desires to ensure that during the pendency of the necessary study activity for the formulation and implementation of more comprehensive regulations of future residential development, that the acceptance of new Administrative Relief applications are not initiated, so that the regulations produced by the Village's study activity would be fully effective; and

WHEREAS, the acceptance of new Administrative Relief applications stimulates an accelerated amount of development permit request(s). If approved, such accelerated development would lead to further deterioration of current hurricane evacuation clearance time for the Village, increasing the existing potential for loss of life and injury to persons and property; and

WHEREAS, the acceptance of new Administrative Relief applications would also cause further deterioration in the level of service on existing roadways and lead to irreversible environmental degradation; and

WHEREAS, by imposing a temporary moratorium on the acceptance of new Administrative Relief applications until DEM finalizes its study activities, the Village can ensure that more comprehensive regulations concerning future residential development mitigate any impacts that would cause immediate harm to the health, safety and welfare of the residents of the Village; and

WHEREAS, the utilization of the moratorium device as a temporary measure to facilitate governmental decision-making, study, and the adoption of comprehensive plan amendments and/or land development regulations is a legitimate governmental tool to facilitate logical and considered growth and as a means of avoiding inefficient and ill-conceived development; and

WHEREAS, the Village Council finds that it necessary to impose a temporary moratorium on the acceptance of new Administrative Relief applications; and

WHEREAS, the Village Local Planning Agency has reviewed this Ordinance at a properly noticed public hearing on June 10, 2024; and

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

WHEREAS, the Village Council finds that the provisions of this Ordinance are intended to advance the public health, safety, and welfare of the residents of the Village.

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

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

Section 2. Moratorium Imposed. During the time that this Ordinance is in effect, as specified in Section 7 below, there shall be a temporary moratorium on the acceptance of new Administrative Relief applications.

Section 3. Exemptions. This Ordinance shall not prohibit the acceptance of new Affordable Residential BPAS applications, new Market Rate Residential[1] BPAS applications, new Nonresidential BPAS applications, and transfer of development right applications.

Section 4. Determination of Vested Rights or Denial of All Economic Use.

a. Nothing in this Ordinance shall be construed or applied to abrogate the vested right of a property owner to complete development of a parcel where the property owner can demonstrate by substantial competent evidence each of the following:

i. A governmental act of development approval was obtained prior to the effective date of this Ordinance; and
ii. Upon which the property owner has detrimentally relied, in good faith, by making substantial expenditures; and
iii. That it would be highly inequitable to deny the property owner the right to complete the development.

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[1] / While this Ordinance does not address new Market Rate Residential BPAS applications, a moratorium on the acceptance of new Market Rate Residential BPAS applications (with or without land dedications) is already in place pursuant to Ordinance 23-10. Nothing contained herein should be construed as impacting, amending, or otherwise repealing Ordinance 23-10 or any subsequent extensions thereof.

b. Nothing in this Ordinance shall be construed or applied to prevent development of a particular parcel where the property owner can demonstrate by substantial competent evidence that, because of the moratorium, no economic use can be made of the parcel.

c. Any property owner claiming vested rights or denial of all use under this Section 4 must file an application with the Village Council for a determination within 45 days after the effective date of this Ordinance. The application shall be accompanied by an application fee of $1,500.00 and contain a sworn statement as to the basis upon which the vested rights or denial of all use are asserted, together with documentation required by the Village and other documentary evidence supporting the claim. The Village Council shall hold a public hearing on the application and, based upon the competent substantial evidence submitted, shall make a determination as to whether the property owner has established vested rights or whether the temporary moratorium has made it so that no economic use for the parcel is available.

Section 5. Judicial Review. Judicial review of final decisions by the Village Council under Section 4 of this Ordinance shall be made by the filing of a Petition for Writ of Certiorari in the Circuit Court of the Sixteenth Judicial Circuit in and for Monroe County, Florida, in accordance with the Florida Rules of Appellate Procedure for the review of quasi-judicial decisions of municipalities.

Section 6. Exhaustion of Administrative Remedies. No property owner claiming that this Ordinance, as applied, constitutes or would constitute a temporary or permanent taking of private property or an abrogation of vested rights may pursue such claim in court, unless he or she has first exhausted the applicable administrative remedies provided in this Ordinance.

Section 7. Term. The moratorium imposed by this Ordinance is temporary and shall be effective for a period of six (6) months from the effective date of this Ordinance, unless dissolved earlier by the Village Council. The moratorium may be reasonably extended, if necessary, by Ordinance of the Village Council.

Section 8. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause of phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 9. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all resolutions, or parts of resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 10. Transmittal. The provisions of this Ordinance constitute a "land development regulation," as defined by Section 380.031, Florida Statutes. Accordingly, the Village Clerk is authorized to forward a copy of this Ordinance to the State Department of Commerce for approval pursuant to Sections 380.05(6) and (11), Florida Statutes.

Section 11. Effective Date. This Ordinance shall not be effective immediately upon adoption. The Ordinance shall not take effect until the date a final order is issued by the State Department of Commerce ("DOC"). The DOC's notice of intent to find this Ordinance in compliance shall be deemed to be the final order if no timely petition challenging this Ordinance is filed.

The foregoing Ordinance was offered by Councilman Gregg, who moved for its adoption

on first reading. This motion was seconded by Councilwoman Jolin and upon being put to a vote, the vote was as follows:

Mayor Joseph B. Pinder III	NO
Vice Mayor Sharon Mahoney	NO
Councilman Mark Gregg	YES
Councilwoman Elizabeth Jolin	YES
Councilman Henry Rosenthal	YES

PASSED on the first reading this 9th day of July, 2024.

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The foregoing Ordinance was offered by Councilman Rosenthal, who moved for its adoption on second reading. This motion was seconded by Councilwoman Jolin, 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 AND ADOPTED on the second reading this 8th day of August, 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: John Quick, Interim Village Attorney
Date: December 12, 2024
SUBJECT: **Extending the Moratorium on Building Permit Allocations (BPAS) TAB B**

Background:
As part of the overall evacuation strategy, the Florida Administration Commission adopted a building permit allocation system (BPAS) that caps the number of permits that can be issued for new residential structures. Based on existing infrastructure and evacuation strategies, computer modeling indicates that the projected maximum build out for the Florida Keys is the development of an additional 3,550 allocations beginning July 2013, with a portion of these allocations set aside for affordable housing. The ten-year building permit allocation is due to expire in July 2023. The Florida Division of Emergency Management (DEM) is currently working to update the hurricane evacuation model for the entire state.

The Village has adopted a comprehensive set of Land Development Regulations (the “LDRs”) to implement the Village Comprehensive Plan and residential development is currently regulated pursuant to the Village Comprehensive Plan and LDRs. The Village previously adopted the Building Permit Allocation System (“BPAS”), thus allowing the Village to regulate growth by issuing a limited number of market rate and affordable residential building permits.

Currently, there remain fifty-four (54) market rate applications remaining in the queue. There are currently no additional market rate BPAS applicants, with or without land dedication. Due to the number of pending market rate applications in the queue and the immediate uncertainty of the availability of additional allocations, Council adopted a moratorium in September 2023 and extended it in early 2024. The current moratorium is set to expire in February 2025. Council requested we consider further extending the moratorium.

Analysis:
The utilization of the moratorium as a temporary measure to facilitate governmental decision-making, study, and the adoption of comprehensive plan amendments and/or land development regulations is a useful governmental tool to temporarily prohibit the acceptance of new market rate BPAS applications, with or without land dedication.

During the time that this Ordinance is in effect, there shall be a temporary moratorium on the acceptance of new Market Rate Residential BPAS applications (with or without land dedications), and new BPAS land dedications. There will be two (2) exceptions and the Ordinance shall not prohibit the acceptance of the new Affordable Residential BPAS applications and new transfer of development right applications. In addition, the Ordinance does not prohibit the continuation of applicants that are currently in any part of the approval

process.

It is important to note that Bert J. Harris Act provides for an express exemption to the Act for matters which are less than one (1) year. Specifically, section 70.001(3)(e)2., Fla. Stat. states as follows:

“The terms ‘inordinate burden’ and ‘inordinately burdened’ . . . [d]o not include temporary impacts to real property; impacts to real property occasioned by governmental abatement, prohibition, prevention, or remediation of a public nuisance at common law or a noxious use of private property; or impacts to real property caused by an action of a governmental entity taken to grant relief to a property owner under this section. However, a temporary impact on development, as defined in s. 380.04, that is in effect for longer than 1 year may, depending upon the circumstances, constitute an “inordinate burden” as provided in this paragraph. In determining whether reasonable, investment-backed expectations are inordinately burdened, consideration may be given to the factual circumstances leading to the time elapsed between enactment of the law or regulation and its first application to the subject property.”

If this item is approved by Council, it will extend the current market rate moratorium beyond one (1) year. As a result, there is a slight risk to the Village that it could be subject to a viable claim under the Act.

Budget Impact:
No impact on the current budget.

Staff Impact:
The approval of the moratorium would not impact current staff.

Recommendation:

Attachments: 1. 48N798703-Second Ordinance Extending Moratorium Established Pursuant to Ordinance 23-10

ORDINANCE NO. 24-____

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Village Council desires to ensure that during the pendency of the necessary study activity for the formulation and implementation of more comprehensive regulations of future residential development, that the acceptance of new Market Rate Residential BPAS applications (with or without land

dedications) are not initiated, so that the regulations produced by the Village's study activity would be fully effective; and

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

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

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

WHEREAS, on June 13, 2024, the Village Council adopted Ordinance No. 24-12, extending the temporary moratorium set forth in Ordinance No. 23-10 for an additional six (6) months; and

WHEREAS, on or about August 22, 2024, the DOC issued Final Order No. COM-24-033 ("Second DOC Final Order"), approving Ordinance No. 24-12 and allowing it to go into effect; and

WHEREAS, the effective date of the Second DOC Final Order was September 12, 2024]; and

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

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

WHEREAS, pursuant to Resolutions Nos. 24-09-102 and 24-10-121, the Village selected a consultant to prepare an updated Comprehensive Plan and revise the Village Land Development Regulations pursuant to RFP 24-10; and

WHEREAS, in order to continue with the process of review and adoption of potential new regulations, and to additionally ensure that except for applications that are exempt from the Moratorium, no applications for new market rate residential BPAS allocations are submitted, the Village is extending the Moratorium.

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

WHEREAS, the Village Council finds that the provisions of this Ordinance are intended to advance the public health, safety, and welfare of the residents of the Village.

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

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

Section 2. Moratorium Extended. Pursuant to Section 7 of Ordinance No. 23-10, the Village Council hereby extends the moratorium on the acceptance of new market rate residential BPAS applications (with or without land dedications) for an additional six months from February 6, 2025, through August 6, 2025, unless dissolved earlier by the Village Council.

Section 3. Severability. The provisions of this Ordinance are declared to be severable and if any sentence, section, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences, sections, clauses

or phrases of the Ordinance but they shall remain in effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

Section 6. Effective Date. This Ordinance shall not be effective immediately upon adoption. The Amendment shall not take effect until the date a final order is issued by the DOC. The DOC notice of intent to find this Ordinance in compliance shall be deemed to be the final order if no timely petition challenging this Ordinance is filed.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilman Joseph B. Pinder III ___
Councilwoman Deb Gillis ___
Councilman Steve Friedman ___

PASSED on the first reading this ____day of_____, 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilman Joseph B. Pinder III ___
Councilwoman Deb Gillis ___
Councilman Steve Friedman ___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2025.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Administrative Relief - 33 Flamingo Hammock Rd TAB C**

Background:
Island Construction Management Inc (the "Applicant") on behalf of Holly Lynn Ernstes-Jones Revocable Trust (the "Property Owner") has applied for Administrative Relief (the "Application") pursuant to Section 30-477 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"). Village Code Section 30-477 requires that a public hearing be held, during which the Village Council of Islamorada, Village of Islands (the "Village Council") shall consider all evidence presented regarding the Application, and shall follow the procedures, standards and criteria found within Code Sections 30-552 and 30-553, "Beneficial Use." The burden of proof shall be on the Applicant.

The subject property (the "Property") is located at 33 Flamingo Hammock Rd and legally described in Exhibit "A" of the proposed Resolution (Attachment A). The Application was entered into the Building Permit Allocation System (the "BPAS") on October 24, 2019. The Application has been considered in four (4) consecutive annual allocation periods and has failed to receive an allocation award. At the close of Quarter 4 of 2023, the Application was ranked 20 with seventeen (17) points. Pursuant to the requirements set forth in Code Section 30-477(a), the Applicant was eligible to apply for Administrative Relief between 12:01 PM on December 30, 2023, and 12:00 PM on April 28, 2024. The Applicant submitted the Application for Administrative Relief on January 3, 2024.

The proposed development is one single-family, three-bedroom, two-bathroom home, approximately 2,526 square feet.

The site is approximately 12,192 square feet with allowed clearing of 50% (6096 sq ft) based on habitat.

The proposed development will clear approximately 4378 sq ft with a Grant of Conservation Easement being placed on the remainder of the property.

According to the Mitigation Plan submitted with the permit, the Mitigation fee to be paid to the Village would be approximately $46,250.

Analysis:
Pursuant to Code Section 30-553, when considering an application for relief, the Village Council shall consider the following factors, in addition to those guidelines, within the comprehensive plan.

(1) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application are rationally related to a legitimate government interest.

The Comprehensive Plan of Islamorada, Village of Islands (the “Village”) dictates through Comprehensive Plan Policy 1-2.3.3 Residential Medium (RM) that:

“Policy 1-2.3.3: Residential Medium (RM). This designation is intended to provide stable, single-family neighborhoods and allow for uses which further the peaceful enjoyment and high-quality residential character valued by Village residents. Areas designated Residential Medium (RM) on the Future Land Use Map shall include one (1) single family unit on one lot of record, and duplexes. Duplexes shall only be permitted in Zoning Districts where legally permitted duplexes currently exist. Notwithstanding the density limitations, duplexes, triplexes and fourplexes shall be permitted on RM lots fronting U.S. 1, pursuant to the Building Permit Allocation System, if approved as affordable housing. The RM Future Land Use Map designation shall allow home occupations. Supportive community facilities ancillary to the residential uses may be located within areas designated RM. The Land Development Regulations shall provide regulatory procedures for considering the above-noted uses.”

Code Section 30-684 “Residential Single-Family (R1) Zoning District” dictates that the Land Development Regulations (LDRs) affecting the property, including the purpose and intent of the R1 Zoning District: “…is to accommodate homes, homeowners' parks, and open space in single-family residential neighborhoods located in subdivisions and on streets where the primary land use is single-family residential.”

The Applicant has not asserted that either the Comprehensive Plan or Land Development Regulations in effect at this time are not rationally related to a legitimate government interest. Both the Comprehensive Plan and Land Development Regulations in effect are rationally related to a number of legitimate government interests, as outlined in the Village’s Comprehensive Plan and Principles for Guiding Development within the Florida Keys Area of Critical State Concern [F.S. 380.0552(7)]. The State Land Planning Agency (the Florida Department of Economic Opportunity (“DEO”)) has confirmed this through the approval of the Village’s Comprehensive Plan and Land Development Regulations.

(2) Whether the comprehensive plan or land development regulations in effect at the time of the filing of the beneficial use application deny all reasonable economic use of the parcel of real property.

At the time of the filing, the Application currently had a score of seventeen (17) points. Staff estimates that if the Application were to remain in the BPAS, the Property Owner may never receive an allocation based on the number of available allocations remaining within the Village.

(3) Relevant parcel.
a. Platted lots: If an applicant owns more than one platted lot, a question may exist as to whether more than one of the applicant's platted lots should be considered together as one parcel for the beneficial use determination. In determining the relevant parcel, the Village Council should focus on "the parcel as a whole" and not on particular segments or portions of the parcel. The village council shall consider three factors to determine whether individual platted lots should be combined and considered as one parcel for the purpose of the beneficial

use determination:

1. The "physical contiguity" of the lots;

2. The "unity of ownership" of the lots (i.e., does the applicant own all of the lots in question);

3. The "unity of use" between the lots, i.e., platted urban lots should generally be considered as separate uses, but can be combined for purposes of a beneficial use determination if the lots are part of a larger property, based on an analysis of the following factors, which must be applied to the particular facts and circumstances on a case-by-case basis:

i. Was it the intent of the landowner to use the lots for a single use?
ii. What is the suitability of the lots for a single or separate use versus a combined use?
iii. Are the lots dependent on each other for the ability to have a single use?
iv. Is there a reasonable economic use of the lots if unified?
v. What is the current zoning of each lot?
vi. What is the physical size and appearance of the lots and how are adjacent properties used or developed?
vii. What is the actual current use of the lots?
viii. What is the possibility of the lots being used together in the next ten years?

Factor 3a. is not applicable to the Property.

b. The village council shall not consider anything less than a platted lot to be the parcel of real property.

The Property is a platted lot which meets the density of the Residential Single Family (R1/R1M) Zoning District.

(4) Once the relevant parcel is determined, the village council must analyze the following factors for that parcel:

a. The economic impact of the regulation on the parcel; and

Due to the scoring and ranking system implemented in the BPAS, the Code has effectively rendered the construction of a single-family home on the Property not possible for the previous four (4) years.

b. The extent to which the regulation has interfered with the applicant's investment-backed expectations for the parcel, including any relevant factors such as:
1. The history of the parcel (i.e., When was it purchased? How much land was purchased? Where was the parcel located? What was the nature of title? What was the natural character of the land and how was it initially used?);

The Property was purchased for $100,000,00 via Warranty Deed on April 1, 2019 and is currently undeveloped. The Property is 12,192 square feet and has a habitat classification of "Hammock". The Property also consists of one boat slip designated in the community docking facility.

2. The history of the development of the parcel (i.e., What was built on the parcel and by whom? How was it subdivided and to whom, when and at what price was it sold? What plats

were applied for or approved? What infrastructure is in place?);

The Property is in a legally platted subdivision recorded in Plat Book 7, Page 30 in January of 1982. The Property remains undeveloped, and infrastructure is available to serve the Property; both electricity and potable water are available.

3. The history of zoning and regulation (i.e., How, and when was the parcel classified? How was the use proscribed? What changes in classifications occurred?);

Between 1963 and 1986, the Property was zoned RU-1 (Single-Family Residential). After the effective date of the 1986 Monroe County Comprehensive Plan, the Property was zoned "Improved Subdivision" (IS) which established areas of low to medium density residential uses characterized principally by single-family detached dwellings.; the referenced zoning district permitted detached residential dwellings, along with accessory structures. Since 2002, the Property has been zoned Residential Single Family (R1), which permits the development of one (1) single-family dwelling unit.

4. How development changed when title was passed;

The Property has remained undeveloped since the Property Owner purchased it.

5. What is the present nature and extent of the use of the parcel;

Presently, the Property is undeveloped and meets the minimum lot size and density for the Residential Single Family (R1) zoning district in which it is located.

6. What were the reasonable expectations of the landowner under Florida common law;

The reasonable expectation of the landowner is based on the development of the land, as it was acquired, when it was acquired. The owner must show the elimination of all or substantially all economic use of the property. Whether an owner has been deprived of all or substantially all economic use of his property must be determined on an individual basis and includes consideration of factors which may include:

1. Whether there is a physical invasion of the property.
2. The degree to which there is a diminution in value of the property. Or stated another way, whether the regulation precludes all economically reasonable use of the property.
3. Whether the regulation confers a public benefit or prevents a public harm.
4. Whether the regulation promotes the health, safety, welfare, or morals of the public.
5. Whether the regulation is arbitrarily and capriciously applied.
6. The extent to which the regulation curtails investment-backed expectations.

There is no set value assigned to any individual factor. In the instant case, the Property Owner originally purchased the Property, which has remained undeveloped. Under common law, evaluation of the factors should be made as they apply to the Property.

Here, there has been no physical invasion of the Property. The total value (per Monroe County Property Appraiser) of the Property is as follows:

TAX YEAR	Total Assessed Value (Before & After Date of Purchase)
2018 (Prior to Purchase)	$113,207
2019 (After Purchase & Entered BPAS)	$124,528
2020 (In BPAS)	$182,639
2021 (In BPAS)	$197,639
2022 (In BPAS)	$217,403
2023 (In BPAS)	$239,143

The Comprehensive Plan regulations confer a public benefit by maintaining the character of the area and preserving the density of the area. The regulations promote the health, safety, and welfare of the public by providing stability and preserving the natural conditions found in these areas. The regulations have been uniformly applied and there has been no arbitrary or capricious government action.

Given that the Property has been undeveloped since its purchase by the Property Owner, there is nothing to indicate the owner had any investment-backed expectations when the Property was purchased other than the submission of an application into the BPAS.

7. What were the reasonable expectations of the neighboring landowners under Florida common law;

Neighboring landowners have the reasonable expectation that the land surrounding them will be developed in character with the existing development and land use and zoning regulations. The Property is currently undeveloped. It is reasonable to assume that the neighboring landowners could expect the development of a single-family dwelling unit but only after demonstration of compliance with the applicable regulations and the receipt of a required allocation through the BPAS.

8. What was the diminution in the investment-backed expectations of the landowner, if any, after passage of the regulation; and

The total assessed value of the Property in 2019 was $124,528 and has increased in value steadily yearly and has a current assessed value of $239,143.

The Village's BPAS regulations were in effect at the time the Property Owner submitted the application into the BPAS and therefore do not result in a diminution in the investment-backed expectation of the Property Owner. Furthermore, prior to the adoption of the BPAS regulation, the Property was within the jurisdictional boundaries of Monroe County and was subject to the County's Rate of Growth Ordinance (ROGO).

9. What was the appraised fair market value of the parcel immediately before and immediately after the effective date of the regulation?

The total assessed value of the Property in 1997 was $28,007. In 2002, following the passage of the regulation, the Property value remained at $28,007. The Property value has fluctuated up and down from 2003 through 2019. In 2023, the just market value of the Property, according to the Monroe County Property Appraiser's Office, is $484,651.

As suggested by the Council, staff enlisted the services of Marr & Associates Appraisal

Company, Inc to conduct an appraisal of the Property. The findings and opinion of the appraisal concluded as of February 10, 2024, the valuation of the Property is said to be $400,000.

Additional Information provided by the Applicant:
- The Property Owner has complied with all requirements of the Building Permit Allocation System (BPAS).
- The BPAS application has not been withdrawn at any time.
- The Property Owner has not applied for a deferral.
- The Applicant, as stated, is seeking an allocation award.

Remedies offered under Code Section 30-477(f): At the conclusion of the public hearing, the Village Council may take any or a combination of the following actions:
(1) Grant the applicant an allocation award for all or part of the allocation requested in the next succeeding allocation period or extended pro rata over several succeeding allocation periods.
(2) Offer to purchase the property at its fair market value.
(3) Suggest such other relief as may be necessary and appropriate.

The Village currently has twenty-three (23) allocations available for administrative relief.

Budget Impact:
Budget impact will be determined by the council's decision.

Staff Impact:
Staff impact will be determined by the council's decision.

Recommendation:

Attachments:
1. 33 Flamingo Hammock Road - Appraisal
2. 33 Flamingo Hammock - Habitat Analysis
3. 33 Flamingo Hammock Mitigation
4. Attachment A 33 Flamingo Hammock Reso

AN APPRAISAL OF

A VACANT 12,192 SQUARE FOOT
SINGLE FAMILY LOT

LOCATED AT
33 FLAMINGO HAMMOCK ROAD
ISLAMORADA, FLORIDA

PREPARED FOR

KIMBERLY MATHEWS INTERIM VILLAGE MANAGER
CITY OF ISLAMORADA
86800 OVERSEAS HIGHWAY
ISLAMORADA FLORIDA

EFFECTIVE DATE OF VALUATION

FEBRUARY 10, 2024

PREPARED BY

TRENT MARR, MAI, SRPA
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER # RZ 514
MARR & ASSOCIATES APPRAISAL COMPANY, INC.

Marr & Associates Appraisal Company, Inc.

TRENT MARR, MAI, SRPA
State-Certified General Real Estate Appraiser # RZ 514
trent@marrappraisal.com

Phone (850) 342-1114
1268 N. Circle Drive, Crystal River, FL 34429
81800 Overseas Highway, Islamorada, FL 33036

March 1, 2024

Kimberly Mathews, Interim City Manager
City of Islamorada
86800 Overseas Highway
Islamorada, Florida 33036

Re: An appraisal of a vacant lot located at 33 Flamingo Hammock Road, Bay Hammock Subdivision, Islamorada, Florida.

Dear Ms. Mathews:

At your request, the investigations and analyses necessary to form an opinion of the market value of the fee simple estate in the above referenced property has been conducted. The subject is located along the bayside of Overseas Highway, near mile marker 83 in Islamorada. The street address is 33 Flamingo Hammock Road. The Legal Description is Lot 3 and assigned boat slip 22, Bay Hammock, Plat Book 7, Page 30. The subject has been in the Village of Islamorada permitting system for approximately 4 years and is 17 out of 20 on the BPAS ranking system. According to the client, there are currently are no more permits available in the Village of Islamorada.

To the best of my ability, the analysis, opinions, and conclusions were developed and this appraisal report was prepared in accordance with the standards and reporting requirements of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice, dated January 2023-2024.

Based upon a personal inspection of the subject property and neighborhood, as well as upon the investigations and analyses undertaken, I have formed the opinion that, as of February 10, 2024, subject to the assumptions and limiting conditions set forth in this report, the market value of the subject is:

FOUR HUNDRED THOUSAND DOLLARS
($400,000)

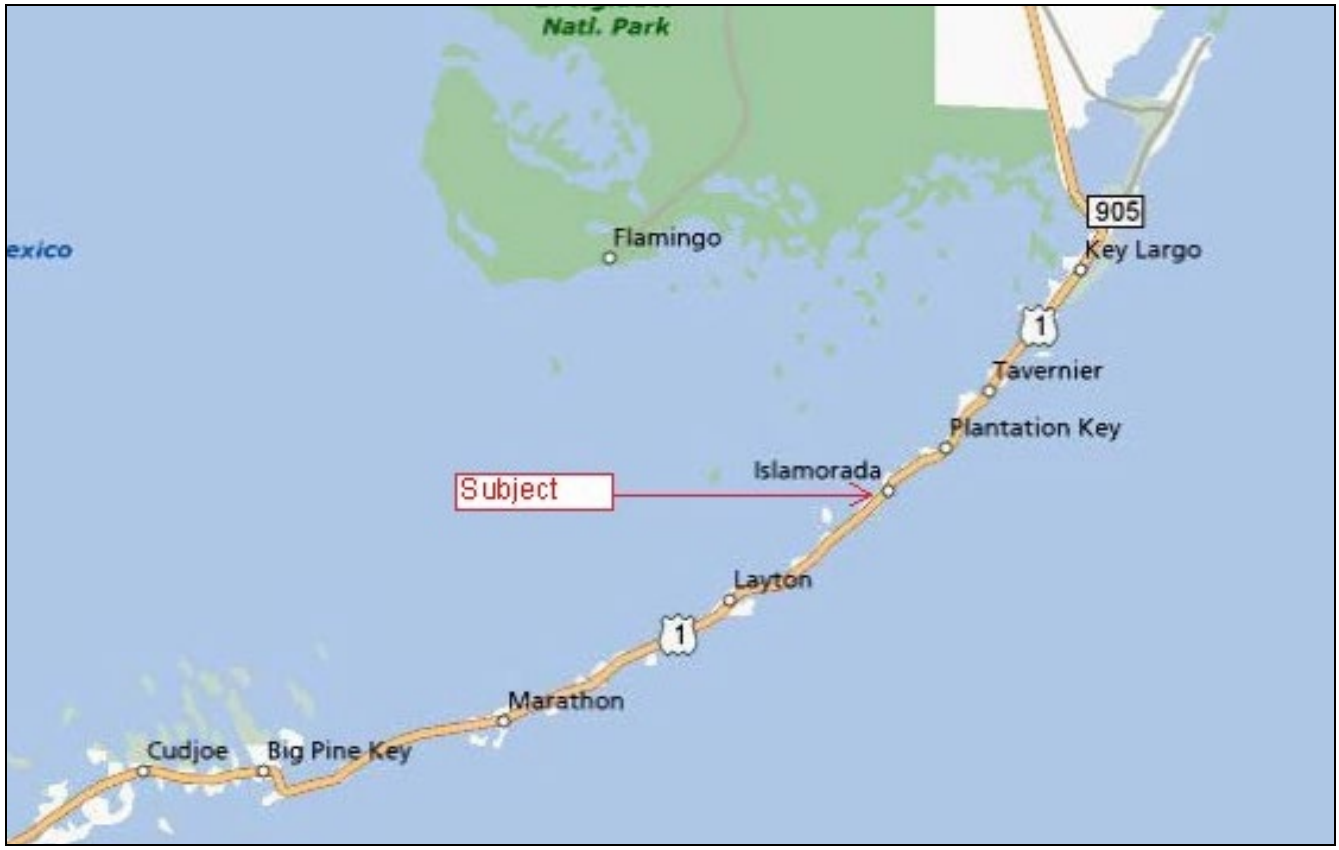
Respectfully Submitted,
Marr & Associates Appraisal Company, Inc.

Trent Marr, MAI, SRPA
State-Certified General Real Estate Appraiser # RZ 514

EXECUTIVE SUMMARY

LOCATION:	33 Flamingo Hammock Road, Islamorada, Florida
OWNER OF RECORD:	Holly Lynn Ernstes-Jones, Revocable Trust P.O. Box 1284 Islamorada, Florida 33036
CLIENT:	John Quick, Partner Weiss Serota Helfman Cole + Bierman 2800 Ponce de Leon Blvd., Suite 1200 Coral Gables, FL 33134
PARCEL #'S:	00403041-003300
LEGAL DESCRIPTION:	Lot 33, and assigned boat slip 22, Bay Hammock Community, according to the Plat thereof, as recorded in Plat Book 7, Page 30 of the Public Records of Monroe County, Florida.
PPRAISER:	Trent Marr, MAI, SRPA
ASSESSED VALUE/TAXES:	$484,651/ $2,882.13 (does not include $512 for waste water)
DATE OF VALUE/REPORT:	February 10, 2024/ March 1, 2024
INTEREST APPRAISED:	Fee Simple
PARCEL SIZE:	The lot is a trapezoid and totals 12,192 square feet
OWNERSHIP HISTORY:	The subject has been in the same ownership for the past several years.
PARCEL ACCESS:	The tract has frontage and access from Flamingo Hammock Road.
IMPROVEMENTS:	None
ZONING:	R-1 (Single Family Residential)
FLOOD INFORMATION:	The site is located in flood map number 12087C1011K and is within an AE flood zone.
UTILITIES:	Utilities are available to the lot.
HIGHEST AND BEST USE:	Residential development
PRESENT USE:	Vacant
MARKET VALUE ESTIMATE:	$400,000

LOCATION MAPS



FLORIDA KEYS MAP

FLORIDA MAP

Subject Photographs Flamingo Hammock

Subject front looking north

Subject front looking south

Street view looking south, subject on right

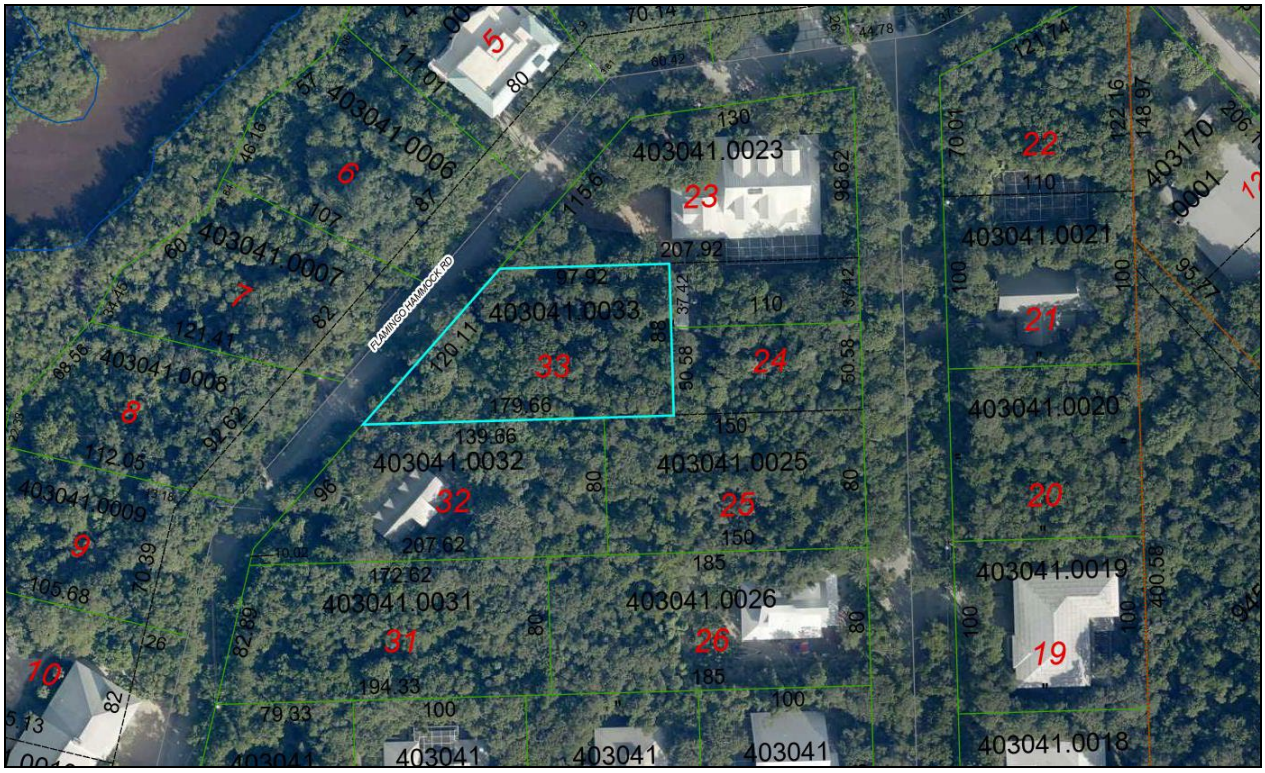
Street view looking north, subject on left

Subject Photographs Flamingo Hammock

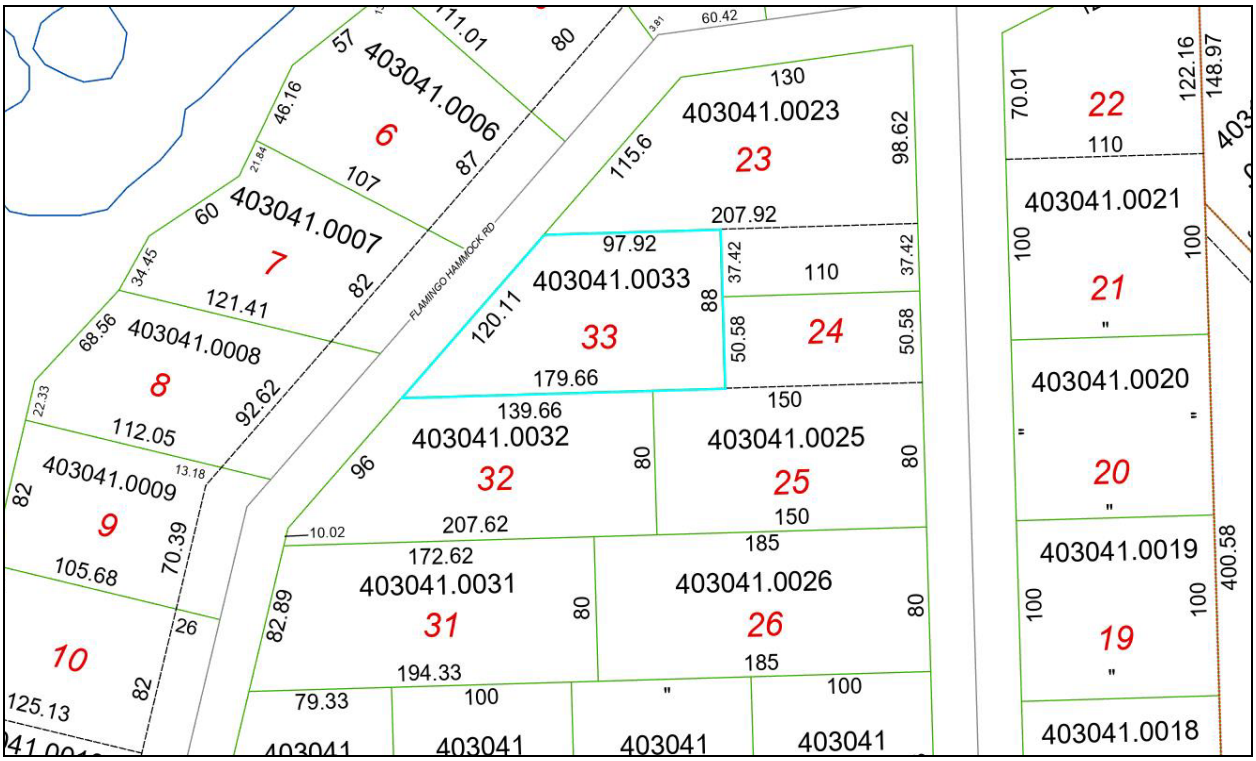
Subject neighborhood gated entry via S. Hammock Road

Subject neighborhood boat basin

Subject neighborhood boat ramp and basin



AERIAL PHOTOGRAPH



TAX PARCEL MAP

CERTIFICATE OF VALUE

The undersigned does hereby certify that, to the best of my knowledge and belief that:

The statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. This appraisal assignment was not based upon a requested minimum value, a specific value, or the approval of a loan.

The reports and analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of:

- the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute
- the State of Florida requirements for state-certified appraisers
- Uniform Standards of Professional Appraisal Practice (USPAP, (January 2023-2024)

I have complied with the USPAP competency provision.

This appraisal report sets forth all of the limiting conditions imposed by the terms of this assignment or by the undersigned affecting the analyses, opinions and conclusions contained in this report.

No one provided significant professional assistance to the persons signing this report, unless specifically noted herein. I did not physically inspect the subject property. Mary Marr inspected the subject lots.

Mary Marr inspected and photographed the site on the date of this appraisal. I have appraised numerous properties on this street in the past and the lack of my inspection did not affect the value conclusion.

Mary Marr provided professional assistance in the verification of comparable data and reviewing the report for grammatical and typographical errors as well as consistency throughout the report.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. Additionally, it is subject to review by the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.

As of the date of this report, Trent Marr has completed the requirements of the continuing education program of the Appraisal Institute.

3-1-24

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Trent Marr, MAI, SRPA Date

State-Certified General Real Estate Appraiser # RZ 514

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description used in this report is assumed to be correct.

No survey of the properties has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the properties.

No responsibility is assumed for matters of legal nature affecting title to the properties nor is an opinion of title rendered. The title is assumed to be good and marketable.

Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the appraisal, a reasonable effort has been made to verify all such information. No responsibility for the accuracy of any information furnished by others to the Appraiser is assumed by the Appraiser.

All mortgages, liens, encumbrances, leases, and servitude have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.

It is assumed that there are no hidden or unapparent conditions of the properties, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them. Unless noted, all mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilating, electrical, and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.

It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and improvements is within the boundaries or properties lines of the properties described and that there is not encroachment or trespass unless noted within the report.

The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the properties in question, unless arrangements have been previously made thereto.

PROPERTY IDENTIFICATION

The subject is located along the bayside of Overseas Highway, near mile marker 83 with frontage along Flamingo Hammock Road. The lot is fully vegetated with native hammock and shrubs and is zoned R-1. Because of the Native Hammock Habitat only 50% of the site can be cleared. The subject has been in the Village of Islamorada permitting system for approximately 4 years and is 17 out of 20 on the BPAS ranking system. According to the client, there are currently are no more permits available in the Village of Islamorada. The lot is located within Incorporated Islamorada on the island of Upper Matecumbe Key.

SCOPE OF THE APPRAISAL

The scope of the appraisal included an inspection of the subject property and neighborhood. Mary Marr inspected the subject on the date of this appraisal and because of the dense vegetation the inspection was limited to the street.

The local MLS and Monroe County Property Appraisers web site were used to research comparable sales. The subject is a non-waterfront lot zoned R-1 (Residential) and is in the Village of Islamorada BPAS system. The subject's subdivision is gated and offers a boat basin with a boat slip for each lot. Numerous sales were researched and those most comparable were used in this report. The sales consisted of both permitted and a non-permitted lots and were either direct canal front lots or non-water front lots with a boat slip. Because of the lack of recent sales in the Village of Islamorada the search was extended to Key Largo for two of the sales. None of the sales were exactly like the subject and the sales used in this report provided a good range of value for the subject. All of the sales were verified by either the local MLS, agent, broker, buyer or seller involved with the sale. The data for each sale was analyzed on a price per lot basis. The sizes for the comparables were taken from the Monroe County Property Appraisers web site.

PURPOSE OF THE REPORT

The purpose of the report is to estimate the market value of the unencumbered fee simple estate of the subject property.

DATE OF VALUE ESTIMATE

The date of value estimate is February 10, 2024. The date of this report is March 1, 2024.

INTENDED USER AND USE OF THE REPORT

The intended user of this report is the Village of Islamorada. The intended use is to establish an offering price.

CLIENT

John Quick, Partner
Weiss Serota Helfman Cole + Bierman
2800 Ponce de Leon Blvd., Suite 1200
Coral Gables, FL 33134

HISTORY

The subject has been in the same ownership for the past several years. To my knowledge the subject is not actively listed for sale.

LEGAL DESCRIPTION

Lot 33 and assigned boat slip 22, Bay Hammock Community, according to the Plat thereof, as recorded in Plat Book 7, Page 30 of the Public Records of Monroe County, Florida.

ASSESSED VALUE AND TAXES

The 2023 assessed value and taxes for the subject are summarized below.

Parcel #	Size	Assessed Value	Taxes	Waste
00421920-000000	5,500 sf	$484,651	$2,882.13	$512

Based on the sales used in this report and the market value estimated for the subject, the assessed value is high and should be protested.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under the following conditions:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale[2].

PROPERTY RIGHTS APPRAISED

The property rights being appraised are the fee simple estate defined as:

> "Absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[3]

OWNER OF RECORD

Holly Lynn Ernstes-Jones Revocable Trust-2019
P.O. Box 1284
Islamorada, Florida 33036

[2] Supplemental Appraisal Standards for Board of Trustees Land, Division of State Lands, (2016), Page 7
[3] Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th[d] Addition (Chicago: Appraisal Institute, 2010) Page 78

EXPOSURE/MARKETING TIME

Exposure time is defined as.

- The time a property remains on the market.
- The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market[4].

This analysis considers *Exposure Time* at a market related price such as the estimated market value in this report. The subject consists of a platted lot zoned R-1. Although the R-1 permits residential construction, permits within the Village of Islamorada have been exhausted and currently there is a halt on all new residential permits. Vacant lots within the village have been in high demand for the past few years with most reasonably priced lots selling within 3 months. Thus, based on the sales a reasonable exposure time would have been 3-6 months.

Marketing Time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal[5]. Although vacant lots have been in high demand, the Village has filled all available permits and it is reasonable to assume with the lack of available permits, the days on market will increase. Until it is known when and if permits will be issued it is difficult to estimate the marketing time. There are sales of vacant land that is being purchased for speculation/investments and assemblage and these sales have days on market typically ranging from 2 – 3 years. Therefore, based on the current market conditions, the marketing time has been estimated at 2-3 years.

[4] The Dictionary of Real Estate Appraisal, published by the Appraisal Institute 2010, 5th edition, page73

[5] The Dictionary of Real Estate Appraisal, 6th Edition, page 140

MONROE COUNTY SUMMARY

INTRODUCTION

Monroe County is the southernmost county in the State of Florida. It is bounded by Dade County to the north, the Atlantic Ocean to the east and the Gulf of Mexico (Florida Bay) to the west. Monroe County contains a total of 1,144,791 acres of which 60,656 acres are included in planning areas with the remaining dedicated to conservation, parks and recreational areas. The primary attraction of Monroe County is the tropical climate allowing year round diving, fishing and numerous outdoor recreational activities. The maximum average temperature rarely exceeds 89 degrees while the minimum average temperature rarely drops below 65 degrees. Permanent residents are primarily retired or locally employed in tourist related activities. The Florida Keys are comprised of four distinct areas. These areas consist of the Upper Keys, Middle Keys, Lower Keys and Key West. Until recently most of the areas, except Key West were operating under the county. Marathon and Islamorada incorporated in the 90's and are no longer under county regulations.

POPULATION

Monroe County is the 38th largest of the 67 counties located in the State of Florida. The county has seen a steady increase in population for the pat 60 + years. Based on the Wikipedia web site the growth in population for the past 60 years is summarized below

Year	Population	Year	Population
1970	52,586	2000	79,589
1980	63,800	2010	73,090
1990	79,024	2020	82,852
		2023	81,151

As noted by the above chart, there has been a slight decrease in population between 2020 and 2023, however overall the population showed a gradual increase over the past 60 years. The only time the market significantly declined was during the great recession that occurred from 2007 to 2009. This decrease is also contributed to 3 hurricanes in 2005.

EMPLOYMENT

The unemployment rate for Monroe County was 1.8% in December 2023 while the unemployment rate for the State of Florida was 3% and the unemployment rate in January 2024 for the US was 3.7%. The total employment for Monroe County as of July 1, 2019 was 31,744. No geographical figures were available for the different areas of the Keys; however, local statistics indicate that the lowest unemployment figures in Monroe County are in Key West and Key Largo, where the tourism industry is the strongest. According to the US Census Bureau online, Monroe County had a 2022 median family income of $80,111 which is higher than the State's average of $61,777.

According to the county on line web site, the 2024 Florida cost of living index in Monroe County is 148.2 versus the Florida index of 102.8 and the US index of 100. The high price index for Monroe County is due to its southernmost location in the state and the majority of products are shipped or hauled in over the dozens of bridges throughout the Florida Keys. These trucks and ships make the return trip empty, which further increases the costs of goods.

CONSTRUCTION INDUSTRY

Monroe County and the Florida Keys are located within an Area of Critical State Concern and the Florida Keys have one of the only living coral reefs in the United States. Therefore, state as well as national building restrictions have been placed on the county, limiting and restricting development.

These restrictions are expected to increase in anticipation of decreased permit availability in the future; development is taking place while it is still possible. Since the implementation of the Rate of Growth Ordinance (ROGO) in 1992, there has been an increase in renovations because of the difficulty in obtaining building permits for new buildings.

REAL ESTATE

The Florida Keys have seen a dramatic increase in sales prices over the past few years. The chart below summarizes the Florida Keys MLS statistics for single family home, condominiums and manufactured homes for 2022 and the end of 2023.

Average Sales Price	2022	2023
Single Family Homes	$1,576,351	$1,566,040
Closed Sales	516	387
Condominiums	$ 765,791	$ 795,146
Closed Sales	154	114
Manufactured Homes	$ 330,000	$ 385,000
Closed Sales	78	80

In spite of the strong increase in price, the chart indicates a slight decrease in single family homes with a slight increase for condominium and manufactured homes between 2022 and 2023. However, overall home prices are well above pre-pandemic prices. The most recent statistic provided by the Florida Keys Board of Realtor by month was January 2024 and is summarized below.

Average Sales Price	January 2023	January 2024
Single Family Homes	$1,031,925	$1,890,550
Closed Sales	22	20
Condominiums	$ 452,544	$ 994,500
Closed Sales	8	6
Manufactured Homes	$ 450,000	$ 840,000
Closed Sales	6	3

The January report shows a significant increase in price between 2023 and 2024, however, the statistical sample is significantly smaller, indicating less reliability.

RECREATIONAL FACILITIES

The Florida Keys have excellent water recreational activities. Thousands of visitors come each year to dive and fish the coral reefs throughout the Florida Keys. Although primarily limited to water recreation, the county also has two golf courses, and movie theaters. Monroe County also has a free public library system with three branches located throughout the county.

TRANSPORTATION

Overseas Highway is the main thoroughfare entering and exiting the Florida Keys. In Monroe County U.S. 1 begins at Mile Marker 112 and runs approximately 112 miles to Key West. Access is also provided by SR 905 and SR 905 A, commonly called Card Sound Road. SR 905A begins along the south side of Florida City and extends 16 + miles in a northeasterly direction towards a private development referred to as Ocean Reef. From the intersection of SR 905 and 905A, SR 905 extends in a southerly direction approximately 9 miles were it terminates at Overseas Highway. There are two public airports located in Monroe County. Key West and Marathon airports are located at miles markers 1 and 50 respectively. The Miami International Airport is located 60 miles north of Key Largo and is the major airport used by residents in the Upper Keys. Transportation services are limited to taxi services and the Greyhound Bus.

SUMMARY

Monroe County is the southernmost county in the United States. The major draw to this area is the mild climate, pristine waters and water related activities. The tourist industry is the dominating market for revenues generated in the county. The market has seen a dramatic increase since the pandemic began in 2020 with escalating real estate prices. This increase in demand and prices has been a direct result of Covid – 19, with many northern states shutting down their economy, restricting travel and outdoor activities as well as strict mask and vaccination requirements. Because of the lack of developable land, as well as stringent and lengthy permitting process, developed and developable sites are expected to continue to increase in demand and price.

NEIGHBORHOOD DESCRIPTION

The subject is located in the Upper Keys within Incorporated Islamorada. Incorporated Islamorada extends from mile marker 90.5 to mile marker 80. Incorporate Islamorada includes the Islands of Plantation Key, Windley Key, Upper Matecumbe Key and Lower Matecumbe Key. The subject site is located in Upper Matecumbe Key which is actually referred to as Islamorada. The subject is located at the northern end of Islamorada near mile marker 83. The neighborhood boundaries for Islamorada begins at mile marker 83.5 beginning at Whale Harbor Channel and extends 4.5 plus miles to Teatable Key Channel at mile marker 80.

Development within Incorporated Islamorada ranges from single family dwellings to motels, hotels, numerous restaurants, convenience stores and mixed use properties. The majority of commercial development is located along Overseas Highway, with residential along the secondary streets. The residential homes range in price from $500,000 to over $15,000,000. The higher priced homes are the homes located on the Florida Bay or the Atlantic Ocean. There are also several condominium developments along the east side of the Old Highway and the west side of Overseas Highway. The condominiums range in price from $500,000 to over $5,000,000.

The major attraction of the Florida Keys as well as Islamorada is the mild climate, fishing, diving and water activities. One of the major attractions of the Upper Keys is John Pennekamp State Park. Each year John Pennekamp State Park attracts in excess of one million visitors. John Pennekamp Park is approximately 78 square miles and is one of the few living reefs along America's shoreline. Islamorada offers excellent fishing and diving activities and is one of the primary attractions to the area.

Coral Shores High School is the only public high school for the Upper Keys and is located at mile marker 90. Plantation Key Middle and Elementary Schools are also located at mile marker 90. Treasure Village Montessori School is located at mile marker 86.

Access throughout the neighborhood of Incorporated Islamorada is primarily by Overseas Highway. Overseas Highway is the major thoroughfare for Islamorada and the entire Florida Keys. Overseas Highway begins in Key West at mile marker 0 and extends 120 miles to South Dade County. Old State Road 4A is a secondary street located along the ocean side and extends basically the length of Islamorada.

SUMMARY

Overall, the Keys' mild climate, living reefs and excellent fishing make it one of the major tourist attractions in America. As with all of Monroe County, Islamorada's principal industry is tourism due primarily to it's good weather and tropical atmosphere. This tourist industry has been growing steadily since for the past 100 years and has seen substantial growth over the past twenty years. The market has been on an upward trend the past few years, bringing premium real estate prices. This increase in demand and prices has been a direct result of Covid – 19, with many northern states shutting down their economy, restricting travel and outdoor activities as well as government mandates. This increase is expected to continue and because of the lack of developable land, as well as stringent and lengthy permitting process, demand and price should continue to increase.

SITE DESCRIPTION

LOCATION

The lot is located on Flamingo Hammock Road, within incorporated Islamorada. The subject is located near mile marker 834 along the bayside of Overseas Highway in a private gated community with 33 lots and each lot is assigned a boat slip.

ACCESS

The lot has 120.11 feet along Flamingo Hammock Road. Flamingo Hammock Road is a private two lane paved street.

DIMENSIONS, SIZE AND SHAPE

I was not provided with a survey. Based on the county web site, the site is a trapezoid and has 120.11 feet of street frontage along the west side, the north side extends 97.92 feet, the south side extends 179.6 feet and the east side (rear) extends 88 feet. The site totals 12,192 square feet.

TOPOGRAPHY / VEGETATION

The site is generally level with street grade and the vegetation is hammock.

UTILITIES

Utilities are available.

DRAINAGE, NUISANCES AND HAZARDS

The lot is located near Overseas Highway and has adequate drainage. The site is located in flood map number 12087C1011K and is within an AE flood zone.

ZONING

The lot is zoned R-1. R-1 is a residential zoning and allows for single family homes.

SITE CONCLUSION

The lot is located along the bayside of Islamorada near mile marker 83 The lot is fully vegetated with native hammock and is zoned R-1. The surrounding area consists of platted lots and acreage tracts with wetland lots, upland lots, vegetated lots, scarified lots and a combination of vegetation. The lot conforms to the neighborhood.

HIGHEST AND BEST USE

Highest and best use is defined as:

> "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity"[6].

The subject consists of a 12,192 square foot residential lot. The site is fully vegetated with native hammock with only 50% clearable, thus reducing the developable area to 6,096 square feet. The lot is zoned R-1and is limited to residential development. The highest and best use is for residential development. However, lots are also purchased for investments/speculation and assemblage with an adjacent parcel and with the lack of BPAS permits available, this is a Highest and Best Use alternative.

VALUATION OF THE SUBJECT PROPERTY
SALES COMPARISON APPROACH

This approach is based on the principles of supply and demand, substitution, balance and externalities, all of which affect the sales price of a property. The relationship between the supply of a type of property to its level of demand is a determining factor in its selling price. The principle of balance relates to the tendency of the market to constantly strive for an equilibrium between supply and demand.

"To apply the sales comparison approach, an appraiser follows a systematic procedure:

1. Research the market to obtain information on sales transactions, listings, and offers to purchase or sell properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, location, and zoning.

2. Verify the information by confirming that the data obtained are factually accurate and that the transactions reflect arm's-length market considerations.

3. Select relevant units of comparison (e.g., income multipliers or dollars per acre or per square foot) and develop a comparative analysis for each unit.

4. Compare comparable sale properties with the subject property using the elements of comparison and adjust the sale price of each comparable appropriately to the subject property or eliminate the property as a comparable.

5. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values. In an imprecise market subject to varying occupancies and economies, a range of values may be a better conclusion than a single value estimate."[7]

Five sales were found in the subject's market area that were considered good indicators of value. The following pages summarize the sales that were used in this report.

[4] The Dictionary of Real Estate Appraisal, by the Appraisal Institute (3rd addition, 1993), page 171

[7] Appraisal Institute, *The Appraisal of Real Estate*, 10th Edition (Chicago: Appraisal Institute, 1992) Page 371

SALE ONE

SALES PRICE:	$375,000
DATE OF SALE:	April 2021
GRANTOR:	Austin L. and Kathleen E. Young
GRANTEE:	Brain A. Maas
VERIFICATION:	Agent on 2-27-24
RECORDED:	OR Book 3092, Page 1225, Monroe County
LOCATION:	160 Kahiki Drive, Plantation Key
PARCEL #:	00425090-000000
ZONING:	R-1 (Residential)
UTILITIES:	Available to the site
PRESENT USE:	Vacant
INTENDED USE:	Single Family
PARCEL SIZE:	7,175 sf
WATER FRONT:	Canal front with limited boat dockage
PRICE PER SF:	$52.26
IMPROVEMENTS:	None
TERMS OF SALE:	Cash
CONDITIONS OF SALE:	Arms Length
PROPERTY RIGHTS:	Fee Simple

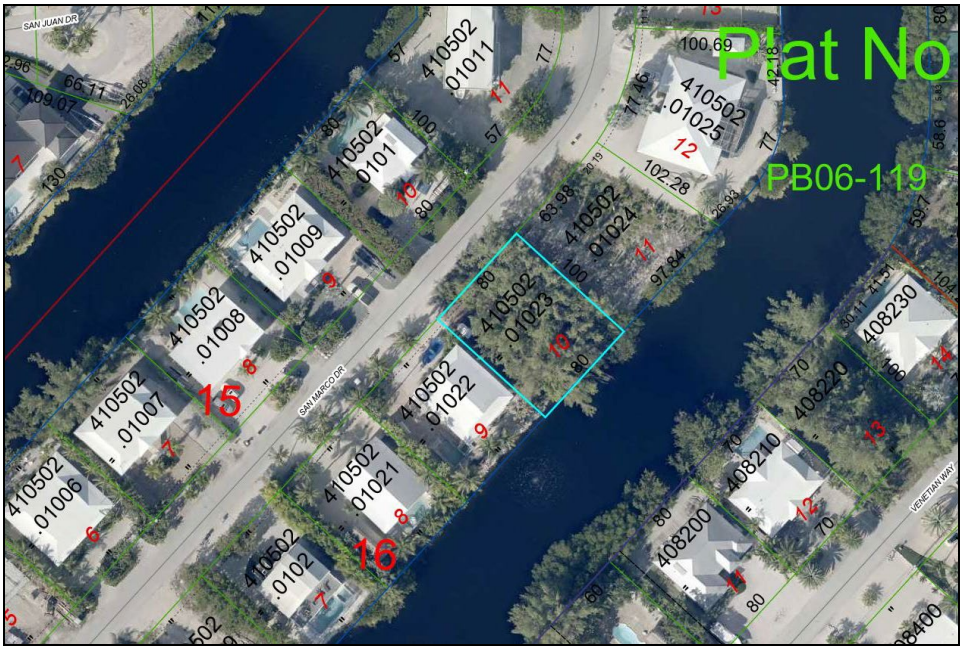
COMMENTS: According to the broker this lot was not in the BPAS system. The lot is located in a desirable subdivision with convenient access to the Florida Bay or Atlantic Ocean via Tavernier Creek. The lot is irregular and is at the end of the canal. The configuration and canal frontage limits the size boat to approximately 25 feet. This is a dated sale; however, it is one of the few sales without permits and was considered similar in water frontage to the subject.

SALE TWO

SALES PRICE:	$550,000
DATE OF SALE:	July 2021
GRANTOR:	CCG Keys LLC
GRANTEE:	Webster Camp and Michelle Lowe Walker
VERIFICATION:	Agent on 2-27-24
RECORDED:	OR Book 3107, Page 49, Monroe County
LOCATION:	19 Flamingo Hammock Road, Islamorada
PARCEL #:	00403041-001900
ZONING:	R-1(Residential)
UTILITIES:	Available to the site
PRESENT USE:	Vacant
INTENDED USE:	Single Family
PARCEL SIZE:	11,000 sf
WATER FRONT:	Non-water front lot with boat slip 18
PRICE PER SF:	$50.00
IMPROVEMENTS:	None at the time of sale
TERMS OF SALE:	Cash
CONDITIONS OF SALE:	Arms Length
PROPERTY RIGHTS:	Fee Simple

COMMENTS: The broker indicated this lot was for sale for $400,000 without a permit. The owner obtained a permit and sold the lot for $550,000. This was dated sale, however it is one of the only sales in the subdivision for the past few years. The subdivision has community boat ramp & basin.

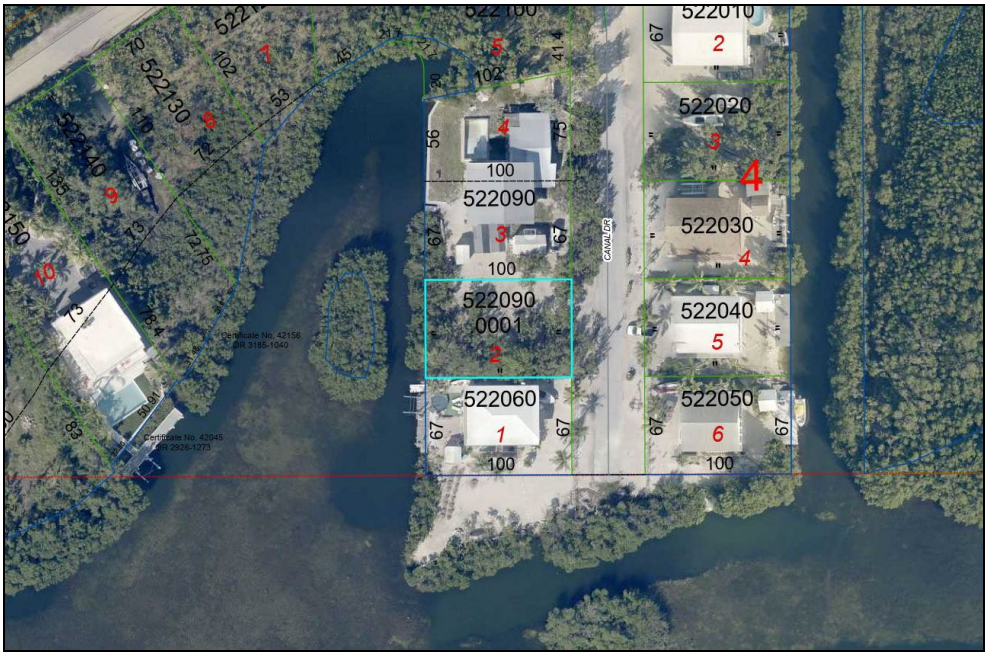
SALE THREE



SALES PRICE:	$225,000
DATE OF SALE:	May 2023
GRANTOR:	Thomas Smith
GRANTEE:	Michael F. and Christy C. Hughes
VERIFICATION:	Agent on 2-27-24
RECORDED:	OR Book 3224, Page 927, Monroe County
LOCATION:	Lot 10, Block 6, San Marco Drive, Plantation Key
PARCEL #:	00410502-010230
ZONING:	R-1(Residential)
UTILITIES:	Available to the site
PRESENT USE:	Vacant
INTENDED USE:	Single Family
PARCEL SIZE:	8,000 sf
WATER FRONT:	Closed canal front lot with boat slip 2.
PRICE PER SF:	$28.13
IMPROVEMENTS:	None
TERMS OF SALE:	Cash
CONDITIONS OF SALE:	Arms Length
PROPERTY RIGHTS:	Fee Simple

COMMENTS: This lot was not in the BPAS system. This lot is located on a canal, however, the canal is blocked at the bay and there is no access by boat. There was a boat slip included in the sale and the buyer purchased the lot for the boat slip. The subdivision has community boat ramp & basin.

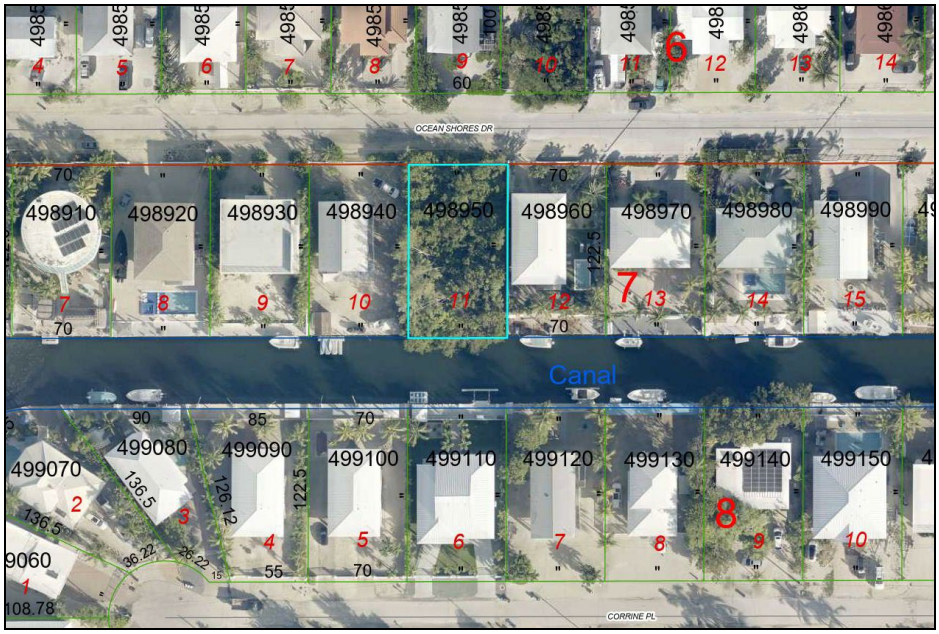
SALE FOUR



SALES PRICE:	$320,000
DATE OF SALE:	June 2023
GRANTOR:	Richard J. and Elizabeth Raines
GRANTEE:	HHA Home Services Corp.
VERIFICATION:	Agent on 2-27-24
RECORDED:	OR Book 3230, Page 765, Monroe County
LOCATION:	206 W. Canal Drive, Key Largo
PARCEL #:	00522090-000100
ZONING:	IS Improved Subdivision)
UTILITIES:	Available to the site
PRESENT USE:	Vacant
INTENDED USE:	Single Family
PARCEL SIZE:	6,160 sf
WATER FRONT:	Canal front
PRICE PER SF:	$51.94
IMPROVEMENTS:	None
TERMS OF SALE:	Cash
CONDITIONS OF SALE:	Arms Length
PROPERTY RIGHTS:	Fee Simple

COMMENTS: This is sale is located in Key Largo on a narrow canal. The broker indicated that boat docking would most likely not be allowed, however, the lot does offer open water views. This lot was not in the permitting system.

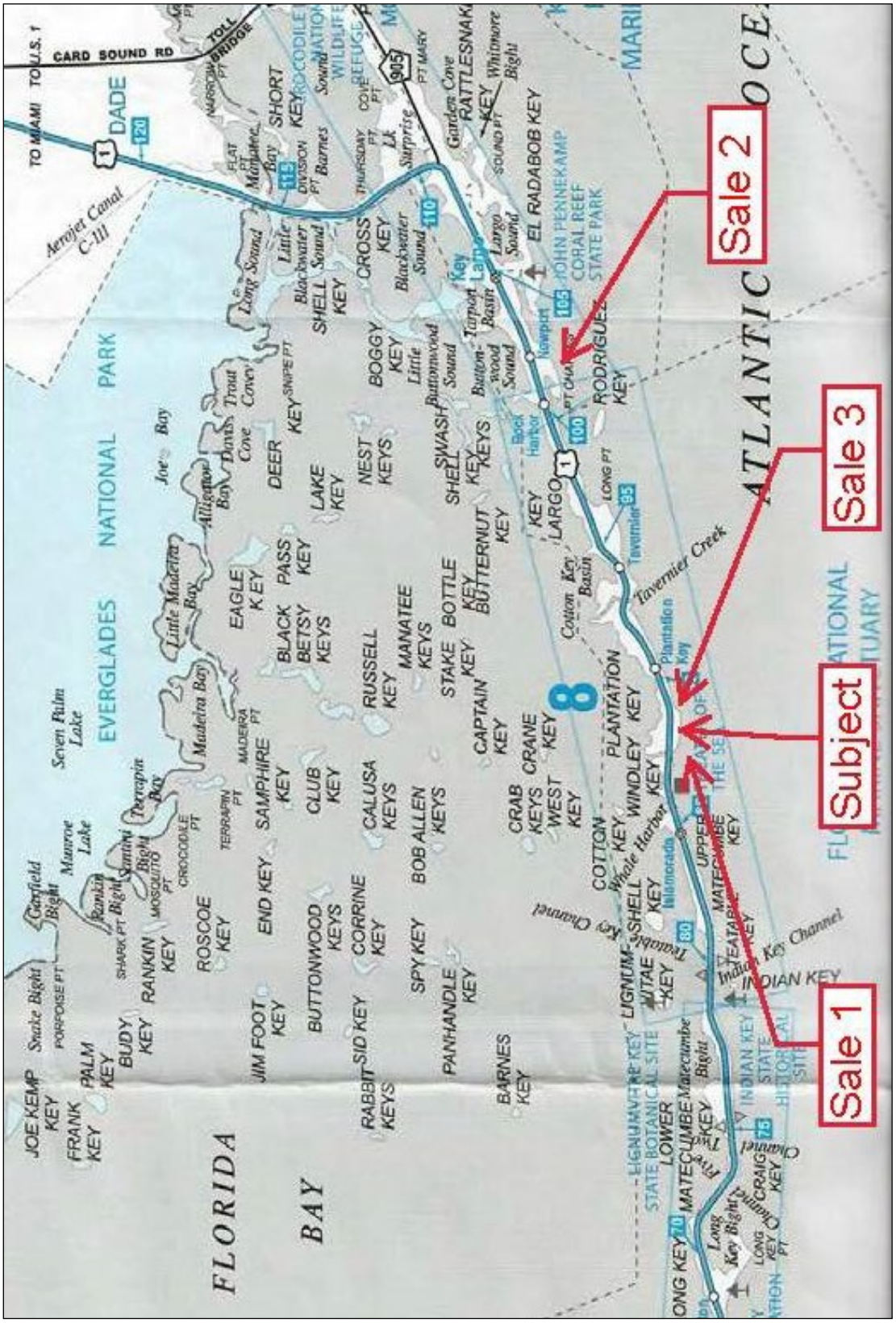
SALE FIVE



SALES PRICE:	$420,000 ($450,000 - $30,000 mediation fees)
DATE OF SALE:	January 2024
GRANTOR:	Rebeca Carroll
GRANTEE:	HCM Premier Investments, LLC
VERIFICATION:	Agent on 2-27-24
RECORDED:	OR Book 3258, Page 1431, Monroe County
LOCATION:	115 Ocean Shores Drive, Key Largo
PARCEL #:	00498950-000000
ZONING:	IS Improved Subdivision)
UTILITIES:	Available to the site
PRESENT USE:	Vacant
INTENDED USE:	Single Family
PARCEL SIZE:	8,575 sf
WATER FRONT:	Canal front with fixed bridge to ocean limiting size boats
PRICE PER SF:	$48.98
IMPROVEMENTS:	None
TERMS OF SALE:	Cash
CONDITIONS OF SALE:	Arms Length
PROPERTY RIGHTS:	Fee Simple

COMMENTS: This sale is located in Key Largo and sold with a transferable ROGO exemption. The broker indicated that although the purchase price was recorded at $450,000, the buyer was credited $30,000 at closing for site mediation and the actual purchase price was $420,000. Due to the fixed bridge, access is limited to smaller boats without T-tops or towers.

SALES MAP


Sale 1
Subject
Sale 3
Sale 2
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TOLL BRIDGE
TO MIAMI TOLL U.S. 1
DADE
Aerojet Canal C-111
EVERGLADES NATIONAL PARK
FLORIDA BAY
ATLANTIC OCEAN
Seven Palm Lake
Manatee Lake
Garfield Bight
Snake Bight
PORPOISE PT
JOE KEMP KEY
FRANK KEY
PALM KEY
BUDY KEY
RANKIN KEY
SHARK PT
Rankin Bight
Terrapin Bay
MOSQUITO PT
CROCODILE PT
ROSCOE KEY
JIM FOOT KEY
END KEY
SAMPHIRE KEY
TERRAPIN PT
MADEIRA PT
Madeira Bay
Little Madeira Bay
Joe Bay
Alligator Bay
Trout Cove
Davis Cove
SNIPE PT
DEER KEY
EAGLE KEY
PASS KEY
LAKE KEY
BLACK BETSY KEYS
BUTTONWOOD KEYS
CLUB KEY
CORRINE KEY
CALUSA KEYS
RUSSELL KEY
MANATEE KEYS
BOB ALLEN KEYS
SPY KEY
PANHANDLE KEY
RABBIT KEYS
SID KEY
BARNES KEY
CRAB KEYS
CRANE KEY
WEST KEY
CAPTAIN KEY
STAKE KEY
BOTTLE KEY
BUTTERNUT KEY
SHELL KEYS
SWASH KEY
BOGGY KEY
NEST KEYS
CROSS KEY
SHELL KEY
Long Sound
Little Blackwater Sound
Blackwater Sound
Key Largo
Tarpon Basin
Button-wood Sound
Little Buttonwood Sound
Largo Sound
Garden Cove
Whitmore Bight
RATTLESNAKE KEY
SHORT KEY
Flamingo
Manatee Bay
Barnes Sound
Thursday Lk
Lk Surprise
Pt Mary
Cove Pt
Sound Pt
Flat Pt
Division Pt
Crocodile Lk National Wildlife Refuge
EL RADABOB KEY
JOHN PENNEKAMP CORAL REEF STATE PARK
Newport
Rock Harbor
Pt Largo
LONG PT
LARGO
RODRIGUEZ KEY
Cotton Key Basin
Tavernier
Tavernier Creek
Plantation Key
PLANTATION KEY
WINDLEY KEY
Whale Harbor
Islamorada
COTTON KEY
SHELL KEY
LIGNUMVITAE KEY
LIGNUMVITAE KEY STATE BOTANICAL SITE
LOWER MATECUMBE KEY
UPPER MATECUMBE KEY
TEATABLE KEY
INDIAN KEY
INDIAN KEY STATE HISTORICAL SITE
Indian Key Channel
Tarpon Channel
Long Key Bight
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CRAIG KEY
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VALUATION OF THE SUBJECT PROPERTY

SUMMARY OF SALES						
	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Sale Price		$375,000	$550,000	$225,000	$320,000	$420,000
Market Conditions		4-21	7-21	5-23	6-23	1-24
Island	Islamorada	Plantation Key	Islamorada	Plantation Key	Key Largo	Key Largo
Street	Flamingo Hammock Road	Kahiki Drive	Same Street	San Marco Drive	Canal Drive	Ocean Shores Drive
Size	12,192 sf	7,175 sf	11,000 sf	8,000 sf	6,160 sf	8,575 sf
Mile Marker	83	90	83	87	99	100
BPAS / ROGO System	Yes	No	Permit	No	No	Permit
Waterfront	Boat Slip	Canal front with limited boat access	Boat Slip	Boat Slip	Limited canal access	Canal front with Fixed Bridge
$/SF		$52.26	$50.00	$28.13	$51.94	$48.98

The following chart summarizes the major differences between the subject and the comparables. Due to the lack of sufficient sales, an exact dollar amount of an adjustment could not be supported and would be unreliable. Therefore, each comparable was given either a negative, positive or equal sign in order to compare it to the subject. If the comparable was inferior to the subject it required an upward adjustment, thus, a plus sign was used. If the comparable was superior to the subject it required a downward adjustment, thus a negative sign was used. An equal sign required no adjustment.

Adjustments					
	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Financing	=	=	=	=	=
Market Conditions	+	+	=	=	=
Conditions of Sale	=	=	=	=	=
Location	=	=	=	=	=
Size	+	=	+	+	+
BPAS System	+	- - -	+	+	- - -
Waterfront	=	=	=	=	-
Net Adjustments	+ + +	- -	+ +	+ +	- - -

SALES ANALYSIS

UNIT OF COMPARISON

The sales price range from $225,000 to $550,000 per lot with the price per square foot ranging from $28.13 to $52.26. Typically residential lots are purchased on a price per lot basis and not a price per square foot. Therefore, all sales were compared to the subject on a price per lot basis.

FINANCING

All of the sales sold for cash or had typical market financing. Therefore, no adjustments were required.

MARKET CONDITIONS

Market condition refers to the appreciation or depreciation in a property over a period of time. Sales 1 and 2 occurred in 2021 and were considered dated, thus, these sales were adjusted up. Sales 3, 4 and 5 sold in 2023 and 2024 and were considered recent sales and no adjustments were warranted.

CONDITIONS OF SALE

Adjustments for conditions of sale usually reflect the motivation of the buyer and seller. A sale may be transacted at a below market price if the seller needs cash in a hurry. A financial business or family relationship between the parties may also affect the price of a property. Although conditions of sale are often perceived as applying only to sales that are not arm's-length transactions, some arms-length sales may reflect atypical motivation or sales conditions due to unusual tax considerations, sale at legal auction, lack of exposure to the open market or eminent domain proceedings. All sales were arms length transactions and no adjustments were made.

LOCATION

The subject is located in Islamorada. Sale 2 is located in the subject’s subdivision and required no adjustments. Sales 1 and 2 are located on Plantation Key, within incorporated Islamorada and sales 4 and 5 are located in Key Largo. Overall the locations were considered similar and no adjustments were made.

PARCEL SIZE

The subject totaled 12,192 square feet and was similar to sale 2, thus, sale 2 required no adjustments. The remaining sales were significantly smaller than the subject and were inferior, requiring upward adjustments.

BPAS

The subject is in the Village of Islamorada BPAS permitting system. Sales 1, 3 and 4 were not in the permitting system and were inferior, requiring upward adjustments. Sales 2 and 5 had permits and were superior, thus, these sales were adjusted down.

WATERFRONT

The subject is non-water front lot with a boat slip at the community boat basin. Sales 2 and 3 had boat slips and sales 1 and 4 were on canals with limited boating access; overall, these four sales were considered similar and no adjustments were made. Sale 5 is located on a canal to the open water and in spite of the fixed bridge, the canal frontage is superior and this sale required a downward adjustment.

CONCLUSION OF VALUE

Summary of Adjustments					
	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Sale Price per lot	$375,000	$550,000	$225,000	$320,000	$420,000
Net Adjustment	+ + +	- -	+ +	+ +	- - -

The sales price ranged from $225,000 to $550,000 per lot. Sale 2 is located in the subject's subdivision and although it was a dated sale it had a building permit and was superior. Sale 5 is the most recent sale and also sold with a permit, thus, sales 2 and 5 were considered to reflect the upper range. Sales 1, 3 and 4 had similar boating access, however, they did not have permits and were not in the permitting system. Thus, these sales were considered to reflect the lower range. The subject's value was estimated in the middle range of the sales at $400,000.

ADDENDA

QUALIFICATIONS OF THE APPRAISER - TRENT MARR, MAI, SRPA

LICENSE

Licensed Real Estate Broker, State of Florida
State-Certified General Appraiser RZ #000514 (Florida)
Certified General Real Property Appraiser 341275 (Georgia)

OFFICE LOCATIONS

81800 Overseas Highway, Islamorada, Florida 33036
2669 Aucilla Road, Monticello, Florida 32344

AFFILIATIONS

Member Appraisal Institute, MAI Designation #9353
Member Society of Real Estate Appraiser, SRPA Designation
Board of Directors, Appraisal Institute 1991 - 1994
Member of the Board of Realtors for Florida Keys, Marathon, Key West, Tallahassee

APPRAISAL EXPERIENCE

1991-Present Marr & Associates Appraisal Company, Inc., President
1988-Present Marr Properties, Key Largo, FL - Vice President, Broker
1991-President American Caribbean Real Estate, Islamorada, Florida, Broker
1988- Matonis, DeAngelis, MacDermott, Inc.
1986-1987 - AmeriFirst Appraisal Company, Maitland, FL - Commercial Appraiser
1985-1986- Thomas H. Overstreet, Winter Park, FL - Residential Appraiser

GENERAL EDUCATION

Bachelor of Science in Business & Administration, Major in Real Estate, Florida State University, Tallahassee, Florida (1985)

PROFESSIONAL EDUCATION

All Courses and classes for both SRPA and MAI designations.

Partial List of Seminars and Continuing Education for the Appraisal Institute.

FEMA 50% Rule 2022
Market Analysis 2022
Estate Appraisals 2022
Expert Witness Testimony – 2022, 2020
Supporting Adjustments – 2022, 2018
USPAP – 2022, 2020, 2018, 2016, 2014, 2012, 2010, 2008, 2006, 2004, 2002, 2000
Florida Law – 2022, 2020, 2018, 2016, 2014, 2012, 2010
Sales Comparison Approach - 2020
Desktop Appraisals – 2020
USFLA (Uniform Standards for Federal and Acquisitions) - 2017
Forest Valuation-2015
Appraisal of Self Storage Facilities 2014
The Cost Approach 2014
Mortgage Fraud-2014
Fundamentals of Business Valuation 2012
Curriculum Overview -2010
Analyzing Distressed Properties – 2010
Supervisory Appraisal - 2010
Valuation of Conservation Easements - 2008
Valuation of Wetlands, etc. /SFWMD – 2007, 2006, 2003, 2002, 2001

Residential Design and Functional Utility - 2006
Analyzing Distressed Real Estate - 2006
"PLAM" Public Land Acquisition & Management Partnership Conference - 2006
Litigation Skills - 1997
Appraising Rural Properties in SE FL - 1997
Internet & The Appraiser - 1996
Standards of Professional Practice / Part A - 1996
Professional Standards USPAP/Law - 1996
The Appraiser as Expert Witness - 1995
Standards of Professional Practice / Part B - 1995
Wetland, Mitigation & Severable Rights - 1995
Understanding Limited Appraisals - 1994
Blue Print Reading for Appraisers - 1994
Appraising Complex Residential Properties - 1993
Standards of Professional Practice / Part A - 1992
Appraisal Review - 1992
Rates, Ratios & Reasonableness - 1992
Appraising Troubled Properties - 1992
Legal Liabilities - 1992
Non-Residential Demonstration Report Writing - 1990

CLIENTS SERVED

Attorneys, Bank, Savings & Loans, Mortgage Companies, Florida Department of Transportation, Department of Natural Resources, Department of Environmental Protection, Nature Conservancy, Trust for Public Lands, Monroe County Land Authority, National Park Service, Fish and Game Commission, RTC, FDIC, Federal Home Loan Bank Board, Federal Savings & Loans, Insurance Companies, various national corporations, estates and individuals.

TYPES OF PROPERTIES

Single Family Homes, Condominiums, Two to Four Family Dwellings, Office Buildings, Nursing Homes, Industrial Warehouses, Shopping Centers, Apartment Complexes, Subdivision Developments, Marinas, Planned Unit Developments, Environmentally Sensitive Land, Hotels, Office Condominiums, Undeveloped Land, Mobile Home Parks, RV Parks, Fishhouses, Restaurants and Mixed Use Properties.

GENERAL EXPERIENCE

Mr. Marr has been appraising real estate property since 1985. He has been qualified as an expert witness in both Dade and Monroe County. His extensive appraisal experience includes wetlands and environmental land for both the Department of Environmental Protection, Nature Conservancy, The Conservation Fund, Freshwater Fish and Game, Big Cypress National Park Service and Monroe County Land Authority.

Mr. Marr received his SRPA designation in 1990 and his MAI designation in 1992. He served on the board of directors of the Appraisal Institute 1991-1994. The Appraisal Institute conducts a program of continuing education for designated members. Designated members who meet the minimum standards of this program are awarded periodic educational certification. Mr. Marr is currently certified under this program.

NEW LEAF ENVIRONMENTAL

May 12, 2019

James and Holly Jones
33 Flamingo Hammock Rd
Islamorada, FL 33036

Via e-mail to: hollylynn5317@gmail.com

RE: Habitat Analysis for Lot 33, Bay Hammock Commmunity
33 Flamingo Hammock Road, Village of Islamorada, FL, 33036

New Leaf Environmental, LLC (NLE) is providing this report as a record of our Habitat Analysis of the above referenced property. This assessment was conducted in accordance with the Village's standards (Sec. 30-1613 of the Village code). This assessment is valid for the time at which it was written and changing site conditions, development activities, and changes in vegetation health may affect the future validity of this assessment.

Project Background & General Site Description

The property is located within the Bay Hammock community on the Bay side of US 1. The property is currently undeveloped and is covered with vegetation, compromising a forested community of primarily native species, consistent with a tropical hardwood hammock. The residential community of Bay Hammock is partially developed, with native forest (hammock) habitat occurring in most of the undeveloped areas. The property if bordered by Flamingo Hammock Road to the northwest, and by residential parcels on all other sides. The parcels directly adjacent to the subject property (on the left and right sides, looking from Flamingo Hammock Road) have previously been developed with single family homes. The adjacent aerial depicts an overhead view of the property, with approximate property boundary.

Based on the Monroe County Property Appraiser's website, the property contains 12,192 square feet, and has Parcel ID 00403041-003300.

Development activities are being proposed to occur within the property, consisting of construction of a new single family residence. The property boundaries and proposed limits of clearing are depicted on the attached site survey dated December 30, 2003, and superimposed site plan by Reginald Acox & Accoc. Dated April 2019.

57 Silver Springs Drive Key Largo, FL 33037
(954) 643-0423 mmccoy@newleaf.expert

Measurements were recorded as follows:
Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy.

Observations:
Vegetation:
Forest canopy - the canopy within the site is dominated by gumbo limbo (*Bursera simaruba*), black ironwood (*Krugiodendron ferreum*), mahogany (*Swietenia mahagoni*), pigeon plum (*Coccoloba diversifolia*), sapodilla (*Manilkara zapota*) and poisonwood (*Metopium toxiferum*).
Understory - The understory within the site is dense and is dominated by Mouse's pineapple (*Morinda royoc*), wild coffee (*Psychotria nervosa*), barbwire cactus (*Acanthocereus tetragonus*).
A complete list of plants observed on site is attached, in accordance with vegetation survey requirements per Sec. 30-1614€

Wildlife: Direct observations of wildlife during the site visit was limited to gray squirrel (*Scirus carolinensis*) and crab spider (*Gasteracantha cancriformis*). Wildlife commonly using tropical hardwood hammocks in this area (anticipated to use the site) include tree snails, green anole, cuban anole, and birds including red-bellied woodpecker, palm warbler, carbird, cardinal, blie-gray snatcatcher, and the American redstart.

Significant Environmental Features: No wetlands, wells, trenches, solution holes or other significant environmental features were observed.

Hammock Patch Size:
Hammock patch size refers to the size of the contiguous hammock community to which the onsite hammock belongs, regardless of ownership. The limits of the hammock patch are determined by changes in habitat type (i.e. wetlands, mangroves), transition to developed areas no longer meeting the definition of hammock, and primary roads (US 1). Secondary paved roads do not constitute a hammock boundary.
Based on the definition of hammock patch size, the hammock community within this property is part of a hammock that is $\geq$ 5 acres. Accordingly, the hammock is awarded 75 points for patch size as part of the habitat analysis.

Landscape Ecology:
This category refers to the position of the hammock within the context of other natural communities. Based on an analysis of the surrounding area in the field and from recent aerial photography, the hammock is contiguous with native plant communities including transitional wetlands and mangroves to create a total contiguous area of 20 acres or greater. Accordingly, the hammock is awarded 15 points for landscape ecology as part of the habitat analysis.

Invasive Exotic Plant Species:
The extent to which a hammock is infested with invasive exotic plants is considered a measure of the ecological integrity of the hammock. The hammock community on site was observed to have less than 25% cover of invasive exotic plants, and thus is awarded 10 points as part of the habitat analysis.

Quality Determination of Tropical Hardwood Hammocks:
Based on the cumulative score of 100 for the hammock community on site, the hammock is rated as High Quality.

Sincerely,

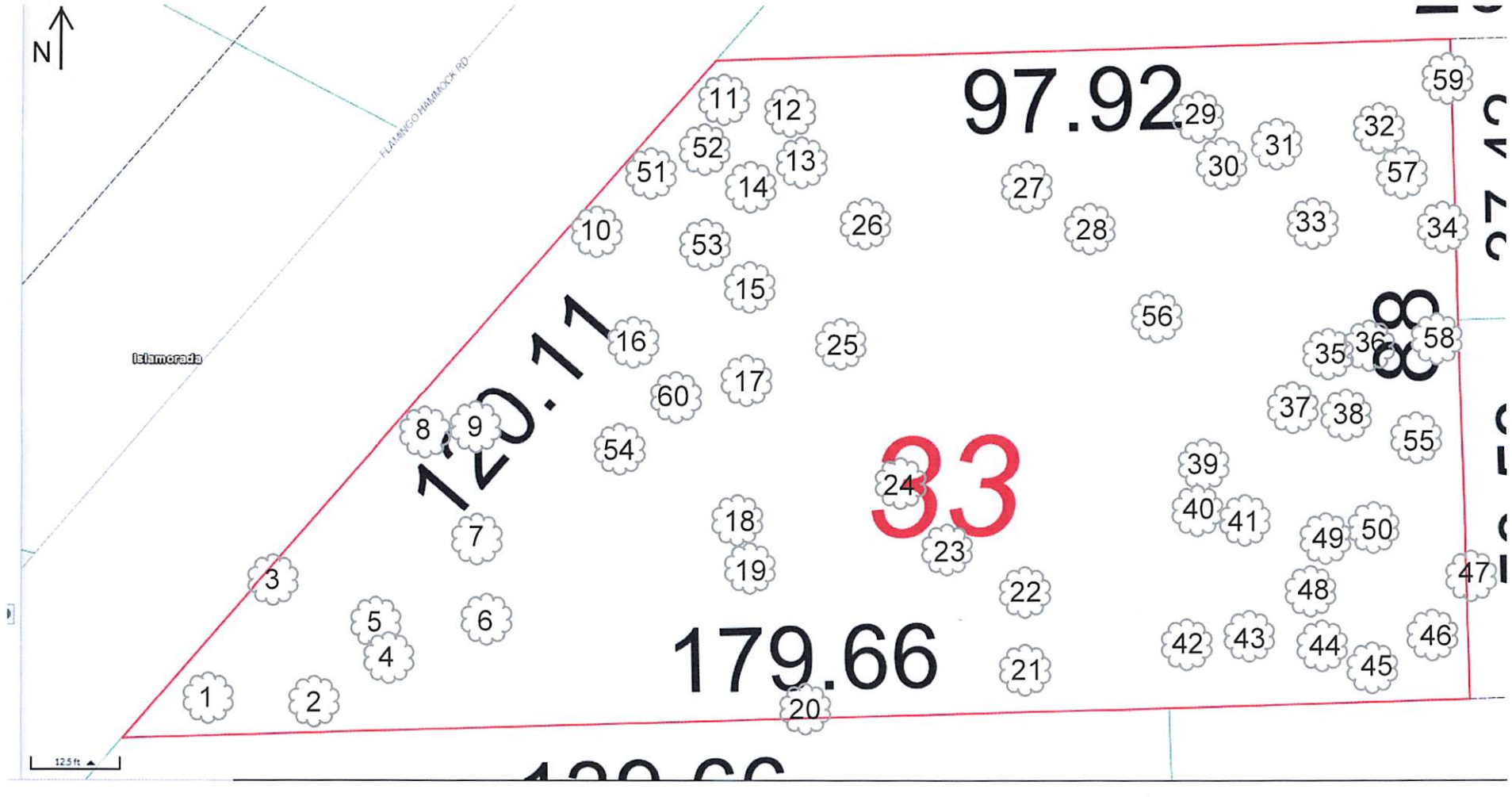
New Leaf Environmental, LLC

Michael McCoy
ISA Certified Arborist MA 4243A, TRAQ Qualified
LIAF Certified Landscape Inspector

Attachments: vascular plant list, vegetation map, survey/site plan

Plant List – Vascular Plants Observed on Site

Common Name	Scientific Name	Status	Comments
barbwire cactus	Cereus pentagonus	T	Scattered, near front of site
black ironwood	Krugiodendron ferreum	RI	
blolly	Guapira discolor		
bougainvillea	Bougainvillea spp.	Exotic	Appears to have been treated, dieback
Florida thatch palm	Thrinax radiata	E	Single plant found
gumbo limbo	Bursera simaruba		
inkwood	Exothea paniculata	RI	
Jamaica dogwood	Piscidia piscipula		
limber caper	Capparis flexuosa		
mahogany	Swietenia mahagoni	E	
mastic	Sideroxylon foetidissimum		
milk pea vine	Galactia sp.		
milkbark	Drypetes diversifolia		
mouse's pineapple	Morinda royoc		
pigeon plum	Coccoloba diversifolia		
poisonwood	Metopium toxiferum		
rougebush	Rivina humilis		
sapodilla	Manilkara zapota	Cat I Invasive	
shortleaf fig	Ficus citrifolia		
Spanish stopper	Eugenia foetida		
torchwood	Amyris elenifera	RI	
wax myrtle	Myrica cerifera		
white indigoberry	Randia aculeata		
wild bamboo	Lasiacis divaricata		
wild coffee	Psychotria nervosa		
wild lime	Zanthoxylum fagara		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Vegetation Survey

Tree #	Common Name	Scientific Name	DBH (inches)	Status
1	black ironwood	*Krugiodendron ferreum*	10	RI
2	pigeon plum	*Coccoloba diversifolia*	2	
3	black ironwood	*Krugiodendron ferreum*	8	RI
4	pigeon plum	*Coccoloba diversifolia*	8	
5	mahogany	*Swietenia mahagoni*	8	E
6	pigeon plum	*Coccoloba diversifolia*	7	
7	gumbo limbo	*Bursera simaruba*	8	
8	mastic	*Sideroxylon foetidissimum*	9	RI
9	mastic	*Sideroxylon foetidissimum*	9	RI
10	gumbo limbo	*Bursera simaruba*	14	
11	gumbo limbo	*Bursera simaruba*	14	
12	gumbo limbo	*Bursera simaruba*	12	
13	black ironwood	*Krugiodendron ferreum*	6	RI
14	Jamaica dogwood	*Piscidia piscipula*	8	
15	black ironwood	*Krugiodendron ferreum*	8	RI
16	gumbo limbo	*Bursera simaruba*	7	
17	gumbo limbo	*Bursera simaruba*	16	
18	pigeon plum	*Coccoloba diversifolia*	4	
19	pigeon plum	*Coccoloba diversifolia*	6	
20	pigeon plum	*Coccoloba diversifolia*	4	
21	pigeon plum	*Coccoloba diversifolia*	7	
22	pigeon plum	*Coccoloba diversifolia*	8	
23	pigeon plum	*Coccoloba diversifolia*	8	
24	gumbo limbo	*Bursera simaruba*	8	
25	pigeon plum	*Coccoloba diversifolia*	4	
26	black ironwood	*Krugiodendron ferreum*	9	RI
27	inkwood	*Exothea paniculata*	10	RI
28	black ironwood	*Krugiodendron ferreum*	7	RI
29	gumbo limbo	*Bursera simaruba*	6	
30	gumbo limbo	*Bursera simaruba*	8	
31	gumbo limbo	*Bursera simaruba*	5	
32	gumbo limbo	*Bursera simaruba*	8	
33	wax myrtle	*Myrica cerifera*	6	
34	Jamaica dogwood	*Piscidia piscipula*	9	
35	pigeon plum	*Coccoloba diversifolia*	4	
36	Jamaica dogwood	*Piscidia piscipula*	7	
37	pigeon plum	*Coccoloba diversifolia*	4	
38	gumbo limbo	*Bursera simaruba*	10	

Vegetation Survey

Tree #	Common Name	Scientific Name	DBH (inches)	Status
39	gumbo limbo	*Bursera simaruba*	17	
40	gumbo limbo	*Bursera simaruba*	12	
41	gumbo limbo	*Bursera simaruba*	10	
42	pigeon plum	*Coccoloba diversifolia*	6	
43	pigeon plum	*Coccoloba diversifolia*	4	
44	gumbo limbo	*Bursera simaruba*	9	
45	gumbo limbo	*Bursera simaruba*	9	
46	black ironwood	*Krugiodendron ferreum*	7	RI
47	gumbo limbo	*Bursera simaruba*	7	
48	gumbo limbo	*Bursera simaruba*	12	
49	gumbo limbo	*Bursera simaruba*	8	
50	black ironwood	*Krugiodendron ferreum*	8	RI
51	pigeon plum	*Coccoloba diversifolia*	6	
52	poisonwood	*Metopium toxiferum*	10	
53	barbwire cactus	*Acanthocereuc tetragonus*	N/A	T
54	barbwire cactus	*Acanthocereuc tetragonus*	N/A	T
55	sapodilla	*Manikara zapota*	8	Cat I invasive
56	Florida thatch palm	*Thrinax radiata*	3	E
57	torchwood	*Amyris elemifera*	2	RI
58	torchwood	*Amyris elemifera*	2	RI
59	sapodilla	*Manikara zapota*	12	Cat I invasive
60	milkbark	*Drypetes diversifolia*	3	E
T = Threatened				
E = Endangered				
RI = Regionally Important				

GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE FLA. BLDG. CODE AND SHALL FOLLOW ALL LOCAL CODE, RULES, REGULATIONS, AND ORDINANCES.
2. ALL WORK SHALL BE COMPLETED IN A NEAT AND CRAFTSMANLIKE MANNER AND UPON COMPLETION SHALL BE INSPECTED BY THE GENERAL CONTRACTOR AND OWNER PRIOR TO FINAL PAYMENT BEING ISSUED.
3. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THEIR RELATED REFUSE.
4. ALL CONDITIONS, DRAWINGS, DIMENSIONS, ETC. SHALL BE FIRST VERIFIED BY THE GENERAL BLDG CONTRACTOR AND SUB-CONTRACTORS AND OWNER PRIOR TO THE ORDERING OF MATERIAL AND CONSTRUCTION FOR DELETIONS, ERRORS, AND/OR OMISSIONS. FAILURE TO NOTIFY THE DESIGNER SHALL RELIEVE THE DESIGNER OR THE STRUCURE ENGINEER FROM RESPONSIBILITY AND CORRECTIVE COSTS.
5. THESE PLANS CONTAIN SUGGESTED FLOOR AND ROOF TRUSS LAYOUTS THAT ARE FOR ILLUSTRATION TO THE TRUSS ENGINEER AND MANUFACTURER WHO WILL PROVIDE CERTIFIED FLOOR AND TRUSS PLANS FOR CONSTRUCTION. TRUSSES WILL ALLOW FOR M.V.A.C., ELECTRICAL, AND PLUMBING INSTALLATION.
6. ANY ALTERATION OR DEVIATION FROM THIS PLAN SHALL BE MADE WITH THE COMBINED APPROVAL OF THE OWNER, THE DESIGNER, AND THE STRUCTURAL ENGINEER. ITEMS NOT APPROVED SHALL RELIEVE THE OWNER, THE DESIGNER, AND THE STUCTURAL ENGINEER OF RESPONSIBILITY AND ANY COSTS TO CORRECT THE ALTERATION OR DEVIATION.
7. ALL 2"x WOOD SPECIFIED SHALL BE PINE, FUR, OR SPRUCE NO. GRADE OR BETTER AND PRESSURE TREATED WHERE REQUIRED.
8. ALL PREFABRICATED BRACKETS AND CONNECTORS TO BE INSTALLED IAW THE MANUFACTURER'S SPECIFICATIONS.
9. THE DESIGNER AND THE STRUCTURAL ENINGER ARE NOT RESPONSIBLE FOR MEANS, METHODS, AND SCHEDULES OF CONSTRUCTION.
10. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

DO NOT SCALE DRAWINGS!

TERMITE PROTECTION TREATMENT TO BE SOIL CHEMICAL BARRIER METHOD. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. SOIL DISTURBED AFTER THE INITIAL TREAMENT SHALL BE RETREATED INCLUDING SPACES BORED OR FORMED.

A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS.

IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDE WALLS.

TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6" W/EXCEPTION OF PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 3/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

BORED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE W/PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREAMENT.

MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT RETREATMENT IS REQUIRED.

CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 3'-0" OF THE STRUCTURE SIDEWALLS.

AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.

ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.

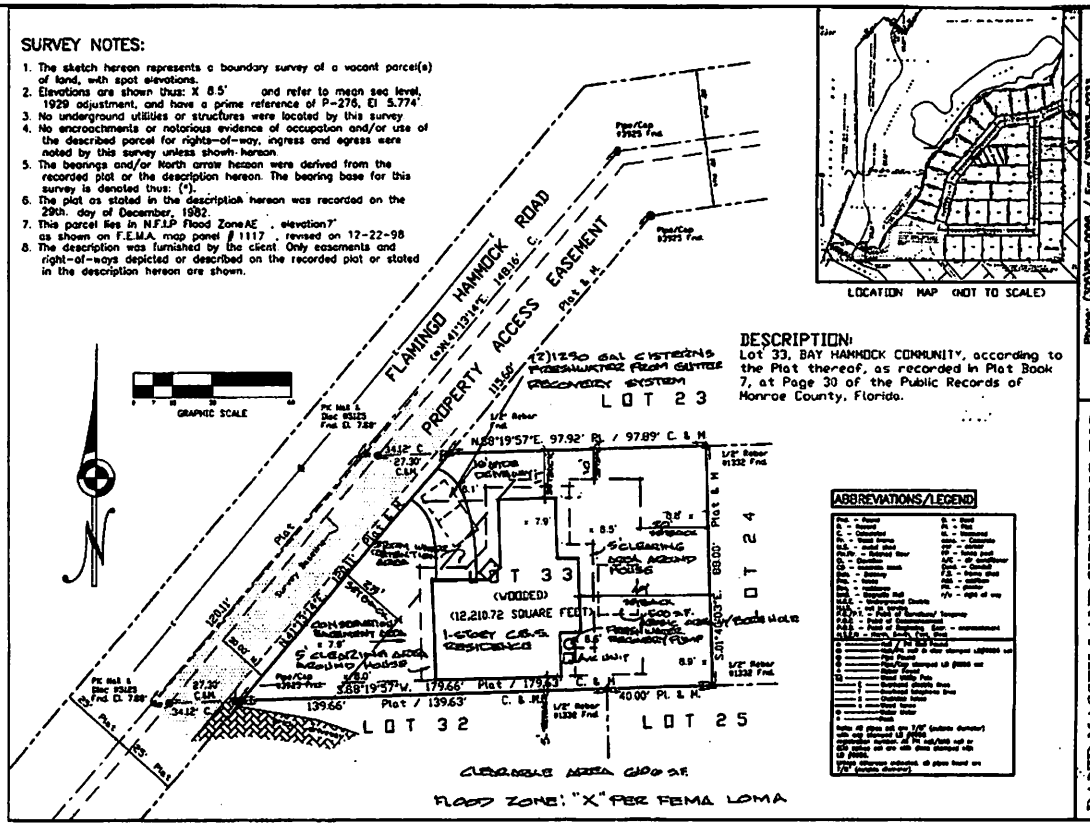
A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 2'-0" OF BUILDING. THIS INCLUDED ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE MATERIAL.

NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a vacant parcel(s) of land, with spot elevations.
2. Elevations are shown thus: X 8.5' and refer to mean sea level, 1929 adjustment, and have a prime reference of P-276, El 5.774'
3. No underground utilities or structures were located by this survey
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
6. The plat as stated in the description hereon was recorded on the 29th. day of December, 1982.
7. This parcel lies in N.F.I.P. Flood Zone AE , elevation 7' as shown on F.E.M.A. map panel # 1117 , revised on 12-22-98
8. The description was furnished by the client. Only easements and right-of-ways depicted or described on the recorded plat or stated in the description hereon are shown.


FLAMINGO HAMMOCK ROAD
PROPERTY ACCESS EASEMENT
Plat & M.
Pipe/Cap #3925 Fnd.
Pipe/Cap #3923 Fnd.
GRAPHIC SCALE
LOT 23
LOT 33
(WOODED)
(12,210.72 SQUARE FEET)
1-STORY C.B.S. RESIDENCE
LOT 24
LOT 32
LOT 25
N.88°19'57"E. 97.92' Pl. / 97.89' C. & M
S.88°19'37"W. 179.66' Plat / 179.63' C. & M.
139.66' Plat / 139.63' C. & M.
40.00' Pl. & M.
S.01°40'03"E. 68.00' Plat & M.
1" Iron Pipe #1332 Fnd.
1" Iron Pipe #1338 Fnd.
Pin/Cap #3923 Fnd.
Pin/Cap #3925 Fnd.
Pin Not Set Elev. 7.88'
Pin Not Set Elev. 7.88'
Plat
Survey Boundary
Rock Wall
Concrete Walk
Asphalt Drive
Concrete Drive
Concrete Patio
Wood Deck
Wood Fence
Chain Link Fence
Wood Utility Pole
Overhead Utility Lines
Concrete Utility Pole
Guy Anchor
Water Meter
Water Valve
Water Spigot
Water Well
Sprinkler Head
Irrigation Control Valve
Irrigation Pump
Irrigation Backflow Preventer
Irrigation Quick Coupler
Irrigation Rotor
Irrigation Spray Head
Irrigation Zone Valve
Irrigation Drip Line
Irrigation Timer
Irrigation Flow Meter
Irrigation Rain Sensor
Irrigation Pressure Regulator
Irrigation Solenoid
Irrigation Manifold
Irrigation Filter
Irrigation Check Valve
Irrigation Air Relief Valve
Irrigation Pressure Gauge
Irrigation Pressure Switch
Irrigation Pressure Transducer
Irrigation Pressure Transducer
Irrigation Pressure Transducer

NEW LEAF ENVIRONMENTAL

July 23, 2019

James and Holly Jones
33 Flamingo Hammock Rd
Islamorada, FL 33036

Via e-mail to: hollylynn5317@gmail.com

RE: Mitigation Plan for Lot 33, Bay Hammock Community
33 Flamingo Hammock Road, Village of Islamorada, FL, 33036

New Leaf Environmental, LLC (NLE) is providing this report as a narrative to accompany the mitigation plan for the above referenced property, prepared in accordance with Sec. 30-1615 of the Village code.

The habitat assessment previously prepared for the property was accurate in general terms regarding the composition of the species of the site and their relative sizes, though the property boundaries were not readily apparent. Based on a subsequent assessment of the site utilizing the staked and marked boundaries of the proposed clearing area, NLE flagged, numbered, and recorded all regulated trees within the proposed clearing area and prepared an updated tree table and tree location map (**attached**) focused within the proposed clearing area, to determine the level of mitigation required.

Based on the attached tree mitigation table, 148 replacements are required. As the portions of the site that are not being cleared for the house are fully occupied by hardwood hammock, additional plantings within this area would not have available canopy space and could cause impacts to adjacent tree roots by digging planting pits. Accordingly, NLE recommends that mitigation be accommodated by paying a mitigation fee.

Replacement trees/Mitigation Requirement:

- minimum 8' height, min 3" DBH, native
- Average tree cost wholesale: $125
- Installation and maintenance multiplier: 2.5
- Total replacement trees required: 148
- Total mitigation fee: 148 x $125 x 2.5 = 46,250

Sincerely,

New Leaf Environmental, LLC

Michael McCoy
ISA Certified Arborist MA 4243A, TRAQ Qualified
LIAF Certified Landscape Inspector

Attachments: tree table, tree location map

57 Silver Springs Drive Key Largo, FL 33037
(954) 643-0423 mmccoy@newleaf.expert

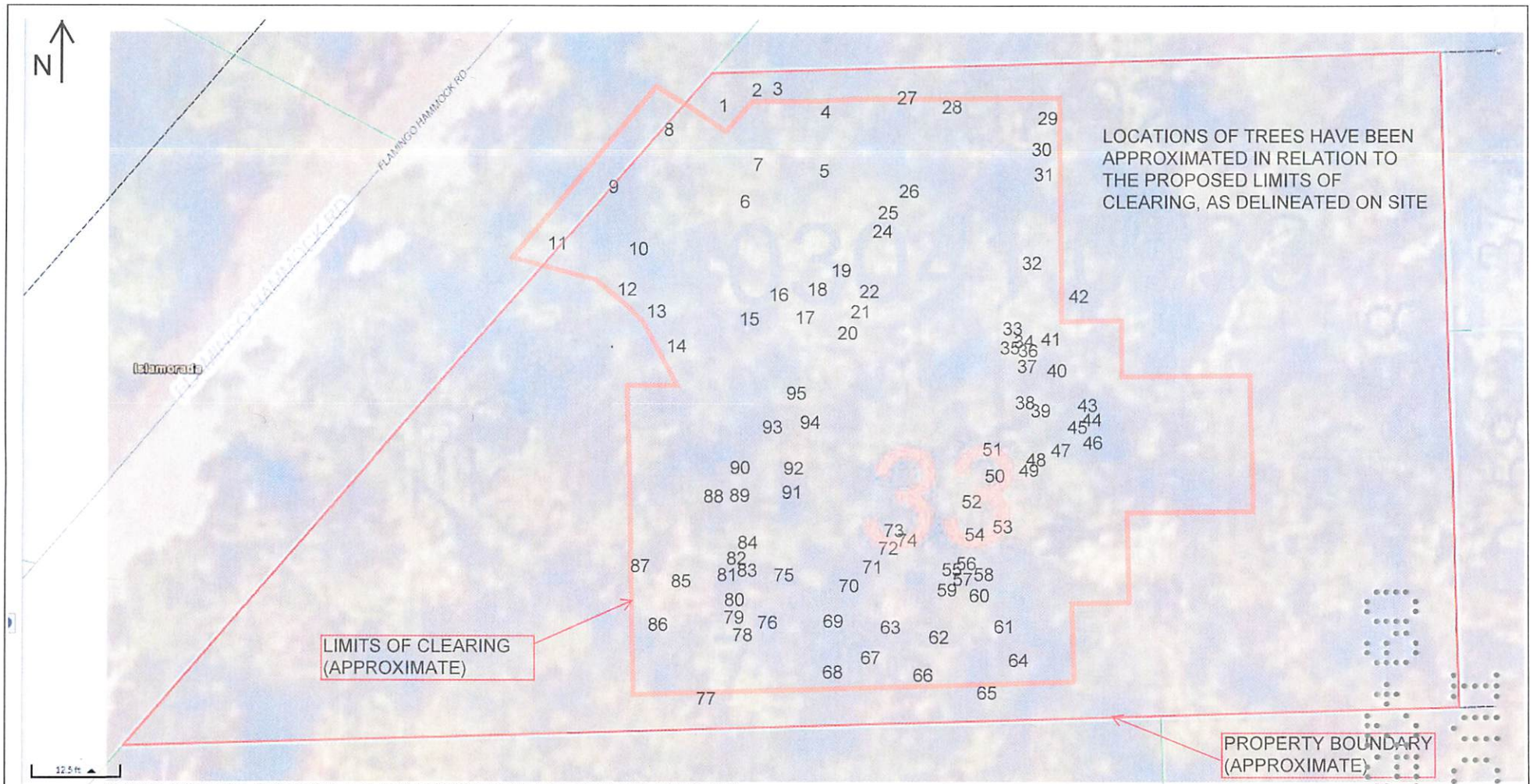


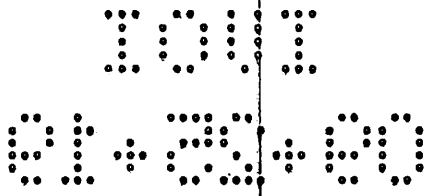
IMAGE SOURCE: MONROE COUNTY PROPERTY APPRAISER'S WEBSITE

NEW LEAF ENVIRONMENTAL	TREE MITIGATION ASSESSMENT LOT 33 FLAMINGO HAMMOCK ROAD BAY HAMMOCK COMMUNITY VILLAGE OF ISLAMORADA	PREPARED BY: MICHAEL MCCOY JULY, 2019

Tree Table Lot 33 Bay Hammock

Tree #	Common Name	Scientific Name	DBH (inches)	Status	Proposed Disposition	Replacements Required	Comments
1	gumbo limbo	*Bursera simaruba*	14		*Remain*	0	
2	Spanish stopper	*Eugenia foetida*	3.5		*Remain*	0	
3	black ironwood	*Krugiodendron ferreum*	2	RI	*Remain*	1	
4	black ironwood	*Krugiodendron ferreum*	10	RI	Remove	2	
5	Spanish stopper	*Eugenia foetida*	1.5		Remove	0	(Below regulated size, tagged only for field reference)
6	pigeon plum	*Coccoloba diversifolia*	8		Remove	2	
7	black ironwood	*Krugiodendron ferreum*	9	RI	Remove	2	
8	gumbo limbo	*Bursera simaruba*	8		Remove	2	
9	black ironwood	*Krugiodendron ferreum*	10	RI	Remove	2	
10	black ironwood	*Krugiodendron ferreum*	3	RI	Remove	1	
11	pigeon plum	*Coccoloba diversifolia*	8		Remove	2	
12	Spanish stopper	*Eugenia foetida*	2		Remove	0	(Below regulated size, tagged only for field reference)
13	black ironwood	*Krugiodendron ferreum*	2	RI	Remove	1	
14	pigeon plum	*Coccoloba diversifolia*	4		Remove	1	
15	gumbo limbo	*Bursera simaruba*	14		Remove	3	
16	pigeon plum	*Coccoloba diversifolia*	8		Remove	2	
17	Spanish stopper	*Eugenia foetida*	2		Remove	0	(Below regulated size, tagged only for field reference)
18	gumbo limbo	*Bursera simaruba*	5		Remove	1	
19	gumbo limbo	*Bursera simaruba*	9		Remove	2	
20	gumbo limbo	*Bursera simaruba*	14		Remove	3	
21	poisonwood	*Metopium toxiferum*	7		Remove	2	
22	pigeon plum	*Coccoloba diversifolia*	3		Remove	1	
23	milkbark	*Drypetes diversifolia*	3	E	Remove	1	
24	pigeon plum	*Coccoloba diversifolia*	8		Remove	2	
25	pigeon plum	*Coccoloba diversifolia*	4		Remove	1	
26	poisonwood	*Metopium toxiferum*	8		Remove	2	
27	strongbark	*Bourreria succulenta*	7		Remove	2	
28	black ironwood	*Krugiodendron ferreum*	7	RI	Remove	2	
29	Jamaica dogwood	*Piscidia piscipula*	17		Remove	4	
30	pigeon plum	*Coccoloba diversifolia*	11		Remove	2	
31	Spanish stopper	*Eugenia foetida*	3.5		Remove	1	
32	pigeon plum	*Coccoloba diversifolia*	6		Remove	1	
33	sapodilla	*Manikara zapota*	4	Cat 1	Remove	0	
34	gumbo limbo	*Bursera simaruba*	7		Remove	2	
35	gumbo limbo	*Bursera simaruba*	8		Remove	2	
36	pigeon plum	*Coccoloba diversifolia*	9		Remove	2	
37	gumbo limbo	*Bursera simaruba*	9		Remove	2	
38	gumbo limbo	*Bursera simaruba*	6		Remove	1	
39	strongbark	*Bourreria succulenta*	3		Remove	1	
40	pigeon plum	*Coccoloba diversifolia*	4		Remove	1	
41	Jamaica dogwood	*Piscidia piscipula*	12		Remove	3	
42	pigeon plum	*Coccoloba diversifolia*	8		*Remain*	0	
43	Spanish stopper	*Eugenia foetida*	3.5		Remove	1	
44	gumbo limbo	*Bursera simaruba*	14		Remove	3	
45	strongbark	*Bourreria succulenta*	5		Remove	1	
46	gumbo limbo	*Bursera simaruba*	8		Remove	2	
47	gumbo limbo	*Bursera simaruba*	10		Remove	2	
48	Jamaica dogwood	*Piscidia piscipula*	7		Remove	2	
49	gumbo limbo	*Bursera simaruba*	4		Remove	1	
50	gumbo limbo	*Bursera simaruba*	9		Remove	2	
51	pigeon plum	*Coccoloba diversifolia*	7		Remove	2	
52	Spanish stopper	*Eugenia foetida*	2		Remove	0	(Below regulated size, tagged only for field reference)
53	poisonwood	*Metopium toxiferum*	9		Remove	2	

Tree #	Common Name	Scientific Name	DBH (inches)	Status	Proposed Disposition	Replacements Required	Comments
54	Spanish stopper	*Eugenia foetida*	2		Remove	0	(Below regulated size, tagged only for field reference)
55	Spanish stopper	*Eugenia foetida*	2		Remove	0	(Below regulated size, tagged only for field reference)
56	gumbo limbo	*Bursera simaruba*	12		Remove	3	
57	milkbark	*Drypetes diversifolia*	4	E	Remove	1	
58	gumbo limbo	*Bursera simaruba*	6		Remove	1	
59	gumbo limbo	*Bursera simaruba*	12		Remove	3	
60	gumbo limbo	*Bursera simaruba*	12		Remove	3	
61	strongbark	*Bourreria succulenta*	4		Remove	1	
62	milkbark	*Drypetes diversifolia*	3	E	Remove	1	
63	sapodilla	*Manikara zapota*	5		Remove	0	
64	cockspur	*Pisonia aculeata*	5		Remove	1	
65	pigeon plum	*Coccoloba diversifolia*	4		*Remain*	0	
66	black ironwood	*Krugiodendron ferreum*	7	RI	Remove	2	
67	gumbo limbo	*Bursera simaruba*	14		Remove	3	
68	black ironwood	*Krugiodendron ferreum*	10	RI	Remove	2	
69	gumbo limbo	*Bursera simaruba*	14		Remove	3	
70	gumbo limbo	*Bursera simaruba*	12		Remove	3	
71	black ironwood	*Krugiodendron ferreum*	9	RI	Remove	2	
72	wild lime	*Zanthoxylum fagara*	3.5		Remove	1	
73	mastic	*Sideroxylon foetidissimum*	4	RI	Remove	1	
74	gumbo limbo	*Bursera simaruba*	5		Remove	1	
75	gumbo limbo	*Bursera simaruba*	13		Remove	3	
76	gumbo limbo	*Bursera simaruba*	5		Remove	1	
77	shortleaf fig	*Ficus citrifolia*	12		*Remain*	0	prop root
78	pigeon plum	*Coccoloba diversifolia*	8		Remove	2	
79	pigeon plum	*Coccoloba diversifolia*	7		Remove	2	
80	Florida thatch palm	*Thrinax radiata*	5	E	Remove	1	
81	pigeon plum	*Coccoloba diversifolia*	12		Remove	3	
82	pigeon plum	*Coccoloba diversifolia*	7		Remove	2	
83	gumbo limbo	*Bursera simaruba*	9		Remove	2	
84	mastic	*Sideroxylon foetidissimum*	3	RI	Remove	1	
85	pigeon plum	*Coccoloba diversifolia*	8		Remove	2	
86	pigeon plum	*Coccoloba diversifolia*	14		Remove	3	
87	black ironwood	*Krugiodendron ferreum*	10	RI	Remove	2	
88	pigeon plum	*Coccoloba diversifolia*	10		Remove	2	
89	black ironwood	*Krugiodendron ferreum*	4	RI	Remove	1	
90	Spanish stopper	*Eugenia foetida*	3.5		Remove	1	
91	black ironwood	*Krugiodendron ferreum*	8	RI	Remove	2	
92	black ironwood	*Krugiodendron ferreum*	4	RI	Remove	1	
93	strongbark	*Bourreria succulenta*	3.5		Remove	1	
94	pigeon plum	*Coccoloba diversifolia*	7		Remove	2	
95	black ironwood	*Krugiodendron ferreum*	9	RI	Remove	2	
						148	Total replacements required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RESOLUTION NO. 24-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST BY ISLAND CONSTRUCTION MANAGEMENT INC FOR ADMINISTRATIVE RELIEF FROM THE VILLAGE BUILDING PERMIT ALLOCATION SYSTEM (BPAS) FOR PROPERTY LOCATED AT 33 FLAMINGO HAMMOCK RD, UPPER MATECUMBE, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 30, Article IV, Division 11 "Building Permit Allocation System," Section 30-477 "Administrative Relief," of the Code of Ordinances (the "Code") of Islamorada, Village of Islands (the "Village"), Island Construction Management Inc (the "Applicant") on behalf of Ernstes-Jones Holly Lynn Revocable Trust (the "Property Owner") has applied to the Village Council of Islamorada, Village of Islands, Florida (the "Village Council") for administrative relief from the Village Building Permit Allocation System (the "BPAS") for property located at 33 Flamingo Hammock Rd, having parcel ID number 00403041-003300 located in the Bay Hammock Community subdivision on Upper Matecumbe Key, as legally described in Exhibit "A", and

WHEREAS, on May 9, 2024 and December 12, 2024, duly noticed public hearings were held by the Village Council to consider the applications for administrative relief; and

WHEREAS, following the public hearing, upon review and examination of the record, the Village Council finds that pursuant to the requirements of the Village Code and existing case law, the Application demonstrates a beneficial use providing economic benefit to the Property Owner.

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

Section 1. Findings. The Village Council, having considered the testimony and evidence presented by all parties, including the Applicant, does hereby find and determine that:

(1) The hearing was properly noticed, the Application and the supporting documents and

materials were properly before the Village Council for consideration, and all interested parties concerned in the matter were given the opportunity to be heard.

(2) The Application, based on the evaluation meets the standards set forth in Sections 30-477 and 30-533 of the Village code to require remedial action to provide for administrative relief in the form of a building permit allocation.

Section 2. Conclusions of Law.

(1) That granting of the Application is consistent with the Village Code and will not be detrimental to the community as a whole.

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

a. Accorded procedural due process;

b. Observed the essential requirements of the law; and

c. Supported its decision by competent substantial evidence of record.

(3) Approval of administrative relief is hereby granted.

Section 3. Effective Date. This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this Resolution shall not be effective or acted upon by the Owner until forty-five (45) days following the rendition to the Florida Department of Commerce ("DOC"), pursuant to Chapter 73C-44.002 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Ordinance to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by _____, seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilman Joseph B. Pinder III ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

PASSED AND ADOPTED THIS 12TH DAY OF DECEMBER 2024.

_____
SHARON MAHONEY, 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.

EXHIBIT "A"
(LEGAL DESCRIPTION)

Parcel ID: 00403041-003300
LOT 33 OF BAY HAMMOCK COMMUNITY, PLAT BOOK 7, PAGE 30 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: December 12, 2024
SUBJECT: **Ordinance Amendment Considering the Request of HVS82 Investments LLC to Amend the Future Land Use Map of Parcel 00415840-000000 - Second Reading TAB D**

Background:
The applicant, HVS82 Investments LLC, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Residential Conservation (RC) to Mixed-Use (MU) designation on the subject property, located at 88755 Old Highway, comprised of 12,000 square feet. The property is developed with an existing commercial greenhouse. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from a Native Residential (NR) District to a Highway Commercial (HC) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant has submitted a Letter of Intent detailing the map amendment request.

Existing Use and Habitat:

The subject property is a 12,000 square foot parcel in Plantation Key. The owner previously received approval from Monroe County, prior to Village Incorporation, to construct the greenhouse to support their flower shop. Upon Village incorporation the property was zoned Native Residential. This made the greenhouse a pre-existing nonconforming use. The property does contain some habitat and a preliminary review by the Village's Biologist determined the remaining habitat could be considered high quality hammock, however, limit of clearing has already been established and per the Village Code no additional clearing will be allowed. 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 defined as some hammock along the perimeter with no habitat on the central part of the parcel.

Surrounding Future Land Use Map (FLUM) Designations:
The subject property currently has an existing Residential Conservation (RC) Future Land Use designation. The surrounding properties to the South are designated Residential Conservation (RC). To the North the adjacent property is designated Mixed Use (MU). The properties to the West across Overseas Highway are designated as Public/Semi-Public Services (PS) and Mixed Use (MU) and to the East across the Old Road is Residential Low (RL). The character of the subject property is an existing greenhouse surrounded by

hammock and the surrounding area is mixed-use with a collective of commercial uses, institutional (public) uses, and single-family residences.

Existing Zoning: Native Residential (NR) District
Flood Zone: Partially Zone AE 11

The LPA heard this item at it's March 11, 2024, meeting and voted to recommend approval.

At its meeting on April 11th , the Village Council voted to approve the ordinance on first reading with the following conditions:
1. Exhibit A on the original Declaration of Restrictive Covenants must be corrected to identify the protected open space.
2. A conservation easement protecting the open space referenced in exhibit A above must be executed.
3. There will never be any boundary or lot line adjustments.
4. All structures shall be limited to the existing footprint.
5. The uses will be restricted to “low intensity” office uses as defined in the Highway Commercial Zoning District:
a. Boat sales and service;
b. Courier service;
c. Exterminator service;
d. Fence sales and installation;
e. Furniture repair, (re)upholstery, and sales;
f. Appliance repair;
g. Locksmith;
h. Medical offices and supplies;
i. Pool sales and service;
j. Professional services including accountant, administrative and management services, architect, engineer, counselor, interior designer, investment agent, lawyer, and other similar professions;

Or as defined In Section 30-32:
Intensity for purposes of this chapter refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area.

On June 14, 2024 we received a report from Florida Commerce not identifying any objection or comments from the State Coordinated Review.

Between first and second reading, the applicant has requested a change to one of the conditions. She has asked that condition #2 regarding the conservation easement be removed. You have two resolutions provided, one with the condition and one without.

Analysis:
The proposed FLUM amendment, from Residential Conservation (RC) to Mixed Use (MU), in conjunction with the companion application for a Zoning Map Amendment from Native Residential (NR) District to Highway Commercial (HC) District, would allow the applicant/owner to legally continue a commercial use on the property.

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 RC FLUM and the proposed MU FLUM.

Existing FLUM Category Maximum Residential Density Maximum Non-Residential Intensity (FAR)
Residential Conservation (RC) 1 unit/4acres +1 -
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 proposed MU FLUM designation would allow market-rate residential density based on acreage (6 units per acre); and therefore, the minimal lot size to support one (1) market-rate residential unit would be 7,260 square feet or 0.16 acre. The MU FLUM category allows affordable housing at an allocated density of 15 units per acre that requires a minimum of 2,904 square feet to support one unit. If approved, the proposed FLUM amendment would result in an increase of either one (1) market-rate residential dwelling units or up to four (4) deed-restricted affordable residential dwelling units on the property.

Maximum Non-Residential Intensity (FAR): 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. However, the owner has indicated a desire to maintain the existing development and just establish it legally.

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. At this time it is not apparent if the proposed FLUM amendment is 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.

At this time it is not apparent if the proposed FLUM amendment is projected to increase the existing potable water LOS below the adopted standard, as provided in Comprehensive Plan Policies 4-1.1.3 and 9-1.2.3.

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

The Village's solid waste LOS also requires that sufficient capacity shall be available at a solid waste disposal site to accommodate all existing and approved development for a period of three years from the projected date of completion of the proposed development or use. Islamorada has no facilities within its jurisdiction for the disposal of solid waste. All solid waste generated from the Village is currently managed through a contract with Island Disposal and disposed of through existing authorized Monroe County and Miami-Dade County solid waste facilities. The 2012 Monroe County Public Facilities Capacity Assessment Report indicates that there is sufficient capacity available at authorized disposal sites to accommodate all existing and approved development for at least the next twelve (12) months. At this time it is not apparent if the proposed FLUM amendment is 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. At this time it is not apparent if the proposed FLUM amendment is 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 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. AT this time it is not apparent if the proposed FLUM amendment is 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. At this time it is not apparent if the proposed FLUM amendment is projected to increase the existing schools LOS below the County's adopted standard.

Compatibility with Comprehensive Plan Policies:

- Objective 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.1: Guide the Location of Commercial Uses and Revitalize Commercial Areas
- Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation.
- Policy 1-2.4.6: Establish Zoning Criteria for MU
- Objective 1-1.1: Plan and Design for Residential Quality
- Objective 1-1.2: Reinforce and enhance the Villages Appearance

Comprehensive Plan Objective 1-2.4: Recognize Mixed Use Development Patterns

Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall

accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.

The proposed map amendment would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial, recreation and residential uses.

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

Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:
1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

Staff believes that the proposed amendment does meet this policy in that the property has some hammock which should be protected and will be protected as the limit of clearing has already been established. The property has a perimeter fence that delineates the limit of clearing as well.

Comprehensive Plan Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation

The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas.

Any possible future development associated with the proposed FLUM amendment would be required to comply with all applicable portions of the Land Development Regulations, including but not limited to landscaping, buffering and off-street parking. It is unclear how this policy will

be met with future development, if any.

Comprehensive Plan Policy 1-2.4.6: Establish Zoning Criteria for MU

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

The proposed map amendment would be consistent with Policy 1-2.4.6. The property adjacent already has a commercial use and this subject property operates a commercial use.

Comprehensive Plan Objective 1-1.1: Plan and Design for Residential Quality and Objective 1-1.2: Reinforce and enhance the Villages' Appearance

Realizing the following:

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

That the Village is and must continue to be synonymous with sport fishing, diving, the Everglades National Park, the living coral reef, Indian Key, Lignumvitae Key, Shell Key, Windley Quarry, and many species of fish and fowl;

That the Comprehensive Plan must further understanding of the ecological limits of our Keys and prohibit any further degradation of our natural resources by incompatible land and marine activities such as casino boats, sea planes, personal watercraft, and other watercraft that are operated improperly; and

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

The Comprehensive Plan shall provide a growth management framework that:

- Directs development only to sites that can accommodate such activity without promoting conflict with natural resources;
- Encourages sustainability by limiting growth in order to establish and maintain acceptable

levels of service for hurricane evacuation, potable water and wastewater services, traffic flow, recreation and open space as well as reclaim and preserve the quality of our natural resources;

- Keeps development away from the shoreline and wetlands;
- Provides a sound basis for developing land use controls that ensure acceptable levels of service for hurricane evacuation, protect coastal resources, including nearshore waters, wetlands, grassbed flats, mangroves, as well as hammocks, and establish a basis for managing landscaping, signage, parking, drainage, and water quality;
- Relies on ecological constraints to establish limits for growth and create standards and criteria to ensure that human induced activities do not diminish assets of our unique coastal environment; and
- Ensures that the character and location of land uses incorporate best management practices and principles of resource conservation, promote orderly land use transition, and minimize threats to health, safety, and welfare which may be caused by incompatible land uses, environmental degradation, hazards and nuisances.

The proposed map amendment is consistent with these objectives by encouraging the repurposing of existing developed sites.

The applicant/owner also argues that the property is not compatible with Policy 1-2.3.1 Residential Conservation (RC) as the intent was to protect larger lots and allow single family homes on 4 acres. This parcel is just about ¼ of an acre and does not meet the criteria the Village established for the FLUM.

Future Land Use Map (FLUM) Amendment Criteria

Pursuant to the DEO State Coordinated Review Submittal Guidelines, in the case of FLUM Amendments, the following information must be provided:
Explanation of how the application satisfies the applicable criteria in the Land Development Regulations, Comprehensive Plan, and Principles for Guiding Development:

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

Applicant's Response:
At the present time, no additional development is contemplated for the property and the existing building is to remain the same. Accordingly, there is existing adequate water, sewer, and solid waste services to service the existing developed parcel. Additionally, the traffic circulation, schools, and recreational open space have already been assessed and accounted for since this property has been developed for years.

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 is any 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 re-purposes existing developed sites.

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:
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 shoreline and marine resources.

(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:
The proposed FLUM amendment and re-zoning have no impact on existing habitat or protected resources.

Village Staff Response:
It is not clear at this time if the proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development. Any future redevelopment proposed on the subject property is required to meet environmental setback criteria, meet local Comprehensive Plan and Land Development Regulation requirements, and obtain appropriate permits from state and federal agencies as necessary.

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

economic development.

Applicant Response:
Reusing exiting developed site over clearing of other lands achieves this element.

Village Staff Response:
The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Any potential future redevelopment of the subject property would support the maximum well-being of the Florida Keys citizens and the economic health of the area by directing redevelopment on the property instead of developing on vacant lands.

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

Applicant Response:
As stated this is an already developed site.

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. There are no plans to expand the footprint of the existing commercial building and use.

Village Staff Response:
The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development. The proposed FLUM amendment, in conjunction with the companion application for a Zoning Map Amendment, will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

(g) 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 this property has historic artifacts.

(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 is an already developed site.

Village Staff Response:
It is not clear at this time if the proposed FLUM is consistent with Principle (h) of the Principles for Guiding 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.

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

Village Staff Response:
It is not clear at this time if 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 system however any new development may.

(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 development.

Staff Response:
It is not clear at this time if the proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. Any proposed development as a result of the proposed FLUM amendment would be required to be consistent with the requirements of § 381.0065(4)(1) and 403.086(10), Florida Statutes, and the Village's Comprehensive Plan and Wastewater Master Plan.

(k) 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 does not have an adverse impact on the environmental resources of the Florida Keys if new development is proposed as there is no new clearing allowed.

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

Applicant Response:
No impact as stated above.

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

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

Applicant Response:
No impact as stated above.

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

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

Applicant Response:
The application accomplishes this objective as stated in previous responses.

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

Budget Impact:
None

Staff Impact:
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 RC (Residential Conservation) to MU (Mixed Use) and determined that the request meets the criteria. Therefore, Staff recommends the Approval of this ordinance.

Attachments:
1. VIL. ISLAMORADA 24-01ACSC (P)
2. Mahoney FLUM ORD 2nd read
3. Mahoney FLUM ORD 2nd read REVISED by applicant

June 14, 2024

The Honorable Joseph Pinder III
Mayor, Village of Islamorada
86800 Overseas Highway
Islamorada, Florida 33070

Dear Mayor Pinder:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the proposed comprehensive plan amendment for the Village of Islamorada (Amendment No. 24-01ACSC), which was received on April 16, 2024. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. FloridaCommerce does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by the Department from the appropriate reviewing agencies, if any, are enclosed.

The Village should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to section 163.3184(4)(e)2., F.S.**

If you have any questions related to this review, please contact Jana Williams, Planning Analyst, by telephone at (850) 717-8483 or by email at Jana.Williams@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jw
Enclosure: Procedures for Adoption

cc: Jennifer DeBoisbriand, Planning Director, Village of Islamorada
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

ORDINANCE NO. 24-

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

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

WHEREAS, the applicant, HVS82 Investments LLC, has requested an official Future Land Use Map amendment from Residential Conservation (RC) to Mixed Use (MU) for a parcel consisting of approximately 12,000 square feet of land, with Real Estate number 00415840-000000, 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 March 11, 2024; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Future Land Use Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

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

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

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

Section 2. Approval/Denial of Future Land Use Map Amendment. The Official Future Land Use Map Amendment is hereby **Approved with the following Conditions**:

1. Exhibit A on the original Declaration of Restrictive Covenants must be corrected to identify the protected open space.
2. A conservation easement protecting the open space referenced in exhibit A above must be executed.
3. There will never be any boundary or lot line adjustments.
4. All structures shall be limited to the existing footprint.
5. The uses will be restricted to "low intensity" office uses as defined in the Highway Commercial Zoning District:

    a. Boat sales and service;

    b. Courier service;

    c. Exterminator service;

    d. Fence sales and installation;

e. Furniture repair, (re)upholstery, and sales;

f. Appliance repair;

g. Locksmith;

h. Medical offices and supplies;

i. Pool sales and service;

j. Professional services including accountant, administrative and management services, architect, engineer, counselor, interior designer, investment agent, lawyer, and other similar professions;

Or as defined In Section 30-32:

Intensity for purposes of this chapter refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area.

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:

BK 2 LT 6 KEY HEIGHTS SECTION 1 PLANTATION KEY PB3-96 OR284-137 OR1952-1606 OR3244-2257

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 Councilman Gregg, who moved for its adoption on first reading. This motion was seconded by Councilman Rosenthal, and upon being put to a vote, the vote was as follows:

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

PASSED on the first reading this 11th day of April 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 Sharon Mahoney	___
Vice Mayor Don Horton	___
Councilman Joseph B. Pinder III	___
Councilwoman Deb Gillis	___
Councilman Steve Friedman	___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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

ORDINANCE NO. 24-

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

WHEREAS, the applicant, HVS82 Investments LLC, has requested an official Future Land Use Map amendment from Residential Conservation (RC) to Mixed Use (MU) for a parcel consisting of approximately 12,000 square feet of land, with Real Estate number 00415840-000000, 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 March 11, 2024; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Future Land Use Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

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

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

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

Section 2. Approval/Denial of Future Land Use Map Amendment. The Official Future Land Use Map Amendment is hereby **Approved with the following Conditions**:

1. Exhibit A on the original Declaration of Restrictive Covenants must be corrected to identify the protected open space.
2. There will never be any boundary or lot line adjustments.
3. All structures shall be limited to the existing footprint.
4. The uses will be restricted to "low intensity" office uses as defined in the Highway Commercial Zoning District:

    a. Boat sales and service;

    b. Courier service;

    c. Exterminator service;

    d. Fence sales and installation;

    e. Furniture repair, (re)upholstery, and sales;

f. Appliance repair;

g. Locksmith;

h. Medical offices and supplies;

i. Pool sales and service;

j. Professional services including accountant, administrative and management services, architect, engineer, counselor, interior designer, investment agent, lawyer, and other similar professions;

Or as defined In Section 30-32:

Intensity for purposes of this chapter refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area.

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:

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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 Councilman Gregg, who moved for its adoption on first reading. This motion was seconded by Councilman Rosenthal, and upon being put to a vote, the vote was as follows:

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

PASSED on the first reading this 11th day of April 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 Sharon Mahoney	___
Vice Mayor Don Horton	___
Councilman Joseph B. Pinder III	___
Councilwoman Deb Gillis	___
Councilman Steve Friedman	___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Ordinance Amendment Considering the Request of HVS82 Investments LLC to Amend the Zoning Map for Parcel 00415840-000000 - Second Reading TAB E**

Background:
The applicant, HVS82 Investments LLC, has submitted a map amendment application requesting an approval for a Zoning Map Amendment from Native Residential (NR) District to Highway Commercial (HC) District on the subject property, located at 88755 Old Highway, comprised of 12,000 square feet. The property is developed with an existing commercial greenhouse. This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from a Residential Conservation (RC) to a Mixed-Use (MU) designation, and the Zoning Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant has submitted a Letter of Intent detailing the map amendment request.

Existing Use and Habitat:

The subject property is a 12,000 square foot parcel in Plantation Key. The owner previously received approval from Monroe County, prior to Village Incorporation, to construct the greenhouse to support their flower shop. Upon Village incorporation, the property was zoned Native Residential. This made the greenhouse a pre-existing nonconforming use. The property does contain some habitat and a preliminary review by the Village's Biologist determined the remaining habitat could be considered high quality hammock. However, the limit of clearing has already been established and per the Village Code, no additional clearing will be allowed. 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 defined as some hammock along the perimeter with no habitat on the central part of the parcel.

Surrounding Land Uses and Zoning Districts:
The subject property currently has an existing Native Residential (NR) Zoning District designation. The adjacent properties to the South are designated Native Residential (NR). To the North the adjacent property is designated as Highway Commercial (HC). The properties to the West across Overseas Highway are designated as Public/Semi-Public Services (PS) and Highway Commercial (HC) and to the East across the Old Road is Residential Estate (RE). The character of the subject property is an existing greenhouse surrounded by hammock and the surrounding area is mixed-use with a collective of commercial uses, institutional (public) uses, and single-family residences.

Existing FLUM: Residential Conservation (RC) District
Flood Zone: Partially Zone AE 11

The LPA heard this item at it's March 11, 2024 meeting and voted to recommend approval.

At its meeting on April 11th, the Village Council voted to approve the ordinance on first reading with the following conditions:
1. Exhibit A on the original Declaration of Restrictive Covenants must be corrected to identify the protected open space.
2. A conservation easement protecting the open space referenced in exhibit A above must be executed.
3. There will never be any boundary or lot line adjustments.
4. All structures shall be limited to the existing footprint.
5. The uses will be restricted to “low intensity” office uses as defined in the Highway Commercial Zoning District:
a. Boat sales and service;
b. Courier service;
c. Exterminator service;
d. Fence sales and installation;
e. Furniture repair, (re)upholstery, and sales;
f. Appliance repair;
g. Locksmith;
h. Medical offices and supplies;
i. Pool sales and service;
j. Professional services including accountant, administrative and management services, architect, engineer, counselor, interior designer, investment agent, lawyer, and other similar professions;

Or as defined In Section 30-32:
Intensity for purposes of this chapter refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area.

On June 14, 2024, we received a report from Florida Commerce not identifying any objection or comments from the State Coordinated Review.

Analysis:
The proposed Zoning Map amendment, from a Native Residential (NR) District to a Highway Commercial (HC) District in conjunction with the companion application for a FLUM Amendment from a Residential Conservation (RC) to a Mixed-Use (MU) designation, would allow the applicant/owner to continue a commercial use on the property.

Pursuant to Section 30-696 the purpose of the Highway Commercial (HC) zoning district is to accommodate existing businesses along U.S. 1 and to provide opportunities for new commercial retail shops and services that typically are auto dependent and are used by people on less than a weekly basis, or to accommodate the building and service trades. Single-family or multifamily residential uses and educational uses are an option to commercial use. Though not proposed, any future development of the subject property would require site plan application approval, this will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

Compatibility with Comprehensive Plan Policies:

- Objective 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.1: Guide the Location of Commercial Uses and Revitalize Commercial Areas
- Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation.
- Policy 1-2.4.6: Establish Zoning Criteria for MU
- Objective 1-1.1: Plan and Design for Residential Quality
- Objective 1-1.2: Reinforce and enhance the Villages Appearance

Comprehensive Plan Objective 1-2.4: Recognize Mixed Use Development Patterns

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

The proposed map amendment would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties along Overseas Highway contain mixed uses, including commercial, recreation and residential uses.

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

Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential

neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

Staff believes that the proposed amendment does meet this policy in that the property has some hammock which should be protected and will be protected as the limit of clearing has already been established. The property has a perimeter fence that delineates the limit of clearing as well.

Comprehensive Plan Policy 1-2.4.5: Standards Applicable to Non-Residential Uses in the MU Designation

The Floor Area Ratio (FAR) for MU designated parcels outside of the Village Activity Centers shall not exceed 0.25, except that an FAR up to 0.35 may be allowed on designated receiver sites through the transfer of development rights and for Working Waterfronts parcels, as provided for in the Land Development Regulations. FAR within the Village Activity Centers and on Working Waterfronts parcels shall not exceed 0.35 FAR. The Land Development Regulations shall establish criteria governing the appropriate mass and scale of structures, trip generation, design and location of access and egress facilities, off-street parking and safe pedestrian facilities in MU. Design techniques such as landscaping, screening and buffering shall be applied to ensure land use compatibility within MU areas.

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. However, the owner has indicated a desire to maintain the existing development and just establish it legally.

Comprehensive Plan Policy 1-2.4.6: Establish Zoning Criteria for MU

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

accommodate existing or proposed school or recreational uses.

The proposed map amendment would be consistent with Policy 1-2.4.6. The property adjacent already contains a commercial use and this subject property operates a commercial use.

Comprehensive Plan Objective 1-1.1: Plan and Design for Residential Quality and Objective 1-1.2: Reinforce and enhance the Villages Appearance

Realizing the following:

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

That the Village is and must continue to be synonymous with sport fishing, diving, the Everglades National Park, the living coral reef, Indian Key, Lignumvitae Key, Shell Key, Windley Quarry, and many species of fish and fowl;

That the Comprehensive Plan must further understanding of the ecological limits of our Keys and prohibit any further degradation of our natural resources by incompatible land and marine activities such as casino boats, sea planes, personal watercraft, and other watercraft that are operated improperly; and

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

The Comprehensive Plan shall provide a growth management framework that:

- Directs development only to sites that can accommodate such activity without promoting conflict with natural resources;
- Encourages sustainability by limiting growth in order to establish and maintain acceptable levels of service for hurricane evacuation, potable water and wastewater services, traffic flow, recreation and open space as well as reclaim and preserve the quality of our natural resources;
- Keeps development away from the shoreline and wetlands;
- Provides a sound basis for developing land use controls that ensure acceptable levels of service for hurricane evacuation, protect coastal resources, including nearshore waters, wetlands, grassbed flats, mangroves, as well as hammocks, and establish a basis for managing landscaping, signage, parking, drainage, and water quality;
- Relies on ecological constraints to establish limits for growth and create standards and criteria to ensure that human induced activities do not diminish assets of our unique coastal environment; and
- Ensures that the character and location of land uses incorporate best management practices and principles of resource conservation, promote orderly land use transition, and minimize threats to health, safety, and welfare which may be caused by incompatible land uses, environmental degradation, hazards and nuisances.

The proposed map amendment is consistent with these objectives by encouraging the repurposing of existing developed sites.

The applicant/owner also argues that the property is not compatible with Policy 1-2.3.1 Residential Conservation (RC) as the intent was to protect larger lots and allow single family homes on 4 acres. This parcel is just about ¼ of an acre and does not meet the criteria the Village established for the FLUM.

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 538 parcels that are designated within the HC Highway Commercial District, which represents approximately 7.56 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 538 parcels within the HC Highway Commercial District, 85 parcels are vacant, which equates to approximately 15.79 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 developed and has been used as a commercial use for many years. These uses are compatible with the proposed Zoning District.

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. The applicant owner argues that the Village did not provide individual notice regarding the zoning changes upon incorporation. The Village was not required to provide individual notice but a search of Village records did find that several public meetings were held regarding this topic and several informational sessions were also held at the time of incorporation.

4. New Issues.

The Village has accepted 300 additional affordable housing units. According to the Department of Commerce there is an additional need for commercial space in conjunction with those units.

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

At this time 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 subject property currently has an existing Native Residential (NR) Zoning District designation. The adjacent properties to the South are designated Native Residential (NR). To the North the adjacent property is designated as Highway Commercial (HC). The properties to the West across Overseas Highway are designated as Public/Semi-Public Services (PS) and Highway Commercial (HC) and to the East across the Old Road is Residential Estate (RE). The character of the subject property is an existing greenhouse surrounded by hammock and the surrounding area is mixed-use with a collective of commercial uses, institutional (public) uses, and single-family residences.

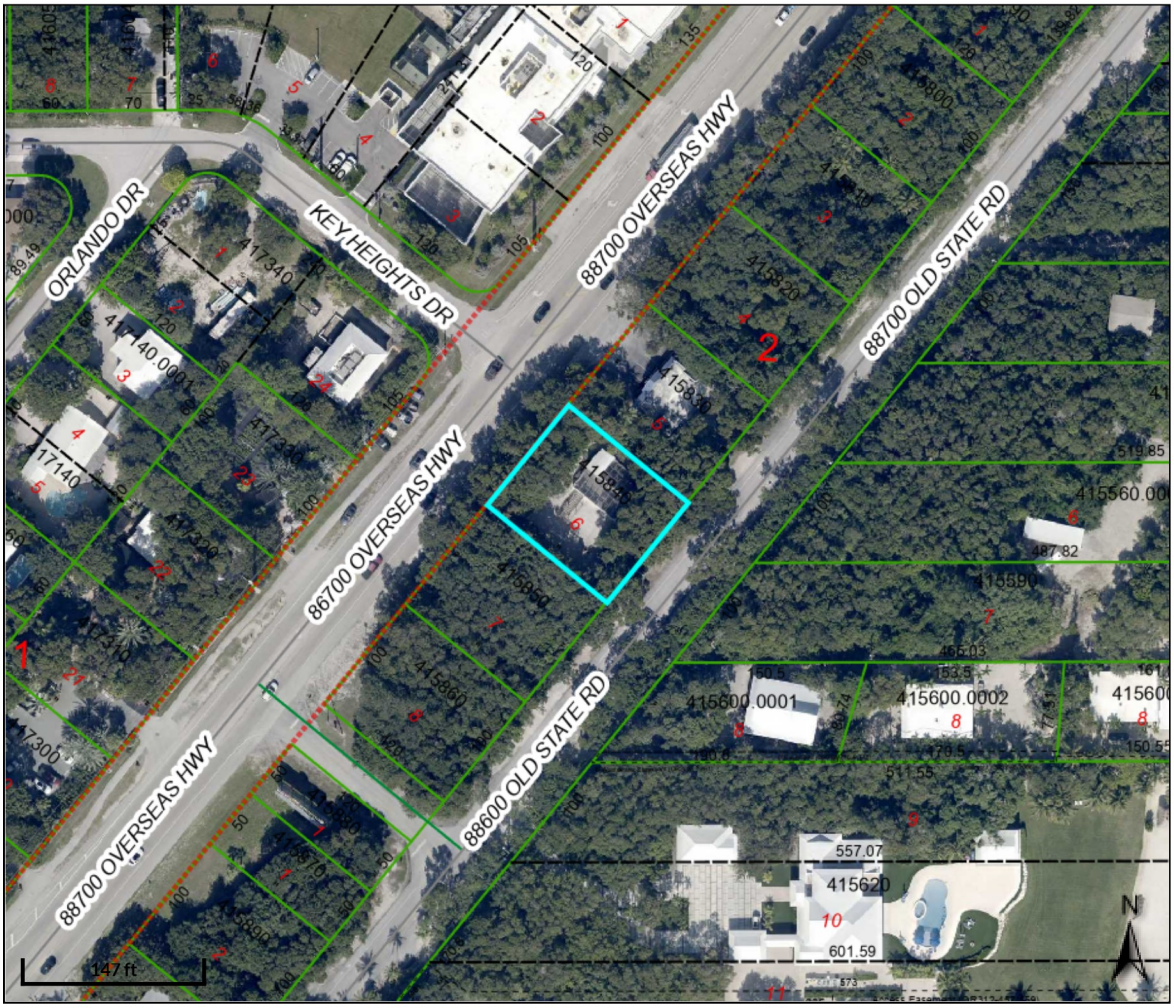
Budget Impact:
None

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

Recommendation:
Staff has reviewed the request for an Official Zoning Map Amendment from NR (Native Residential) to HC (Highway Commercial) and determined that the request meets the criteria. Therefore, staff recommends the approval of this ordinance.

Attachments:
1. Mahoney CC Attachments
2. VIL. ISLAMORADA 24-01ACSC (P)
3. Mahoney Zoning ORD 2nd read

Monroe County, FL



Overview

Legend

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

Parcel ID	00415840-000000	**Alternate ID**	1512028	**Owner Address**	HVS82 INVESTMENTS LLC
Sec/Twp/Rng	07/63/38	**Class**	FLORIST		174 Ocala Dr
Property Address	88755 OLD Hwy PLANTATION KEY				Tavernier, FL 33070
District	50VI				

Brief Tax Description BK 2 LT 6 KEY HEIGHTS SECTION 1 PLANTATION KEY PB3-96 OR284-137 OR1952-1606 OR3244-2257
(Note: Not to be used on legal documents)

Date created: 11/1/2023
Last Data Uploaded: 11/1/2023 4:02:44 AM

Developed by Schneider GEOSPATIAL

HVS82 Investments, LLC
174 Ocala Drive
Islamorada, Florida 33070

November 2, 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 88755 Old Highway

Dear Jennifer,

I request that you recommend approval of my request to re-establish my commercial zoning. The request is to amend the Future Land Use Map from Residential Conservation (RC) (FLUM) to Mixed-Use (MU) and the zoning from Native Residential Zoning (NR) to Highway Commercial (HC). The proposed commercial designation will allow my already developed commercial property to become "conforming" again. The current zoning was never requested by me or my father, who owned the property before I did. In fact, we were never given individual notice that a change to residential was proposed by the Village. If we had known that the Village was going to rezone the Property, we would have opposed it.

The Property: Is a 12,000 square foot developed site on Plantation Key which was historically, zoned and used for commercial purposes. The property is located on the US1 commercial corridor with access by way of Old Highway. The County re-zoned the property and then the Village subsequently re-zoned the property to its current NR designation. 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. A site visit confirmed that the existing vegetation is classified as "low quality hammock".

The current FLUM and zoning were not requested by the owner and are not consistent with the established commercial use. In fact, the RC FLUM and NR zoning are for large residential properties. This property is .275 of an acre. The acre requirement under the RC FLUM is 4+ acres.

Sec 30-682 Native Residential (NR) Zoning District

1. *Purpose and intent.*
    1. The purpose of the native residential (NR) zoning district is to provide the highest degree of protection for large residential tracts supporting or having the potential for restoration of high and moderate quality hammock, wetlands, beach or berm, to ensure the perpetuation of species reliant upon native habitat.
    2. This zoning district is established within the Residential Conservation (RC) FLUM category.

The Village, in re-zoning and amending the FLUM to residential created a non-conforming property- which makes no sense from a planning standpoint since the property is less than a half acre with an existing business use. This is essentially a "taking" of private property rights without compensation. The property is still taxed at its full commercial rate and because I have no viable commercial uses – I cannot keep a tenant. By re-establishing the commercial rights that the Property previously enjoyed, I can repurpose the building to be used as a small office.

Prior Approval History: See above.

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.*

    At the present time, no additional development is contemplated for the property and the existing building is to remain the same. The property is served by existing water, sewer, and solid waste services. Additionally, the traffic circulation, schools, and recreational open space have already been assessed and accounted for since this property has been developed for years.

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:

Policy 1-2.3.1 Residential Conservation (RC)

Areas designated Residential Conservation (RC) on the Future Land Use Map shall allow residential uses at a maximum density of one (1) single family residential unit per four (4) acres. This designation is intended to balance the protection of environmentally sensitive lands, (by providing a buffer to protect large parcels of more environmentally sensitive lands from the encroachment of development), wildlife corridors and transition zones, and areas suitable for re-

vegetation, with the protection of the property rights of the owners. On sites designated RC, no more than one (1) unit shall be established per platted lot or parcel existing as of the effective date of this Comprehensive Plan, except for those platted lots or parcels identified as Disturbed with Exotics on the Village habitat maps and containing no tropical hardwood hammock. Substandard lots of less than four (4) acres in size which are contiguous and in common ownership shall be assembled in order to meet the density standards of this policy. Notwithstanding the density limitation, a caretaker's unit may be developed as an accessory use on a conforming parcel, if found to be consistent with the Village's environmental regulations. Such units shall be permitted pursuant to the requirements of the Village's Building Permit Allocation System, only as affordable housing. Criteria established in the Land Development Regulations shall include restrictions on size and location so as to not require clearing of additional land. Within RC, properties are generally suitable as sender sites for transfers of development rights but may also be receiver sites from C and RC parcels, if needed to achieve the acreage required to construct a maximum of one (1) unit on the receiver parcel(s), or for the addition of a caretakers cottage. The Village may develop an incentive program to extinguish the development rights from RC properties. The RC future land use designation shall allow home occupations having no environmental impact, in accordance with provisions to be established within the Land Development Regulations.

Policy 1-2.4.1: Guide The Location Of Commercial Uses And Revitalize Commercial Areas

Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

The location of the property within a commercial activity center, the fact that the property is already developed with a commercial structure and use, support the designation of this property as Mixed-Use with a Highway Commercial zoning.

Policy 1-2.4.6: Establish Zoning District Criteria For MU

The following criteria shall be used as guidelines for designating Zoning Districts within the Mixed Use FLUM category:

1. **Residential Zoning Districts**: In general, residential Zoning Districts shall be established where there are existing residential neighborhoods within the Village Activity Centers.

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

The proposed FLUM and re-zoning are consistent with Policy 1-2.4.6(2) - commercial Zoning Districts shall be established where there are existing commercial uses.

GOAL 1-1: IMPLEMENT FUTURE LAND USE VISION
OBJECTIVE 1-1.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY
OBJECTIVE 1-1.2: REINFORCE AND ENHANCE THE VILLAGE'S APPEARANCE

Realizing the following:
That the Village incorporated to create a Comprehensive Plan to reclaim the Keys by conserving, preserving, and retaining our remarkable assets—our waters and natural environment—and our quality of life;
That the Village is and must continue to be synonymous with sport fishing, diving, the Everglades National Park, the living coral reef, Indian Key, Lignumvitae Key, Shell Key, Windley Quarry, and many species of fish and fowl;
That the Comprehensive Plan must further understanding of the ecological limits of our Keys and prohibit any further degradation of our natural resources by incompatible land and marine activities such as casino boats, sea planes, personal watercraft, and other watercraft that are operated improperly; and
That the Comprehensive Plan must describe public and private actions needed to protect and retain the Village's waterways and natural resources comprising our unique ecosystem as well as preserve the quiet solitude of the backcountry.
The Comprehensive Plan shall provide a growth management framework that:

- Directs development only to sites that can accommodate such activity without promoting conflict with natural resources;
- Encourages sustainability by limiting growth in order to establish and maintain acceptable levels of service for hurricane evacuation, potable water and wastewater services, traffic flow, recreation and open space as well as reclaim and preserve the quality of our natural resources;
- Keeps development away from the shoreline and wetlands;
- Provides a sound basis for developing land use controls that ensure acceptable levels of service for hurricane evacuation, protect coastal resources, including nearshore waters, wetlands, grass bed flats, mangroves, as well as hammocks, and establish a basis for managing landscaping, signage, parking, drainage, and water quality;

- Relies on ecological constraints to establish limits for growth and create standards and criteria to ensure that human induced activities do not diminish assets of our unique coastal environment; and
- Ensures that the character and location of land uses incorporate best management practices and principles of resource conservation, promote orderly land use transition, and minimize threats to health, safety, and welfare which may be caused by incompatible land uses, environmental degradation, hazards and nuisances.

The proposed FLUM amendment and re-zoning are consistent with Goal 1-1 and Objective 1-1. The proposal. By re-purposing existing developed sites, the application supports the criteria in these elements of the Village of Islamorada Comprehensive Plan.

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 re-purposes existing developed sites.

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

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.*

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.*

Reusing exiting developed site over clearing of other lands achieves this element.

(e) *Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.*

As stated, this is an already developed site.

(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. There are no plans to expand the footprint of the existing commercial building and use.

(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 is an already developed site.

(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 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 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 as stated in previous responses.

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.*

The Village is currently in the process of accepting an additional 300 affordable housing units. According to the ratio of commercial property needed to support a new deed-restricted affordable housing unit, the Village will require an additional 71,700 square feet of commercial square footage to support these new units (239 sq.ft. per unit). By repurposing existing developed sites, the Village can meet this need and reduce pressure to develop property that is currently vacant and undeveloped.

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 purposes for over forty 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.

4. *New issues.*

None, except the increased need for commercial square footage as a function of the anticipated acceptance of new deed-restricted affordable housing units.

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.

Sincerely,

Sharon Mahoney

NR
NR
OLD STATE RD
Monroe County BOCC, Maxar, Microsoft

OLD STATE RD
RC
Monroe County BOCC, Maxar, Microsoft

Islamorada, Village of Islands,
Planning and Development Services Department

APPLICATION FOR MAP AMENDMENT

Pursuant to Chapter 30, Article IV, Divisions 8 & 9

	Application Type	Application Fee	Deposit	Total Fee Due
☑	Future Land Use and Zoning	$5,120.00	$1,000.00	$6,120.00
☐	Zoning Only	$2,500.00	$1,000.00	$3,500.00

Request concurrent Future Land Use and Zoning Hearings pursuant to 163.3184(12), Florida Statutes

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: Sharon Mahoney
Mailing Address: 174 Ocala Drive Islamorada FL 33070
Primary Phone: 305-304-5262 Fax:
Email:

PROPERTY OWNER:

Name: HVS82 Investments LLC
Mailing Address: 174 Ocala Drive Islamorada FL 33070
Primary Phone: 305-304-5262 Fax: _____
Email: _____

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

Physical Address: 88755 Old Highway Mile Marker: 88
Lot: 6 Block: 2 Subdivision: Keys Heights Sec 1
☑ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☐ Lower Matecumbe Key
Real Estate (RE) Number: 00415840-000000 Alternate Key: 15112028

PROPERTY DESCRIPTION:

Total Land Area: _____ Square Feet 12,000 +/- Sq.ft. Acres
Existing Use of Property: Commercial
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: RC Current Zoning District: NR
Proposed Future Land Use Map Category: Mixed Use (MU) Proposed Zoning District: Highway Commercial (HC)

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.

SUBMITTAL REQUIREMENTS:

- [x] **Correct application fee** (Total Fee Due)
- [ ] **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.
- [x] **Proof of ownership** e.g. warranty deed, lease or pending sale contract.
- [x] **Property record card** from the Monroe County Property Appraiser.
- [x] **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.
- [x] **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.
- [x] **Photographs** of the site taken from adjacent streets.
- [x] **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).**
- [x] **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.
- [x] **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.

Sharon Mahoney
Signature of Applicant

Dec 6 - 2023
Date

Print Name: Sharon Mahoney

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 6 day of December, 20 23, by Sharon Mahoney (name of person signing the application) as owner (type of authority e.g. officer, manager / member, trustee, attorney in fact) for _____ (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

☑ Personally Known ☐ Produced Identification

Type of ID_____

Monroe County 2010-2030

Population Projections

March 15, 2011

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Appendix 1 – Monroe County Planning Department Population Study

Appendix 2 - FKAA Seasonal Methodology

Appendix 3 - County Population with Seasonal Replacement Calculations

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

1.0 Background - Forecast Approach

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

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

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

2.0 ROGO Based Permanent Population Series

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

3.0 Analysis of Permanent Population Data

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

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

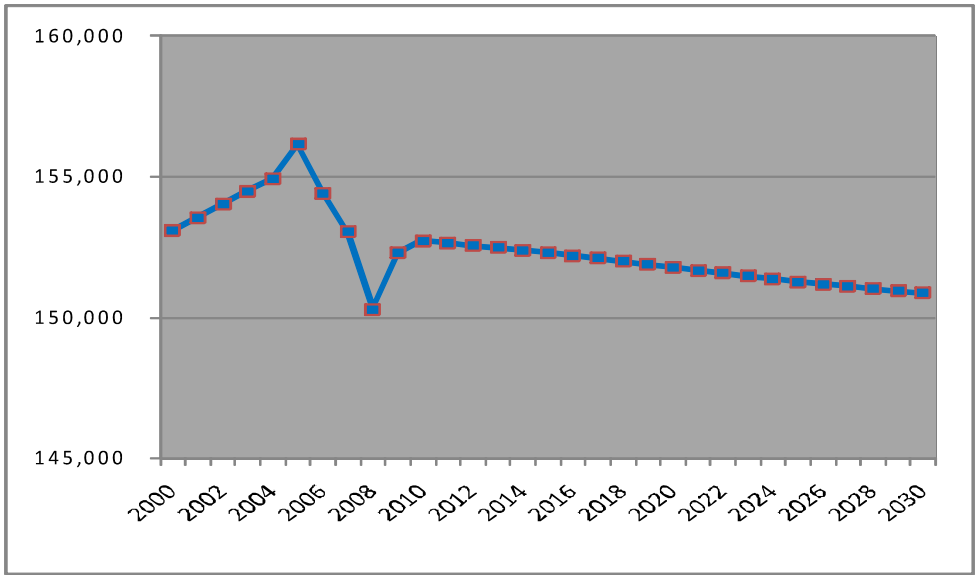

Figure 1 – Preliminary Functional Population Projection

4.0 Analysis of Seasonal Population Data

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

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

5.0 Seasonality

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

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

Table 1- H1 – Vacant and Occupied Unit Counts

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

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

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

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

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

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

Table 2-H3

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

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

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

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

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

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

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

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

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

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

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

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

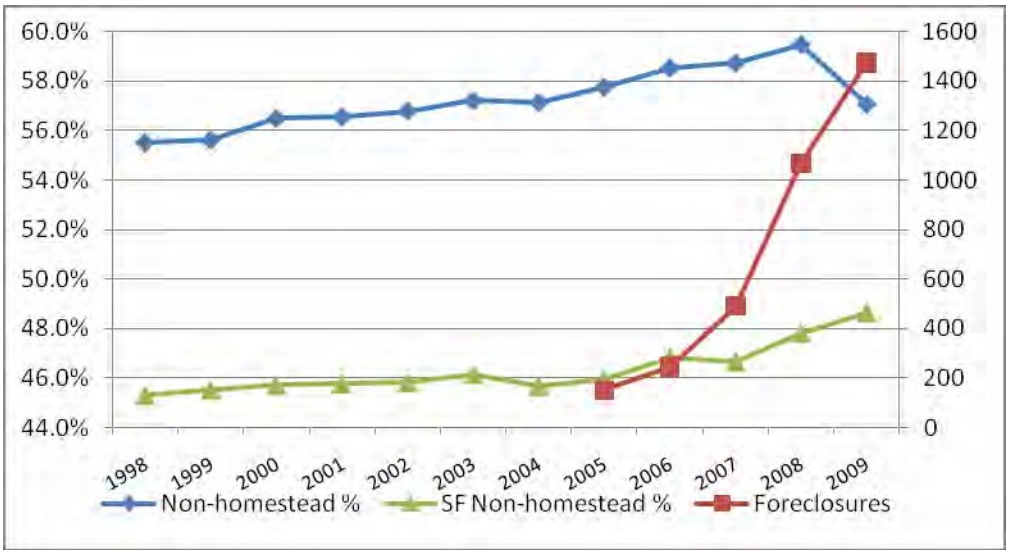

Figure 2- Monroe County – Foreclosures and The Percent of Non-Homestead Residential Units

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

6.0 Methodological Flaw in MCPD and FKAA Regarding Seasonal Shift

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

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

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

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

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

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

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

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

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

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

7.0 Seasonality in Retail Sales

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

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

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

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

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

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

Table 3 - Econometric Test Results for Increasing Seasonality

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

Table 4 - Florida Keys Visitors

Florida Keys Visitor Person-Trip Estimates

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

Sources: Monroe County Tourist Development Council; Smith Travel Research

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

8.0 Long term Trends in Retail Sales and Traffic

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

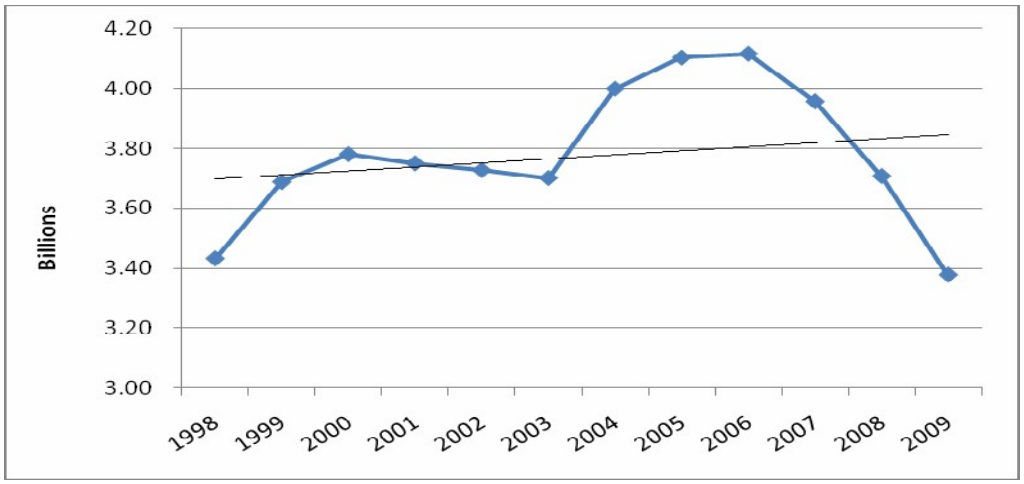

Figure 3 - Monroe County Annual Retail Sales (inflation adjusted)

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

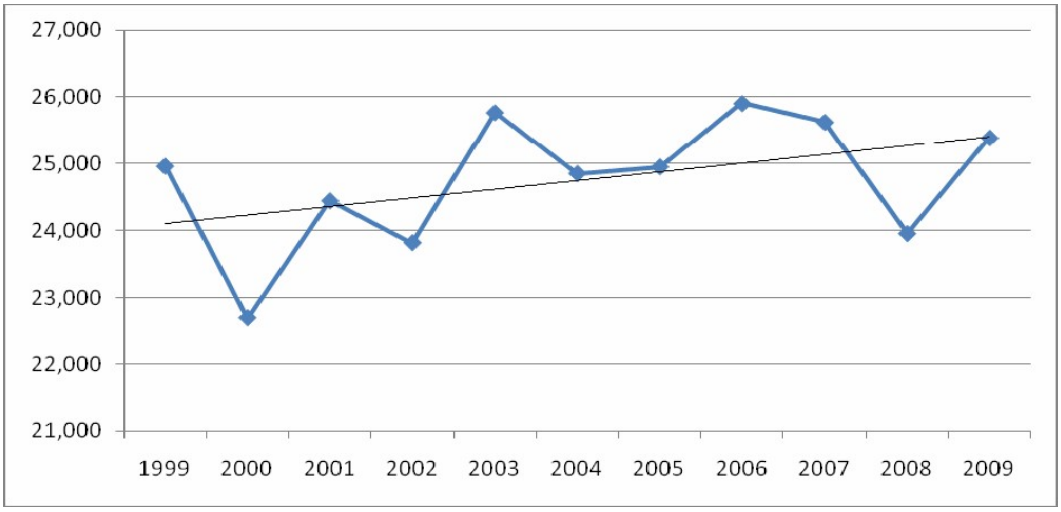

Figure 4 - Annual Average Daily Traffic Counts (Average of Selected Count Stations)

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

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

9.0 Countywide Functional Population

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

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

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

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

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

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

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

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

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

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

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

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

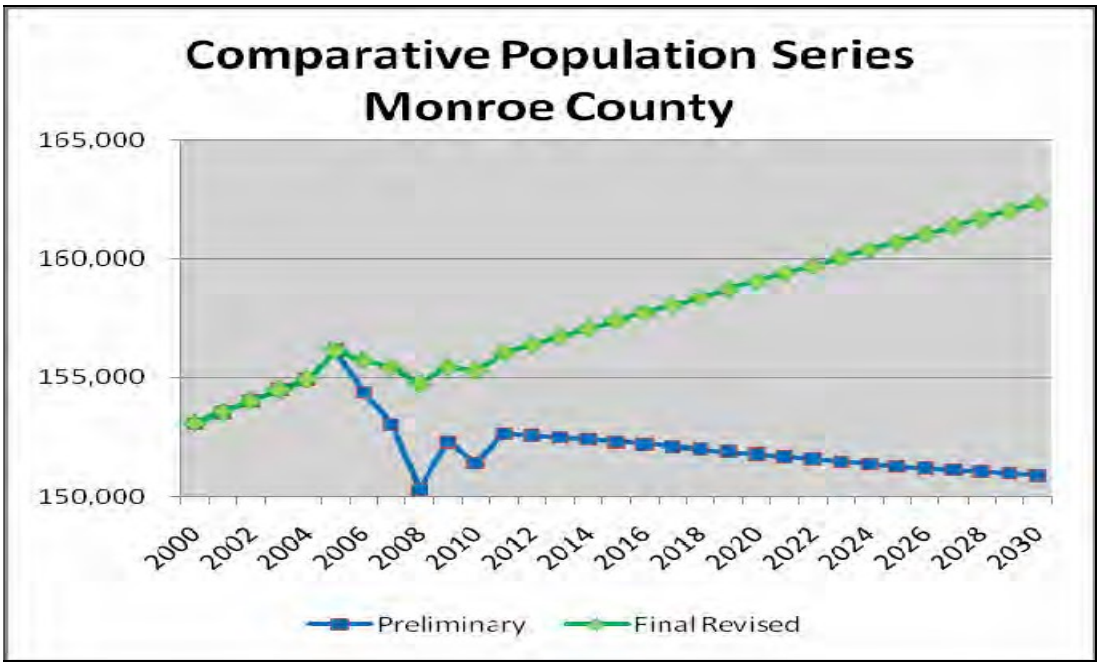

Figure 5 – Recommended Functional Population

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Table 7- Recommended Functional Population Series

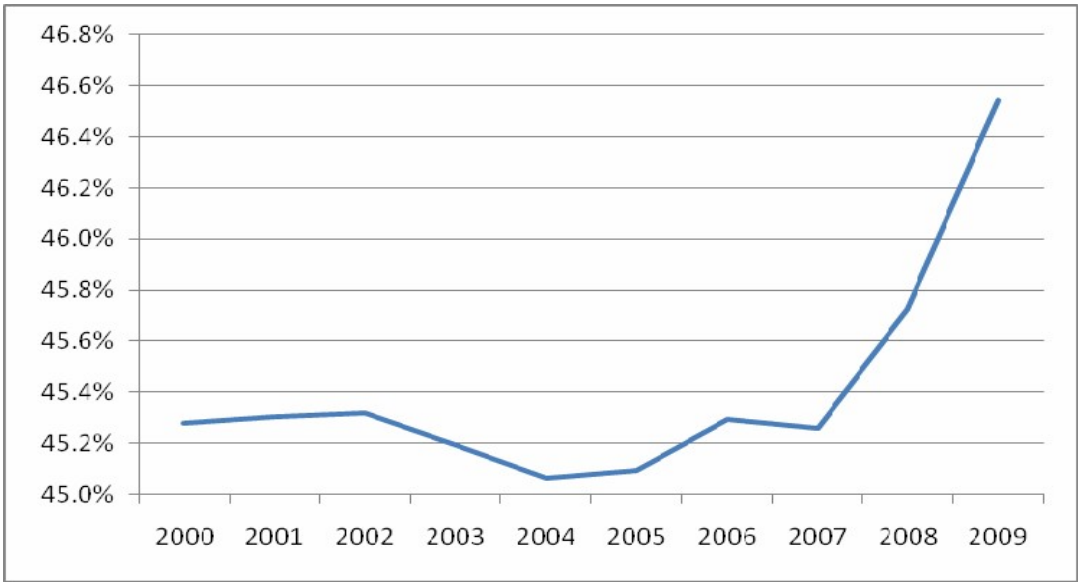
Monroe County Population Projection Seasonal Replacement Series			
YEAR	Permanent	Seasonal	Functional
2000	79,589	73,491	153,080
2001	80,011	73,540	153,551
2002	80,434	73,589	154,023
2003	80,856	73,639	154,495
2004	81,236	73,688	154,924
2005	82,413	73,737	156,150
2006	80,510	75,228	155,738
2007	78,987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

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

10.0 Determination of Unincorporated Area Functional Population

Permanent Population

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



Source: University of Florida, Annual Population Estimates

Figure 6 - Unincorporated Population Share of Countywide Population

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

Seasonal Population

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

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

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

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

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

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

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

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

Table 9- Unincorporated Functional Population Series

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

Source: Fishkind & Associates, Inc.

11.0 Unincorporated Population in Upper/Middle/Lower Keys

Permanent Population - Upper/Middle/Lower

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

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

Table 10 - Unincorporated Monroe County-Distribution of Permanent Population

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

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

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Table 11 – Permanent Population Distribution by Sub-Area

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

Source: Fishkind & Associates, Inc.

Seasonal Population - Upper/Middle/Lower

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

Table 12- Seasonal Population Distribution by Sub-Area

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

Source: Fishkind & Associates, Inc.

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

Table 13 – Unincorporated Functional Population Distribution by Sub-Area

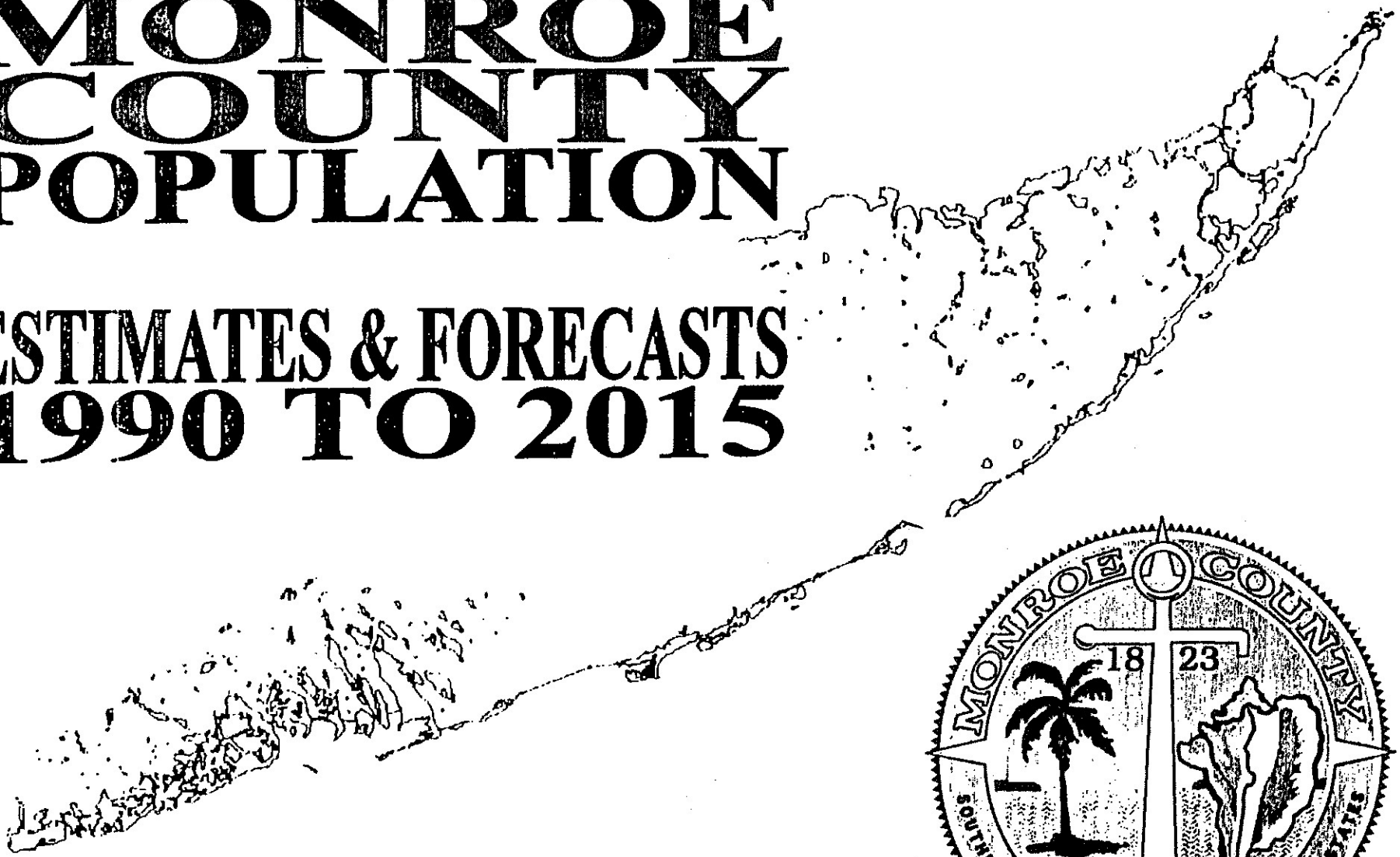
Unincorporated Functional Population Projection Seasonal Replacement Series				
	Upper	Middle	Lower	TOTAL
2000	29,183	2,138	37,957	69,277
2001	29,205	2,145	38,163	69,512
2002	29,222	2,151	38,364	69,737
2003	29,192	2,155	38,504	69,850
2004	29,150	2,157	38,628	69,935
2005	29,313	2,175	39,027	70,515
2006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

Source: Fishkind & Associates, Inc.

APPENDIX 1

MONROE COUNTY POPULATION

ESTIMATES & FORECASTS 1990 TO 2015



February, 2000

Monroe County Planning Department

MONROE COUNTY POPULATION

ESTIMATES AND FORECASTS 1990 TO 2015

February, 2000

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Mayor Pro Tem George Neugent, District 2
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EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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Appendix 7: Table of Peak Population in Hotels & Motels

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BACKGROUND

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL ANALYSIS

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

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

Functional Population Trends in Monroe County

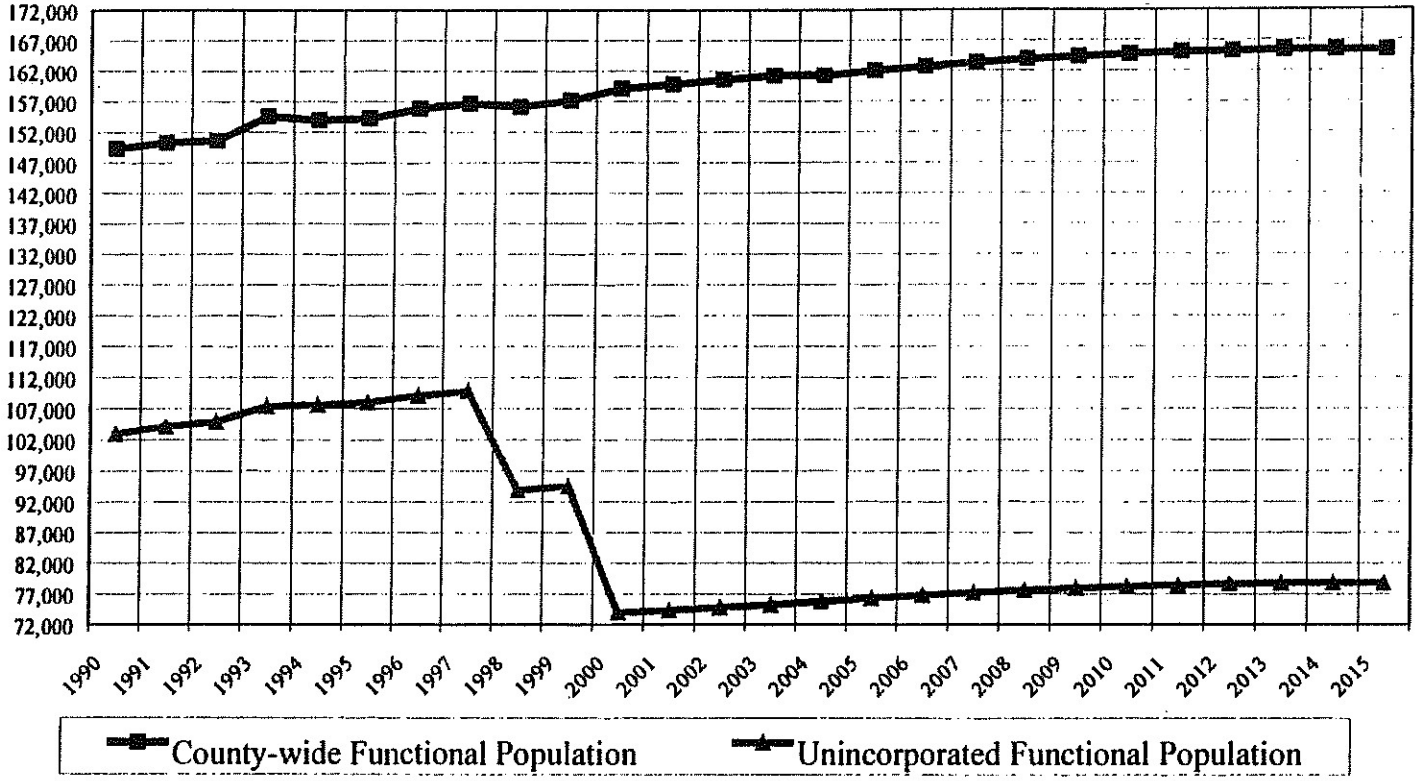
This section will examine the functional population trends for all of Monroe County, including the incorporated areas. This section will also explore the different trends in functional population between the incorporated and unincorporated areas, and compare regional trends in functional population inside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

Functional Population of Monroe County 1990-2015

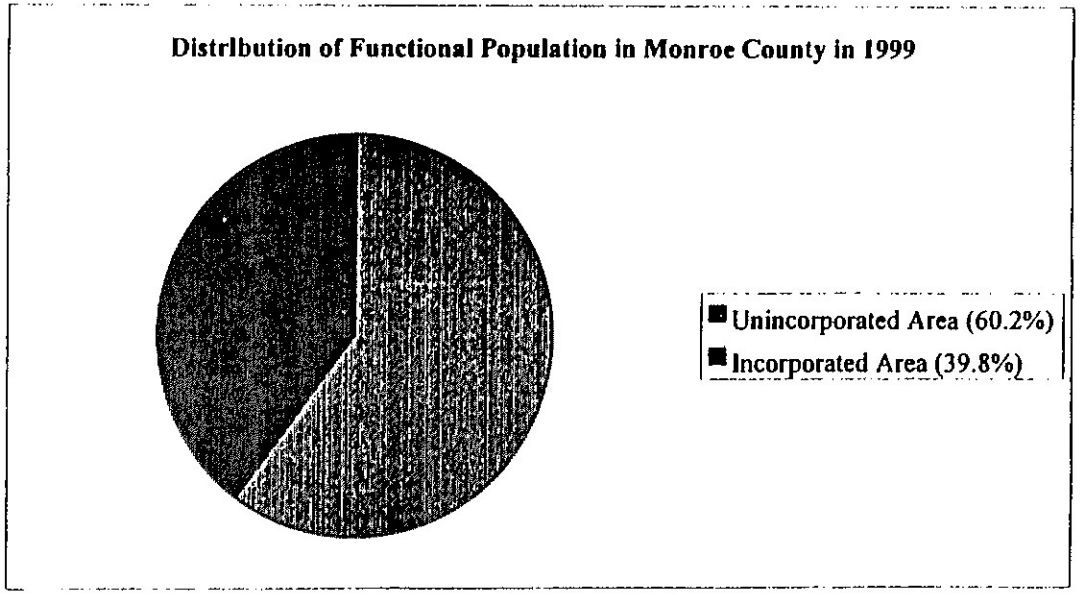
Year	Functional Population	Numerical Change	Percent Change
1990	149,348	*	*
1995	154,255	4,907	3.29%
2000	159,113	4,857	3.15%
2005	162,041	2,929	1.84%
2010	164,769	2,727	1.68%
2015	165,366	597	0.36%

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

Graph of Functional Population in Monroe County 1990-2015



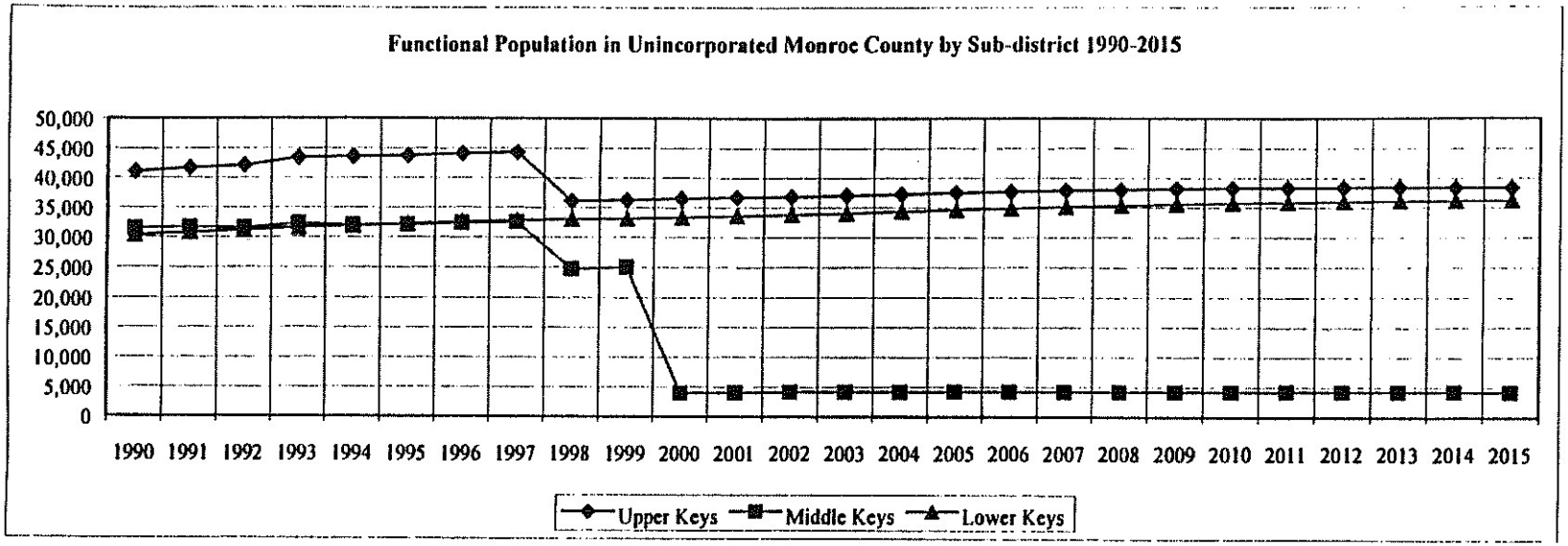
In 1999, a larger portion of the functional population in Monroe County is located within the unincorporated areas of the county. The unincorporated portions of Monroe County had a functional population of 94,565 people, while the incorporated areas had a functional population of 62,607 people. The percentages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



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

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

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



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

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

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

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

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

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

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

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

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

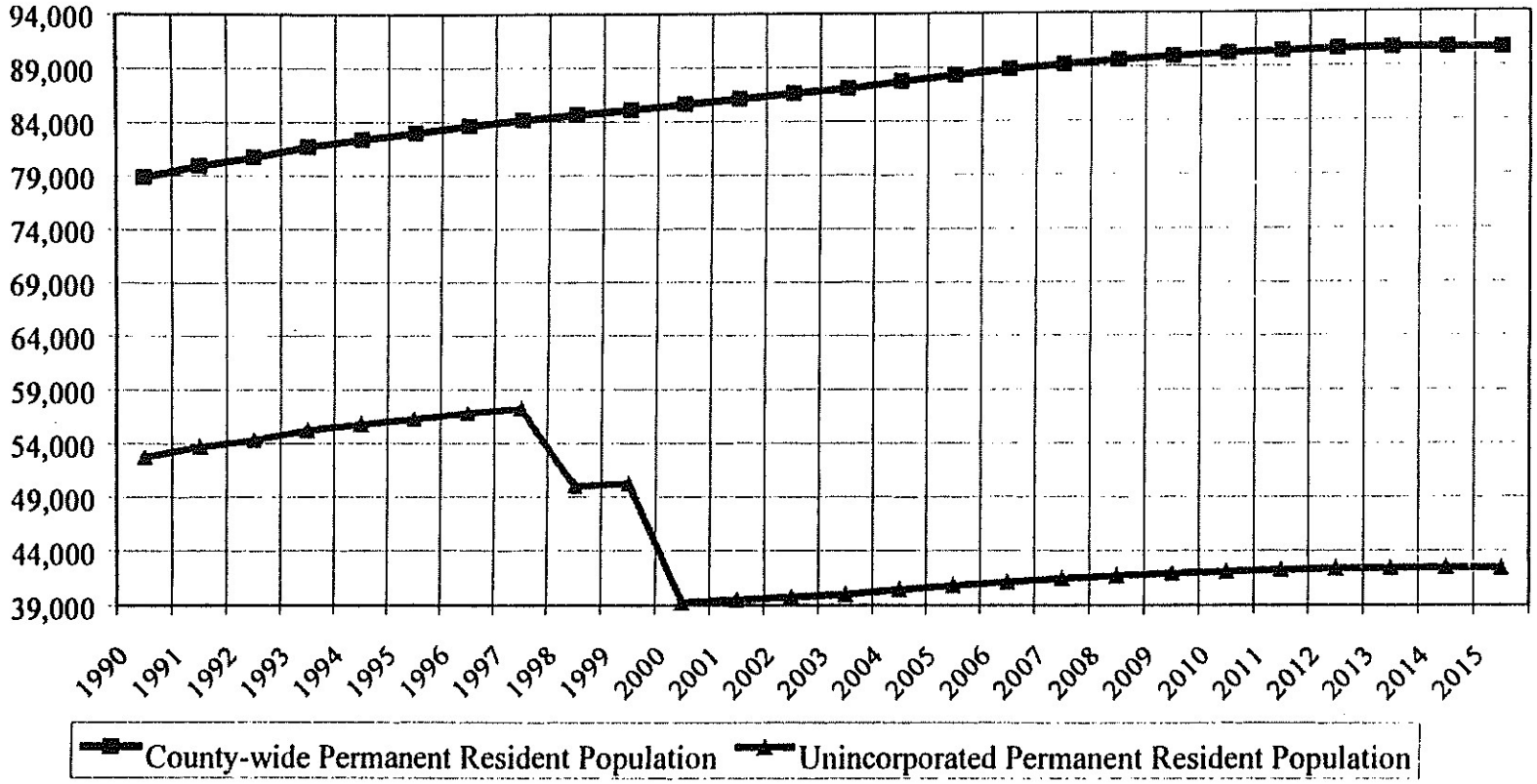
Permanent Resident and Peak Seasonal Population

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

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

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

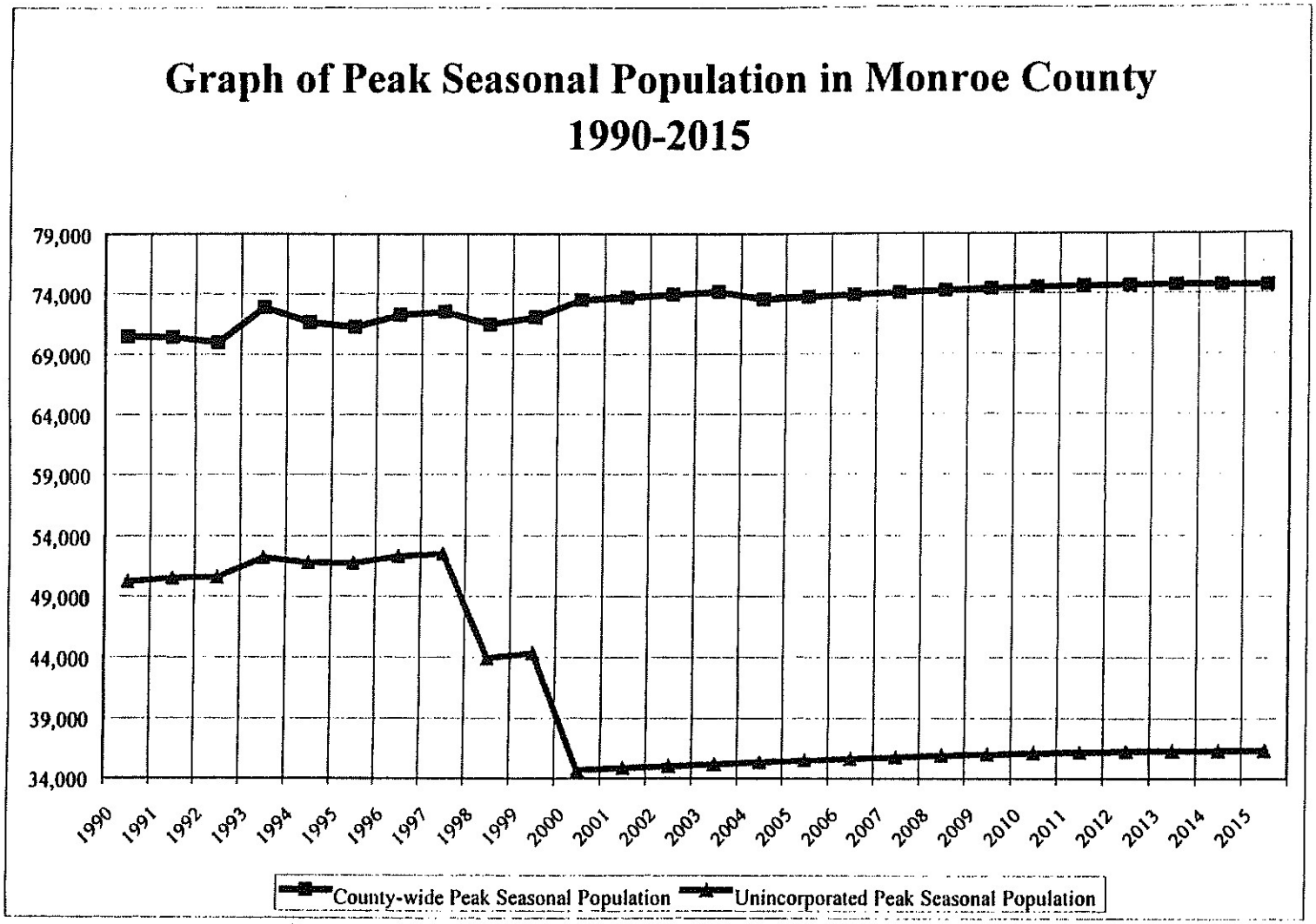
Graph of Permanent Resident Population in Monroe County 1990-2015



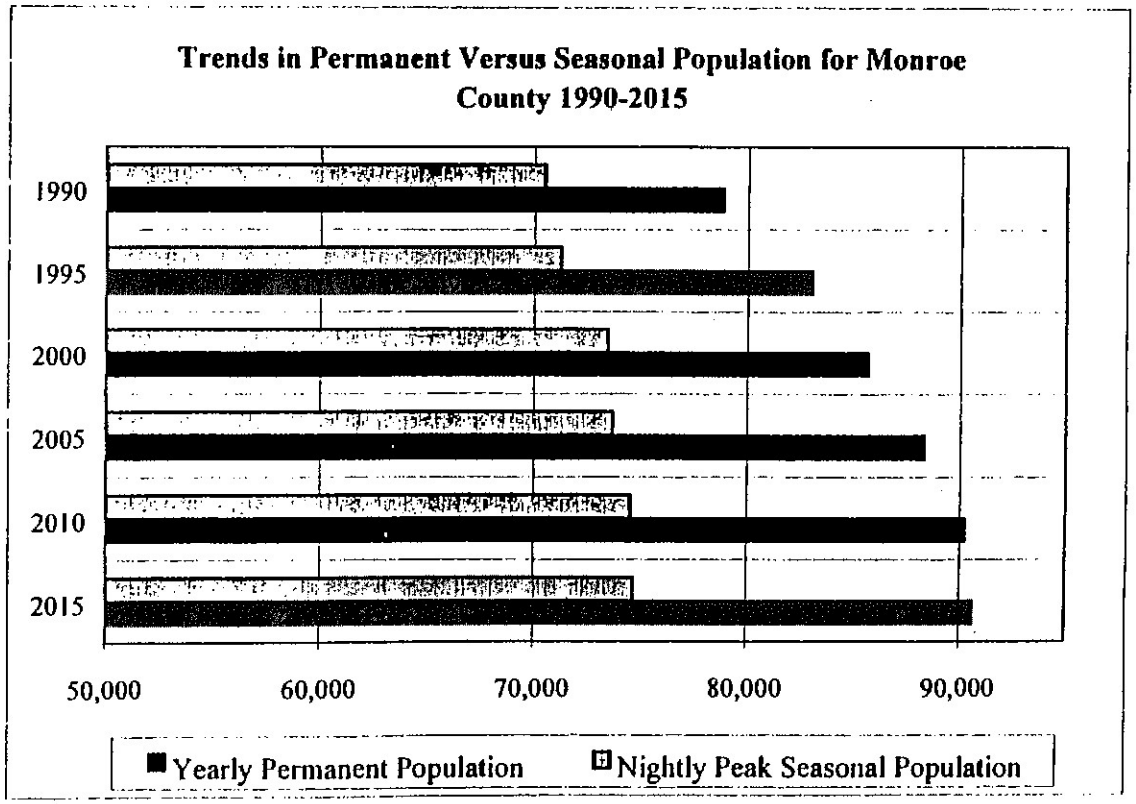
Permanent resident population figures show the total number of permanent residents at the end of a calendar year, while the peak seasonal population is the maximum or peak number of seasonal residents and visitors that can be accommodated on any given evening. Peak seasonal population figures are *not*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

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

Graph of Peak Seasonal Population in Monroe County 1990-2015



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

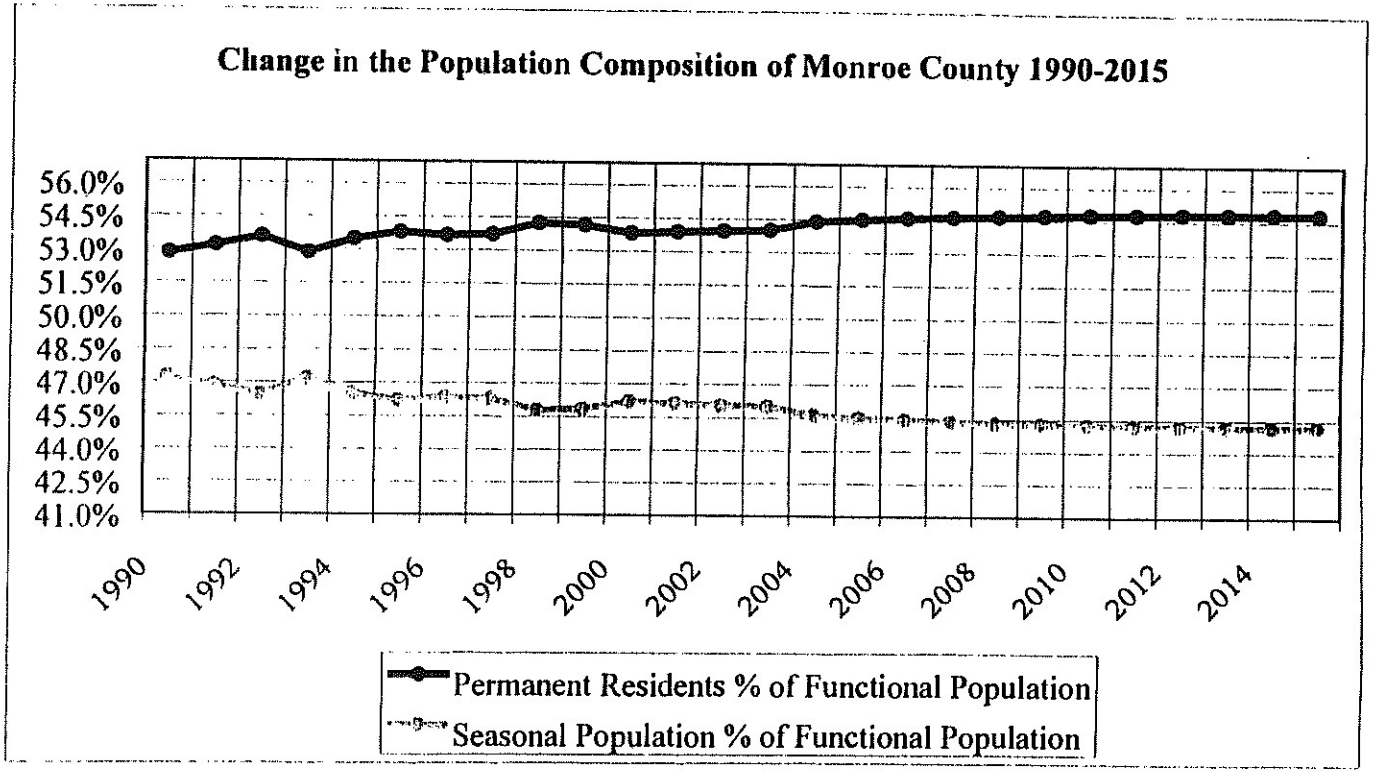


The chart shows that while the absolute numbers of permanent residents and potential peak number of seasonal residents and visitors will increase from 1990 to 2015, the growth rates are expected to slow down. If current trends continue, the growth rate

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

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

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



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

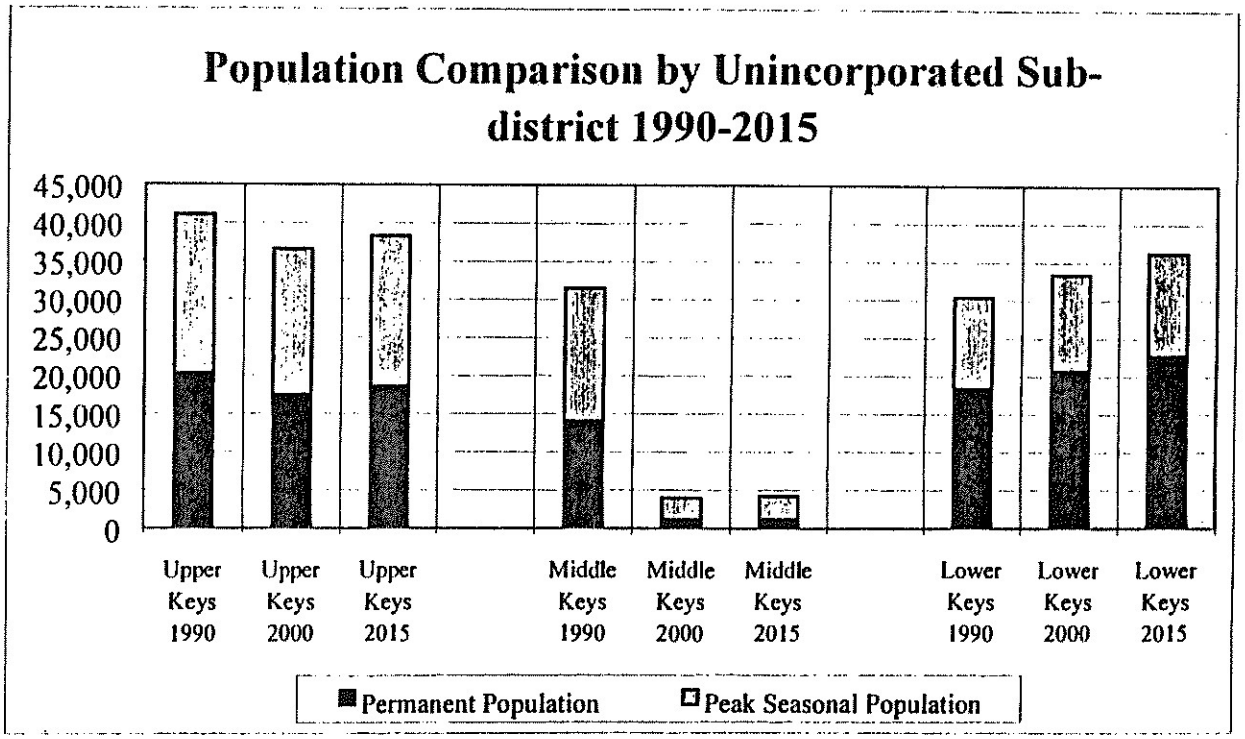
The table below shows the distribution of permanent residents to the peak seasonal population in the incorporated and unincorporated portions of Monroe County from 1990 to 2015.

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

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

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

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



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

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

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

Fastest and Slowest PAED Population Growth

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

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

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

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

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

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

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

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

Summary

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

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

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

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

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

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

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

METHODOLOGY

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

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

Permanent Resident Population

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Peak Seasonal Resident and Visitor Population

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

1. Seasonal Residents and Vacation Rental Visitors

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

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

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

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

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

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

2. Peak Number of People in Hotels and Motels

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

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

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

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

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

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

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

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

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

3. Peak Number of People in Campsites and Recreational Vehicles

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

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

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

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

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

4. Peak Population Staying with Friends and Relatives

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

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

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

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

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

5. Peak Population on Live Aboard Vessels

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

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

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

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

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

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

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

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

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

ASSUMPTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 1

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

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

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

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

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

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

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

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

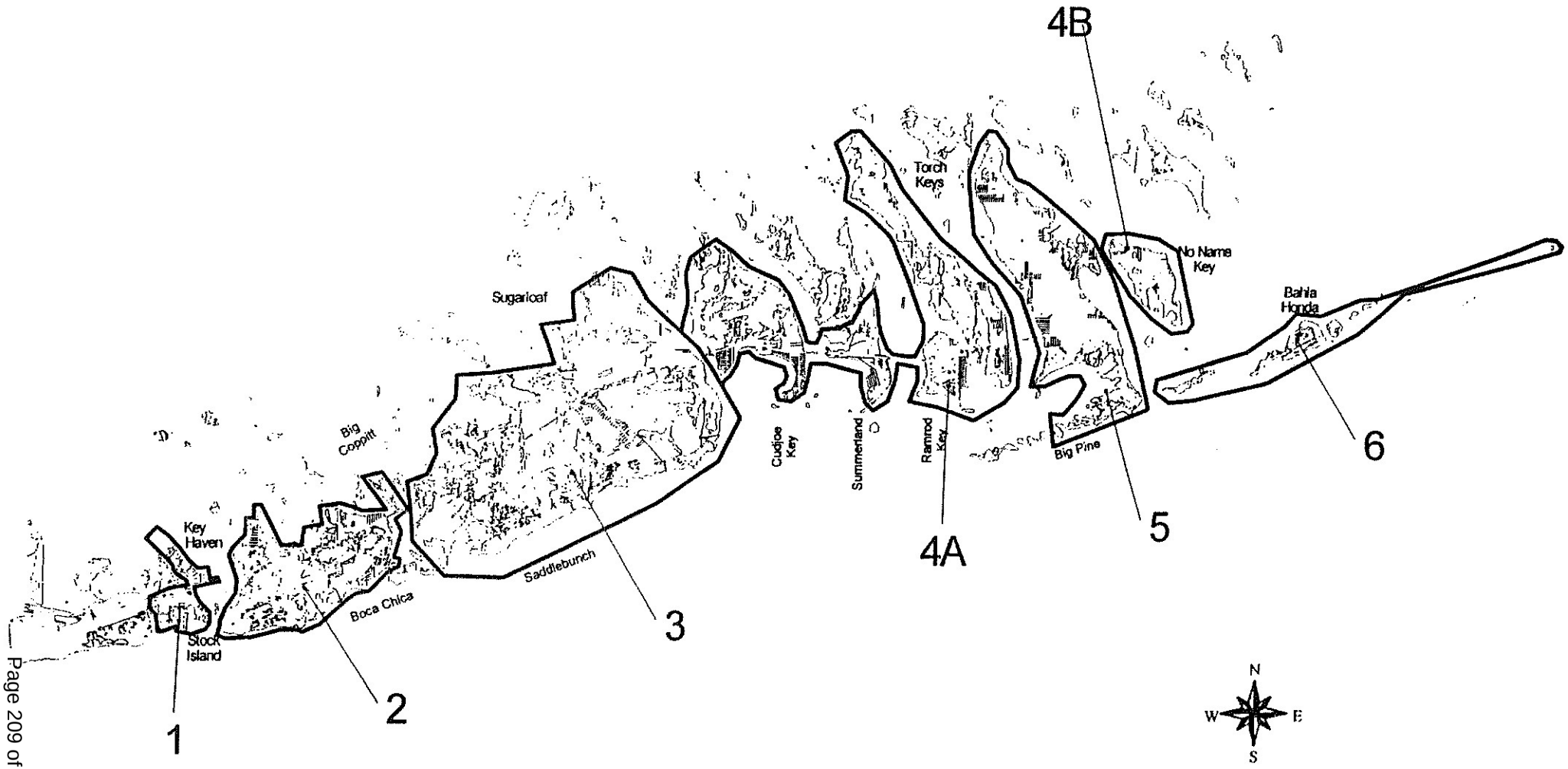
Source: U.S. Census 1990, Price Waterhouse.

Appendix 2

Monroe County Planning Area Enumeration District (PAED) Maps

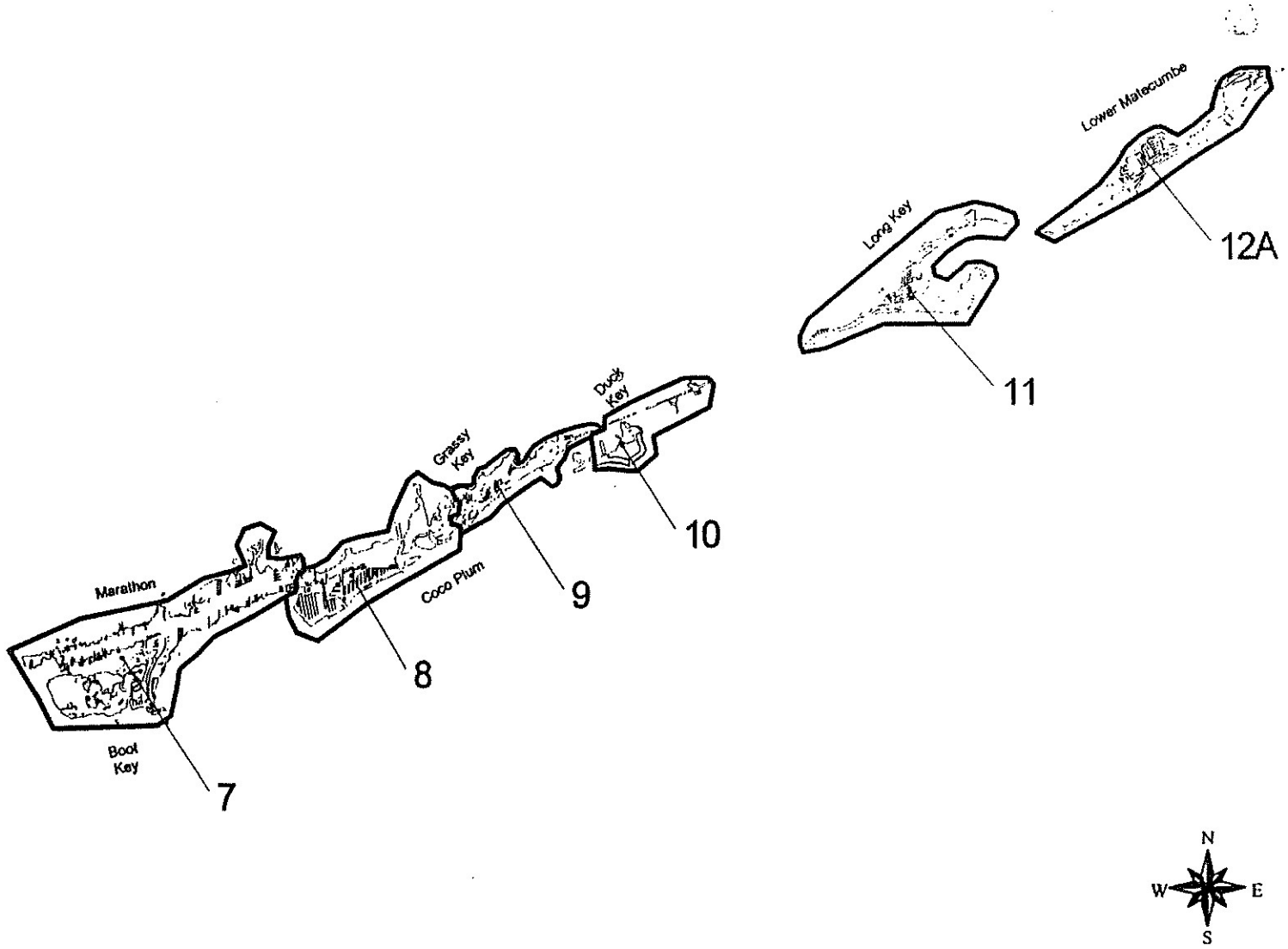
Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



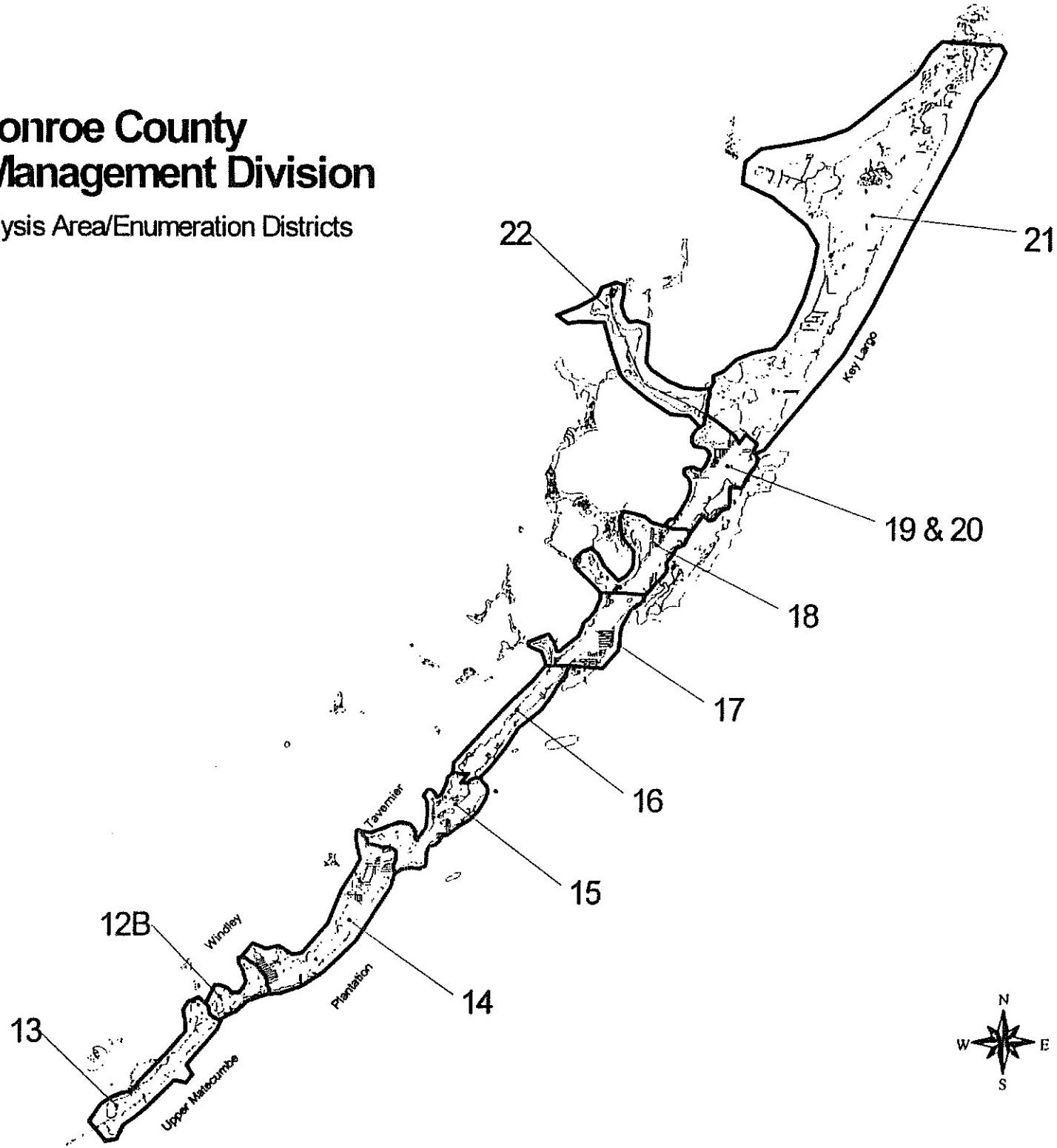
Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



Monroe County
Growth Management Division

Planning Analysis Area/Enumeration Districts



Appendix 3

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

Functional Population

PAED	1990 Permanent Resident Population	1990 Seasonal Population	1990 Functional Population	1991 Permanent Resident Population	1991 Seasonal Population	1991 Functional Population	1992 Permanent Resident Population	1992 Seasonal Population	1992 Functional Population	1993 Permanent Resident Population	1993 Seasonal Population	1993 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population
Lower Keys														
1	4,560	1,273	5,833	4,581	1,274	5,855	4,597	1,275	5,873	4,604	1,276	5,880	4,621	1,277
2	3,140	1,257	4,398	3,179	1,261	4,440	3,195	1,260	4,455	3,207	1,269	4,476	3,241	1,269
3	1,844	1,686	3,530	1,876	1,688	3,564	1,915	1,698	3,603	1,965	1,708	3,673	2,006	1,705
4a	4,074	2,730	6,803	4,209	2,791	7,000	4,306	2,830	7,137	4,411	2,908	7,318	4,504	2,939
4b	37	15	51	41	16	56	44	17	61	47	19	66	48	19
5	4,352	3,096	7,448	4,482	3,131	7,613	4,568	3,151	7,719	4,695	3,201	7,896	4,765	3,213
6	440	1,883	2,323	440	1,883	2,323	440	1,863	2,323	440	1,983	2,323	440	1,883
Subtotal	18,446	11,940	30,387	18,809	12,044	30,853	19,066	12,105	31,170	19,368	12,264	31,632	19,626	12,305
Middle Keys														
7	8,932	6,730	15,662	8,981	6,696	15,678	9,041	6,645	15,686	9,080	8,813	15,893	9,116	6,714
8	707	2,051	2,758	714	2,033	2,747	719	2,003	2,722	725	2,089	2,814	731	2,038
9	1,101	1,130	2,231	1,114	1,130	2,244	1,119	1,126	2,245	1,135	1,142	2,277	1,140	1,135
10	653	338	992	664	339	1,002	674	338	1,011	685	351	1,037	697	348
11	357	1,948	2,304	357	1,946	2,303	358	1,944	2,302	359	1,996	2,345	359	1,980
12a	976	1,211	2,187	1,005	1,231	2,236	1,041	1,255	2,296	1,054	1,291	2,345	1,066	1,287
12b	140	950	1,090	150	937	1,087	150	909	1,058	150	975	1,125	150	929
13	1,226	3,083	4,309	1,241	3,149	4,391	1,250	3,077	4,327	1,267	3,265	4,532	1,288	3,142
Subtotal	14,092	17,441	31,533	14,226	17,461	31,687	14,351	17,297	31,648	14,465	17,913	32,368	14,628	17,674
Upper Keys														
14	4,514	2,936	7,449	4,649	3,002	7,651	4,740	3,042	7,782	4,804	3,099	7,903	4,856	3,112
15	2,610	1,585	4,195	2,713	1,628	4,341	2,739	1,631	4,369	2,826	1,696	4,521	2,913	1,722
16	2,290	4,520	6,811	2,297	4,507	6,805	2,304	4,486	6,790	2,310	4,559	6,869	2,323	4,526
17	2,544	2,514	5,058	2,615	2,508	5,123	2,691	2,487	5,168	2,807	2,649	5,455	2,863	2,594
18	4,163	4,150	8,313	4,206	4,156	8,362	4,234	4,151	8,385	4,362	4,569	8,931	4,381	4,534
19-20	2,494	2,125	4,619	2,575	2,161	4,736	2,626	2,330	4,956	2,666	2,368	5,033	2,678	2,360
21	1,530	2,944	4,473	1,543	2,953	4,496	1,553	2,955	4,508	1,562	3,001	4,563	1,565	2,982
22	61	103	164	61	103	164	61	103	164	63	103	166	63	103
Subtotal	20,205	20,876	41,081	20,660	21,019	41,679	20,937	21,185	42,122	21,399	22,043	43,442	21,641	21,935
TOTAL	**52,743**	**50,258**	**103,000**	**53,694**	**50,524**	**104,219**	**54,354**	**50,586**	**104,940**	**55,222**	**52,220**	**107,442**	**55,793**	**51,814**
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Layton	186	155	341	189	155	345	191	154	344	192	160	352	194	157
City of Key Colony B.	989	1,489	2,478	993	1,493	2,486	1,006	1,506	2,512	1,023	1,539	2,562	1,030	1,542
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	24,938	18,591	43,529	25,043	18,233	43,277	25,149	17,723	42,872	25,255	18,985	44,220	25,360	18,131
COUNTY TOTAL (q)	**78,855**	**70,493**	**149,348**	**79,920**	**70,406**	**150,326**	**80,699**	**69,969**	**150,668**	**81,691**	**72,884**	**154,575**	**82,378**	**71,644**

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

PAED	1994 Functional Population	1994 Permanent Resident Population	1994 Seasonal Population	1995 Functional Population	1995 Permanent Resident Population	1995 Seasonal Population	1996 Functional Population	1996 Permanent Resident Population	1996 Seasonal Population	1997 Functional Population	1997 Permanent Resident Population	1997 Seasonal Population	1998 Functional Population	1998 Permanent Resident Population
Lower Keys														
1	5,898	4,628	1,278	5,905	4,658	1,279	5,937	4,684	1,280	5,964	4,707	1,281	5,988	4,719
2	4,510	3,255	1,269	4,524	3,280	1,275	4,555	3,297	1,277	4,574	3,313	1,274	4,587	3,319
3	3,711	2,039	1,706	3,745	2,080	1,717	3,797	2,105	1,720	3,825	2,133	1,716	3,849	2,160
4a	7,442	4,612	2,987	7,599	4,714	3,047	7,761	4,804	3,093	7,897	4,872	3,110	7,983	4,916
4b	67	49	20	69	51	20	71	55	22	77	56	22	79	56
5	7,978	4,828	3,228	8,057	4,909	3,257	8,166	4,936	3,265	8,201	4,964	3,264	8,228	4,974
6	2,323	440	1,883	2,323	440	1,883	2,323	440	1,883	2,323	440	1,893	2,323	440
Subtotal	31,930	19,852	12,371	32,223	20,132	12,477	32,609	20,320	12,641	32,861	20,486	12,661	33,036	20,584
Middle Keys														
7	15,830	9,185	6,682	15,847	9,196	6,743	15,939	9,233	6,754	15,987	9,260	6,649	15,909	9,284
8	2,769	737	2,021	2,758	743	2,053	2,796	748	2,057	2,805	752	2,003	2,754	755
9	2,275	1,148	1,134	2,282	1,159	1,141	2,300	1,169	1,143	2,312	1,173	1,135	2,308	1,174
10	1,045	699	346	1,045	701	350	1,051	706	406	1,112	708	707	1,416	711
11	2,339	359	1,978	2,336	372	2,002	2,374	377	2,008	2,385	377	2,002	2,378	377
12a	2,355	1,086	1,298	2,383	1,097	1,318	2,413	1,104	1,322	2,426	-	-	-	-
12b	1,079	152	911	1,063	152	934	1,085	153	934	1,087	-	-	-	-
13	4,410	1,273	3,092	4,365	1,278	3,155	4,433	1,279	3,155	4,435	-	-	-	-
Subtotal	32,102	14,619	17,461	32,080	14,698	17,692	32,390	14,769	17,781	32,549	12,270	12,496	24,765	12,301
Upper Keys														
14	7,968	4,905	3,132	8,037	4,941	3,159	8,100	5,008	3,196	8,203	-	-	-	-
15	4,635	2,925	1,721	4,646	2,947	1,740	4,687	2,952	1,742	4,694	2,961	1,730	4,691	2,968
16	6,849	2,331	4,515	6,846	2,338	4,545	6,883	2,341	4,549	6,890	2,346	4,505	6,851	2,349
17	5,458	2,815	2,582	5,498	2,966	2,640	5,606	3,004	2,655	5,659	3,049	2,593	5,642	3,075
18	8,915	4,408	4,526	8,934	4,431	4,555	8,986	4,462	4,566	9,028	4,484	4,531	9,014	4,501
19-20	5,038	2,693	2,362	5,055	2,713	2,378	5,091	2,727	2,384	5,111	2,738	2,376	5,113	2,751
21	4,548	1,572	2,983	4,555	1,587	3,016	4,603	1,596	3,029	4,626	1,619	3,039	4,658	1,642
22	166	63	104	166	63	104	166	64	104	168	64	104	168	64
Subtotal	43,576	21,811	21,926	43,737	21,986	22,136	44,121	22,154	22,225	44,378	17,261	18,877	36,138	17,350
TOTAL	107,607	56,282	51,758	108,040	56,816	52,305	109,121	57,243	52,546	109,788	50,016	43,924	93,939	50,236
Village of Islamorada	-	-	-	-	-	-	-	-	-	-	7,590	8,411	16,001	7,641
City of Layton	351	197	157	354	198	159	357	201	160	361	203	158	361	206
City of Key Colony B.	2,572	1,045	1,561	2,606	1,050	1,571	2,621	1,058	1,583	2,641	1,074	1,597	2,671	1,089
City of Marathon	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	43,491	25,466	17,790	43,256	25,572	18,216	43,787	25,677	18,233	43,910	25,783	17,365	43,148	25,942
COUNTY TOTAL (q)	154,022	82,990	71,266	154,255	83,635	72,251	155,886	84,179	72,521	156,700	84,665	71,454	156,120	85,114

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

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

Functional Population

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

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

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

Funclional Population

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

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

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

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

Appendix 4

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Permanent Residents

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

SEE FINAL PAGE FOR FOOTNOTES

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

Permenant Residents

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

SEE FINAL PAGE FOR FOOTNOTES

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

Permanent Residents

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

SEE FINAL PAGE FOR FOOTNOTES

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

Permanent Residents

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

SEE FINAL PAGE FOR FOOTNOTES

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

Permanent Residents

1	63	64	65	66	67	68	69	70	71	72	73
PAED	DECEMBER 31, 2001 PERMANENT RESIDENT POPULATION (k) (13 x 61)	Total Number of Dwelling Units Completed 1/1/02 - 12/31/02 Based on # of Permits Available (l)	December 31, 2002 Total Housing Units (61 + 64)	December 31, 2002 Total Number of Seasonal Housing Units (12 a 65)	DECEMBER 31, 2002 PERMANENT RESIDENT POPULATION (k) (13 x 65)	Total Number of Dwelling Units Completed 1/1/03 - 12/31/03 Based on # of Permits Available (l)	December 31, 2003 Total Housing Units (65 + 68)	December 31, 2003 Total Number of Seasonal Housing Units (12 a 69)	DECEMBER 31, 2003 PERMANENT RESIDENT POPULATION (k) (13 x 69)	% Increase in Population from 12/31/90 to 12/31/01 ((21 - 17) / 17)	% Increase in Population from 12/31/01 to 12/31/02 ((25 - 21) / 21)
Lower Keys											
1	4,741	5	2,035	45	4,752	5	2,040	45	4,763	0.46%	0.36%
2	3,346	6	1,461	153	3,359	6	1,467	154	3,372	1.24%	0.51%
3	2,206	11	1,085	107	2,230	11	1,096	108	2,253	1.78%	2.08%
4a	5,035	41	3,510	843	5,095	41	3,552	853	5,155	3.31%	2.31%
4b	59	1	53	8	61	1	54	8	63	12.50%	5.56%
5	5,069	26	2,984	489	5,117	28	3,012	494	5,165	2.99%	1.91%
6	440	0	33	0	440	0	33	0	440	0.00%	0.00%
Subtotal	20,897	92	11,162	1,646	21,053	92	11,254	1,662	21,210	1.97%	1.37%
Middle Keys											
7	-	-	-	-	-	-	-	-	-	0.55%	0.66%
8	-	-	-	-	-	-	-	-	-	1.03%	0.68%
9	-	-	-	-	-	-	-	-	-	1.19%	0.44%
10	725	6	573	77	734	6	579	78	742	1.57%	1.54%
11	382	3	445	190	385	3	448	191	387	0.00%	0.24%
12a	-	-	-	-	-	-	-	-	-	2.98%	3.56%
12b	-	-	-	-	-	-	-	-	-	6.92%	0.00%
13	-	-	-	-	-	-	-	-	-	1.24%	0.71%
Subtotal	1,108	9	1,018	267	1,119	9	1,027	269	1,129	0.95%	0.88%
Upper Keys											
14	-	-	-	-	-	-	-	-	-	3.00%	1.95%
15	3,013	15	2,025	478	3,036	15	2,040	481	3,058	3.96%	0.94%
16	2,354	2	2,048	817	2,357	2	2,050	818	2,360	0.30%	0.30%
17	3,126	16	2,001	408	3,151	16	2,017	411	3,177	2.79%	2.53%
18	4,532	9	2,689	539	4,548	9	2,698	541	4,564	1.06%	0.64%
19-20 (g)	2,776	8	1,818	421	2,789	8	1,826	423	2,801	3.28%	1.97%
21	1,653	6	1,760	778	1,659	6	1,768	781	1,665	0.86%	0.67%
22	65	0	38	0	65	0	38	0	65	0.00%	0.00%
Subtotal	17,519	57	12,379	3,441	17,804	57	12,436	3,455	17,689	2.25%	1.34%
UNINC. TOTAL	39,525	158	24,559	5,354	39,776	158	24,717	5,387	40,027	1.80%	1.23%
Village of Islamorada	7,695	22	5,646	1,525	7,725	22	5,668	1,531	7,755	-	-
City of Layton	211	2	169	33	213	2	171	33	216	2.04%	0.67%
City of Key Colony B.	1,113	14	1,326	508	1,125	14	1,340	513	1,136	0.43%	1.28%
City of Marathon	11,312	24	6,879	1,134	11,352	24	6,903	1,138	11,391	-	-
City of Key West (p)	26,261	81	13,409	483	26,421	0	13,409	483	26,524	0.42%	0.42%
COUNTY TOTAL (q)	86,117	301	51,988	9,037	86,612	220	52,208	9,085	87,050	1.35%	0.97%

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Permanent Residents

1	85	86	87	88	89	90	91	92	93	94
PAED	Mean Averxge Percent Increase from 12/31/90 to 12/31/03 [(72+73+74+75+76+77+78+79+80+81+82+83 84) / 8 of Observations]	DECEMBER 31, 2004 PERMANENT RESIDENT POPULATION (n) [71 + [71 x 85]]	DECEMBER 31, 2005 PERMANENT RESIDENT POPULATION (o) [86+[86x(85-0.10%)]	DECEMBER 31, 2006 PERMANENT RESIDENT POPULATION (o) [87+[87x(85-0.20%)]	DECEMBER 31, 2007 PERMANENT RESIDENT POPULATION (o) [88+[88x(85-0.30%)]	DECEMBER 31, 2008 PERMANENT RESIDENT POPULATION (o) [89+[89x(85-0.40%)]	DECEMBER 31, 2009 PERMANENT RESIDENT POPULATION (o) [90+(90x(85-0.50%)]	DECEMBER 31, 2010 PERMANENT RESIDENT POPULATION (o) [91+(91x(85-0.60%)]	DECEMBER 31, 2011 PERMANENT RESIDENT POPULATION (o) [92+[92x(85-0.70%)]	DECEMBER 31, 2012 PERMANENT RESIDENT POPULATION (o) [93+(93x(85-0.80%)]
Lower Keys										
1	0.34%	4,779	4,791	4,797	4,799	4,796	4,788	4,775	4,758	4,738
2	0.55%	3,390	3,406	3,418	3,426	3,431	3,433	3,431	3,426	3,417
3	1.56%	2,288	2,321	2,353	2,382	2,410	2,435	2,458	2,479	2,498
4a	1.83%	5,249	5,339	5,426	5,509	5,588	5,662	5,732	5,797	5,856
4b	4.23%	65	68	71	73	76	79	82	86	88
5	1.33%	5,233	5,297	5,357	5,412	5,463	5,508	5,548	5,583	5,613
6	0.00%	440	440	439	437	436	433	431	428	424
Subtotal	**1.08%**	**21,445**	**21,662**	**21,860**	**22,040**	**22,199**	**22,339**	**22,458**	**22,555**	**22,632**
Middle Keys										
7	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-	-	-
10	0.98%	749	756	762	767	771	775	778	780	781
11	0.63%	390	392	393	395	396	396	396	396	395
12a	-	-	-	-	-	-	-	-	-	-
12b	-	-	-	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-	-	-	-
Subtotal	**0.69%**	**1,139**	**1,147**	**1,155**	**1,161**	**1,167**	**1,171**	**1,174**	**1,176**	**1,177**
Upper Keys										
14	-	-	-	-	-	-	-	-	-	-
15	1.23%	3,096	3,131	3,163	3,193	3,219	3,243	3,264	3,281	3,295
16	0.23%	2,365	2,368	2,369	2,367	2,363	2,357	2,348	2,337	2,323
17	1.73%	3,232	3,285	3,335	3,382	3,427	3,470	3,509	3,545	3,578
18	0.71%	4,596	4,624	4,648	4,667	4,682	4,692	4,697	4,697	4,693
19-20 (g)	0.90%	2,826	2,849	2,869	2,886	2,900	2,912	2,921	2,927	2,930
21	0.65%	1,675	1,686	1,692	1,698	1,703	1,705	1,706	1,705	1,703
22	0.49%	65	66	66	66	66	66	66	66	65
Subtotal	**0.92%**	**17,858**	**18,007**	**18,142**	**18,260**	**18,361**	**18,444**	**18,510**	**18,558**	**18,588**
UNINC. TOTAL	**0.91%**	**40,439**	**40,816**	**41,157**	**41,461**	**41,726**	**41,954**	**42,142**	**42,290**	**42,397**
Village of Islamorada	0.96%	7,830	7,897	7,957	8,010	8,055	8,092	8,121	8,142	8,155
City of Layton	1.17%	218	221	223	225	226	228	229	230	231
City of Key Colony B.	1.08%	1,149	1,160	1,170	1,179	1,187	1,194	1,200	1,204	1,207
City of Marathon	0.44%	11,441	11,480	11,508	11,524	11,529	11,522	11,503	11,473	11,432
City of Key West (p)	0.48%	26,628	26,731	26,793	26,855	26,917	26,979	27,041	27,103	27,165
COUNTY TOTAL (q)	**0.76%**	**87,705**	**88,305**	**88,808**	**89,253**	**89,640**	**89,968**	**90,236**	**90,442**	**90,588**

SEE FINAL PAGE FOR FOOTNOTES

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Appendix 5

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

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

1	44	45	46	47	48	49	50	51	52	53	54
PAED	1996 Peak Number of People on Liveaboard Vessels	TOTAL 1996 PEAK SEASONAL POPULATION (40 + 41 + 42 + 43 + 44	Peak Number of Persons Staying in Seasonal Dwelling Units During 1997	Peak Number of People Staying in Hotel and Motel Rooms During 1997	1997 Peak Number of Persons Staying in RVs or Campsites	1997 Peak Number of Persons Staying with Friends and Relatives (eh)	1997 Peak Number of People on Liveaboard Vessels	TOTAL 1997 PEAK SEASONAL POPULATION (46 + 47 + 48 + 49 + 50	Peak Number of Persons Staying in Seasonal Dwelling Units During 1998	Peak Number of People Staying in Hotel and Motel Rooms During 1998	1998 Peak Number of Persons Staying in RVs or Campsites
Lower Keys											
1	450	1,279	118	0	600	111	451	1,280	119	0	600
2	146	1,275	402	83	495	152	146	1,277	404	78	495
3	0	1,717	271	130	1,089	231	0	1,720	274	122	1,089
4a	32	3,047	2,123	251	276	411	32	3,093	2,153	236	276
4b	0	20	19	0	0	3	0	22	19	0	0
5	194	3,257	1,260	130	1,268	412	195	3,265	1,267	122	1,268
6	0	1,883	0	0	1,630	253	0	1,883	0	0	1,630
Subtotal	**823**	**12,477**	**4,193**	**594**	**5,358**	**1,572**	**824**	**12,541**	**4,236**	**558**	**5,358**
Middle Keys											
7	428	6,743	2,161	1,633	1,683	849	428	6,754	2,167	1,535	1,683
8	230	2,053	564	838	180	245	230	2,057	567	788	180
9	0	1,141	259	123	608	153	0	1,143	259	116	608
10	0	350	198	154	0	54	0	406	198	414	0
11	0	2,002	497	95	1,147	270	0	2,008	497	89	1,147
12a	0	1,316	900	239	6	177	0	1,322	-	-	-
12b	0	934	111	698	0	125	0	934	-	-	-
13	13	3,155	616	1,870	235	422	13	3,155	-	-	-
Subtotal	**670**	**17,692**	**5,306**	**5,650**	**3,858**	**2,296**	**671**	**17,781**	**3,690**	**2,941**	**3,617**
Upper Keys											
14	0	3,159	2,356	234	174	429	0	3,196	-	-	-
15	36	1,740	1,241	237	0	229	36	1,742	1,244	222	0
16	3	4,545	2,167	696	1,072	610	3	4,549	2,172	654	1,072
17	117	2,640	1,038	1,160	0	341	117	2,655	1,054	1,090	0
18	0	4,555	1,412	630	1,912	613	0	4,566	1,419	592	1,912
19-20 (g)	13	2,378	1,099	196	757	318	13	2,384	1,104	185	757
21	194	3,018	2,000	336	119	380	195	3,029	2,028	316	119
22	104	104	0	0	0	0	104	104	0	0	0
Subtotal	**466**	**22,136**	**11,315**	**3,489**	**4,034**	**2,920**	**467**	**22,225**	**9,020**	**3,059**	**3,860**
TOTAL	**1,960**	**52,305**	**20,813**	**9,733**	**13,250**	**6,788**	**1,962**	**52,546**	**16,946**	**6,559**	**12,835**
Village of Islamorada	-	-	-	-	-	-	-	-	3,998	2,859	415
City of Layton	0	159	82	57	0	22	0	160	83	53	0
City of Key Colony B.	0	1,571	1,276	95	0	212	0	1,583	1,294	89	0
City of Marathon	-	-	-	-	-	-	-	-	-	-	-
City of Key West (p)	554	18,216	2,238	12,775	293	2,372	554	18,233	2,252	12,009	293
COUNTY TOTAL (q)	**2,513**	**72,251**	**24,409**	**22,659**	**13,543**	**9,395**	**2,516**	**72,521**	**24,572**	**21,570**	**13,543**

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

Peak Seasonal Population

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

Prepared by the Monroe County Planning Department

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

Appendix 6

Peak Population in Seasonal Residences by PAED from 1990 to 2015

Peak Number of People in Seasonal Residences

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

SEE FINAL PAGE FOR FOOTNOTES

Peak Number of People in Seasonal Residences

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

SEE FINAL PAGE FOR FOOTNDTES

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

Peak Number of People in Seasonal Residences

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People in Seasonal Residences

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People In Seasonal Residences

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People in Seasonal Residences

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People In Seasonal Residences

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

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Appendix 7

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

Peak Number of People in Hotels and Motels

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

SEE FINAL PAGE FOR FOOTNOTES

Peak Number of People in Hotels and Motels

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People in Hotels and Motels

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People In Hotels and Motels

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

SEE FINAL PAGE FOR FOOTNOTES

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

Appendix 8

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

Peak Number of People In Campsites and Recreational Vehicles

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

SEE FINAL PAGE FOR FOOTNOTES

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People in Campsites and Recreational Vehicles

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

SEE FINAL PAGE FOR FOOTNOTES

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

Appendix 9

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of Persons Staying with Friends and Relatives

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

SEE FINAL PAGE FOR FOOTNOTES

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

Appendix 10

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

Peak Number of People on Liveaboard Vessels

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

SEE FINAL PAGE FOR FOOTNOTES

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People on Liveaboard Vessels

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

SEE FINAL PAGE FOR FOOTNOTES

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

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

SEE FINAL PAGE FOR FOOTNOTES

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

Peak Number of People on Liveaboard Vessels

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

SEE FINAL PAGE FOR FOOTNOTES

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

Appendix 11

Footnotes

FOOTNOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOOTNOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOOTNOTES

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

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

APPENDIX 2

SECTION 2

Population and Water Demand Forecast Summary

2.1 Introduction

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

The MCPD permanent and seasonal population projections were used to develop a functional population (permanent plus seasonal) for FKAA's service area through 2025. The projected population was then multiplied by FKAA's projected per capita demand to project customer demand in the service area. The per capita demand is projected to increase as the changing demographics of the Keys result in higher individual water use (for example, redevelopment of existing property usually involves some level of irrigation or other water-consuming amenities where none previously existed).

2.2 Projected Population

2.2.1 Permanent Population

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

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

2.2.2 Seasonal Population

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

2.2.3 Functional Population

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

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

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

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

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

EXHIBIT 2-1
Sources of Population Projection Data

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

Note:
N/A = not applicable

EXHIBIT 2-2
Monroe County Historic and Projected Population Projections

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

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

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

2.3 Historic Water Production

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

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

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

EXHIBIT 2-4
Historic Raw Water Production

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

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

EXHIBIT 2-5
Historic Finished Water Production

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

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

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

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

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

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

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

2.3.1 Swimming Pool Construction Permits

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

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

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

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

2.3.2 Current Homeowner Versus Former Homeowner Water Use

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

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

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

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

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

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

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

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

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

2.4 Projected Finished Water Demand

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

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

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

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

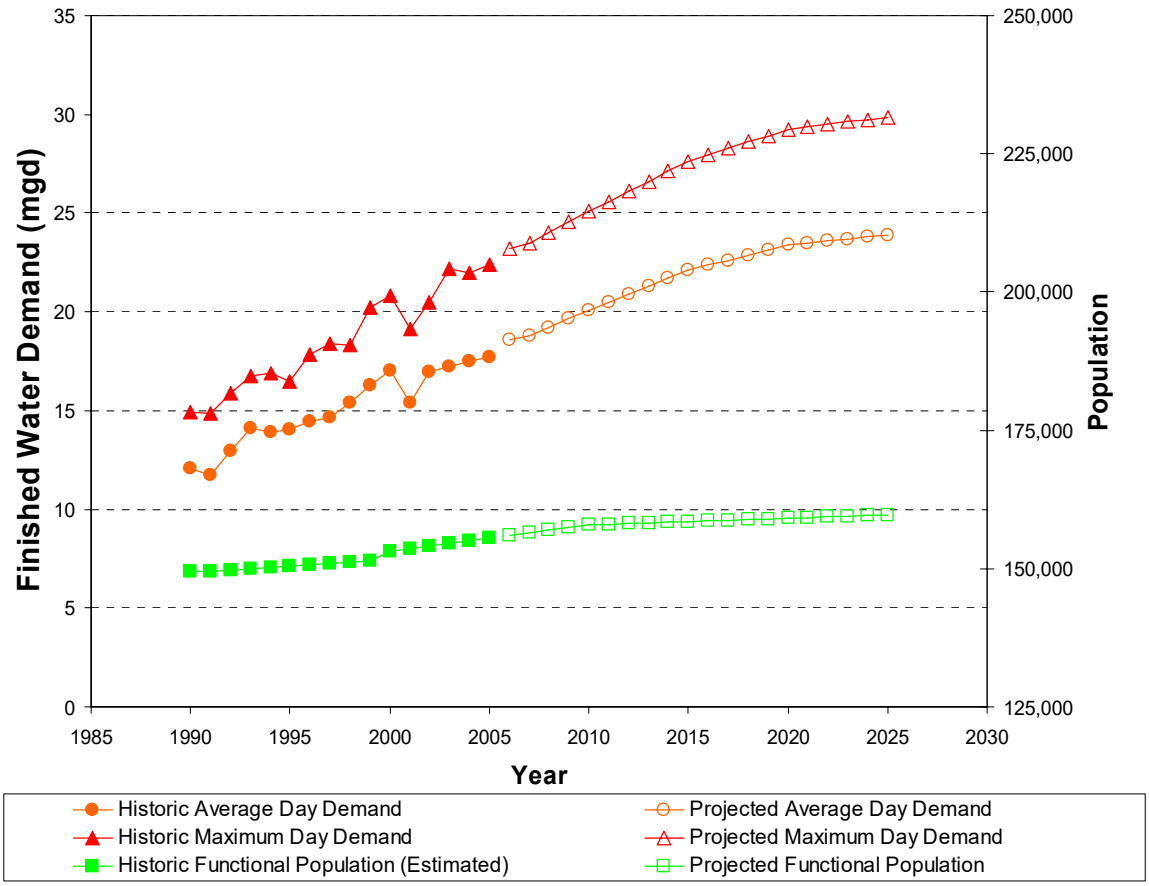

EXHIBIT 2-9
Graphic Representation of FKAA Service Area Projected 2005–2025 Population and Finished Water Demands

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

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

2.4.1 Peak Hour Demands

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

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

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

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

EXHIBIT 2-10
Projected Peak Hour Demands

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

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

2.5 Demand by Service Type

2.5.1 Demand by Service Type

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

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

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

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

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

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

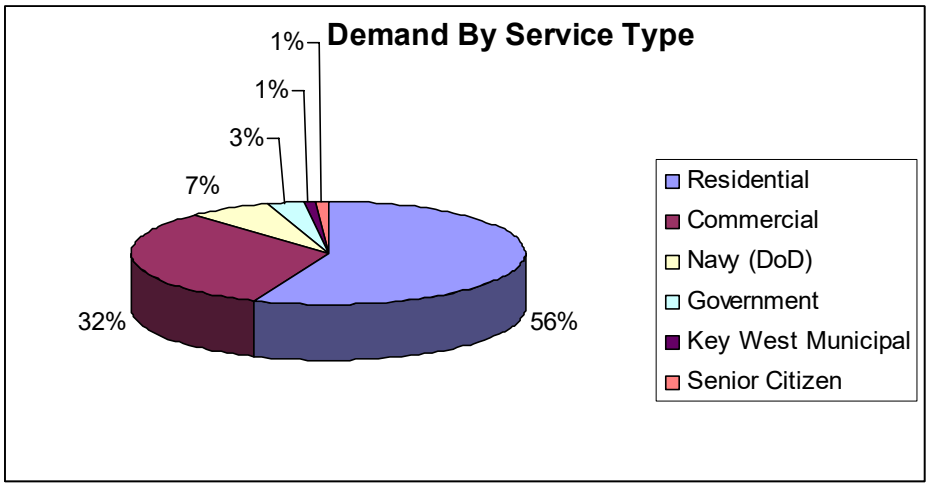

EXHIBIT 2-12
Graphic Summary of Average Monthly Water Use by Category, million gallons, October 2003–September 2005

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

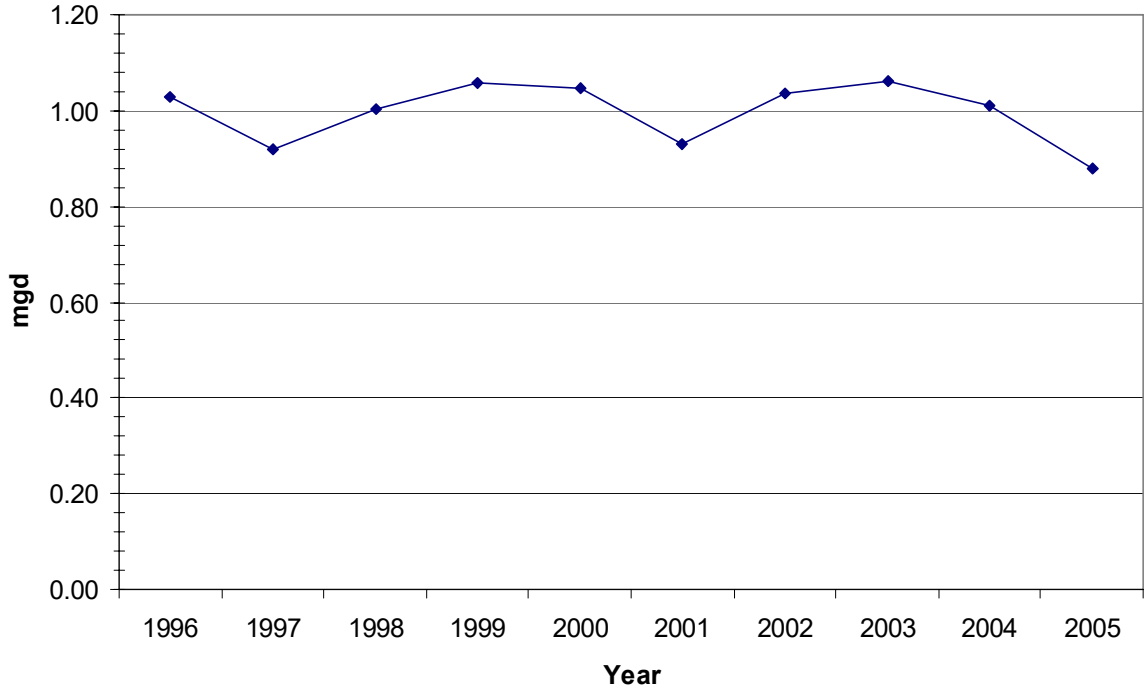

EXHIBIT 2-13
U.S. Navy Water Usage from 1996 to 2005

2.5.2 Unmetered Water

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

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

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

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

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

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

2.6 Conclusions

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

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

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

APPENDIX 3

County Population with Seasonal Replacement Calculations

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

APPENDIX 4

FISHKIND & ASSOCIATES

Memorandum

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

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

SUBJECT: DCA Finding Regarding Population Methodology

DATE: November 16, 2010

1.0 Background

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

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

This memo will review the items of DCA concern.

2.0 Discussion of Concerns 1-10

Concern 1

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

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

Concern 2

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

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

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

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

Concern 3

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

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

FKAA Seasonal Population Methodology

2.2.2 Seasonal Population

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

The historic data on seasonal populations presented by FKAA above indicate seasonal population is increasing at an increasing rate. The FKAA methodology failed to incorporate this into its seasonal projections. FKAA projected seasonal population increases at 1/3 the level of the most recent available data initially and then provided a decreased rate of growth through 2025. This rate is far slower than recent trend data FKAA observed. There is no explanation or justification in the FKAA methodology for the failure to recognize and include the robust levels of seasonal growth identified. Table 1 compares the FKAA seasonal growth rates with County seasonal growth rates.

Table 1. Seasonal Population Growth Rates

	FKAA Series	Monroe County	Net Difference
1990-1995	1.10%		
1995-2000	3.12%		
2000-2005	0.33%	0.33%	
2005-2010	1.08%	7.73%	4,904
2010-2015	0.24%	2.70%	1,965
2015-2020	0.24%	2.71%	2,035
2020-2025	0.24%	2.64%	2,034
2025-2030	0.41%	2.57%	1,906
Total Difference 2005-2030			12,843

The approach taken in the preparation of the County seasonal projections is to correct for this problem in the original FKAA methodology in recognizing the more dramatic seasonal population expansion.

Concern 4

4. The County included the following sentence which is not clear: "Further, we have added the equivalent of 70% of the ROGO growth to seasonal population to the FKAA seasonal series, reflecting the seasonal shift component not evidenced in FKAA's original data." This appears to add additional population. This has not been adequately explained or justified. The source data, calculations, and results have not been provided.

Please see response to Concern 3.

Concern 5

5. Please provide justification for the use of the persons-per-household (PPH) figure of 2.5. No data or analysis has been provided for the average size of seasonal households. Please include data or analysis regarding "seasonality." For example, there was no analysis of the maximum occupancy of seasonal units and the amount of time that these seasonal units are occupied at this maximum rate.

For the purposes of this analysis seasonal and permanent household sizes used are the same. The preponderance of data provided supports the use of 2.5 persons per household. The Population Report is cited below.

Excerpt from August 30 Population Report – page 11

It is also noted, for units shifting to seasonal status and for population associated with ROGO growth, a persons-per-household figure of 2.5 was used.

Intercensal data (see Tables 5 and 6) suggests an increase in persons per household by year 2009. Fishkind believes seasonally occupied homes and rentals have a higher person per household occupancy due to the increasing size of newly built units. For these reasons 2.5 was used for seasonal households.

Table 5.

Persons Per Household Census/Isite			
	Total	Unincorp	
1990	2.33	2.38	
2000	2.27	2.29	
2009	3.12	2.89	
2014	5.29	4.94	

source: I-Site online data

Table 6. - Average Number of Bedrooms and Bathrooms per Single Family Unit by Year Built

Average Bed/Bath	
2.65	Pre-1970
3.33	1970-1989
3.63	1990-1999
3.77	2000-2008

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

Because seasonal population is derived from the seasonal population as presented by FKAA, seasonal occupancy rates are implicit in the analysis, for the original seasonal series.

Concern 6

6. Based on Table 7, the seasonal population is roughly equivalent to the residential population. However, the number of seasonal units is much less than the number of occupied (resident) units. Does the FKAA data include population other than those living in housing and if so, how is that accounted for in the data and in the projection?

The percentage of non-homesteaded units is higher than homesteaded units in Monroe County, suggesting seasonal population could be at least equivalent to permanent.

The FKAA methodology includes cruise ship visitors, visitors from the mainland and those residing in the keys for 6 months or less. They are accounted for in the FKAA calculation of seasonal residents.

Concern 7

7. Please provide additional citation for The "I-Site" source. If the data is Census data, then that should be made clear. Projection data from a private sector, third party source cannot be evaluated without a complete explanation of how the projections were made, e.g. the full methodology with all support data must be provided.

The I-site data was not used in any methodological calculation in the Monroe County population projections. I-site data was used as a reference source only in referring to support for use of the 2.5 persons per household figure.

Concern 8

8. Section 8.0, third paragraph on page 10 discusses "an increase in seasonal population shown in the American Community Survey (ACS)." The ACS does not estimate seasonal population.

The ACS provides estimates of seasonal units as shown in Table 2-H3, page 5 of the population report. The change in seasonal population is based in part on the increase in seasonal units identified in the ACS data.

Concern 9

9. Section 5.0 and Tables 1 and 2 provide Census data. There were 51,617 housing units (occupied and vacant) in 2000. Census data indicates there were 21,900 owner occupied units. However, the second paragraph on page 6 indicates that there were 16,005 homestead units and 20,784 non-homestead units in 2000, which add to a total of 36,789 housing units. The housing units for homesteaded/non-homesteaded units should be reconciled with the Census housing units or data provided to explain the difference.

The difference cannot be reconciled without imposing egregious costs on the government and citizens of Monroe County in order to do so. The Property Appraiser is the source of homestead and non-homestead status. The property Appraiser data is not reconcilable with Census unit counts. This is a vexing problem addressed by the Regional Planning Council in the hurricane evacuation modeling effort as well. It is believed the difference lies in substandard housing, non-permitted housing, maritime live-aboards and other housing.

It is for this reason the analysis and projections were made on a population basis not a housing unit basis. The data on housing units is used as a guide to help estimate changes in the mix and character of resident and seasonal population.

Concern 10

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

The Regional Planning Council has reviewed and affirmed the County's population projection methodology. A final review by RPC will be requested and submitted with the EAR.

June 14, 2024

The Honorable Joseph Pinder III
Mayor, Village of Islamorada
86800 Overseas Highway
Islamorada, Florida 33070

Dear Mayor Pinder:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the proposed comprehensive plan amendment for the Village of Islamorada (Amendment No. 24-01ACSC), which was received on April 16, 2024. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. FloridaCommerce does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by the Department from the appropriate reviewing agencies, if any, are enclosed.

The Village should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to section 163.3184(4)(e)2., F.S.**

If you have any questions related to this review, please contact Jana Williams, Planning Analyst, by telephone at (850) 717-8483 or by email at Jana.Williams@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jw
Enclosure: Procedures for Adoption

cc: Jennifer DeBoisbriand, Planning Director, Village of Islamorada
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO.

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

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

WHEREAS, the property owner, HVS82 Investments LLC, has requested an Official Zoning Map amendment from the Native Residential (NR) District to the Highway Commercial (HC) Zoning District for a parcel consisting of approximately 12,000 square feet of land with the Parcel ID Number 00415840-000000 (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 March 11, 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 with the Following Conditions**:

1. Exhibit A on the original Declaration of Restrictive Covenants must be corrected to identify the protected open space.
2. A conservation easement protecting the open space referenced in exhibit A above must be executed.
3. There will never be any boundary or lot line adjustments.
4. All structures shall be limited to the existing footprint.
5. The uses will be restricted to "low intensity" office uses as defined in the Highway Commercial Zoning District:

    a. Boat sales and service;

    b. Courier service;

    c. Exterminator service;

    d. Fence sales and installation;

    e. Furniture repair, (re)upholstery, and sales;

f. Appliance repair;

g. Locksmith;

h. Medical offices and supplies;

i. Pool sales and service;

j. Professional services including accountant, administrative and management services, architect, engineer, counselor, interior designer, investment agent, lawyer, and other similar professions;

Or as defined In Section 30-32:

Intensity for purposes of this chapter refers to the measurement of nonresidential uses. Intensity means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the land; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services, including the floor area ratio, trip generation and level of service. For trip generation, low intensity means a nonresidential use that generates less than 50 average daily trips per 1,000 square feet of floor area, medium intensity means a nonresidential use that generates between 50 and 100 average daily trips per 1,000 square feet of floor area, and high intensity means a nonresidential use that generates greater than 100 average daily trips per 1,000 square feet of floor area.

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:

BK 2 LT 6 KEY HEIGHTS SECTION 1 PLANTATION KEY PB3-96 OR284-137 OR1952-1606 OR3244-2257

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 Councilman Gregg, who moved for its adoption on first reading. This motion was seconded by Councilman Rosenthal, and upon being put to a vote, the vote was as follows:

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

PASSED on the first reading this 11th day of April 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 Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilman Joseph B. Pinder III ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Future Land Use Map of Parcel 00405350-000000 - First Reading TAB F**

Background:
The applicant, Windley Cove LLC, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Residential Medium (RM) to Mixed-Use (MU) designation on the subject property, located at 85327 Overseas Highway (RE #00405350-000000), comprising 13,300 square feet of land area and to be included under Policy 1-2.11.3 Windley Key Mixed Use Area 1 (WKMUA1). It is staff's opinion that the correct sub area is Policy 1-2.11.4 Windley Key Mixed Use Area 2 (WKMUA2). The current use of the property is residential. The applicant/owner intends to pursue acquiring a Vacation Rental license for the subject property. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from a Residential Single Family (R-1) District to a Highway Commercial (HC) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant has submitted a letter detailing the map amendment request.

The subject property currently has an existing Residential Medium (RM) Future Land Use designation. The surrounding properties to the South are also designated Residential Medium (RM). To the North the adjacent properties are designated Mixed Use (MU). The properties to the West across Overseas Highway are designated Conservation (C) and to the East is the Atlantic Ocean. The character of the subject property is a single family home with some mangrove wetlands to the east of the property and the surrounding area is mixed-use with a collection of restaurants, marina uses, single family residences, and conservation land.

Analysis:
The proposed FLUM amendment, from Residential Medium (RM) to Mixed-Use (MU), in conjunction with the companion application for a Zoning Map Amendment from a Residential Single Family (R-1) District to a Highway Commercial (HC) District, would allow the applicant/owner to pursue acquiring a Vacation Rental license on the subject property. Allowing the property to be included intoe WKMUA1 limits the commercial density allowed on the property.

Areas designated MU on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU designation shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities,

and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations [Ref. Comprehensive Plan Objective 1-2.4].

The proposed FLUM amendment would alter the development potential of the subject property by allowing one additional market rate unit and 5 affordable housing units. The new FLUM would also allow hotel/motel density as follows: Six (6) rooms/units per acre or twelve (12) hotel or motel rooms/units per acre with TDRs and Non Residential Intensity of 0.25 FAR or 0.35 FAR with TDRs or with Working Waterfronts. However adding the property to WKMUA2 would not alter the development potential.

Compatibility with Comprehensive Plan Policies:

- Policy 1-1.1.1, Protect Residential Areas from Incompatible Development
- Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- Policy 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.4: Residential Uses in the Mixed-Use Designation
- Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Comprehensive Plan Policy 1-1.1.1 Protect residential Areas from Incompatible Development; states Stable residential areas shall be protected from encroachment by incompatible development. However, within residential areas, the Land Development Regulations shall allow home-based businesses that do not detract from the residential quality of the neighborhood. These regulations shall incorporate criteria for determining compatible home occupation uses, and standards to ascertain that no negative impacts on adjoining properties result.

The proposed amendment meets Policy 1-1.1.1. It protects residential areas from incompatible development by placing it in the WKMUA2 which only allows the one residential development.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Other than the potential adverse impacts of a Vacation Rental property if a license were obtained, Staff sees no other adverse impacts.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: “Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.”

The proposed map amendment allows for tourist-oriented facilities within the Village.

Comprehensive Plan Policy 1-2.4.4, Residential Uses in the Mixed Use Designation, states, “Residential uses, including residential institutional uses in MU shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be allowed pursuant to the standards in the Land Development Regulations when used as receiver sites for the transfer of development rights from approved sender sites and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Notwithstanding the density limitations each parcel of commercially developed land in the Settlers Residential (SR), Village Center (VC), Tourist Commercial (TC), Commercial Fishing (CF), Marine Use (MR), Highway Commercial (HC), Neighborhood Commercial (NC), and Recreation (R) Zoning Districts shall be entitled to construct, subject to the BPAS, one affordable housing unit subject to all other regulations.”

The houses have received permits and allocations. Therefore, the proposed amendment is consistent with Policy 1-2.4.4.

Comprehensive Plan Objective 1-4.6: PREVENT PROLIFERATION OF URBAN SPRAWL AND COORDINATE THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues.

The proposed FLUM amendment would assist in limiting additional development on vacant land to achieve the goals of the applicant/owner.

Compatibility with the Principles for Guiding Development:

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

Please note, the criterion is provided in italics and staff response is provided immediately below. The Applicant has provided her responses to the criteria in the analysis attached.

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

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (b) of the Principles for Guiding Development. The house has been permitted and any environmental concerns have been addressed through that process. Any new development would be required to adhere to all applicable land development regulations including the implementation of stormwater regulations which aid in protecting marine resources by protecting near shore water quality.

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

Village Staff Response:
The proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development. Any future redevelopment proposed on the subject property is required to meet environmental setback criteria, meet local Comprehensive Plan and Land Development Regulation requirements, and obtain appropriate permits from state and federal agencies as necessary.

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

Village Staff Response:
The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Allowing tourist-oriented activities in existing building is sound economic development.

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

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development. The proposed FLUM amendment, from Residential Medium (RM) to Mixed Use (MU), in conjunction with the companion application for a Zoning Map Amendment from Residential Single Family to Highway Commercial, will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

(g) Protecting the historical heritage of the Florida Keys.

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

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

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment and disposal facilities;
3. Solid waste treatment, collection and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

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

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

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. Any proposed development as a result of the proposed FLUM amendment would be required to be consistent with the requirements of § 381.0065(4)(1) and 403.086(10), Florida Statutes, and the Village's Comprehensive Plan and Wastewater Master Plan.

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

Village Staff Response:

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development. The proposed FLUM amendment will not impact affordable housing within the Florida Keys.

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

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

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

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

The LPA heard this request on January 8, 2024 and voted 6-1 to approve the requested amendment. This was first heard at the Council's meeting on April 9th. At that time there was some discussion about compliance monitoring for Vacation Rental properties and parking enforcement on the right of way on Windley Key. The Village has begun parking enforcement in conjunction with the FKAA project and will maintain the right of way with landscaping after the project is complete. In regard to the Vacation Rental compliance, the Planning Department drafted the attached monitoring checklist. These are the items that the Village can monitor for compliance. Between the Code Compliance officers and Fire Department we should be able to complete compliance checks on a regular basis.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff has reviewed the request for a Future Land Use Map Amendment from Residential Medium (RM) to Mixed Use (MU) and determined that the request meets the criteria for

approval. Therefore, Staff recommends that the Village Council APPROVE the FLUM Amendment with amendment to sub area WKMUA2.

Attachments:
1. Compliance Monitoring Checklist
2. WC FLUM ORD

Vacation Rental Compliance Monitoring Checklist

Monitoring pursuant to Sec 30-1297 Vacation Rental Use And Occupancy Restrictions

Advertisements/Rentals

- No vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.
- All advertising of vacation rental units shall require identification of state and village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the village shall constitute a violation of these regulations.

Verification: Check via searches on all websites, databases, Rental Scape, etc.

Vehicles/Watercraft

- Motor vehicles and vessel trailers shall only be parked in driveways or other areas designed and designated for parking on the vacation rental unit property, and not on the street or extending over the right-of-way or sidewalk.
- The number of motor vehicles and vessel trailers parked on a vacation rental use unit property shall not exceed the maximum number of permitted parking spaces identified in the application.
- Only motor vehicles of registered occupants may be parked overnight.
- No recreational vehicle, sport utility vehicle or any other motor vehicle or vessel parked or moored at the vacation rental unit property shall be used for sleeping, liveaboard use or other overnight accommodations.
- For vacation rental units that contain dock area, the total length of moored vessels shall not exceed the length of the shoreline and no vessel shall be moored against another vessel or create a navigational obstruction or hazard.

Verification: For parking, check the Site Plan filed with the VR application for the approved location and number of parking spaces for the unit.

Trash/Debris

- All trash and debris shall be kept in covered trash containers. Each vacation rental unit shall be equipped with adequate covered trash containers for such purposes.
- Occupants shall comply with all trash provisions and recycling provisions that are applicable to the vacation rental unit.
- Schedules of garbage pick-up and recycling pickup shall be posted with the rental agreement.

Verification: Is the schedule for trash pick up posted?

Occupancy

- The maximum occupancy load of any vacation rental unit shall not exceed two adults per bedroom (children over six shall be considered adults for purposes of this section), or the lesser of such other maximum occupancy load level as may be set by either the Florida Fire Prevention Code for the particular residential dwelling unit pursuant to its administration rule making authority or the village building official.
- All vacation rental units shall comply with all building and fire safety codes for public lodging establishments as required by state law or this Code.

Verification: Spot checks?

Written/Posted Restrictions

- Prior to occupancy of a vacation rental unit, the occupants of each unit shall be provided with a written copy of the use and occupancy restrictions contained herein in the form of a copy of these regulations and a written rental agreement.
- Each owner or property manager shall have a written agreement requiring an occupant who agrees to be responsible for all occupants during the rental term to comply with such restrictions as a condition of the agreement, signed by such occupant prior to occupancy.
- A copy of these use and occupancy restrictions shall also be prominently displayed in each vacation rental unit in no less than 16-point type, along with a warning in bold type, that any violation thereof shall constitute grounds for immediate termination of the rental agreement, eviction from the vacation rental unit by the owner or property manager and appropriate fines levied.
- All lease and rental agreements shall contain in bold type, the following:
    - Each occupant's (by family) home address and phone number;
    - Property manager's address and 24-hour phone number(s); and
    - The phone number at the vacation rental unit.
- A copy of the rental agreement must be maintained on the property at all times and made available for review at the request of any village code compliance officer, fire safety inspector, law enforcement officer or other designated village representative. Failure to maintain a copy of the rental agreement and to make it available upon request shall constitute a violation of these regulations.
- Lease agreements shall disclose village regulatory requirements regarding vacation rental use, noise ordinances and parking regulations. Lease agreements shall also include a provision that authorizes access by code enforcement personnel for purposes of determining compliance with the village Code.

Verification: Check for posted rules, ask occupants to supply rental agreement.

Property Posting

- A sign no smaller than 12 inches by 12 inches and measuring between two and four feet in height shall be prominently displayed, as determined by the planning and development services director, on each property indicating an effective annual permit and permit number.

Verification: Posted license on the unit visible.

Enforcement

Operation of any vacation rental unit without a license or in violation of these regulations shall be punishable as to the owner, occupant, and/or property manager in accordance with the village code enforcement procedures, or as authorized by state law, or by a fine established by separate resolution.

Resolution 09-06-43

Schedule of Violations and Fines

Violation	Reduced Fine	Maximum Fine	Mandatory Fine for 2nd Offense	Mandatory Fine for 3rd Offense
Violation of Vacation Rental Ordinance	$400.00	$500.00	$500.00	$500.00

An accumulation of a second violation of these regulations within any 12-month period for the same property shall be punishable by a fine in accordance with this Code and as may be established by separate resolution, **and the revocation** of the vacation rental license for that property.

Vacation rental unit owners shall lose their privileges and their license shall be revoked for a vacation rental property if the property has been found by non-appealable final order on two occasions to have violated the Village Code regarding vacation rental units. The owner may apply for a new license after one year from the date of revocation, but shall have no priority based on past use for purposes of the 331 unit cap, and an additional vacation rental license fee shall be paid to reinstate such license after revocation.

Nothing contained in these regulations shall prohibit the village from enforcing these regulations by any other means including, but not limited to issuance of a warning, a notice of violation, a civil citation, a summons, a notice to appear in the county court, an arrest, or a civil action for injunctive relief. The enforcement procedures outlined herein are cumulative to all others and shall not be deemed prerequisites to filing suit for the enforcement of these regulations or any section of this Code.

ORDINANCE NO. 24-

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY COVE, LLC, TO AMEND THE VILLAGE'S FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM (RM) TO MIXED USE (MU) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405350-000000, AS LEGALLY DESCRIBED HEREIN AND TO ALLOW THE PARCEL TO BE INCLUDED IN POLICY 1-2.11.4:WINDLEY KEY MIXED USE AREA 2; 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, Windley Cove LLC, has requested an official Future Land Use Map amendment from Residential Medium (RM) to Mixed Use (MU) for a parcel consisting of approximately 13,300 square feet of land, with Real Estate number 00405350-000000, as legally described below and to allow the parcel to be included in Policy 1-2.11.4:Windley Key Mixed Use Area 2; 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 hearings held on January 8, 2024 and March 11, 2024; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Future Land Use Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

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

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

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

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

85327 Overseas HWY or W1/2 LOT 4 GALEN BEACH WINDLEY ISLAND PB2-110 OR3-417 OR6-35 OR438-1087 OR438-1088 OR1456-2427 OR1895-1263 OR2604-404 OR2835-2427 OR2835-2431 OR3070-0608 OR3070-610 OR3158-1301 OR3158-1304

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

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce (Commerce) pursuant to Section 163.3184, Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilman Joseph B. Pinder III ___
Councilwoman Deb Gillis ___
Councilman Steve Friedman ___

PASSED on the first reading this _____day of_____, 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	___
Vice Mayor Don Horton	___
Councilman Joseph B. Pinder III	___
Councilwoman Deb Gillis	___
Councilman Steve Friedman	___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Windley Cove, LLC. to Amend the Zoning Map of Parcel 00405350-000000 - First Reading TAB G**

Background:
The applicant, Windley Cove LLC, has submitted a map amendment application requesting an approval for a Zoning Map Amendment from Residential Single Family (R-1) District to a Highway Commercial (HC) District on the subject property, located at 85327 Overseas Highway (RE #00405350-000000), comprising 13,300 square feet of land area. The current use of the property is residential. The applicant/owner intends to pursue acquiring a Vacation Rental license for the subject property. This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from a Residential Medium (RM) to Mixed-Use (MU) designation, and the Zoning Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant has submitted a letter detailing the map amendment request.

The subject property currently has an existing Residential Single Family (R-1) Zoning District designation. The surrounding properties to the South are also designated Residential Single Family (R-1). To the North the adjacent properties are designated Highway Commercial (HC). The properties to the West across Overseas Highway are designated as Conservation (C) and to the East is the Atlantic Ocean. The character of the subject property is a single-family home and the surrounding area is mixed-use with a collective restaurants, marina uses, single family residences, and conservation land.

Analysis:
The proposed Zoning Map amendment, from a Residential Single Family (R-1) District to a Highway Commercial (HC) District in conjunction with the companion application for a FLUM Amendment from a Residential Medium (RM) designation to Mixed-Use (MU) designation, would allow the applicant/owner to pursue acquiring a Vacation Rental license on the subject property.

Pursuant to Section 30-696 the purpose of the Highway Commercial (HC) zoning district is accommodate existing businesses along U.S. 1 and to provide opportunities for new commercial retail shops and services that typically are auto dependent and are used by people on less than a weekly basis, or to accommodate the building and service trades. Single-family or multifamily residential uses and educational uses are an option to commercial use. Any future development of the subject property would require site plan application approval, this will ensure that the subject property meets the standards of review of the

Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts. Any application for a Vacation Rental License would have to meet all the criteria of Division 6 of the Village Code.

Compatibility with Comprehensive Plan Policies:

- Policy 1-1.1.1, Protect Residential Areas from Incompatible Development
- Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- Policy 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.4: Residential Uses in the Mixed-Use Designation
- Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Comprehensive Plan Policy 1-1.1.1 Protect residential Areas from Incompatible Development; states Stable residential areas shall be protected from encroachment by incompatible development. However, within residential areas, the Land Development Regulations shall allow home-based businesses that do not detract from the residential quality of the neighborhood. These regulations shall incorporate criteria for determining compatible home occupation uses, and standards to ascertain that no negative impacts on adjoining properties result.

The proposed amendment meets Policy 1-1.1.1. It protects residential areas from incompatible development by placing it in the WKMUA2 which only allows the one residential development.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Other than the potential adverse impacts of a Vacation Rental property if a license were obtained, Staff sees no other adverse impacts.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: “Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.”

The proposed map amendment allows for tourist-oriented facilities within the Village.

Comprehensive Plan Policy 1-2.4.4, Residential Uses in the Mixed Use Designation, states, “Residential uses, including residential institutional uses in MU shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be allowed pursuant to the standards in the Land Development Regulations when used as receiver sites for the transfer of development rights from approved sender sites and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Notwithstanding the density limitations each parcel of commercially developed land in the Settlers Residential (SR), Village Center (VC), Tourist Commercial (TC), Commercial Fishing (CF), Marine Use (MR), Highway Commercial (HC), Neighborhood Commercial (NC), and Recreation (R) Zoning Districts shall be entitled to construct, subject to the BPAS, one affordable housing unit subject to all other regulations.”

The houses have received permits and allocations. Therefore, the proposed amendment is consistent with Policy 1-2.4.4.

Comprehensive Plan Objective 1-4.6: PREVENT PROLIFERATION OF URBAN SPRAWL AND COORDINATE THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues.

The proposed FLUM amendment would assist in limiting additional development on vacant land to achieve the goals of the applicant/owner.

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.

Currently the Village has approximately 140 lots zoned Highway Commercial. About 20 of those are vacant lots. Windley Key has 4 lots zoned Highway Commercial and none of those are vacant.

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

The lot is already underconstruction as a single family house.

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 to be addressed.

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

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

The proposed zoning would be compatible with the property surrounding the site as the properties to the North are also zoned Highway Commercial.

The LPA heard this request on January 8, 2024 and voted 6-1 to approve the requested amendment.

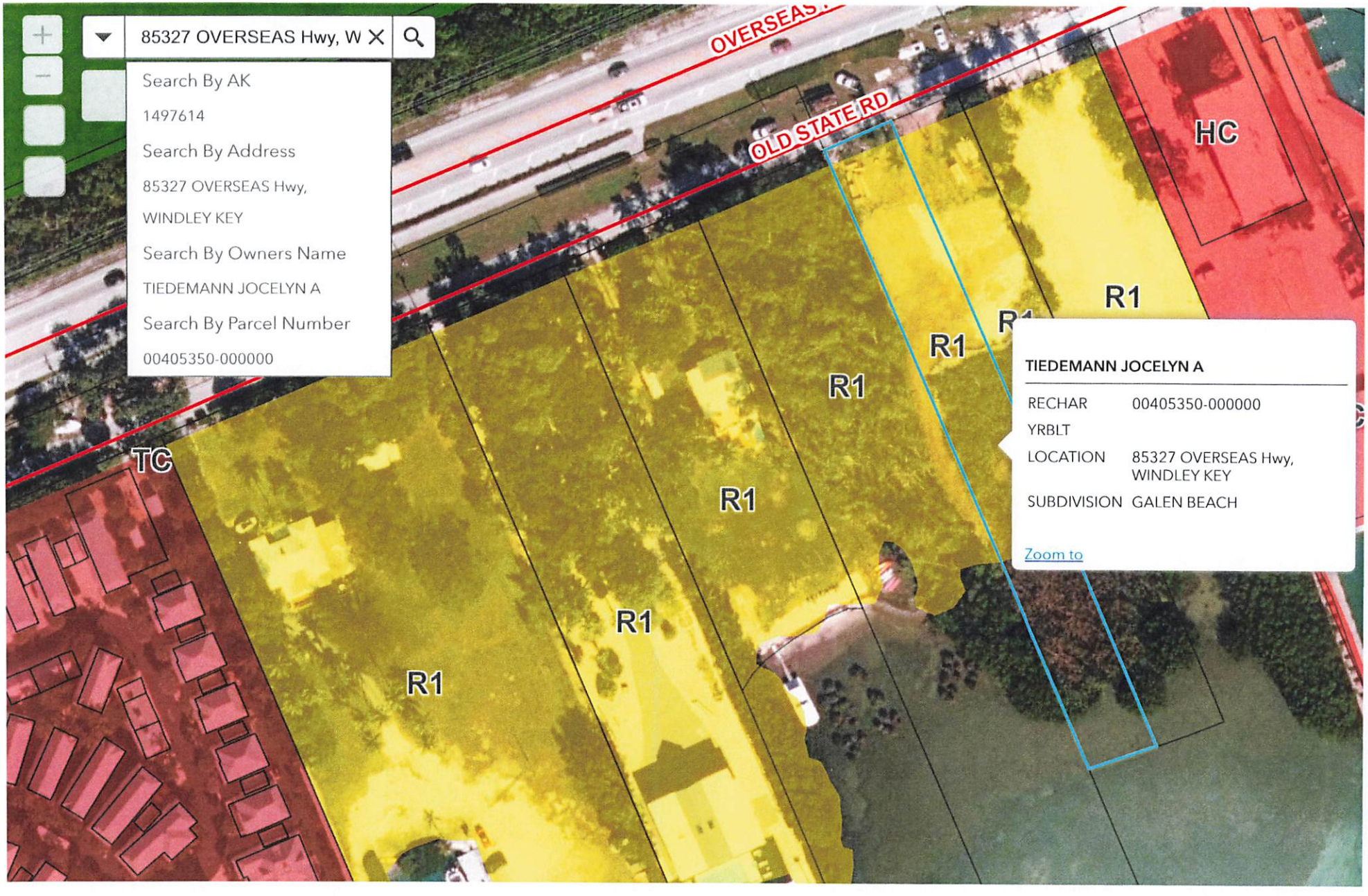
This was first heard at the Council's meeting on April 9th. At that time there was some discussion about compliance monitoring for Vacation Rental properties and parking enforcement on the right of way on Windley Key. The Village has begun parking enforcement in conjunction with the FKAA project and will maintain the right of way with landscaping after the project is complete. In regard to the Vacation Rental compliance, the Planning Department drafted the attached monitoring checklist. These are the items that the Village can monitor for compliance. Between the Code Compliance officers and Fire Department we should be able to complete compliance checks on a regular basis.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff has reviewed the request for an Official Zoning Map Amendment from Residential Single Family (R-1) to Highway Commercial (HC) and determined that the request meets criteria. Therefore, Staff recommends the Village Council approve of the request for a map amendment.

Attachments:
1. Windley Cove CC Attachments
2. WC Zoning ORD (1)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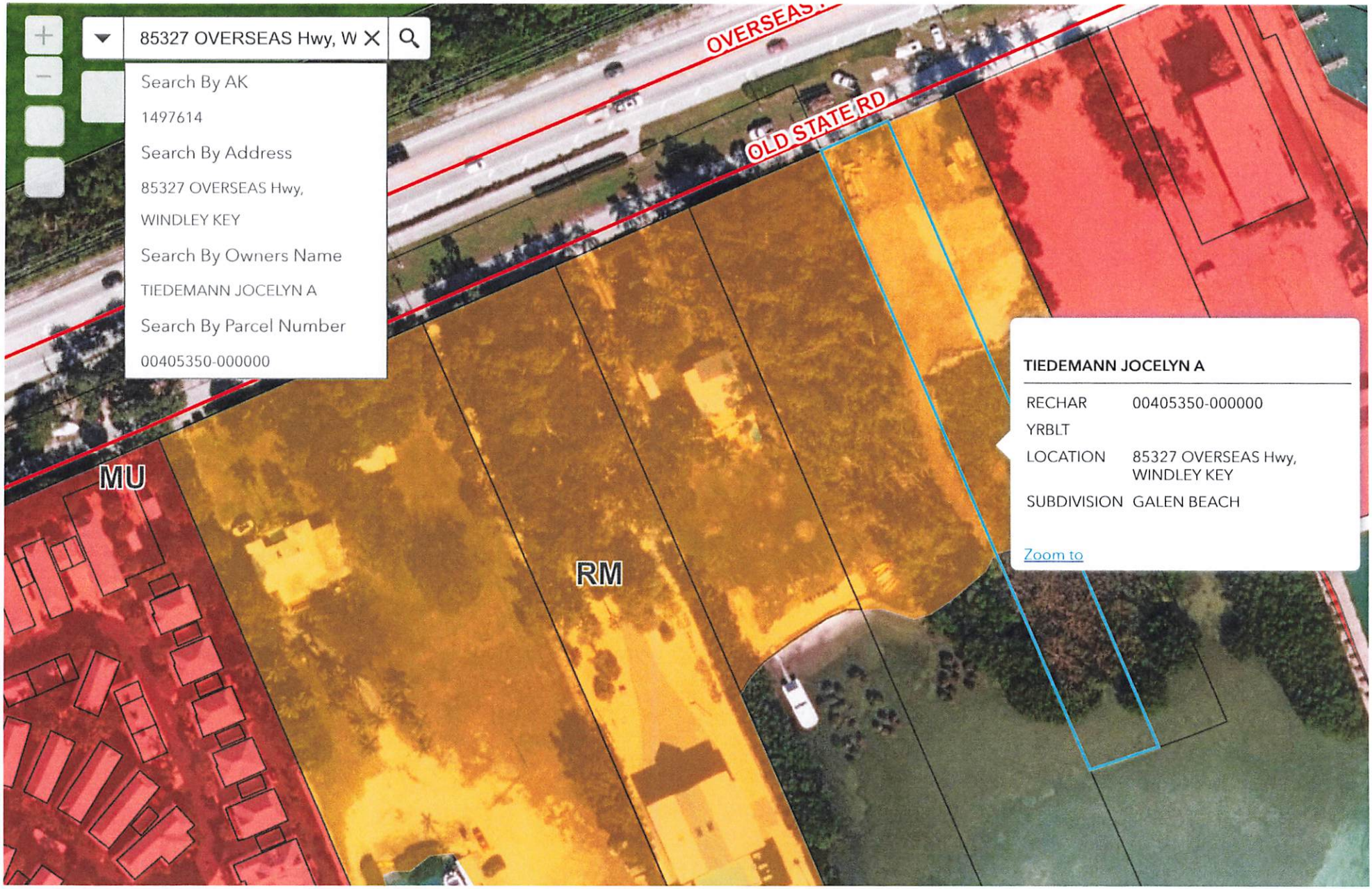
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00405350-000000
OVERSEAS
OLD STATE RD
MU
RM
TIEDEMANN JOCELYN A
RECHAR 00405350-000000
YRBLT
LOCATION 85327 OVERSEAS Hwy, WINDLEY KEY
SUBDIVISION GALEN BEACH
Zoom to
100ft

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: _____

Mailing Address: _____

Primary Phone: _____ Fax: _____

Email: _____

PROPERTY OWNER:

Name: Windley Cove, LLC

Mailing Address: 127 Coconut Row Tavernier, Florida 33070 n

Primary Phone: 305.522.3652; 305.394.0425 Fax: _____

Email: jt.keys@att.net; brian.tiedemann@fkec.com

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

Physical Address: 85327 Overseas Highway Islamorada Fl 33036 Mile Marker: 85.3

Lot: 4 Block: _____ Subdivision: Galen Beach

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

Real Estate (RE) Number: 00405350-000000 Alternate Key: 1497614

PROPERTY DESCRIPTION:

Total Land Area: 13,300 Square Feet 0.305 Acres

Existing Use of Property: Single Family dwelling and accesories under construction

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: RM Current Zoning District: R1

Proposed Future Land Use Map Category: MU Proposed Zoning District: HC

to create a sub area on Windley Key

* to be included under Village Co Plan 1-2.11 and policy 1-2.11.3

SUBMITTAL REQUIREMENTS:

☐ **Correct application fee** (Total Fee Due)

☐ **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.

Jocelyn Tiedemann — 11-15-2023

Signature of Applicant — **Date**

Print Name: Jocelyn Tiedemann

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of X physical appearance or ____ online notarization, this 15th day of November, 20 23, by Jocelyn Tiedemann (name of person signing the application) as ____ (type of authority e.g. officer, manager / member, trustee, attorney in fact) for ____ (name of entity or party on behalf of whom application was executed).

Shannon L McClurg

Signature of Notary Public

SEAL: NOTARY PUBLIC STATE OF FLORIDA — SHANNON L. MCCLURG, Commission # HH 389286, Expires April 20, 2027

☐ Personally Known ☑ Produced Identification

Type of ID License

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.

Needs Analysis

The owner of the properties identified as RE #00405350-000000 and 00405360-000000 (subject property) is proposing to amend the current FLUM of the subject properties from Residential Medium (RM) to Mixed Use (MU) and the current zoning from Residential Single-family (R-1) to Highway Commercial (HC) ***for the sole purpose of obtaining a vacation rental license approval, without any increase in density or intensity, and without any allowed non-residential uses or structures.*** Vacation rental license approval from the Village of Islamorada.

RE #00405350-000000, contains 13300 SF of land area, with a single-family house under construction.
RE #00405360-000000 contains 13,300 SF of land area, with a single-family house under construction.

In the R-1 zoning district, a single-family residence or multifamily attached affordable housing of up to four units could be constructed as a permitted use by right. This is not the intention of the owner of this property. The property owner simply wishes to change the FLUM and zoning in order to apply and receive a Vacation Rental license and to have a vacation rental unit on each lot. ***The owner is not requesting an increase in density or intensity and is proposing that no non-residential structures would be allowed. The owner is requesting a site specific FLUM change, as provided in Village Comprehensive Land Use Plan Objective 1-2.11 and Policy 1-2.11.3 to create a sub area on Windley Key.***

The proposed development and ongoing development will not exceed the FAR or OSR allowed in the code. The proposed use would be allowable in the HC zoning district as a permitted use. Although none is anticipated, any expansion or redevelopment of the property would have to meet all requirements of the land development code and comprehensive plan through the application review process. The existing single-family residences on two of the sites are permitted and recognized by village staff in the HC zoning district. The owner does not contemplate increasing to more than one residential unit per property, thus this change does not increase density on the property.

The Village Comprehensive Plan notes that the functional population of the Village will increase from 10,354 in 2010 to 10,653 in 2020, an increase of approximately 3%. The figures are not accurate as the increase has already exceeded 11,000 per the most recent figures. Although these figures and the actual figures do not provide the distribution of age, there will be a need for additional tourist-based facilities to serve an increasing population. Additionally, as currently documented by the TDC, transient room occupancies have increased in the last few years thus adding to the need for added Tourist based facilities. The Village Code limits the number of allowable Vacation Rental (VR) licenses. The Village has never reached or exceeded the maximum limit of VR Licenses, yet the demand is still there. This request will not bring the anticipated number of VR's over the allowable number. We should note that the Village underwent an extensive study and had many meetings in order to determine the maximum number of VR licenses it should allow. During the anticipated code changes the community came together to come up with an acceptable number of VR units. Meetings between hoteliers, residents, the Chamber, as well as professionals in the real estate community had multiple workshops to find the right balance.

Access to the subject properties would not impact traffic flow directly on US 1. Access to this property is off the Old Road with several areas to ingress and egress to and from US-1. 63 of the 74 HC/MU properties are directly on US 1 and most of them do not have curb cuts off the highway. Utilization of this property would minimize the traffic consequences to US 1, unlike many of the existing HC properties in the Village.

The request will not increase the demand for parking as the ongoing and proposed development was already calculated at two (2) spaces per unit. The ongoing and proposed development will closely comply with the regulations in the event of a catastrophic event such as fire or hurricane.

The proposed development and on-going development will not further increase the previously anticipated water or sewage use and would not add additional vehicular trips, beyond what is already factored into the Comp Plan and LDR's. There should be no increase in impacts on public facilities of services, than what was already anticipated.

Policy 1-1.1.1 Protect Residential Areas from Incompatible Development.
This amendment would steer vacation rental uses to an Island that is dominated by commercial and transient uses. Windley Key is bookended by two major marinas and is infilled with hotels and motels, as well as several developments that allow for Vacation Rental licenses.

Policy 1-2.1.14 Criteria for Future Land Use Map (FLUM) Amendments. Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the Principles for Guiding Development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors:

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 the demand.
   Answer: It appears that there is .01% of HC properties compared to other zonings throughout the Village. This seems to be a disproportionate amount. There are only 74 vacant HC/MU properties in the entire Village, there are none on Windley Key. Of the 74 vacant HC/MU parcels the comp plan suggests the Village steer development away from the 12 due to the Hammock designation of the properties. Many of the HC/MU properties on other islands do not have direct access VIA DOT approved curb-cuts and most do not have access to US-1 Via the Old Highway.
2. Compatibility of the sites physical, geological, hydrological and other environmental features, with uses permitted in the proposed FLUM.
   Answer: This site has no unique features as it relates to physical, geological, hydrological or environmental features. There is ongoing development that is

recently permitted that is in compliance with all factors in the LDC.

3. Data errors, including errors in Mapping, vegetative types and natural features described I the comprehensive plan.
   Answer: There are no data errors recorded, yet there are, to the immediate east several properties that are zoned either MU or HC.
4. New issues.
   Answer: This request will better serve the properties in this request. There are currently no transitional zonings between HC and R-1. This property is located immediately next to a locally famous restaurant and bar. This amendment will create an acceptable transition between the residential uses to the west and the non-residential uses to the east.
5. Recognition of the need for additional detail or comprehensiveness.
   Answer: Currently there are no other undeveloped HC zoned properties on Windley Key. There are also no undeveloped MU FLUM properties on Windley Key. This request will allow the subject properties to be compatible with most of the properties on this island.

Policy 1-2.1.13 Future Land Use Map Amendments. "Islamorada, Village of Islands shall not sponsor private applications for Future Land Use Map amendments that would increase the allowable density/intensity of the properties affected."
Answer: There will be no increase in density, as the two houses are currently permitted and under construction.

Due to these factors and the desire for redevelopment instead of new development we feel this request is justified and in keeping with the goals and objectives in the Villages' Comprehensive Plan.

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO.

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

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

WHEREAS, the property owner, Windley Cove LLC, has requested an Official Zoning Map amendment from the Residential Single Family (R-1) District to the Highway Commercial (HC) Zoning District for a parcel consisting of approximately 13,300 square feet of land with the Parcel ID Number 00405350-000000 (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 hearings held on January 8, 2024 and March 11, 2024; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Zoning Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

WHEREAS, the Village Council desires to consider the proposed Zoning Map Amendment in accordance with State law.

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

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

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

85327 Overseas HWY or W1/2 LOT 4 GALEN BEACH WINDLEY ISLAND PB2-110 OR3-417 OR6-35 OR438-1087 OR438-1088 OR1456-2427 OR1895-1263 OR2604-404 OR2835-2427 OR2835-2431 OR3070-0608 OR3070-610 OR3158-1301 OR3158-1304

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

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce (Commerce) pursuant to Section 163.3184, Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	___
Vice Mayor Don Horton	___
Councilman Joseph B. Pinder III	___
Councilwoman Deb Gillis	___
Councilman Steve Friedman	___

PASSED on the first reading this ____day of_____, 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilman Joseph B. Pinder III ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Future Land Use Map of Parcel 00405360-000000 - First Reading TAB H**

Background:
The applicant, Windley Isles LLC, has submitted a map amendment application requesting an approval for a Future Land Use Map (FLUM) Amendment from Residential Medium (RM) to Mixed-Use (MU) designation on the subject property, located at 85331 Overseas Highway (RE #00405360-000000), comprising 13,300 square feet of land area and to be included under Policy 1-2.11.3 Windley Key Mixed Use Area 1 (WKMUA1). It is staff's opinion that the correct sub area is Policy 1-2.11.4 Windley Key Mixed Use Area 2 (WKMUA2). The current use of the property is residential. The applicant/owner intends to pursue acquiring a Vacation Rental license for the subject property. This FLUM amendment has a companion application for a Zoning Map Amendment, which proposes a change from a Residential Single Family (R-1) District to a Highway Commercial (HC) District, and the FLUM amendment cannot be approved without approval of the companion Zoning Map Amendment. The applicant has submitted a letter detailing the map amendment request.

The subject property currently has an existing Residential Medium (RM) Future Land Use designation. The surrounding properties to the South are also designated Residential Medium (RM). To the North the adjacent properties are designated Mixed Use (MU). The properties to the West across Overseas Highway are designated Conservation (C) and to the East is the Atlantic Ocean. The character of the subject property is a single family home with some mangrove wetlands to the east of the property and the surrounding area is mixed-use with a collection of restaurants, marina uses, single family residences, and conservation land.

Analysis:
The proposed FLUM amendment, from Residential Medium (RM) to Mixed-Use (MU), in conjunction with the companion application for a Zoning Map Amendment from a Residential Single Family (R-1) District to a Highway Commercial (HC) District, would allow the applicant/owner to pursue acquiring a Vacation Rental license on the subject property. Allowing the property to be included intoe WKMUA1 limits the commercial density allowed on the property.

Areas designated MU on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU designation shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities,

and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations [Ref. Comprehensive Plan Objective 1-2.4].

The proposed FLUM amendment would alter the development potential of the subject property by allowing one additional market rate unit and 5 affordable housing units. The new FLUM would also allow hotel/motel density as follows: Six (6) rooms/units per acre or twelve (12) hotel or motel rooms/units per acre with TDRs and Non Residential Intensity of 0.25 FAR or 0.35 FAR with TDRs or with Working Waterfronts. However adding the property to WKMUA2 would not alter the development potential.

Compatibility with Comprehensive Plan Policies:

- Policy 1-1.1.1, Protect Residential Areas from Incompatible Development
- Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- Policy 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.4: Residential Uses in the Mixed-Use Designation
- Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Comprehensive Plan Policy 1-1.1.1 Protect residential Areas from Incompatible Development; states Stable residential areas shall be protected from encroachment by incompatible development. However, within residential areas, the Land Development Regulations shall allow home-based businesses that do not detract from the residential quality of the neighborhood. These regulations shall incorporate criteria for determining compatible home occupation uses, and standards to ascertain that no negative impacts on adjoining properties result.

The proposed amendment meets Policy 1-1.1.1. It protects residential areas from incompatible development by placing it in the WKMUA2 which only allows the one residential development.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Other than the potential adverse impacts of a Vacation Rental property if a license were obtained, Staff sees no other adverse impacts.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: “Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.”

The proposed map amendment allows for tourist-oriented facilities within the Village.

Comprehensive Plan Policy 1-2.4.4, Residential Uses in the Mixed Use Designation, states, “Residential uses, including residential institutional uses in MU shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be allowed pursuant to the standards in the Land Development Regulations when used as receiver sites for the transfer of development rights from approved sender sites and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Notwithstanding the density limitations each parcel of commercially developed land in the Settlers Residential (SR), Village Center (VC), Tourist Commercial (TC), Commercial Fishing (CF), Marine Use (MR), Highway Commercial (HC), Neighborhood Commercial (NC), and Recreation (R) Zoning Districts shall be entitled to construct, subject to the BPAS, one affordable housing unit subject to all other regulations.”

The houses have received permits and allocations. Therefore, the proposed amendment is consistent with Policy 1-2.4.4.

Comprehensive Plan Objective 1-4.6: PREVENT PROLIFERATION OF URBAN SPRAWL AND COORDINATE THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues.

The proposed FLUM amendment would assist in limiting additional development on vacant land to achieve the goals of the applicant/owner.

Compatibility with the Principles for Guiding Development:

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

Please note, the criterion is provided in italics and staff response is provided immediately below. The Applicant has provided her responses to the criteria in the analysis attached.

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

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (b) of the Principles for Guiding Development. The house has been permitted and any environmental concerns have been addressed through that process. Any new development would be required to adhere to all applicable land development regulations including the implementation of stormwater regulations which aid in protecting marine resources by protecting near shore water quality.

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

Village Staff Response:
The proposed FLUM is consistent with Principle (c) of the Principles for Guiding Development. Any future redevelopment proposed on the subject property is required to meet environmental setback criteria, meet local Comprehensive Plan and Land Development Regulation requirements, and obtain appropriate permits from state and federal agencies as necessary.

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

Village Staff Response:
The proposed FLUM is consistent with Principle (d) of the Principles for Guiding Development. Allowing tourist-oriented activities in existing building is sound economic development.

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

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (f) of the Principles for Guiding Development. The proposed FLUM amendment, from Residential Medium (RM) to Mixed Use (MU), in conjunction with the companion application for a Zoning Map Amendment from Residential Single Family to Highway Commercial, will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

(g) Protecting the historical heritage of the Florida Keys.

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

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

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment and disposal facilities;
3. Solid waste treatment, collection and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

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

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

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (j) of the Principles for Guiding Development. Any proposed development as a result of the proposed FLUM amendment would be required to be consistent with the requirements of § 381.0065(4)(1) and 403.086(10), Florida Statutes, and the Village's Comprehensive Plan and Wastewater Master Plan.

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

Village Staff Response:

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

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

Village Staff Response:
The proposed FLUM is consistent with Principle (l) of the Principles for Guiding Development. The proposed FLUM amendment will not impact affordable housing within the Florida Keys.

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

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

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

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

The LPA heard this request on January 8, 2024 and voted 6-1 to approve the requested amendment.

This was first heard at the Council's meeting on April 9th. At that time there was some discussion about compliance monitoring for Vacation Rental properties and parking enforcement on the right of way on Windley Key. The Village has begun parking enforcement in conjunction with the FKAA project and will maintain the right of way with landscaping after the project is complete. In regard to the Vacation Rental compliance, the Planning Department drafted the attached monitoring checklist. These are the items that the Village can monitor for compliance. Between the Code Compliance officers and Fire Department we should be able to complete compliance checks on a regular basis.

Budget Impact:
None

Staff Impact:
None

Recommendation:

Staff has reviewed the request for a Future Land Use Map Amendment from Residential Medium (RM) to Mixed Use (MU) and determined that the request meets the criteria for approval. Therefore, Staff recommends that the Village Council APPROVE the FLUM Amendment with amendment to sub area WKMUA2.

Attachments: 1. Compliance Monitoring Checklist
2. WI FLUM ORD

Vacation Rental Compliance Monitoring Checklist

Monitoring pursuant to Sec 30-1297 Vacation Rental Use And Occupancy Restrictions

Advertisements/Rentals

- No vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.
- All advertising of vacation rental units shall require identification of state and village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the village shall constitute a violation of these regulations.

Verification: Check via searches on all websites, databases, Rental Scape, etc.

Vehicles/Watercraft

- Motor vehicles and vessel trailers shall only be parked in driveways or other areas designed and designated for parking on the vacation rental unit property, and not on the street or extending over the right-of-way or sidewalk.
- The number of motor vehicles and vessel trailers parked on a vacation rental use unit property shall not exceed the maximum number of permitted parking spaces identified in the application.
- Only motor vehicles of registered occupants may be parked overnight.
- No recreational vehicle, sport utility vehicle or any other motor vehicle or vessel parked or moored at the vacation rental unit property shall be used for sleeping, liveaboard use or other overnight accommodations.
- For vacation rental units that contain dock area, the total length of moored vessels shall not exceed the length of the shoreline and no vessel shall be moored against another vessel or create a navigational obstruction or hazard.

Verification: For parking, check the Site Plan filed with the VR application for the approved location and number of parking spaces for the unit.

Trash/Debris

- All trash and debris shall be kept in covered trash containers. Each vacation rental unit shall be equipped with adequate covered trash containers for such purposes.
- Occupants shall comply with all trash provisions and recycling provisions that are applicable to the vacation rental unit.
- Schedules of garbage pick-up and recycling pickup shall be posted with the rental agreement.

Verification: Is the schedule for trash pick up posted?

Occupancy

- The maximum occupancy load of any vacation rental unit shall not exceed two adults per bedroom (children over six shall be considered adults for purposes of this section), or the lesser of such other maximum occupancy load level as may be set by either the Florida Fire Prevention Code for the particular residential dwelling unit pursuant to its administration rule making authority or the village building official.
- All vacation rental units shall comply with all building and fire safety codes for public lodging establishments as required by state law or this Code.

Verification: Spot checks?

Written/Posted Restrictions

- Prior to occupancy of a vacation rental unit, the occupants of each unit shall be provided with a written copy of the use and occupancy restrictions contained herein in the form of a copy of these regulations and a written rental agreement.
- Each owner or property manager shall have a written agreement requiring an occupant who agrees to be responsible for all occupants during the rental term to comply with such restrictions as a condition of the agreement, signed by such occupant prior to occupancy.
- A copy of these use and occupancy restrictions shall also be prominently displayed in each vacation rental unit in no less than 16-point type, along with a warning in bold type, that any violation thereof shall constitute grounds for immediate termination of the rental agreement, eviction from the vacation rental unit by the owner or property manager and appropriate fines levied.
- All lease and rental agreements shall contain in bold type, the following:
    - Each occupant's (by family) home address and phone number;
    - Property manager's address and 24-hour phone number(s); and
    - The phone number at the vacation rental unit.
- A copy of the rental agreement must be maintained on the property at all times and made available for review at the request of any village code compliance officer, fire safety inspector, law enforcement officer or other designated village representative. Failure to maintain a copy of the rental agreement and to make it available upon request shall constitute a violation of these regulations.
- Lease agreements shall disclose village regulatory requirements regarding vacation rental use, noise ordinances and parking regulations. Lease agreements shall also include a provision that authorizes access by code enforcement personnel for purposes of determining compliance with the village Code.

Verification: Check for posted rules, ask occupants to supply rental agreement.

Property Posting

- A sign no smaller than 12 inches by 12 inches and measuring between two and four feet in height shall be prominently displayed, as determined by the planning and development services director, on each property indicating an effective annual permit and permit number.

Verification: Posted license on the unit visible.

Enforcement

Operation of any vacation rental unit without a license or in violation of these regulations shall be punishable as to the owner, occupant, and/or property manager in accordance with the village code enforcement procedures, or as authorized by state law, or by a fine established by separate resolution.

Resolution 09-06-43

Schedule of Violations and Fines

Violation	Reduced Fine	Maximum Fine	Mandatory Fine for 2nd Offense	Mandatory Fine for 3rd Offense
Violation of Vacation Rental Ordinance	$400.00	$500.00	$500.00	$500.00

An accumulation of a second violation of these regulations within any 12-month period for the same property shall be punishable by a fine in accordance with this Code and as may be established by separate resolution, **and the revocation** of the vacation rental license for that property.

Vacation rental unit owners shall lose their privileges and their license shall be revoked for a vacation rental property if the property has been found by non-appealable final order on two occasions to have violated the Village Code regarding vacation rental units. The owner may apply for a new license after one year from the date of revocation, but shall have no priority based on past use for purposes of the 331 unit cap, and an additional vacation rental license fee shall be paid to reinstate such license after revocation.

Nothing contained in these regulations shall prohibit the village from enforcing these regulations by any other means including, but not limited to issuance of a warning, a notice of violation, a civil citation, a summons, a notice to appear in the county court, an arrest, or a civil action for injunctive relief. The enforcement procedures outlined herein are cumulative to all others and shall not be deemed prerequisites to filing suit for the enforcement of these regulations or any section of this Code.

ORDINANCE NO. 24-

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

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

WHEREAS, the applicant, Windley Isles LLC, has requested an official Future Land Use Map amendment from Residential Medium (RM) to Mixed Use (MU) for a parcel consisting of approximately 13,300 square feet of land, with Real Estate number 00405360-000000, as legally described below and to allow the parcel to be included in Policy 1-2.11.4:Windley Key Mixed Use Area 2; 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 hearings held on January 8, 2024 and March 11, 2024; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Future Land Use Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

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

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

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

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

85331 Overseas HWY or E 1/2 LT 4 GALEN BEACH WINDLEY ISLAND PB2-110 OR3-417 OR5-7 OR423-509/10 OR2604-404 OR2709-951/52 OR2835-2429/30 OR2835-2435/38 OR3070-0595 OR3070-0597 OR3158-1318 OR3158-1321

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

Section 4. Effective Date. This Ordinance shall not become effective until approved pursuant to Final Order by the Florida Department of Commerce (Commerce) pursuant to Section 163.3184, Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilman Joseph B. Pinder III ___
Councilwoman Deb Gillis ___
Councilman Steve Friedman ___

PASSED on the first reading this _____day of_____, 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney	___
Vice Mayor Don Horton	___
Councilman Joseph B. Pinder III	___
Councilwoman Deb Gillis	___
Councilman Steve Friedman	___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Ordinance Amendment Considering the Request of Windley Isles, LLC to Amend the Zoning Map of Parcel 00405360-000000 - First Reading TAB I**

Background:
The applicant, Windley Isles LLC, has submitted a map amendment application requesting an approval for a Zoning Map Amendment from Residential Single Family (R-1) District to a Highway Commercial (HC) District on the subject property, located at 85331 Overseas Highway (RE #00405360-000000), comprising 13,300 square feet of land area. The current use of the property is residential. The applicant/owner intends to pursue acquiring a Vacation Rental license for the subject property. This Zoning Map amendment has a companion application for a Future Land Use Map (FLUM) Amendment, which proposes a change from a Residential Medium (RM) to Mixed-Use (MU) designation, and the Zoning Map amendment cannot be approved without approval of the companion FLUM Amendment. The applicant has submitted a letter detailing the map amendment request.

The subject property currently has an existing Residential Single Family (R-1) Zoning District designation. The surrounding properties to the South are also designated Residential Single Family (R-1). To the North the adjacent properties are designated Highway Commercial (HC). The properties to the West across Overseas Highway are designated as Conservation (C) and to the East is the Atlantic Ocean. The character of the subject property is a single-family home and the surrounding area is mixed-use with a collective restaurants, marina uses, single family residences, and conservation land.

Analysis:
The proposed Zoning Map amendment, from a Residential Single Family (R-1) District to a Highway Commercial (HC) District in conjunction with the companion application for a FLUM Amendment from a Residential Medium (RM) designation to Mixed-Use (MU) designation, would allow the applicant/owner to pursue acquiring a Vacation Rental license on the subject property.

Pursuant to Section 30-696 the purpose of the Highway Commercial (HC) zoning district is to accommodate existing businesses along U.S. 1 and to provide opportunities for new commercial retail shops and services that typically are auto dependent and are used by people on less than a weekly basis, or to accommodate the building and service trades. Single-family or multifamily residential uses and educational uses are an option to commercial use. Any future development of the subject property would require site plan application approval. This will ensure that the subject property meets the standards of review of the

Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts. Any application for a Vacation Rental License would have to meet all the criteria of Division 6 of the Village Code.

Compatibility with Comprehensive Plan Policies:

- Policy 1-1.1.1, Protect Residential Areas from Incompatible Development
- Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- Policy 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.4: Residential Uses in the Mixed-Use Designation
- Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Comprehensive Plan Policy 1-1.1.1 Protect residential Areas from Incompatible Development; states Stable residential areas shall be protected from encroachment by incompatible development. However, within residential areas, the Land Development Regulations shall allow home-based businesses that do not detract from the residential quality of the neighborhood. These regulations shall incorporate criteria for determining compatible home occupation uses, and standards to ascertain that no negative impacts on adjoining properties result.

The proposed amendment meets Policy 1-1.1.1. It protects residential areas from incompatible development by placing it in the WKMUA2 which only allows the one residential development.

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Other than the potential adverse impacts of a Vacation Rental property if a license were obtained, Staff sees no other adverse impacts.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: “Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.”

The proposed map amendment allows for tourist-oriented facilities within the Village.

Comprehensive Plan Policy 1-2.4.4, Residential Uses in the Mixed Use Designation, states, “Residential uses, including residential institutional uses in MU shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be allowed pursuant to the standards in the Land Development Regulations when used as receiver sites for the transfer of development rights from approved sender sites and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Notwithstanding the density limitations each parcel of commercially developed land in the Settlers Residential (SR), Village Center (VC), Tourist Commercial (TC), Commercial Fishing (CF), Marine Use (MR), Highway Commercial (HC), Neighborhood Commercial (NC), and Recreation (R) Zoning Districts shall be entitled to construct, subject to the BPAS, one affordable housing unit subject to all other regulations.”

The houses have received permits and allocations. Therefore, the proposed amendment is consistent with Policy 1-2.4.4.

Comprehensive Plan Objective 1-4.6: PREVENT PROLIFERATION OF URBAN SPRAWL AND COORDINATE THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost-effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues.

The proposed FLUM amendment would assist in limiting additional development on vacant land to achieve the goals of the applicant/owner.

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.

Currently the Village has approximately 140 lots zoned Highway Commercial. About 20 of those are vacant lots. Windley Key has 4 lots zoned Highway Commercial and none of those are vacant.

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

The lot is already underconstruction as a single family house.

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 to be addressed.

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

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

The proposed zoning would be compatible with the property surrounding the site as the properties to the North are also zoned Highway Commercial.

The LPA heard this request on January 8, 2024 and voted 6-1 to approve the requested amendment.

This was first heard at the Council's meeting on April 9th. At that time there was some discussion about compliance monitoring for Vacation Rental properties and parking enforcement on the right of way on Windley Key. The Village has begun parking enforcement in conjunction with the FKAA project and will maintain the right of way with landscaping after the project is complete. In regard to the Vacation Rental compliance, the Planning Department drafted the attached monitoring checklist. These are the items that the Village can monitor for compliance. Between the Code Compliance officers and Fire Department we should be able to complete compliance checks on a regular basis.

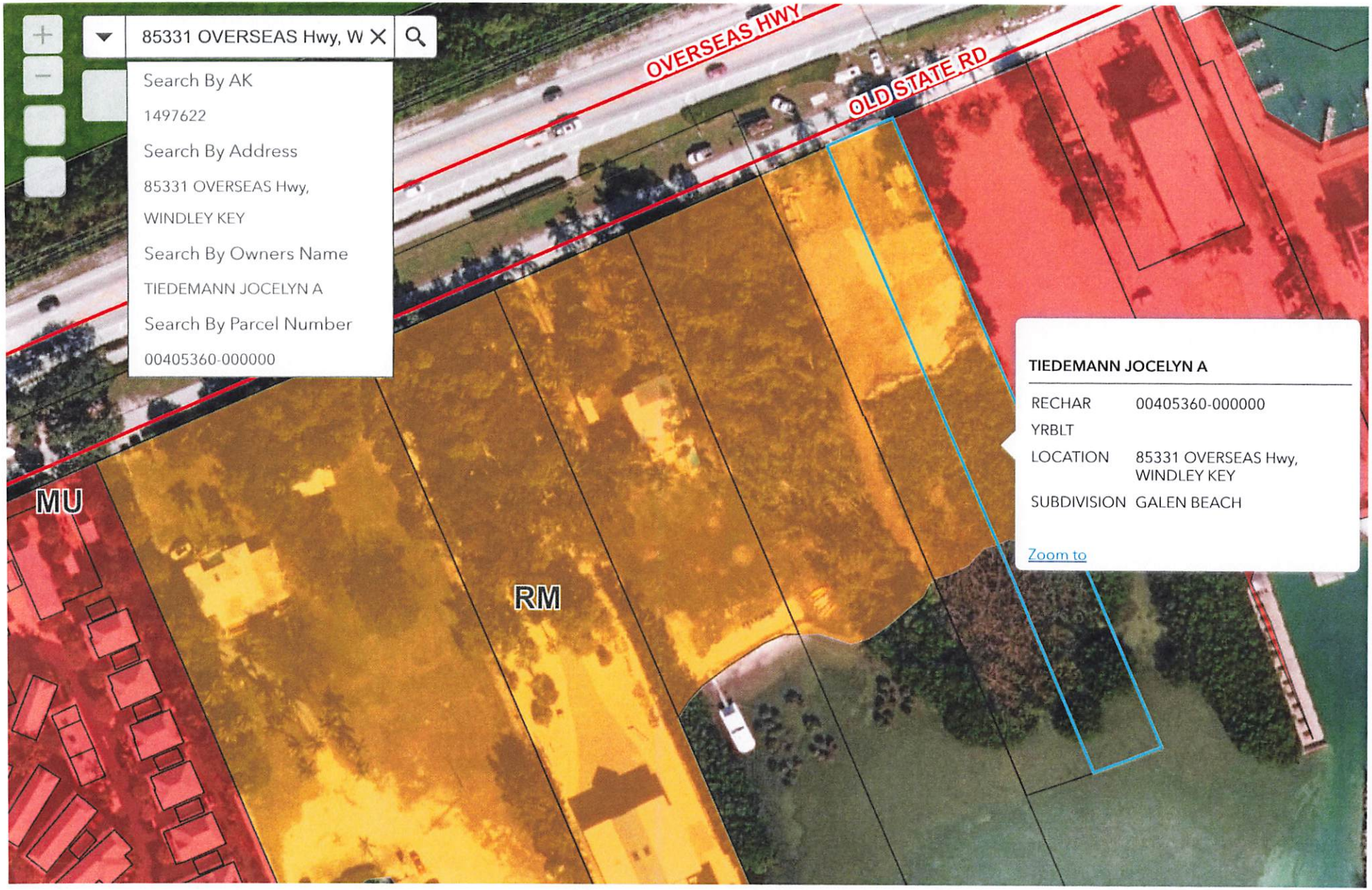
Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff has reviewed the request for an Official Zoning Map Amendment from Residential Single Family (R-1) to Highway Commercial (HC) and determined that the request meets criteria. Therefore, Staff recommends the approval of the request for a map amendment.

Attachments:
1. Windley Isles CC Attachments
2. WI Zoning ORD

85331 OVERSEAS Hwy, W
Search By AK
1497622
Search By Address
85331 OVERSEAS Hwy,
WINDLEY KEY
Search By Owners Name
TIEDEMANN JOCELYN A
Search By Parcel Number
00405360-000000
OVERSEAS HWY
OLD STATE RD
HC
R1
R1
R1
R1
R1
R1
TC
TIEDEMANN JOCELYN A
RECHAR 00405360-000000
YRBLT
LOCATION 85331 OVERSEAS Hwy, WINDLEY KEY
SUBDIVISION GALEN BEACH
Zoom to
100ft


85331 OVERSEAS Hwy, W
Search By AK
1497622
Search By Address
85331 OVERSEAS Hwy,
WINDLEY KEY
Search By Owners Name
TIEDEMANN JOCELYN A
Search By Parcel Number
00405360-000000
OVERSEAS HWY
OLD STATE RD
MU
RM
TIEDEMANN JOCELYN A
RECHAR 00405360-000000
YRBLT
LOCATION 85331 OVERSEAS Hwy, WINDLEY KEY
SUBDIVISION GALEN BEACH
Zoom to
100ft

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: _____

Mailing Address: _____

Primary Phone: _____ Fax: _____

Email: _____

PROPERTY OWNER:

Name: Windley Isles, LLC

Mailing Address: 127 Coconut Row Tavernier, Florida 33070

Primary Phone: 305.522.3652; 305.394.0425 Fax: _____

Email: jt.keys@att.net; brian.tiedemann@fkec.com

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

Physical Address: 85331 Overseas Highway Islamorada Florida 33036 Mile Marker: 85.3

Lot: 4 Block: _____ Subdivision: Galen Beach

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

Real Estate (RE) Number: 00405360-000000 Alternate Key: 1497622

PROPERTY DESCRIPTION:

Total Land Area: 13,300 Square Feet 0.305 Acres

Existing Use of Property: Single family dwelling and accessories under construction

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: RM Current Zoning District: R1

Proposed Future Land Use Map Category: MU Proposed Zoning District: HC

* to be included under Village Com. Plan 1-2.11 and policy 1-2.11.3 to be created a sub area on Windley Key.

SUBMITTAL REQUIREMENTS:

☐ **Correct application fee** (Total Fee Due)

☐ **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.

Joceline Tiedemann — 11-15-2023

Signature of Applicant — **Date**

Print Name: Joceline Tiedemann

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of X physical appearance or ____ online notarization, this 15th day of November, 20 23, by Joceline Tiedemann (name of person signing the application) as ____ (type of authority e.g. officer, manager / member, trustee, attorney in fact) for ____ (name of entity or party on behalf of whom application was executed).

Shannon L McClurg

Signature of Notary Public

SEAL: NOTARY PUBLIC STATE OF FLORIDA — SHANNON L. MCCLURG Commission # HH 389286 Expires April 20, 2027

☒ Personally Known ☒ Produced Identification

Type of ID License

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.

Needs Analysis

The owner of the properties identified as RE #00405350-000000 and 00405360-000000 (subject property) is proposing to amend the current FLUM of the subject properties from Residential Medium (RM) to Mixed Use (MU) and the current zoning from Residential Single-family (R-1) to Highway Commercial (HC) ***for the sole purpose of obtaining a vacation rental license approval, without any increase in density or intensity, and without any allowed non-residential uses or structures.*** Vacation rental license approval from the Village of Islamorada.

RE #00405350-000000, contains 13300 SF of land area, with a single-family house under construction.
RE #00405360-000000 contains 13,300 SF of land area, with a single-family house under construction.

In the R-1 zoning district, a single-family residence or multifamily attached affordable housing of up to four units could be constructed as a permitted use by right. This is not the intention of the owner of this property. The property owner simply wishes to change the FLUM and zoning in order to apply and receive a Vacation Rental license and to have a vacation rental unit on each lot. ***The owner is not requesting an increase in density or intensity and is proposing that no non-residential structures would be allowed. The owner is requesting a site specific FLUM change, as provided in Village Comprehensive Land Use Plan Objective 1-2.11 and Policy 1-2.11.3 to create a sub area on Windley Key.***

The proposed development and ongoing development will not exceed the FAR or OSR allowed in the code. The proposed use would be allowable in the HC zoning district as a permitted use. Although none is anticipated, any expansion or redevelopment of the property would have to meet all requirements of the land development code and comprehensive plan through the application review process. The existing single-family residences on two of the sites are permitted and recognized by village staff in the HC zoning district. The owner does not contemplate increasing to more than one residential unit per property, thus this change does not increase density on the property.

The Village Comprehensive Plan notes that the functional population of the Village will increase from 10,354 in 2010 to 10,653 in 2020, an increase of approximately 3%. The figures are not accurate as the increase has already exceeded 11,000 per the most recent figures. Although these figures and the actual figures do not provide the distribution of age, there will be a need for additional tourist-based facilities to serve an increasing population. Additionally, as currently documented by the TDC, transient room occupancies have increased in the last few years thus adding to the need for added Tourist based facilities. The Village Code limits the number of allowable Vacation Rental (VR) licenses. The Village has never reached or exceeded the maximum limit of VR Licenses, yet the demand is still there. This request will not bring the anticipated number of VR's over the allowable number. We should note that the Village underwent an extensive study and had many meetings in order to determine the maximum number of VR licenses it should allow. During the anticipated code changes the community came together to come up with an acceptable number of VR units. Meetings between hoteliers, residents, the Chamber, as well as professionals in the real estate community had multiple workshops to find the right balance.

Access to the subject properties would not impact traffic flow directly on US 1. Access to this property is off the Old Road with several areas to ingress and egress to and from US-1. 63 of the 74 HC/MU properties are directly on US 1 and most of them do not have curb cuts off the highway. Utilization of this property would minimize the traffic consequences to US 1, unlike many of the existing HC properties in the Village.

The request will not increase the demand for parking as the ongoing and proposed development was already calculated at two (2) spaces per unit. The ongoing and proposed development will closely comply with the regulations in the event of a catastrophic event such as fire or hurricane.

The proposed development and on-going development will not further increase the previously anticipated water or sewage use and would not add additional vehicular trips, beyond what is already factored into the Comp Plan and LDR's. There should be no increase in impacts on public facilities of services, than what was already anticipated.

Policy 1-1.1.1 Protect Residential Areas from Incompatible Development.
This amendment would steer vacation rental uses to an Island that is dominated by commercial and transient uses. Windley Key is bookended by two major marinas and is infilled with hotels and motels, as well as several developments that allow for Vacation Rental licenses.

Policy 1-2.1.14 Criteria for Future Land Use Map (FLUM) Amendments. Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the Principles for Guiding Development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors:

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 the demand.
   Answer: It appears that there is .01% of HC properties compared to other zonings throughout the Village. This seems to be a disproportionate amount. There are only 74 vacant HC/MU properties in the entire Village, there are none on Windley Key. Of the 74 vacant HC/MU parcels the comp plan suggests the Village steer development away from the 12 due to the Hammock designation of the properties. Many of the HC/MU properties on other islands do not have direct access VIA DOT approved curb-cuts and most do not have access to US-1 Via the Old Highway.
2. Compatibility of the sites physical, geological, hydrological and other environmental features, with uses permitted in the proposed FLUM.
   Answer: This site has no unique features as it relates to physical, geological, hydrological or environmental features. There is ongoing development that is

recently permitted that is in compliance with all factors in the LDC.

3. Data errors, including errors in Mapping, vegetative types and natural features described I the comprehensive plan.
   Answer: There are no data errors recorded, yet there are, to the immediate east several properties that are zoned either MU or HC.
4. New issues.
   Answer: This request will better serve the properties in this request. There are currently no transitional zonings between HC and R-1. This property is located immediately next to a locally famous restaurant and bar. This amendment will create an acceptable transition between the residential uses to the west and the non-residential uses to the east.
5. Recognition of the need for additional detail or comprehensiveness.
   Answer: Currently there are no other undeveloped HC zoned properties on Windley Key. There are also no undeveloped MU FLUM properties on Windley Key. This request will allow the subject properties to be compatible with most of the properties on this island.

Policy 1-2.1.13 Future Land Use Map Amendments. "Islamorada, Village of Islands shall not sponsor private applications for Future Land Use Map amendments that would increase the allowable density/intensity of the properties affected."
Answer: There will be no increase in density, as the two houses are currently permitted and under construction.

Due to these factors and the desire for redevelopment instead of new development we feel this request is justified and in keeping with the goals and objectives in the Villages' Comprehensive Plan.

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO.

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF WINDLEY ISLES, LLC, TO AMEND THE OFFICIAL ZONING MAP FROM RESIDENTIAL SINGLE FAMILY (R-1) TO HIGHWAY COMMERCIAL (HC) FOR THE SUBJECT PROPERTY, LOCATED ON WINDLEY KEY, WITH REAL ESTATE NUMBER 00405360-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

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

WHEREAS, the property owner, Windley Isles LLC, has requested an Official Zoning Map amendment from the Residential Single Family (R-1) District to the Highway Commercial (HC) Zoning District for a parcel consisting of approximately 13,300 square feet of land with the Parcel ID Number 00405360-000000 (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 hearings held on January 8, 2024 and March 11, 2024; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Zoning Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

WHEREAS, the Village Council desires to consider the proposed Zoning Map Amendment in accordance with State law.

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

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

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

85331 Overseas HWY or E 1/2 LT 4 GALEN BEACH WINDLEY ISLAND PB2-110 OR3-417 OR5-7 OR423-509/10 OR2604-404 OR2709-951/52 OR2835-2429/30 OR2835-2435/38 OR3070-0595 OR3070-0597 OR3158-1318 OR3158-1321

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

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

Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilman Joseph B. Pinder III ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

PASSED on the first reading this ___day of_____, 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilman Joseph B. Pinder III ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Ordinance Amendment to the Zoning Map for Parcel Numbers 00437590-000000, 00437610-000000 and 00437640-000000 - First Reading TAB J**

Background:
The applicant, LAH Creekside LLC, has submitted a map amendment application requesting an approval for a Zoning Map Amendment from Village Center (VC) District to Neighborhood Commercial (NC) District on the subject property, located at 90611, 90691 and 90701 Old Highway (RE #s 00437590-000000, 00437610-000000, AND 00437640-000000), comprising 1.4698 acres. The current use of the property is hotel/motel. This Zoning Map amendment will allow the applicant to transfer the hotel motel units to another site and redevelop the existing hotel/motel into multi-family affordable housing units. The applicant has submitted a Letter of Intent detailing the map amendment request.

The subject property is a 1.47 acre parcel in Plantation Key. 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 habitat.

The subject property currently has an existing Village Center (VC) Zoning District designation. The adjacent property to the south is designated Village Center. To the north, the adjacent property is designated as Village Center. The properties to the West across Old Highway and Overseas Highway are designated as Marine Use (MR) and Recreation (R) and to the East across the canal is Residential Single-Family (R-1). The character of the surrounding area is mixed-use with a collective of commercial uses, open space, and single-family residences.

Analysis:
Pursuant to Section 30-697 the purpose of the Neighborhood Commercial (NC) zoning district is to provide a compact commercial area designed and intended to allow for a mix of residential, office and local retail sales servicing the daily needs of local residents within convenient traveling distance. Though not proposed, any future development of the subject property would require site plan application approval, this will ensure that the subject property meets the standards of review of the Comprehensive Plan and the Land Development Regulations (LDRs), including but not limited to: requirements for minimum open space; habitat preservation, concurrency management and level of service (LOS) standards for transportation, infrastructure, wastewater, stormwater and other public services; off-street parking and internal circulation; required setbacks; landscaping, dedicated conservation

easements for existing habitat; on-site and off-site improvements and design amenities required to achieve land use compatibility for the surrounding land uses and zoning districts.

Compatibility with Comprehensive Plan Policies:

- Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments
- Policy 1-2.4, Recognize Mixed Use Development Patterns
- Policy 1-2.4.1, Guide The Location of Commercial uses and Revitalize Commercial Areas
- Policy 1-2.4.4: Residential uses in the Mixed Use Designation
- Objective 1-4.6: Prevent Proliferation of Urban Sprawl

Comprehensive Plan Policy 1-2.1.14, Criteria for Future Land Use Map (FLUM) Amendments, states that Islamorada, Village of Islands, shall maintain specific criteria for amending the Future Land Use Map that are consistent with the general procedures delineated in Chapter 163.3177, 163.3184 and 163.3189, Florida Statutes and the principles for guiding development in areas of critical state concern. The Village Council shall make its determination on proposed FLUM amendments on legitimate public purpose based on one or more of the following factors; however, in no event shall an amendment be approved which would result in an adverse community change.

Comprehensive Plan Objective 1-2.4, Recognize Mixed Use Development Patterns, states: “Areas designated Mixed Use (MU) on the Future Land Use Map recognizes the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.”

Finding: The proposed map amendment would be consistent with the historical trend of a mixed-use development pattern within the Village. The properties in that area contain mixed uses, including commercial, recreation and residential uses.

Comprehensive Plan Policy 1-2.4.1, Guide The Location Of Commercial Uses And Revitalize Commercial Areas, states Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as

an accessory use of land.

Finding: The proposed amendment would be consistent with this policy in that it guides the redevelopment of an existing hotel/motel to workforce/affordable housing.

Comprehensive Plan Policy 1-2.4.4, Residential Uses in the MU Designation, states, “Residential uses, including residential institutional uses in MU shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be allowed pursuant to the standards in the Land Development Regulations when used as receiver sites for the transfer of development rights from approved sender sites and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Notwithstanding the density limitations each parcel of commercially developed land in the Settlers Residential (SR), Village Center (VC), Tourist Commercial (TC), Commercial Fishing (CF), Marine Use (MR), Highway Commercial (HC), Neighborhood Commercial (NC), and Recreation (R) Zoning Districts shall be entitled to construct, subject to the BPAS, one affordable housing unit subject to all other regulations.”

Finding: Any possible future development associated with the proposed FLUM amendment would be required to comply with all applicable portions of the Land Development Regulations, including but not limited to landscaping, buffering and off-street parking. Therefore, the proposed amendment is consistent with Policy 1-2.4.4.

Comprehensive Plan Objective 1-4.6: Prevent proliferation of Urban Sprawl and Coordinate the Timing and Staging of Public and Private Development states, "Land Development Regulations shall ensure that the location, scale, timing and design of development is coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost-effective land development patterns. Consistent with policies in the Intergovernmental Coordination Element, the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in forums with the Florida Department of Community Affairs, the South Florida Regional Planning Council and other forums convened to coordinate such issues."

Finding: The proposed FLUM amendment would assist in limiting additional development on developed land.

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.

Finding: Pursuant to the Village’s GIS data and records, there are approximately 36 parcels that are designated within the NC Neighborhood Commercial District, which represents approximately .01 percent of the 7,108 total parcels within Islamorada, Village of Islands. Of the 36 parcels within the NC Neighborhood Commercial District, 5 parcels are vacant, which

equates to approximately 13.8 percent of the total NC parcels.

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

Finding: The proposed use of conversion for hotel/motel to workforce/affordable housing is an allowed use in the proposed Zoning District.

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

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

4. New Issues.

Finding: The need for workforce/affordable housing still exists within the Village. The Village has accepted 300 additional affordable housing units and is ready to allocate them to aid in meeting our affordable housing goals.

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

Finding: The applicant is working on a TDR application to transfer the hotel/motel units to a different property. All approvals will be before the Village Council at the same time.

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

Finding: As previously indicated, the subject property currently has an existing Village Center (VC) Zoning District designation. The adjacent property to the South is designated Village Center. To the North the adjacent property is designated as Village Center. The properties to the West across Old Highway and Overseas Highway are designated as Marine Use (MR) and Recreation (R) and to the East across the canal is Residential Single-Family (R-1). The character of the surrounding area is mixed-use with a collective of commercial uses, open space, and single-family residences.

The LPA reviewed this item at its June 10, 2024, meeting and recommended approval of the ordinance with the condition that construction be sequenced so that the TDRs at the Islander may not pull any building permits until the building permits for the workforce housing at Creekside are issued.

Budget Impact:
None

Staff Impact:
None

Recommendation:

Staff has reviewed the request for Zoning Map Amendment from Village Center to Neighborhood Commercial and determined that the request meets the criteria. Therefore, staff recommends approval of the map amendment.

Attachments:
1. Creekside CC Attachments
2. Creekside Zoning ORD

Islamorada, Village of Islands,
Planning and Development Services Department

RECEIVED
APR 11 2022

APPLICATION FOR MAP AMENDMENT

Pursuant to Chapter 30, Article IV, Divisions 8 & 9

	Application Type	Application Fee	Deposit	Total Fee Due
☐	Future Land Use and Zoning	$5,120.00	$1,000.00	$6,120.00
☑	Zoning Only	$2,500.00	$1,000.00	$3,500.00

☐ Request concurrent Future Land Use and Zoning Hearings pursuant to 163.3184(12), Florida Statutes

PLEASE NOTE: THIS APPLICATION IS ACCEPTED BY APPOINTMENT ONLY.

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

APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: Smith Hawks, PL / Barton W. Smith / Jess Miles Goodall
Mailing Address: 138 Simonton Street, Key West, Florida 33040
Primary Phone: (304 296 7227 Fax:
Email: Bart@smithhawks.com / Jess@smithhawks.com / Brandi@SmithHawks.com

PROPERTY OWNER:

Name: LAH Creekside LLC
Mailing Address: C/o Agent
Primary Phone: C/o Agent Fax: C/o Agent
Email: C/o Agent

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

Physical Address: 90611, 90655, 90691, and 90701 Old Highway, Tavernier, FL 33070 Mile Marker: 90.5
Lot: 8-15 Block: 1 Subdivision: BOATMANS COLONY
☑ Plantation Key ☐ Windley Key ☐ Upper Matecumbe Key ☐ Lower Matecumbe Key
Real Estate (RE) Number: 00437590-000000 Alternate Key: 1536857,1536849,1536822,1536806
00437610-000000;
00437630-000000; and 00437640-000000

PROPERTY DESCRIPTION:

Total Land Area: 64,026 Square Feet 1.4698 Acres
Existing Use of Property: Hotel/Motel
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: Mixed Use (MU) Current Zoning District: Village Center (VC)
Proposed Future Land Use Map Category: MIxed Use (MU) Proposed Zoning District: Neighborhood Commercial (NC)

SUBMITTAL REQUIREMENTS:

☑ **Correct application fee.** Check or money order to "Islamorada, Village of Islands". (Previously Provided)

☑ **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. (Previously Provided)

☑ **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] 04/08/22

Signature of Applicant **Date**

Print Name: _____

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me by means of ✓ physical appearance or ____ online notarization, this 8th day of APRIL, 20 22, by JESS MILES GOODALL (name of person signing the application) as AGENT (type of authority e.g. officer, manager / member, trustee, attorney in fact) for LAK CREEKSIDE LLC (name of entity or party on behalf of whom application was executed).

[signature]

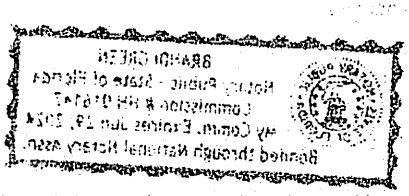
Signature of Notary Public

SEAL:

BRANDI GREEN
Notary Public - State of Florida
Commission # HH 016147
My Comm. Expires Jun 29, 2024
Bonded through National Notary Assn.

☑ Personally Known ☐ Produced Identification

Type of ID_____


BRANDI GREEN
Notary Public - State of Florida
Commission # HH 012147
My Comm. Expires Jun 12, 2024
Bonded through National Notary Assn.

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.

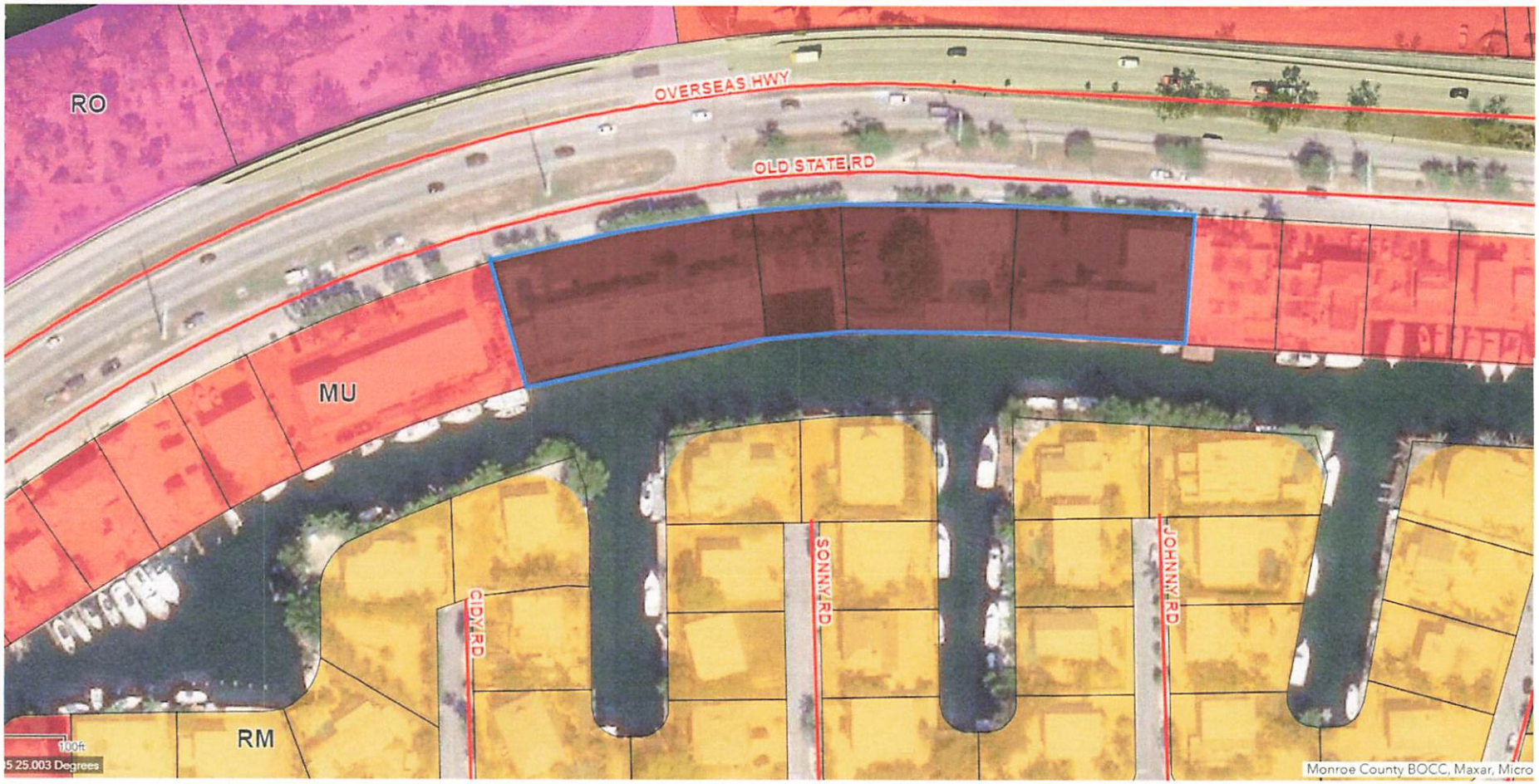
Official Zoning Map Amendment Criteria. The purpose of this application is to provide a means for changing the Official Zoning Map. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit a change in community character, as analyzed 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:

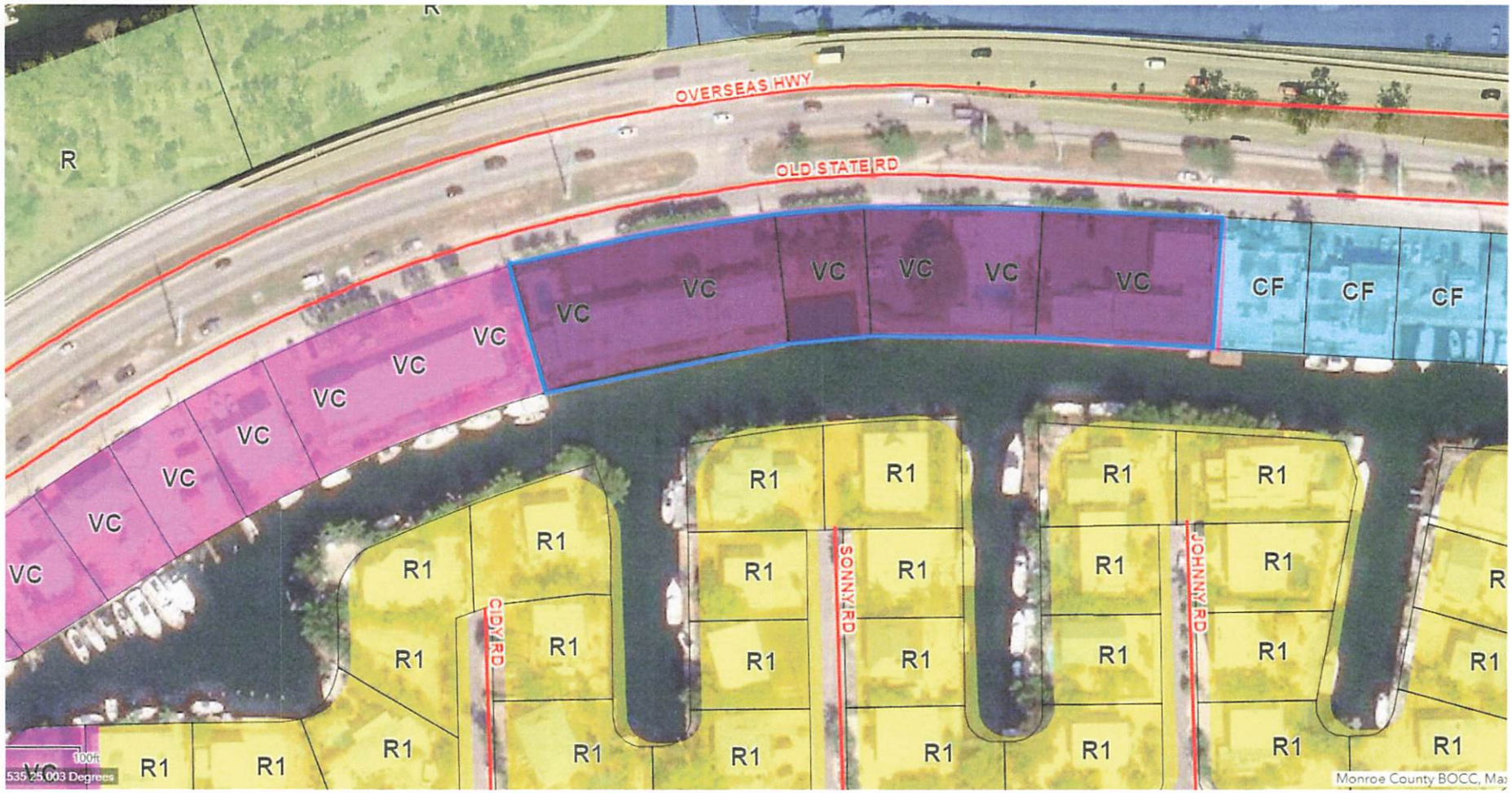
1. Demand for the proposed zoning district in the Village in relation to the amount of land currently zoned and available to accommodate that demand;
2. Compatibility of the site's physical, geological, hydrological and other environmental features, with the uses permitted in the proposed zoning district;
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.

Future Land Use Map:



Official Zoning Map:



FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2061-5287348 - SCHEDULE A, EXHIBIT A:

The land referred to herein below is situated in the County of Monroe, State of Florida, and described as follows:

Lots 8, 9, 10, 11, 12, 13, 14, and 15, Block 1 of BOATMANS COLONY, according to the Plat thereof as recorded in Plat Book 3, Page(s) 90, of the Public Records of Monroe County, Florida.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2061-5287348 - SCHEDULE B, SECTION II:

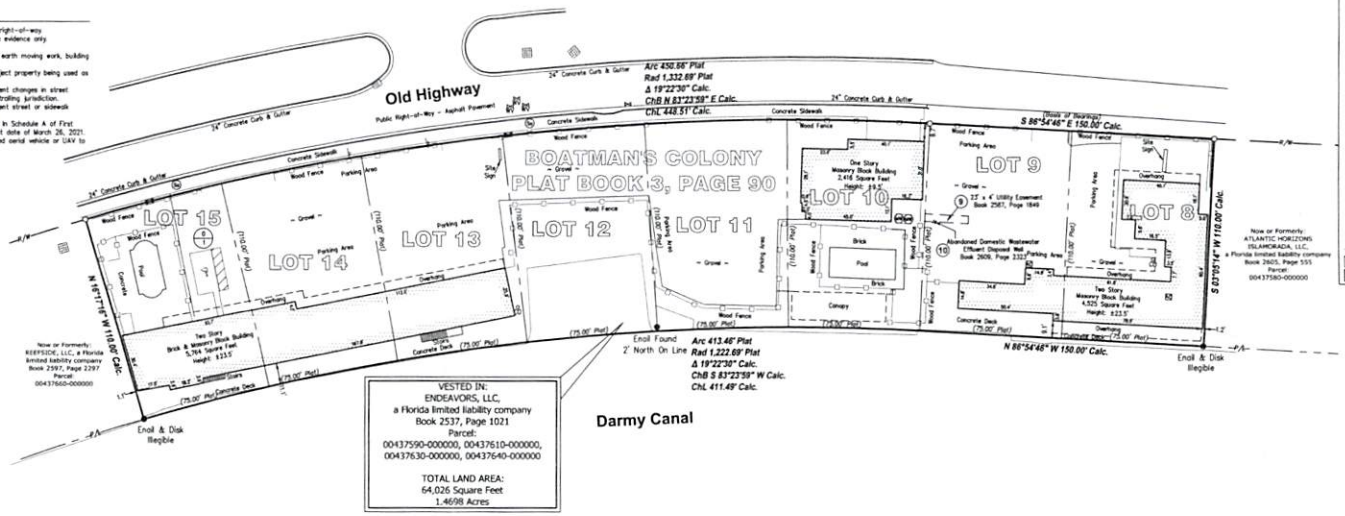
Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Utility Easement granted to Endeavors LLC, recorded September 07, 2012 in Book 2587, Page 1849.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

10. Notice of Abandoned Well recorded January 24, 2013 in Book 2609, Page 2322.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Old Highway, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 90611 Old Highway, Tavernier, Florida.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company File No. 2061-5287348 with a commitment date of March 26, 2021.
9. Orthophotography was captured during the field visit utilizing an unmanned aerial vehicle or UAV to assist in completing the survey.



VESTED IN:
ENDEAVORS, LLC,
a Florida limited liability company
Book 2537, Page 1021
Parcel:
00437590-000000, 00437610-000000,
00437630-000000, 00437640-000000

TOTAL LAND AREA:
64,026 Square Feet
1.4698 Acres

VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "PSM 7351"
(X)	– Schedule B–Section II Item
Rad	– Radius
Arc	– Arc Length
Δ	– Delta Angle
ChL	– Chord Length
ChB	– Chord Bearing
Calc.	– Calculated
Plat	– Boatman's Colony Plat Book 3, Page 90
13 / 17	– No. of Regular Parking Spaces / No. of Handicap Parking Spaces
	– Curb Inlet Basin w/ Grate
	– Catch Basin
	– Cleanout
	– Sanitary Manhole
	– Water Valve
	– Water Meter
	– Monitoring Well
	– Handicap Space
	– Sign
	– Unknown Valve
	– Wood Fence (As Noted)
	– No Parking Area
	– Building Area

BASIS OF BEARING:

The basis for all bearings shown hereon is the south right-of-way line of Old Highway, known as being S 86°54'46" E, per Florida Primary Reference Network.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirety in Zone AE (Special Flood Hazard Area; Base flood elevations determined) according to the Flood Insurance Rate Map for the County of Monroe, State of Florida, Community Panel No. 12087C0918K, Effective Date February 18, 2005.

ZONING:

As of June 29, 2021, we have not yet received the current zoning information for the subject property.

PARKING:

0 Parking Spaces
1 Handicapped Spaces
1 Total Parking Spaces

TOTAL LAND AREA:

64,026 Square Feet
1.4698 Acres

CERTIFICATION:

To: First State Bank of the Florida Keys, a banking corporation organized and existing under the laws of the State of Florida; Johnson, Pope, Bokor, Ruppel & Burns, LLP; LAH Creekside LLC, a Delaware limited liability company; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 16 and 17 of Table A thereof. The field work was completed on June 28, 2021.

Date of Plat or Map: June 29, 2021.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J-17.050–052 F.A.C.

By: Ronald W. Walling

Ronald William Walling, PSM
Florida Professional Surveyor and Mapper No. LS 6473
Florida Certificate of Authorization No. LB 7351
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
EMG	07/09/2021	CERTIFICATION

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY AND ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

LAH FLORIDA VENTURE, LLC

510 Walnut Street
Ninth Floor
Philadelphia, Pennsylvania 19106

90611 Old Highway
City of Tavernier
County of Monroe
State of Florida

NORTH

GRAPHIC SCALE
0 30 60
1 INCH = 30 FT.

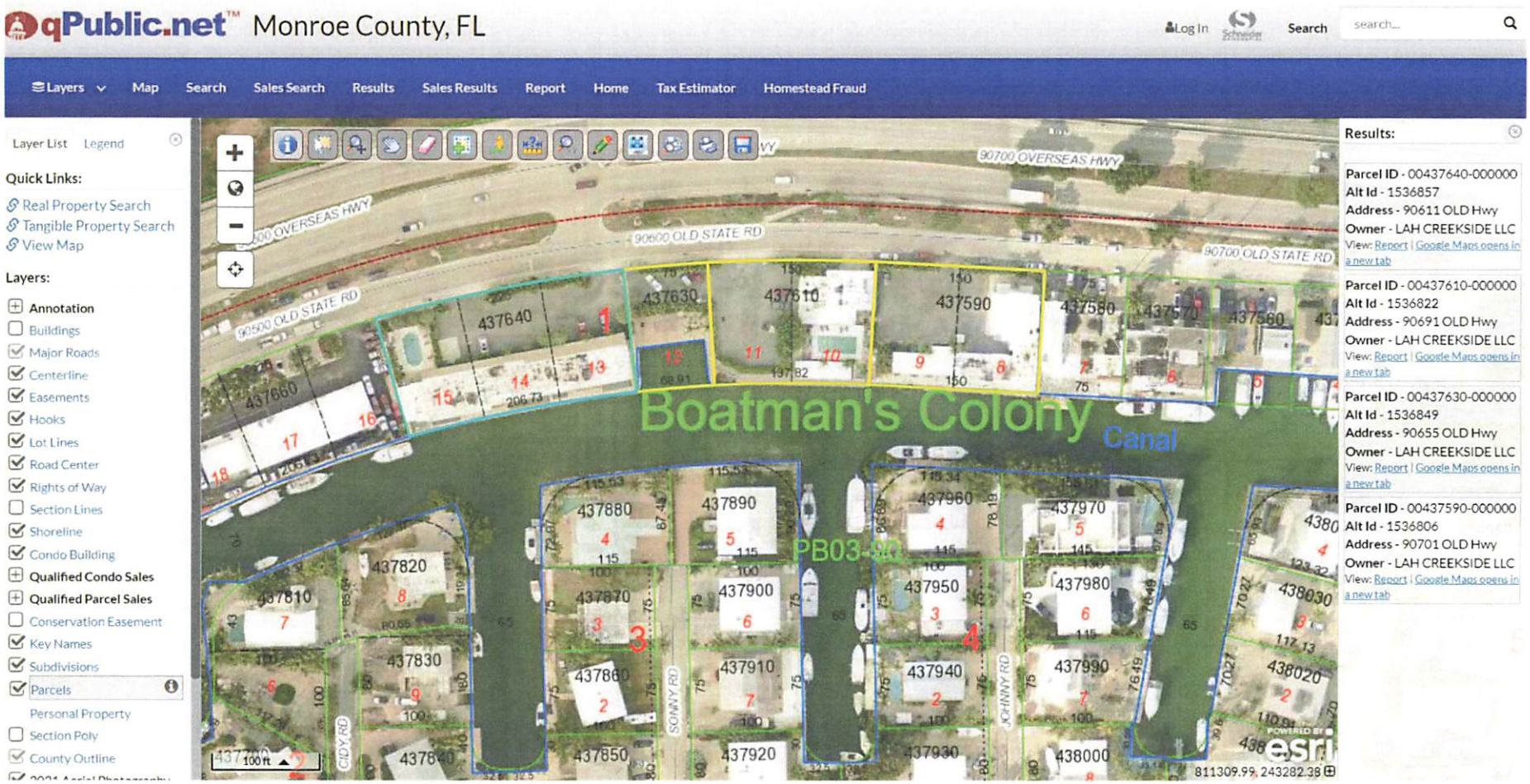
Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper, unless transmitted electronically.

Surveyor's Seal

Sheet No. 1 of 1

MSI Project No. 50309

PC: JJL
PM: ATK Drafter: JLO


qPublic.net™ Monroe County, FL
Log In
Search
search...
Layers
Map
Search
Sales Search
Results
Sales Results
Report
Home
Tax Estimator
Homestead Fraud
Layer List
Legend
Quick Links:
Real Property Search
Tangible Property Search
View Map
Layers:
Annotation
Buildings
Major Roads
Centerline
Easements
Hooks
Lot Lines
Road Center
Rights of Way
Section Lines
Shoreline
Condo Building
Qualified Condo Sales
Qualified Parcel Sales
Conservation Easement
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Parcels
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Section Poly
County Outline
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90600 OLD STATE RD
90700 OLD STATE RD
Boatman's Colony
Canal
PB03-90
SONNY RD
JOHNNY RD
CIDY RD
100 ft
811309.99, 243282.38
Results:
Parcel ID - 00437640-000000
Alt Id - 1536857
Address - 90611 OLD Hwy
Owner - LAH CREEKSIDE LLC
View: Report | Google Maps opens in a new tab
Parcel ID - 00437610-000000
Alt Id - 1536822
Address - 90691 OLD Hwy
Owner - LAH CREEKSIDE LLC
View: Report | Google Maps opens in a new tab
Parcel ID - 00437630-000000
Alt Id - 1536849
Address - 90655 OLD Hwy
Owner - LAH CREEKSIDE LLC
View: Report | Google Maps opens in a new tab
Parcel ID - 00437590-000000
Alt Id - 1536806
Address - 90701 OLD Hwy
Owner - LAH CREEKSIDE LLC
View: Report | Google Maps opens in a new tab

State Hwy 1

SMITH/HAWKS
ATTORNEYS AT LAW

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SENT VIA EMAIL & FEDEX
7765 3601 7416

April 8, 2022

Daniel Gulizio, Director of Planning
Islamorada, Village of Islands Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036
Email: PlanningDirector@Islamorada.FL.US

Re: Proposed Land Use District (zoning) Map Amendment for LAH CREEKSIDE LLC's real property located at 90611, 90655, 90691, and 90701 Old Hwy, Tavernier, FL 33070, having Monroe County Parcel ID Numbers 00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000

Dear Daniel,

Please find enclosed our client, LAH CREEKSIDE LLC's ("Applicant") application for Land Use District (zoning) Map ("LUD") Amendment (the "Amendment") pursuant to Chapter 30, Article IV, Division 9 of the Islamorada Code of Ordinances ("Application") for the real property located at 90611, 90655, 90691, and 90701 Old Hwy, Tavernier, Fl 33070, having Monroe County Parcel ID Numbers 00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000 (collectively, the "Property"). The Application will allow the conversion of an existing fifty (50) hotel/motel units into a desperately needed multi-family affordable workforce housing development.

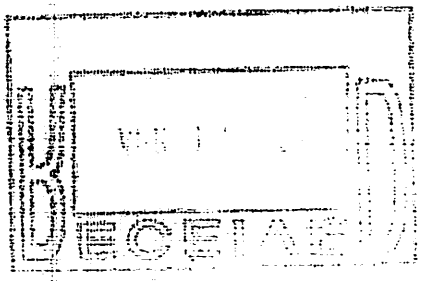
A check in the amount of $3,500.00 ($2,500.00 application fee, plus $1,000.00 deposit) and the executed Agent Authorization have been previously provided. Enclosed, please find a duplicate copy of the application package to be date stamped and returned using the enclosed self-addressed FedEx envelope.

PROPERTY BACKGROUND INFORMATION:

Location:	Creekside – MM 90.5, Village of Islamorada, Florida
Real Estate (RE) Number:	00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000
Property Owner/Applicant:	LAH Creekside, LLC
Authorized Agent:	SMITH/HAWKS, PL Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
Total Property Area:	64,026 SF or 1.4698 acres

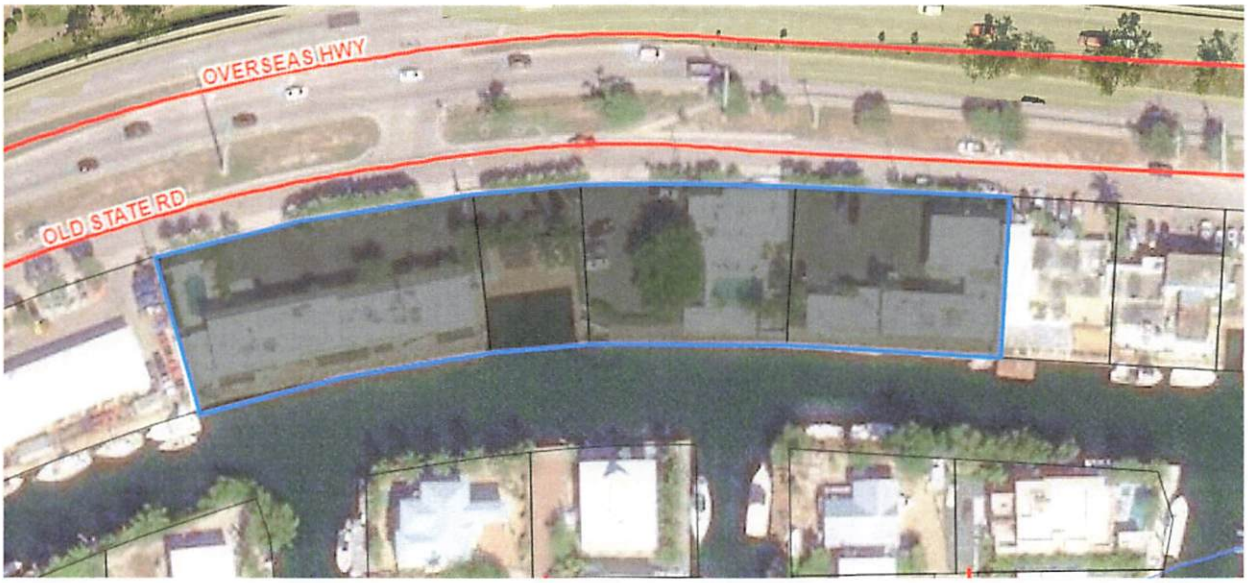
{00254950 - v3 }

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.
T. 305-296-7227 F. 305-296-8448 SMITHHAWKS.COM

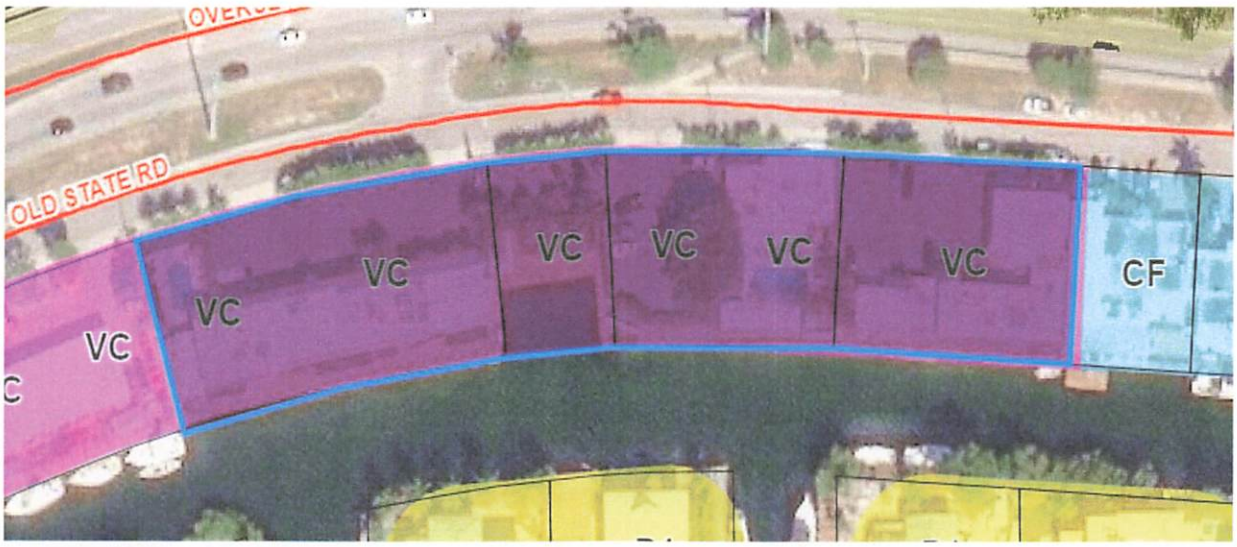


Land Use District:	Village Center (VC)
Future Land Use Map (FLUM) Designation:	Mixed Use (MU)
Flood Zone:	AE8
Existing Uses:	Hotel/Motel
Community Character of Immediate Vicinity:	Commercial, Residential

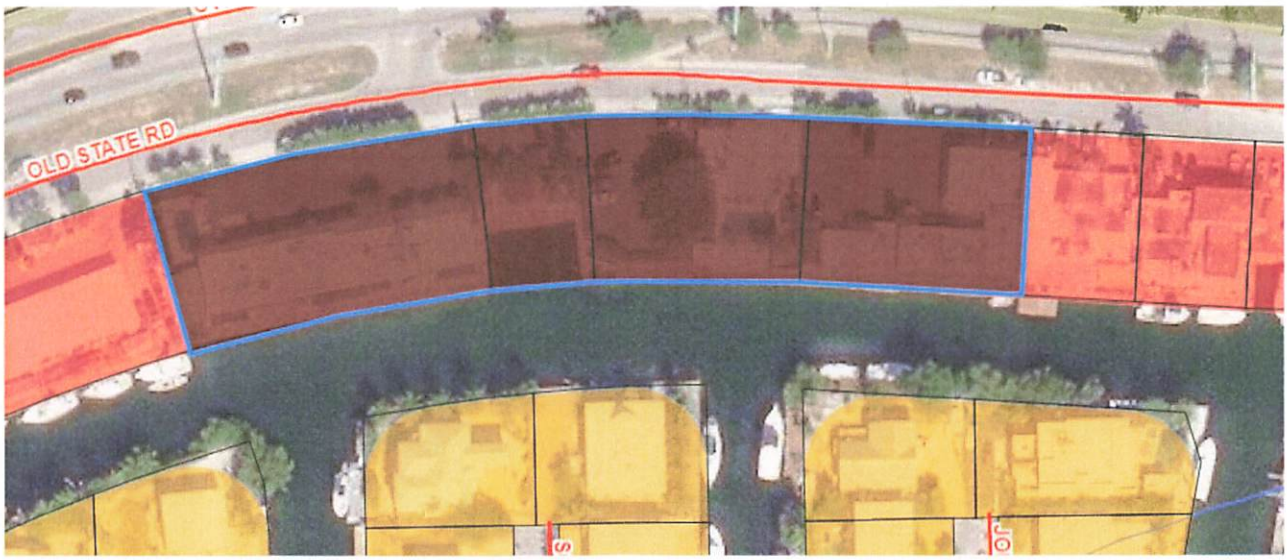
PROPERTY OVERVIEW:



Current LUD:



FUTURE LAND USE MAPS:



I. LAND USE DISTRICT (ZONING) MAP AMENDMENT:

a. Overview

The Amendment seeks to amend the LUD for the approximately 64,026 SF or 1.4698 acres of land located at 90611 Old Hwy, Tavernier, Fl 33070, with real estate numbers 00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000 to permit the conversion of the existing fifty (50) unit Hotel/Motel into a much-needed multi-family affordable workforce housing development.

b. Amendment Request:

The requested LUD amendment is being requested to allow the Applicant to convert and develop the property from its current use as a Hotel/Motel into a much-needed multi-family affordable housing workforce housing development, in a location that will benefit the workforce of Islamorada. The LUD amendment is proposing to change the Property's approximately 64,026 SF or 1.4698 acres from VC to NC.

The Property has a Future Land Use Map ("FLUM") designation of Mixed Use (MU). Both VC and NC zoning districts are both established within the MU FLUM designation, therefore, a FLUM amendment is not required.

Pursuant to Section 30-692 of the Islamorada Code of Ordinances ("Code"), properties located within the VC zoning district are permitted to develop Deed restricted affordable dwelling units, however, the conversion of existing hotels or motels to multifamily attached dwelling units is not permitted. The Property is currently recognized with fifty (50) lawfully established Hotel/Motel units and is operated as a hotel/motel. The NC zoning district permits attached deed restricted affordable

housing dwelling units and does not prohibit the conversion of existing hotel/motels, which will allow the Applicant to redevelop the Property as a multi-family affordable housing development with up to fifty (50) attached deed restricted affordable dwelling units.

Development of the affordable dwelling units will be pursuant to and in compliance with all provisions contained in the Comprehensive Plan and Code.

Proposed changes to the relevant portions of the LUD zoning map are set forth below:

c. The Proposed Amendment

1. Land Use District Map Amendment.

Property Owner	RE No.	Acreage for LUD zoning Amendment	Current LUD	Proposed LUD	FLUM	Tier Designation
LAH Creekside	00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000	1.47 acres	VC	NC	MU	III

2. Density Analysis

LUD Category	Allocated Density (per acre)	Maximum Net Density (per acre)	Affordable Housing (per acre)
Village Center (Existing)	6 DU per acre	12 DU (with TDR)	15 DU per acre
Neighborhood Commercial (Proposed)	6 DU per acre	12 DU (with TDR)	15 DU per acre

The Proposed LUD amendment does not increase the allocated density, maximum net density, or the Affordable housing density on the Property.

3. Site Development Standards

Site Development Standard	Village Center (Existing)	Neighborhood Commercial (Proposed)
Min. Lot Area	N/A	N/A
Max Building Height	35 feet.	35 feet.

Setbacks	**Front Yard - Minimum 15 feet Street Side Yard – 10 Feet Interior Side Street – 5 feet Rear Yard – 10 feet Rear Yard on Shoreline -**	**Front Yard – 20 feet Street Side Yard – 10 feet Interior Side Street – 5 feet Rear Yard – 20 feet Rear Yard on Shoreline -**
Floor Area	**0.35 FAR**	**0.25 FAR or 0.35 FAR with TDRs**
Open Space	**0.20 (Scarified Land)**	**0.20 (Scarified Land)**
Max Principal building Size	**The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.**	**The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.**

d. Data and Analysis

1. Housing Data

It is well established that prior to Hurricane Irma the affordable housing shortage in the Florida Keys was staggering. According to Monroe County's Housing Strategy produced after Hurricane Irma, "[m]any of the business sectors in the Florida Keys, including professional services, retail trade, tourism and health care, find it increasingly difficult to attract and maintain workers." The City of Islamorada is clearly no different, and like many communities in south Florida, has experienced a dramatic increase in housing sales prices. According to the "Islamorada, Village of Islands Workforce Housing Support Study ("WFH Study"), attached hereto as **Exhibit A**, "Analysis of housing sales data show that sales prices in Islamorada, and in Marathon - another community in the Florida Keys, have increased at a much more rapid rate than housing prices for Florida and the United States." A trend that has continued post Irma and has been dramatically exacerbated in recent years.

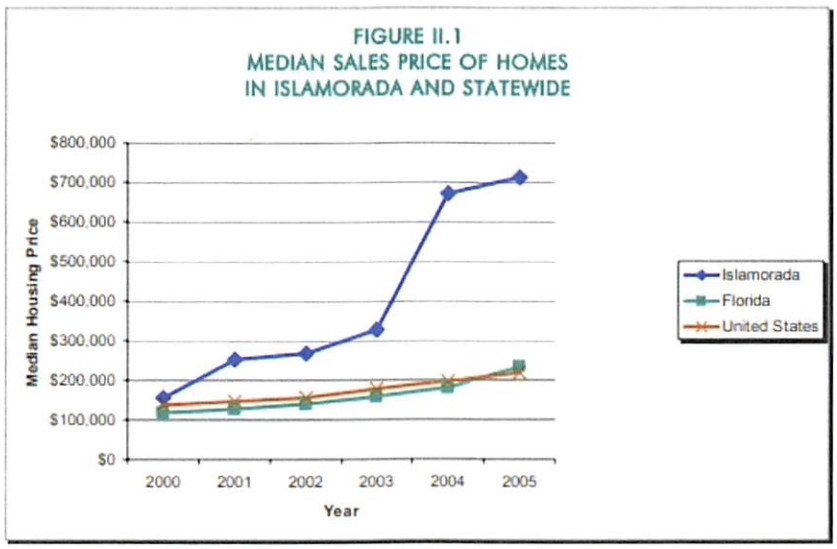
The increase in housing prices in Islamorada, in and of itself creates an affordable workforce housing problem in Islamorada and the Florida Keys in general. However, the problem is accentuated in Islamorada. This is because some of the larger employers in the Village, such as the leisure and hospitality industry, accommodation and food services, retail service businesses and construction industry typically hire more lower wage employees than other industries. A significant percentage of new employees in these businesses earn very modest wages, making it increasingly difficult for them to afford a house for sale in the local real estate market, or rent housing.[1] The table below illustrates this ever worsening issue in Islamorada *See* Pg. 2 Islamorada, Village of Islands Workforce Housing Support Study (Islamorada's housing prices increased at a rate of 35 percent per year, at an average rate of growth of 22%, while housing prices in Florida increased at 14.9 percent and 9.6 percent nationally, *see* below table).

[1] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007

TABLE I.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors
NOTE: Data for the State of Florida and the United States are for single family homes only.



Source: Monroe County Property Appraiser Database and Florida Association of Realtors

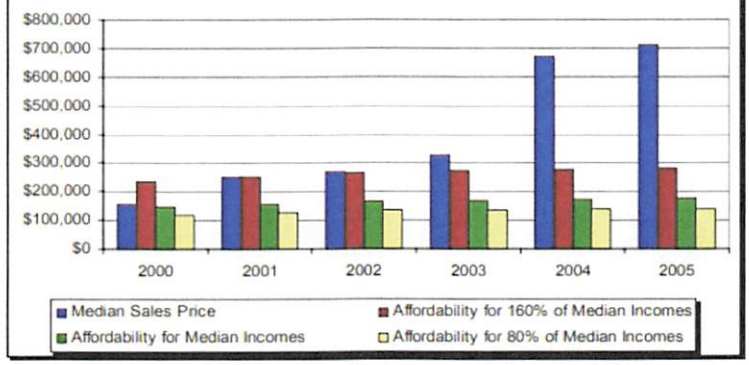
Unfortunately, the median income ranges have not historically increase at comparable rates, and this has increasingly caused a larger and larger gap between household incomes and median housing costs, which has resulted in housing becoming less and less affordable to workforce households in Islamorada. In fact, according to the WFH Study, "in 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757- approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571- approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500- approximately 1,219 percent of median income levels," (*See* below table).

TABLE I.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

A well-established national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.[2] Per Monroe County's housing Strategy, if more than 30% of a household's income is expended for housing, such household is considered "cost burdened." In Islamorada, since 2002, "median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.[3]"

FIGURE II.3
COMPARISON OF HOUSING AFFORDABILITY TO MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

The trends illustrated above have not changed in recent years, and based upon information contained in the US Census for the City of Islamorada, the median household income in the City is $82,500 while the median sales price homes was $832,954. The rental market is just as inflated, as illustrated by Town Charts Housing data[4], large numbers of workers in the city are paying above 50% of their income toward rental housing, *See* below:

[2] Islamorada, Village of Islands Workforce Housing Support Study, Clarion Associates, LLC, September 2007.
[3] Id. at 17.
[4] https://www.towncharts.com/Florida/Housing/Islamorada-FL-Housing-data.html
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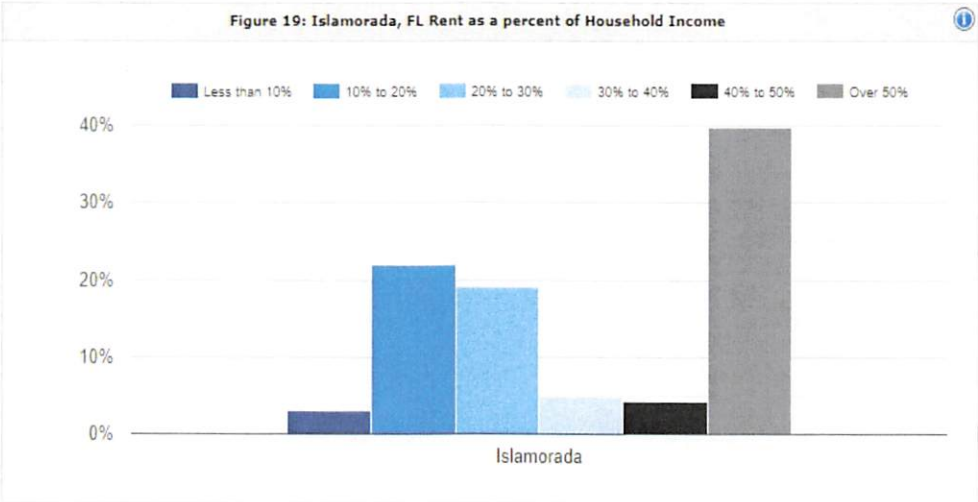

Islamorada has a small number of affordable housing units available, and that number was further diminished as a result of Hurricane Irma in 2017. The WFH Study provides "The report's conclusions include an existing deficiency of 356 units for the resident workforce, an existing deficiency of 794 units for non-resident workforce, and, by the year 2020, a projected total workforce housing need of 1,192 units."

In fact, the issue of affordable housing has become so dire in Islamorada that the Islamorada Village Council convened in December 2020 to discuss the possibility of utilizing accessory dwelling units as a solution to the issue. According to Councilman Mark Gregg the Village only has 18 affordable housing BPAS allocations available until 2023, and according to a village memorandum, if the Village uses the remaining allocations for all years through 2023, the Village will be short on meeting the immediate demand. However, On May 2, 2018, Governor Rick Scott issued a press release outlining an initiative to the Florida 21 Department of Economic Opportunity ("DEO") for a Keys Workforce Housing Initiative. The proposed initiative would allow 1,300 additional affordable housing allocations throughout the Florida Keys, for rental workforce housing (with a condition that the rental occupants evacuate in the early phase of a hurricane evacuation). Islamorada is eligible for 300 allocations from this initiative.

Although Islamorada is incorporated, it is important to note that the affordable housing crisis extends county-wide. In Monroe County the percentage of households with mortgages that exceed the HUD threshold for being considered cost-burdened due to the amount of the attendant mortgage payments. According to HUD, "cost-burdened" households pay more than 30% of income for rent or mortgage costs. This is also the standard used by the Florida Department of Economic Opportunity. In 2009, 12,927 Monroe County households (37%) paid more than 30% of income for housing. By comparison, 29% of households statewide are cost burdened. Over six thousand households in Monroe County (18%) must pay more than 50% of household income for housing.

Based on the foregoing, the LUD amendment, will assist the city in providing access to adequate affordable housing that is safe, decent, and structurally sound, and is a smart and practical way to provide affordable housing within the Village, allowing work force employees to reside in close proximity to their jobs. The City of Islamorada does not have many locations that are suitable

for multi-unit developments within the "Village Center." Creekside is located in Village Center on approximately 1.47 acres of land. It is currently utilized as a hotel/motel. The intent of the Applicant is to utilize the existing hotel/motel units and convert the development to deed restricted affordable housing dwelling units, something that is clearly a huge need for the City of Islamorada. In order to permit this site to be utilized as an affordable housing development, the Applicant is seeking this zoning change to permit the conversion of the existing hotel/motel into affordable housing units.

e. Basis for Amendment

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

Affordable housing is the largest issue facing Islamorada and Monroe County at the moment. A Majority of the zoning districts that fall within the mixed use FLUM category preclude the conversion of existing hot/motel units into deed restricted affordable housing units. The is an overwhelming demand for affordable housing units and converting existing hotel/motel units within the city limits presents a valuable opportunity for developers to provide affordable housing. The availability of the zoning category is not relevant to the question at hand, as the opportunity before the Village is related specifically to the parcel of land in question. There has been a dramatic change in the median hosing prices within Islamorada, which has made it increasingly difficult for the City to provide the much needed affordable housing options for the hospitality, working waterfront, industrial, and other commercial use employees in and around the City, and the Applicant is seeking to work with the City to provide residents with much needed affordable housing units.

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

The proposed Zoning district and the existing zoning district fall within the MU FLUM designation and the proposed amendment will not provide additional density or development potential. Attached deed restricted affordable housing is permitted in the proposed zoning district, making the conversion of an existing hotel/motel to affordable housing dwelling units compatible with the uses permitted in the NC zoning district.

3. Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan

N/A

4. New issues

The basis for the amendment is a change in projections (e.g., regarding public service needs) from those on which the text or boundary was based. This LUD amendment Application permits the

conversion of lawfully existing hotel/motel units to approximately fifty (50) deed restricted affordable housing units, which will provide the hospitality, working waterfront, industrial, and other commercial uses in Islamorada, and the surrounding areas with much needed affordable workforce housing which, under the current Code and absent the zoning amendment, the City and Applicant are unable to provide or construct.

5. Recognition of a need for additional detail or comprehensiveness

Pursuant to Objective 3-1.1 of the Islamorada Comprehensive Plan ("Comp. Plan"), Islamorada, Village of Islands shall develop programs and strategies to achieve adequate, affordable and safe housing to meet current and future residents needs by implementing the following policies:

Policy 3-1.1.3: Identify and Address Barriers to Affordable Housing Within the Land Development Regulations. Islamorada, Village of Islands shall maintain Land Development Regulations which identify and eliminate regulatory barriers to affordable housing, found in the current policy.

Prohibiting the conversion of structurally sound hotel/motel units into affordable housing units is a regulatory barrier to affordable housing. The Application is seeking to work with the Village in an attempt to reduce regulatory barriers and provide much needed affordable housing.

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

The proposed Zoning district and the existing zoning district fall within the MU FLUM designation and the proposed amendment will not provide additional density or development potential. The surrounding uses include residential and commercial uses. A multi-family affordable housing development is compatible with the surrounding uses.

IV. Conclusion

Applicant respectfully requests the specified Amendments be granted based on the changed conditions underlying the demonstrated and increasing need for workforce housing in Monroe County, particularly in proximity to the Islamorada employment centers, and the potential for construction of workforce housing to serve the needs of the community.

Very truly yours,

FOR Barton W. Smith

BWS/bg

Enclosures

{00254950 - v3 }

EXHIBIT A

Islamorada, Village of Islands

WORKFORCE HOUSING SUPPORT STUDY

September 2007

Submitted by:

CLARION ASSOCIATES, LLC
1526 East Franklin Street, Suite 102
Chapel Hill, NC 27514
(919) 967-9188
www.clarionassociates.com

In association with:

Dr. James C. Nicholas
RRC Associates

EXHIBIT A

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I. INTRODUCTION AND EXECUTIVE SUMMARY

A. INTRODUCTION

Real estate prices in Islamorada, Village of Islands, Florida (hereinafter "Village of Islamorada" or "Islamorada") have increased significantly in recent years, with housing prices in Islamorada rising since 2000 to the point that a household earning a moderate income today can no longer afford the large majority of housing that is available through the private market. Concern about this issue has grown to the point that business owners are concerned about the difficulties of recruiting and retaining employees because of the lack of local housing that is affordable for their workers.

In response to this problem, the Village of Islamorada initiated an effort to determine the need new residential and non-residential developments create for housing that is affordable to the Village's workforce as a basis for establishing a workforce housing mitigation program. As part of this effort, Islamorada is preparing this *Workforce Housing Support Study*. It provides background and technical documentation for the workforce housing need created by new development and remodels, develops a methodology for determining need, and provides statistical support for a workforce housing mitigation program. Initially it identifies the workforce housing problem in Islamorada. It then provides the technical documentation and analysis needed to establish whether new development (both residential and non-residential) creates a need for workforce housing. This is done by evaluating the linkage between (1) employment generated by the construction and then maintenance and operations (post-construction) of new residential units and (2) the employment generated by the construction and then employment that occurs at non-residential development (post-construction activities). Because the analysis demonstrates there is a need created by both residential and non-residential development for workforce housing, the Study also identifies the need both in workforce housing units (or a fraction thereof) that could be built to address the need, and funding shortages (workforce housing assistance) that could be addressed to meet the need.

After this Introduction, there is an Executive Summary that summarizes the findings of the Support Study.

The second section in this Support Study describes the housing affordability problem in Islamorada (See Section II. Problem Description). It shows that while employment in the Village has grown over the past decade, wages have tended to stagnate and housing offerings at prices that the large majority of the local employment base can afford have declined.

The third section (Section III: The Need for Workforce Housing Created by New Development) discusses the relationship between new residential and nonresidential development and the demand this new development creates for workforce housing. It outlines the methodology and calculations that determine the need created for workforce housing by new development (both residential and nonresidential). As is highlighted above, because the analysis demonstrates there is a need created by both residential and non-residential development for

EXHIBIT A

workforce housing, the Study identifies the need created both in terms of workforce housing units (or a fraction thereof) that could be built to address the need, as well as the subsidy (workforce housing assistance) that could be paid to address the problem.

B. Executive Summary

A summary of the findings and conclusions of the *Workforce Housing Support Study* are outlined below.

1. Problem Description

Islamorada, like many communities in south Florida, has experienced a dramatic increase in housing sales prices over the last five years. Analysis of housing sales data show that sales prices in Islamorada, and in Marathon – another community in the Florida Keys, have increased at a much more rapid rate than housing prices for Florida and the United States between 2000-2005. Islamorada's housing prices increased at a rate of 35 percent per year, over the period, while housing prices in Florida increased at 14.9 percent and 9.6 percent nationally. See Table I.1: *Prices of Existing Home Sales, Islamorada and Comparative Areas, 2000-2005.*

TABLE I.1:
PRICES OF EXISTING HOME SALES
ISLAMORADA AND COMPARATIVE AREAS
2000 TO 2005 (in thousands)

Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
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2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.

a) Median Housing Prices and Median Household Incomes

During this same period, the gap between median household incomes and median housing costs has increased to the point that housing is not affordable to workforce households in Islamorada earning the area median income and beyond.[1] A good way to evaluate this gap in affordability is to compare median priced housing sales prices to 300

[1] Because median income data is not available for the Village of Islamorada, this analysis uses Monroe County median income data as calculated by the U.S. Department of Housing and Urban Development.

EXHIBIT A

percent of median household income.[2] Table I.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada, 2000-2005,* outlines the affordability gap over the last five years. In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels.

TABLE I.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

Over the past five years, the market not only priced out employees earning median incomes, but also priced out workers with much higher incomes. This housing affordability comparison (300%) can also be used to evaluate the affordability of housing prices to households earning higher than the area median income (160 percent of area median income) or lower than the area median income (80 percent of area median income). Figure I.1: *Comparison of Housing Affordability to Median Sales Prices in Islamorada*, illustrates that even households earning 160 percent of the area median income can not afford median priced housing in Islamorada, much less those earning 80 percent of area median income.

[2] A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the family could afford a median priced home; more specifically, affordability of owner-occupied housing is normally defined as 300 percent of median household income.

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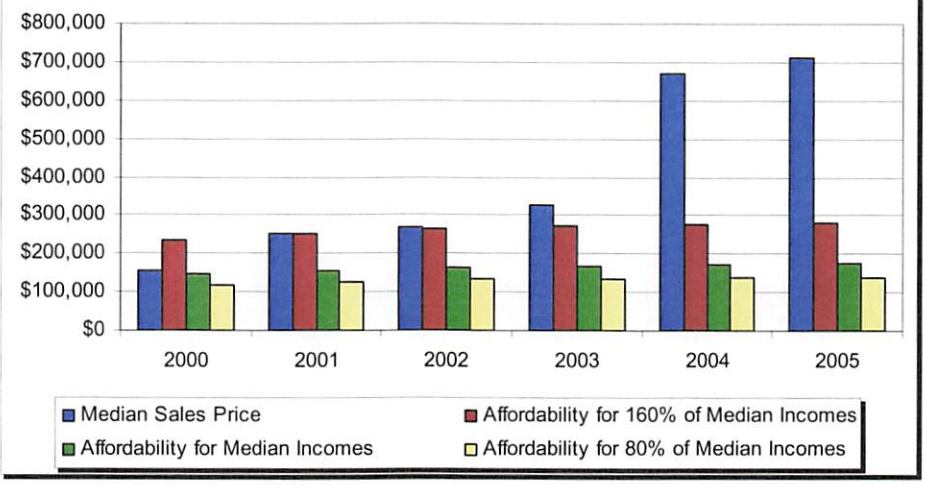
FIGURE I.1
COMPARISON OF HOUSING AFFORDABILITY TO MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

b) Housing Prices are Far Outpacing Increases in Wages/Income

Housing affordability, however, is a relative concept. When inquiring about affordability, it is necessary to ask the question "affordable with respect to what?" Some suggest that attempting to measure housing prices with some type of median or similar measure can be misleading. They suggest that the relevant question is whether housing is available in the market place within the price ranges that local employees can reasonably afford.

The income and housing cost data from the Monroe County Property Appraiser on the sales price of all residential units sold in Islamorada between January 1, 2000 and December 31, 2005, establish a base for comparison. The total sales are divided into those residential units sold below $400,000 and those that sold for $400,000 or higher. In 2000, 79.2 percent of all existing home sales in Islamorada were below $400,000. The average price for all units that year was $286,872. In 2003, 53.4 percent of residential sales were below $400,000. By 2005 prices had increased dramatically and only 15.4 percent of sales were under $400,000. Mobile homes and condominiums are increasing their roles as being the provider of lower price housing – to the extent that $400,000 can be considered to be low price for a single-family home.

The dynamics of home prices in Islamorada are clearly seen in Figure I.2: *Existing Home Sales Prices Above and Below $400,000, Islamorada, 2000-2005*. Average prices are sharply increasing while the supply of

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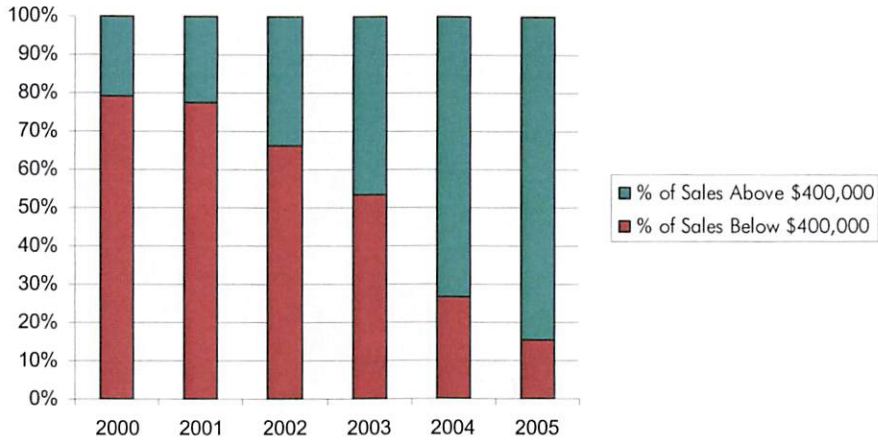
dwellings at the lower end is greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE I.2:
EXISTING HOME SALES PRICES ABOVE AND BELOW $400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

2. The Need for Workforce Housing Created by New Development

The need to provide housing that is affordable to the Village of Islamorada's workforce is generated by new development that demands labor (employees). Because both residential and non-residential development create demand for labor (employees), both are evaluated to determine the workforce housing need created by each type of development.

a) Residential Development

Residential development in Islamorada has two employment needs: (1) the construction of the residence, and (2) the operation and maintenance of the residence, post-construction.

i) Demand for Workforce Housing Units for Construction Employees

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the

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demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past four years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[3] Table I.3: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County, 2002-2005,* summarizes this analysis. These data illustrate that, on average, one construction employee directly involved in construction builds 859 square feet of space in a year. Put another way, it takes an estimated 1.2 employee-years to construct 1,000 square feet of floor area.[4]

TABLE I.3
RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION (square feet) AND CONSTRUCTION EMPLOYMENT, MONROE COUNTY, 2002-2005

Residential Construction	4,242,870 FT^2
Non-Residential Construction	995,296 FT^2
Total Construction	5,238,166 FT^2
Employee Years	6,098
FT^2 per Construction Employee	859 FT^2

SOURCE: Florida Agency for Workforce Innovation, Labor Market Statistics, ES-202 data for Monroe County, 2002 through 2005 and Monroe County Property Appraiser, tax rolls 2002 through 2005.

Table 1.4: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size residential units and the number of workforce housing units needed for these employees, based on the fact that one construction employee builds 859 square feet of space annually. The table shows the number of employee years it takes to construct a building of a certain (see the column in Table I.5 labeled "Employee Years to Construct Units") the number of

[3] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection of a building.

[4] This construction analysis aggregates residential and non-residential construction because the average wages and average number of employees needed to construct 1,000 square feet of a structure for both residential and non-residential development is not significantly different.

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employees needed over the course of a 40-year construction career to construct a certain size unit (see the column labeled "Employees Needed (Over Career of Employee"), and the number of housing units needed for those employees (see the column labeled "Housing Units Needed for Employees").

Table I.4:
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

ii) Demand for Workforce Housing Units for Operation and Maintenance Employees

Operations and maintenance services provided to residential dwelling units also create a demand for labor (employees). To assess the affect of this labor demand on the need for workforce housing, the Village of Islamorada contracted RRC Associates, Inc. to conduct a survey of homeowners in Islamorada in the spring of 2006, the results of which are summarized in a report titled *Village of Islamorada Residential Job Generation Study* (July 2006) (hereinafter referred to as *"Residential Job Study"*). One of the primary objectives of the *Residential Job Study* was to acquire data on the employment associated with the operations and maintenance of residential units in Islamorada. The *Residential Job Study* asked homeowners questions about the use, both directly and indirectly, of five primary categories of employees that are hired to assist in the operation and maintenance of residential units. They include:

- Direct hires by home owners;
- Hires by property management firms retained by home owners to operate and maintain residential properties;
- Hires by homeowners associations responsible for operating and maintaining residential properties;

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- On-sight caretakers; and
- Other local service firms.

The operations and maintenance services asked about include exterior maintenance and upkeep (i.e., gardeners, mowers, and other exterior maintenance), housekeepers, kitchen help, child care/nannies, caretakers, butlers, personal trainers, and administrative assistants for the residential unit. The survey also gathered extensive data about selected operational characteristics of residential homes, firms that households contract with to finance and insure homes, as well as the use patterns and demographics of homeowners.

The results of this survey were analyzed using regression analysis to determine the relationships between the number of operations and maintenance employees used by households in Islamorada. The hypotheses tested are whether there is a relationship between the size of a residential unit and the number of operation and maintenance employees that service the unit. The analyses also tested whether there is a difference in this relationship between house size and operation and maintenance employees serving the unit, and whether the unit is occupied by a permanent resident or otherwise used as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other.

The survey results indicate that there are different employment relationships between dwellings occupied by full-time residents and those occupied for all other purposes. The results also indicate there are different employment relationships between units based on the size of the unit. The formula that explains the best indicator for the number of FEEs (full-time "employee equivalents") that provide operation and maintenance services to a unit is a linear formula, as shown below:

Employees = -0.01330 + (-0.03846 * Full-time) + (0.00006466 * Area)

The result of applying this formula to units used as full-time resident units of varying sizes or all other units of varying sizes in Islamorada is shown below in Table I.5: *Operations and Maintenance Employment by Home Size and Residency of Unit, Islamorada*. To determine the needed number of residential units these operations and maintenance employees require, the employee equivalent is divided by the average number of employees per dwelling unit that exist today in Monroe County (1.586[5]) to estimate the fraction of a dwelling unit needed to

[5] See Appendix B: *Employees Per Household, Monroe County*.

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house the employees engaged in the operation and maintenance of homes of different sizes.

Table I.5:
OPERATIONS AND MAINTENANCE EMPLOYMENT
BY HOME SIZE AND RESIDENCY OF UNIT, ISLAMORADA

Unit Size	Full-Time Resident Units		All Other Units	
	Employees for Full-Time Resident Units	No. of Units Needed for Employees of Full-Time Resident Units	Employees for All Other Units	No. of Units Needed for Employees of All Other Units
500	0.000	0.000	0.019	0.012
750	0.000	0.000	0.035	0.022
1,000	0.013	0.008	0.051	0.032
1,500	0.045	0.029	0.084	0.053
2,000	0.078	0.049	0.116	0.073
2,500	0.110	0.069	0.148	0.094
3,000	0.142	0.090	0.181	0.114
3,500	0.175	0.110	0.213	0.134
4,000	0.207	0.130	0.245	0.155
4,500	0.239	0.151	0.278	0.175
5,000	0.272	0.171	0.310	0.196

iii) Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step that needs to be taken -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue.[6] These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community, and are based upon local prices to construct workforce units in Islamorada.

Using the household incomes earned by construction and operations and maintenance employees, the subsidy needed to afford a workforce housing unit within the appropriate workforce housing

[6] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

EXHIBIT A

category was determined by subtracting the amount of housing that is affordable to the household from the price of the appropriate workforce housing unit. The housing assistance needed per unit size for units occupied by full-time residents and all other units are outlined below in Table I.6: *Workforce Housing Need Created by Residential Development, Units Occupied by Full-Time Residents* and in Table I.7: *Workforce Housing Need Created by Residential Development, All Other Units.*

Table I.6:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL DEVEVELOPMENT , UNITS OCCUPIED BY FULL-TIME RESIDENTS, ISLAMORADA

Unit Size	Construction Employees		Operations & Maintenance Employees of Full-Time Resident Units		Total Housing Assistance Needed per Unit Size
	Housing Units Needed for Employees	Housing Assistance Needed per Unit	Housing Units Needed for Employees	Housing Assistance Needed per Unit	
500	0.009	$405	0.000	$0	$405
750	0.014	$607	0.000	$0	$607
1,000	0.019	$809	0.008	$154	$963
1,500	0.028	$1,214	0.029	$539	$1,752
2,000	0.038	$1,618	0.049	$924	$2,542
2,500	0.047	$2,023	0.069	$1,309	$3,332
3,000	0.057	$2,427	0.090	$1,694	$4,121
3,500	0.066	$2,832	0.110	$2,079	$4,911
4,000	0.076	$3,236	0.130	$2,464	$5,700
4,500	0.085	$3,641	0.151	$2,849	$6,490
5,000	0.095	$4,045	0.171	$3,234	$7,279

Table I.7:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL DEVEVELOPMENT, ALL OTHER UNITS, ISLAMORADA

Unit Size	Construction Employees		Operations & Maintenance Employees of All Other Units		Total Housing Assistance Needed per Unit Size
	Housing Units Needed for Employees	Housing Assistance Needed per Unit	Housing Units Needed for Employees	Housing Assistance Needed per Unit	
500	0.009	$405	0.012	$227	$631
750	0.014	$607	0.022	$419	$1,026
1,000	0.019	$809	0.032	$612	$1,421
1,500	0.028	$1,214	0.053	$997	$2,210
2,000	0.038	$1,618	0.073	$1,382	$3,000
2,500	0.047	$2,023	0.094	$1,767	$3,790
3,000	0.057	$2,427	0.114	$2,152	$4,579
3,500	0.066	$2,832	0.134	$2,537	$5,369
4,000	0.076	$3,236	0.155	$2,922	$6,158
4,500	0.085	$3,641	0.175	$3,307	$6,948
5,000	0.095	$4,045	0.196	$3,692	$7,738

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b) Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways: (1) demand for workers to construct the building, and (2) demand for employees that will work at the new non-residential development. Construction employees construct the nonresidential buildings. All different types of employees work at the structure after the building is complete, depending on the type of business/land use. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities result in a need for affordable workforce housing.

i) Construction Impacts

As discussed previously, the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The need for workforce housing created by construction employees for non-residential development was determined to be the same as residential development.

Table I.8: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size non-residential buildings. Specifically, the table displays the number of employee years it takes to construct a building of a certain size, the number of employees needed over the course of a 40-year construction career to construct a certain size unit, and the number of housing units needed for these employees.

Table I.8:
CONSTRUCTION EMPLOYMENT AND NEED FOR WORKFORCE HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

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ii) Post-Construction Impacts

The employment impacts on non-residential development, once the building is constructed, comes from the employees that work at the businesses/land uses that use the buildings. In determining the need for workforce housing created by non-residential development, the analysis includes 4 steps:

Step 1. Using Department of Revenue Codes for Industries, all non-residential development was categorized into seven land use categories (retail, office, industrial, tourist/recreational, institutional, governmental, and other).

Step 2. The employment and average household earnings in Monroe County for each industry were assigned to the seven land use categories to determine employment and household earnings by land use category.

Step 3. The amount of building space (in square feet) provided, on average, per employee, was determined for each land use category.

Step 4. The demand for affordable workforce housing units created by a specific amount (1,000 square feet) of net floor area of development was determined, by land use category.

The need created for workforce housing for post-construction employees is outlined in Table I.9: *Non-Residential Post-Construction Workforce Housing Needed per 1,000 Square Feet.* Here tourist is subdivided into new tourist development and expansion or redevelopment of existing tourist accommodations.

TABLE I.9:
NON-RESIDENTIAL POST-CONSTRUCTION
WORKFORCE HOUSING NEED, PER 1,000 SQUARE FEET

Land Use	Household Earnings	Employees / 1,000 Square Ft	Housing Units Needed for Employees/ 1,000 Square Ft
Governmental	$73,518	0.953	0.601
Industrial	$65,872	1.327	0.837
Institutional	$64,258	1.301	0.821
Office	$67,956	1.778	1.121
Retail	$45,664	1.460	0.921
Tourist			
Accommodation Expansion	$39,819	0.981	0.619
New Development	$39,819	1.509	0.952

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iii) Assistance to Address Workforce Housing Need

As mentioned previously, to fully explore the need for workforce housing created by non-residential development, there is one final step -- determining the amount of assistance (housing subsidy) that is needed to make housing in the community affordable for the workforce employees that build and service non-residential development. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Using the household incomes earned by non-residential construction and post-construction employees, the subsidy needed to afford a workforce housing unit, based upon the appropriate Workforce Housing Category, was determined by subtracting the amount of housing that is affordable to the household based on income from the price of the appropriate workforce housing unit. The housing assistance needed per non-residential land use type (per 1,000 square feet) is outlined below in Table I.10: *Need for Workforce Housing Created by Non-Residential Development.*

Table I.10:
NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT

Non-Residential Land Use Type	Construction Employees		Post-Construction Employees		Total Need Demanded by Construction and Post-Construction Employees	
	Housing Units Needed for Employees	Housing Assistance Needed	Housing Units Needed for Employees	Housing Assistance Needed	Total Housing Units Needed	Total Housing Assistance Needed
Per 1,000 Square Feet						
Governmental	0.019	$809	0.601	$16,669	0.620	$17,478
Industrial	0.019	$809	0.837	$45,046	0.856	$45,855
Institutional	0.019	$809	0.821	$48,685	0.840	$49,494
Office	0.019	$809	1.121	$52,370	1.140	$53,179
Retail	0.019	$809	0.921	$15,418	0.940	$16,227
Tourist						
Expansion	0.019	$809	0.619	$22,694	0.638	$23,503
New Development	0.019	$809	0.952	$34,917	0.971	$35,726

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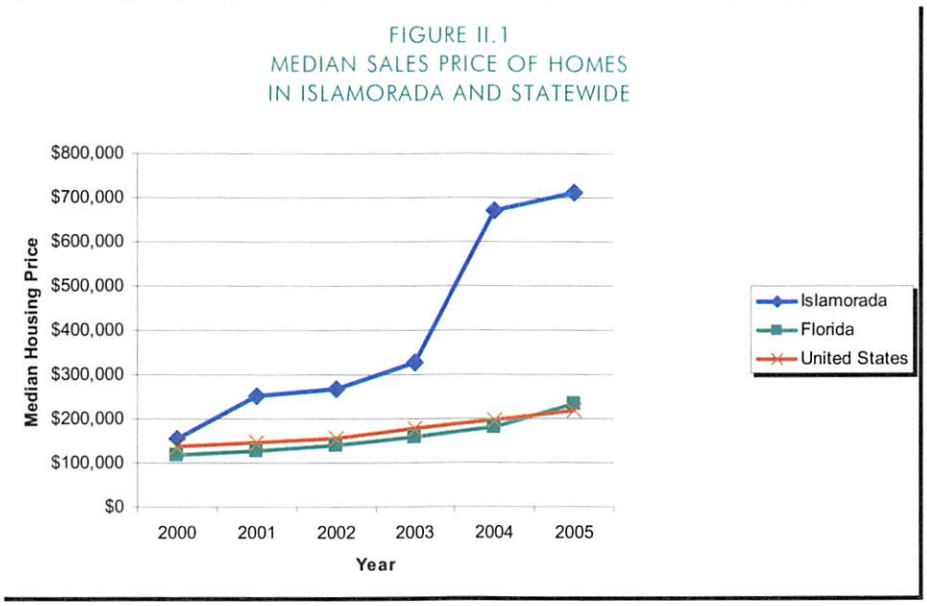
II. PROBLEM DESCRIPTION

Like many communities in south Florida, the price of housing in Islamorada over the past five years increased dramatically, while incomes and wages remained relatively static. Figure II.1: *Median Sales Price of Existing Homes in Islamorada, Florida and Nationally,* illustrates the trend of median housing sales prices in Islamorada in comparison to all of Florida and the United States. Since 2000, Islamorada's housing prices have been increasing at a faster rate than state and national median sales prices. This is a trend that is expected to continue.

FIGURE II.1
MEDIAN SALES PRICE OF HOMES
IN ISLAMORADA AND STATEWIDE



Source: Monroe County Property Appraiser Database and Florida Association of Realtors

Homes in Florida are expensive, but homes in the Keys and in Islamorada are even more expensive. Table II.1: *Prices of Existing Home Sales, Village of Islamorada and Comparative Areas, 2000-2005,* shows data on sales of existing homes in Islamorada in comparison to the City of Marathon, Florida, and the United States. The average prices in Islamorada grew at about 22% per year, and the median prices grew at 35%. This is much faster than the median price increases in Marathon (22%), Florida (9.6%), and the nation (14.9%).

The data shows that in 2000, the median sales price of a home in Islamorada was $156,800, and by 2005 the median sales price increased by over $555,000 to $712,500. The rate of housing price growth in the Keys has been increasing at a much greater rate than those of the state and substantially higher than for the national rate of growth.

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TABLE II.1: PRICES OF EXISTING HOME SALES ISLAMORADA AND COMPARATIVE AREAS 2000 TO 2005 (in thousands)						
Year	Islamorada		Marathon		Florida	US
	Average	Median	Average	Median	Median	Median
2000	$286.9	$156.8	$209.7	$190.2	$117.6	$139.0
2001	$310.5	$251.9	$224.5	$183.9	$127.7	$147.8
2002	$361.8	$268.2	$260.5	$247.5	$141.7	$156.2
2003	$484.3	$328.6	$333.7	$282.9	$158.4	$178.8
2004	$743.6	$671.4	$450.4	$363.2	$181.9	$195.4
2005	$776.2	$712.5	$576.4	$529.2	$235.1	$219.6
Rate of Growth	22.0%	35.4%	22.4%	22.7%	14.9%	9.6%

SOURCES: Monroe County Property Appraiser, Florida Board of Realtors and National Association of Realtors.
NOTE: Data for the State of Florida and the United States are for single family homes only.

A. Median Housing Prices and Median Household Incomes

Normally, housing affordability is evaluated by comparing the price of housing for a local real estate market to prevailing wage and salary incomes. A national benchmark for evaluating affordability is whether median household incomes in a community are at the level where the household could afford a median priced home. Typically, affordability of owner-occupied housing is defined as 300 percent of median household income.

As Table II.2: *Monroe County Median Household Income and Median Single Family Housing Prices in Islamorada*, 2000-2005, demonstrates, over the past five years the gap between median household incomes and median housing costs resulted in median priced housing that is not affordable to households earning the area median income and beyond.[7] In 2000, the median income in Monroe County was $49,300 and the median price of a home in Islamorada was $156,757 – approximately 318 percent of median income levels. By 2003, the median income for a household in Monroe County was $56,500 and the median price of a home in Islamorada was $328,571 – approximately 582 percent of median income levels. In 2005, the median income for a Monroe County household was $58,450 and the median price of a home in Islamorada was $712,500 – approximately 1,219 percent of median income levels. Over the past few five years, the market has priced out all wage earners, except for those at the very highest income levels. See Figure II.2: *Comparison of Median Sales Prices and 300% of Median Household Incomes, 2000-2005*.

[7] Because median income data is not available for the Village of Islamorada, this analysis uses Monroe County median income data as calculated by the U.S. Department of Housing and Urban Development.

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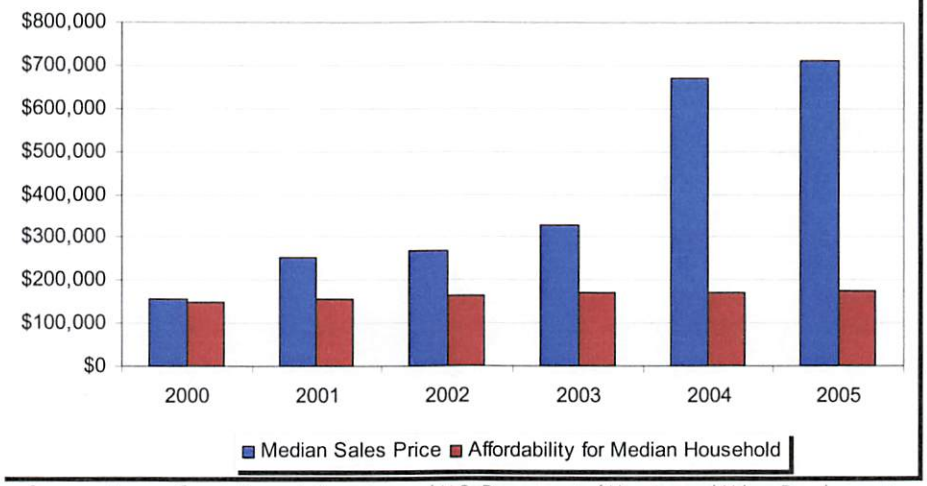
TABLE II.2:
MONROE COUNTY MEDIAN HOUSEHOLD INCOME AND MEDIAN SINGLE FAMILY HOUSING PRICES IN ISLAMORADA, 2000-2005

Year	Median Price of Homes	Median Price of Homes as % of Median Income	Median Household Income for Monroe County
2000	$156,757	318%	$49,300
2001	$251,887	483%	$52,100
2002	$268,182	487%	$55,100
2003	$328,571	582%	$56,500
2004	$671,429	1,174%	$57,200
2005	$712,500	1,219%	$58,450

Source: Monroe County Property Appraiser and Florida Housing Finance Corporation.

FIGURE II.2
COMPARISON OF MEDIAN SALES PRICES AND 300% OF MEDIAN HOUSEHOLD INCOMES, 2000-2005



Source: Monroe County Property Appraiser and U.S. Department of Housing and Urban Development.

Figure II.3: *Comparison of Housing Affordability to Median Sales Prices in Islamorada, 2000-2005*, illustrates the comparison of median sales prices in the Village of Islamorada with housing prices that are affordable to Monroe County median income households, as well as households with incomes at 160 percent and 80 percent of median household incomes.[8] In 2000 and in following years, the median sales prices exceeded the price that was affordable to the median income household and households earning 80 per

[8] Typically, affordability of owner-occupied housing is defined as 300 percent of median household income. Using this 300 per cent affordability rule of thumb, the housing affordability for households earning area median income, 160 per cent of area median income, and those earning 80 per cent of area median incomes were calculated by multiplying these incomes by three (3) to result in the cost of housing that is affordable for that income. For example, the area median income in 2005 is $58,450. Multiplying this income by three (3), this rule of thumb estimates that the median income household will be able to afford a home that costs $175,350.

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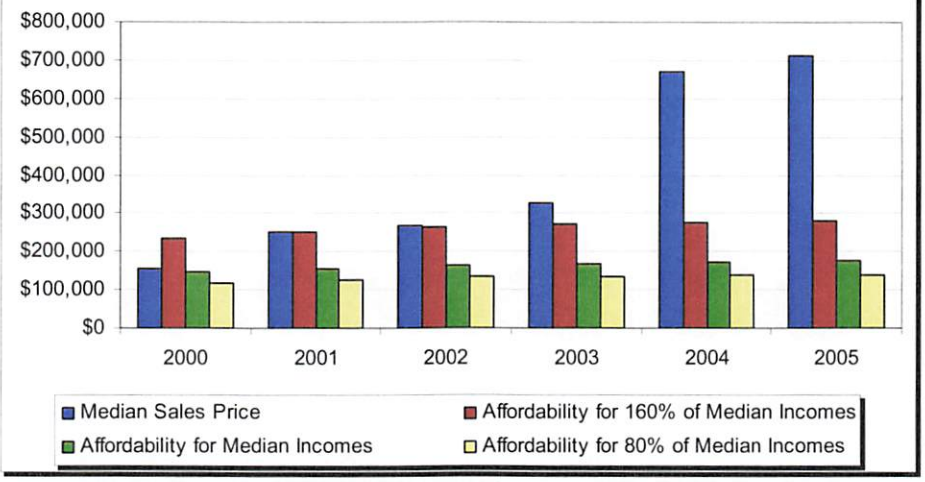
cent of median income. In 2005, the sales price exceeded the housing price affordable to a median household income by more than $537,150. What this means is that the median priced unit in 2005 is affordable to a household earning $237,500 - $179,050 more than the area median income.

Moreover, since 2002, median priced homes have exceeded the price that was affordable to the households earning 160 percent of the area median income. In 2005, the median priced home cost $431,940 more than a household earning 160 per cent of the area median income could afford. The housing affordability problem is affecting not only households earning the area median income, but also those earning well above the median income.

FIGURE II.3
COMPARISON OF HOUSING AFFORDABILITY TO MEDIAN SALES PRICE IN ISLAMORADA, 2000-2005



Source: U.S. Department of Housing and Urban Development and the Monroe County Property Appraiser.

B. Housing Prices are Far Outpacing Increases in Wages/Income

Housing affordability, however, is a relative concept. When inquiring about affordability, it is necessary to ask the question "affordable with respect to what?" Some suggest that attempting to measure housing prices with some type of median or similar measure can be misleading. They suggest that the relevant question is whether housing is available in the market place within the price ranges that local employees can reasonably afford.

Review of Monroe County employment and wage data in 2005 and data trended to 2006, indicate that housing in the Village of Islamorada is no longer available at prices that much of the local work force can reasonably afford. The data show that even with employment and wage growth,

Islamorada's workforce is finding it very difficult to find housing in the marketplace they can afford. The data also indicate that a portion of the employment growth is occurring in sectors of the economy that increase the housing affordability problem because of the low wages earned by the new employees.

1. Employment and Wages

Table II.3: *Employment and Earnings in Monroe County, 2005-2006*, presents the 2005 and 2006 earnings of economically active households in Monroe County. The 2005 Monroe data are projected forward to December 2006 to show an estimate of current wages (2006). These wages are compared to wages earned for each industry statewide. The last column illustrates the percentage comparisons of estimated 2006 Monroe County earnings to statewide employee earnings. Generally Monroe County employee earnings are less than for the state. There are some notable exceptions to this trend: fishing, business and professional services, and leisure and hospitality (the tourist industry) are well above statewide average earnings. Retail trade, other services, and public administration are also above state averages. The two largest sectors, tourism and retail, have wages and earnings higher than average, while other categories tend to be less than average.

Table II.3 also shows that while some of the industries in Monroe County with the highest number of employees earn wages that are higher than the state average, they are still earning low wages, especially when compared to housing prices. In 2005, leisure and hospitality employees earned $23,788 annually, on average; accommodation and food service employees earned $23,297 annually, on average; and trade, transportation and utilities employees earned $31,256 annually, on average. These wages are low in comparison to the median income for Monroe County ($58,450 for 2005). This pattern of a large proportion of employees earning low average salaries further exacerbates the problem of housing affordability, especially in a market where housing prices continue to increase at a rapid rate and are very high to begin with.

TABLE II.3:
EMPLOYMENT AND EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Florida	'06 Monroe Cty Wages as % of Statewide Earnings
		2005	2006	2006	
Total, All Industries	35,895	$32,788	$34,214	$38,376	89.16%
Goods-Producing	2,613	$32,352	$33,759	$40,484	83.39%
Agriculture, Forestry, Fishing and Hunting	102	$33,145	$34,587	$24,004	144.09%
Construction	2,226	$32,391	$33,800	$39,994	84.51%
Manufacturing	285	$31,764	$33,146	$45,301	73.17%
Service-Providing	33,282	$32,823	$34,251	$38,033	90.05%

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TABLE II.3: EMPLOYMENT AND EARNINGS BY INDUSTRY MONROE COUNTY, 2005-2006					
Industry Title	Average Employment	Annual Wage		Florida	'06 Monroe Cty Wages as % of Statewide Earnings
		2005	2006	2006	
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$36,053	90.47%
Wholesale Trade	520	$45,167	$47,132	$55,030	85.65%
Retail Trade	5,553	$27,209	$28,393	$26,929	105.44%
Information	457	$47,952	$50,038	$55,045	90.90%
Financial Activities	2,364	$42,750	$44,610	$54,909	81.24%
Finance and Insurance	1,220	$50,038	$52,215	$61,889	84.37%
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$40,672	89.73%
Professional and Business Services	2,603	$43,410	$45,298	$40,927	110.68%
Education and Health Services	4,049	$37,743	$39,385	$39,672	99.28%
Leisure and Hospitality	11,539	$23,788	$24,823	$20,287	122.36%
Accommodation and Food Services	10,136	$23,297	$24,310	$17,661	137.65%
Other Services	1,472	$27,466	$28,661	$26,923	106.45%
Public Administration	3,132	$47,605	$49,676	$46,542	106.73%

SOURCE: Florida Labor Market Statistics, September 2006. NOTE: 2006 earnings were projected using a 2.9% increase over 2005, which was the 2004-2005 increase.

C. The Supply of Housing Affordable to the Workforce is Substantially Decreasing

The breadth of the housing affordability problem in the Village of Islamorada is further demonstrated by considering the income and housing cost data from the Monroe County Property Appraiser on the sales price of all residential units sold in Islamorada between January 1, 2000 and December 31, 2005. The residential sales are categorized into three types of residential units: single-family detached; condominiums; and mobile homes. There have been a total of 1,373 residential sales recorded by the Monroe County Property Appraiser in Islamorada over this six year period. Of these units sold, the large majority are single-family detached units (59.1%) and condominium units (39%). The balance is mobile home units. See Table II.4: *Types of Residential Units Sold, Islamorada, 2000-2005*.

TABLE II.4: TYPES OF RESIDENTIAL UNITS SOLD, ISLAMORADA, 2000-2005				
Year	Single-Family Detached	Condominiums	Mobile Homes	Total
2000	22	32	3	57
2001	75	63	2	140
2002	124	92	6	222
2003	183	83	5	271
2004	207	107	3	317
2005	200	159	7	366
TOTAL	811	536	26	1,373
Percent of Total	59.1%	39.0%	1.9%	100.0%

Source: Monroe County Property Appraiser Database

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Table II.5: *Existing Home Sales by Price Range, Village of Islamorada, 2000-2005,* provides information about the availability of housing units over the past six years being sold in the local housing market that the workforce in Islamorada can afford (see Appendix A for an even more detailed breakdown of housing sales prices). To establish a base for comparison, the total sales are divided into those residential units sold below $400,000 and those that sold for $400,000 or higher. In 2000, 79.2 percent of all existing home sales in Islamorada were below $400,000. The average price for all units that year was $286,872. In 2003, 53.4 percent of residential sales were below $400,000. By 2005 prices had increased dramatically and only 15.4 percent of sales were under $400,000. Mobile homes and condominiums are increasing their roles as being the provider of lower price housing – to the extent that $400,000 can be considered to be low price for a single-family home.

Probably of greatest relevance to median income members of the workforce, sales of homes under $200,000 went from 246 in 2000 to twelve (12) in 2005 (see Table II.5: *Existing Home Sales by Price Range, Village of Islamorada, 2000-2005).* Of those twelve (12) homes under $200,000, seven (7) were single family, none (0) of the homes were mobile homes and five (5) were condominiums.

TABLE II.5:
EXISTING HOME SALES BY PRICE RANGE
VILLAGE OF ISLAMORADA, 2000 - 2005

Sales Price	2000	2001	2002	2003	2004	2005
Under $50k	12	23	29	16	7	2
$50-100k	42	31	22	17	9	8
$100-150k	81	54	30	16	13	1
$150-200k	111	57	52	18	17	1
$200-250k	39	38	51	38	18	3
$250-300k	34	53	33	48	15	8
$300-350k	20	35	25	35	31	11
$350-400k	27	26	29	34	30	23
$400-450k	17	14	18	26	26	28
$450-500k	15	12	17	12	32	27
$500-550k	7	14	21	12	14	19
$550-600k	9	6	10	17	9	13
$600-650k	4	11	12	17	21	17
$650-700k	12	8	11	17	14	21
$700-750k	5	4	9	21	23	12
$750-800k	7	2	8	8	20	15
$800-850k	3	3	10	6	22	13
$850-900k	3	4	4	5	11	15
$900-950k	1	1	1	8	14	6
$950-1,000k	2	2	5	3	6	14
Over $1,000k	11	12	12	42	171	112
Average (1,000s)	$287k	$310k	$362k	$484k	$744k	$776k
Median (1,000s)	$157k	$252k	$268k	$329k	$671k	$713k
Total Sales	462	410	409	416	523	369

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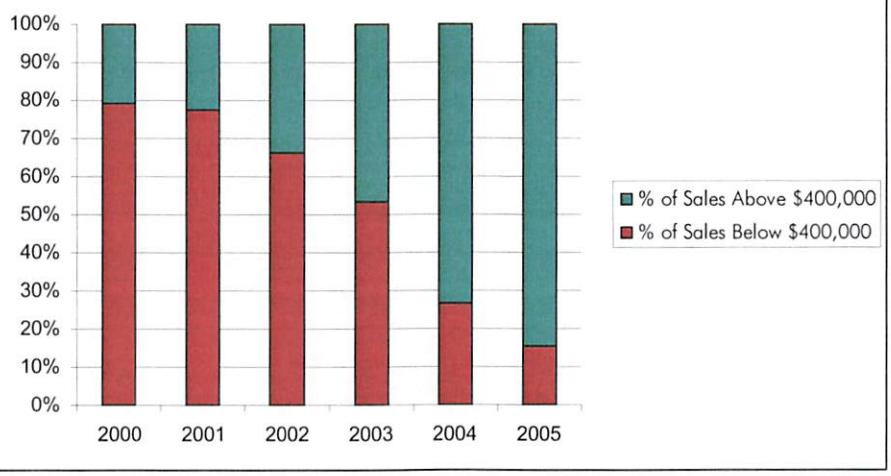
TABLE II.5: EXISTING HOME SALES BY PRICE RANGE VILLAGE OF ISLAMORADA, 2000 - 2005						
Sales Price	2000	2001	2002	2003	2004	2005
Below $400k	366	317	271	222	140	57
% Below $400k	79.20%	77.30%	66.30%	53.40%	26.80%	15.40%
% Above $400k	20.80%	22.70%	33.70%	46.60%	73.20%	84.60%
Single Family	54.60%	65.30%	67.50%	55.90%	53.60%	38.60%
Mobile Home	2.10%	1.00%	2.10%	3.20%	1.80%	8.80%
Condo	46.90%	36.80%	34.30%	48.90%	57.30%	94.10%

Source: Monroe County Property Appraiser Database

The dynamics of home prices in Islamorada are clearly seen in Figure II.4: *Existing Home Sales Prices Above and Below $400,000, Village of Islamorada, 2000-2005*. Average prices are sharply increasing while the supply of dwellings at the lower end are greatly diminished. The phenomenon is not just a matter of rapid increases in prices of high end units. Rather, it is a general increase in unit prices.

FIGURE II.4:
EXISTING HOME SALES PRICES ABOVE AND BELOW $400,000, ISLAMORADA, 2000-2005



Source: Monroe County Property Appraiser Database

Based on what the housing price, housing sales, and income data for Monroe County and Islamorada show, there is no doubt there is a housing affordability problem in Islamorada today.

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III. THE NEED FOR AFFORDABLE HOUSING CREATED BY NEW DEVELOPMENT

The need to provide housing that is affordable to Islamorada's workforce comes from all new development that demands labor (employees), including both residential and non-residential development. These employees earn different levels of wages that will require different types of workforce housing solutions.

A. BACKGROUND

The increase in housing prices in Islamorada, in and of itself creates an affordable workforce housing problem in Islamorada and the Florida Keys in general. However, the problem is accentuated in Islamorada. This is because some of the larger employers in the Village, such as the leisure and hospitality industry (i.e., tourism), accommodation and food services, retail service businesses and construction industry typically hire more lower wage employees than other industries. A significant percentage of new employees in these businesses earn very modest wages, making it increasingly difficult for them to afford a house for sale in the local real estate market, or rent housing.

For the purposes of evaluating where workforce housing demands originate, it is tempting to think that a community may be divided neatly into an economic sector and a residential sector. The economic sector provides the employment and incomes for the residents and the residential sector provides for the needs of the local employees and their families. In a place like Islamorada, however, this distinction between an economic sector and residential sector is misleading. Instead, it is more useful to conceive of an economy that is divided into two general sectors: the basic sector and the local sector.

The basic sector is that part of the economy that brings income into the Village and distributes that income as wages and salaries within the region – such as tourism, retail, and accommodation and food services. The local sector is that part of the economy that produces goods and services for sale to residents of the region. The basic sector is active while the local sector is reactive. The essential reason for using this model is that the economic health of the region is dependent upon the economic success of the basic sector.

Both residential and non-residential development in Islamorada is very much a part of the basic sector because of the strong tourist/second home component of Islamorada's economy, which helps fuel the tourism, retail, and accommodation and food services businesses. The incomes earned from this demand leads to spending in the local sector. As such, residential development shares many of the characteristics of other and more typical components of the economic base, including its demand for labor.

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Residential and non-residential development in Islamorada places a demand on labor (the workforce) in three ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development);
- The second is the operation and maintenance of the building (i.e., employees for residential development); and
- The third is the use of the structure as designed by the builders (i.e., employees for non-residential development).

All three activities generate employment in Islamorada, and because of the wage levels and existing housing prices, these activities consequently result in a need for affordable workforce housing. The demand for labor (employees) that both residential and non-residential developments create, and the demand these employees place on the need for workforce housing is outlined below.

B. Residential Development

As is discussed above, residential development in Islamorada has two employment needs:

- The first is for the construction of the residence (construction);
- The second is for the operation and maintenance of that residence, post-construction (post-construction).

As discussed below, both construction and post-construction activities generate employment in Islamorada, and many of these workers typically earn wages and salaries that put them in a position of economic stress in terms of their ability to purchase or rent housing.

1. Demand for Workforce Housing Units

a) Construction Impacts

The construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The wages of most of these workers are within a range such that they can not afford housing in Islamorada. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past four years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of

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local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[9] Table III.1: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County, 2002-2005,* summarize this analysis. These data illustrate that, on average, one construction employee directly involved in construction builds an average of 859 square feet of space in a year. Put another way, it takes an estimated 1.2 employee-years to construct 1,000 square feet of floor area.[10] Larger construction projects require more construction time (either more people working over the same period of time, or the same number of people working for a longer time) to complete.

TABLE III.1
RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION (square feet) AND CONSTRUCTION EMPLOYMENT, MONROE COUNTY, 2002-2005

Residential Construction	4,242,870 FT²
Non-Residential Construction	995,296 FT²
Total Construction	5,238,166 FT²
Employee Years	6,098
FT² per Construction Employee	859 FT²

SOURCE: Florida Agency for Workforce Innovation, Labor Market Statistics, ES-202 data for Monroe County, 2002 through 2005 and Monroe County Property Appraiser, tax rolls 2002 through 2005.

Annual variations in square feet of construction are due primarily to the differing time dimensions of the data series. Permitting must precede construction. It is very common for a residential unit or non-residential development to be permitted in one year and constructed, either in whole or in part, in another year. Because of this phenomenon, there is no reason to expect the amount of square feet constructed from year to year to be consistent. However, over the 4 year period, the problem of timing becomes irrelevant. Consequently, by estimating the amount of space a construction employee builds over a year based on 4 years of

[9] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection of a building.

[10] This construction analysis aggregates residential and non-residential construction because the average wages and average number of employees needed to construct 1,000 square feet of a structure for both residential and non-residential development is not significantly different.

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development activity, it is possible to derive a reasonable estimate of floor area built by the average construction worker.

Table III.2: *Construction Employment and Need for Housing in Islamorada,* sets out the number of employees needed to construct different size residential units based on the fact that one construction employee builds 859 square feet of space annually (See the column in Table III.2 labeled "Employee Years to Construct Units"). Specifically, the table displays the number of employee years it takes to construct a building of a certain size.

Construction employment is measured in employee years (employee years to construct units). Housing has no such time dimension. Employees will have a definable career and dwellings have an expected life. In estimating the demand construction employees place on a residential unit, it must be recognized that construction employees require housing only during the period of actual construction of the home (even though they live in the community over their career). This must be accounted for in the analysis. The average construction worker career is 40 years. To account for this circumstance, the calculation of construction employee years to construct the unit is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.2 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[11]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.2: *Construction Employment and Need for Housing in* Islamorada, this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

[11] See Appendix B: *Employees Per Household, Monroe County*.

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Table III.2:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

b) Operations & Maintenance Impacts

In the Spring of 2006, RRC Associates, Inc., conducted a survey of homeowners in the Village of Islamorada, the results of which are summarized in a report titled *Village of Islamorada Residential Job Generation Study* (July 2006) (hereinafter referred to as "*Residential Job Study*"). One of the primary objectives of the *Residential Job Study* was to acquire data on the employment associated with the operations and maintenance of residential units in the Village of Islamorada. The *Residential Job Study* asked homeowners questions about the use, both directly and indirectly, of five primary categories of employees that are hired to assist in the operation and maintenance of residential units. They include:

- Direct hires by home owners;
- Hires by property management firms retained by home owners to operate and maintain residential properties;
- Hires by homeowners associations responsible for operating and maintaining residential properties;
- On-sight caretakers; and
- Other local service firms.

The operations and maintenance services asked about include exterior maintenance and upkeep (i.e., gardeners, mowers, and other exterior maintenance), housekeepers, kitchen help, child care/nannies,

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caretakers, butlers, personal trainers, and administrative assistants for the residential unit. The survey also gathered extensive data about selected operational characteristics of residential homes, firms that households contract with to finance and insure homes, as well as the use patterns and demographics of homeowners, which is useful for other policy, planning and research purposes.

The survey was mailed to a sample of 3,000 homeowners in the Village of Islamorada. This includes the population of owners of units in excess of 2,000 square feet, as identified through the Monroe County Property Appraiser records (1,094 total households); a random sample[12] of 48 percent of owners of homes sized within the range of 500 to 2,000 square feet (1,051 total); and a random sample of 63 percent of condominium owners (853 total). Single-family homes below 500 square feet were not included given that many of these are boat pads and similar types of units. A total of 822 surveys were returned for a response rate of 27.5 percent. Of these 822 survey responses, 585 were responded to in full, whereas the remaining surveys lacked responses to some of the survey questions. In conducting analysis on the survey responses, only those surveys that have a response to the related questions in the analysis were used.

For each type of home service the owner uses (homeowners associations, property management companies, independent contractors, on-site caretakers and other directly hired employees), owners were asked to report how much they spend per year on each service and, if known, approximately how many hours employees spent serving their home each year. Annual spending amounts were converted into "full-time equivalents" (FTE) using a combination of wage data and assumptions regarding non-labor costs.[13] Wage data was based on annualized wage rates for Monroe County for specified industry sectors, as extrapolated from 2004 Quarterly Census of Employment and Wages (QCEW) data.[14] Specific assumptions for individual service providers are as follows:

- Homeowners associations (HOA): A conversion ratio of $117,390 in homeowners' dues per direct job was assumed. This is based on an assumption of a $27,475 average wage for HOA employees (Monroe County inflation adjusted 2004 QCEW data – NAICS code 813990) and an assumption that 23.4 percent of HOA costs

[12] The random sample was conducted using SPSS statistical software.

[13] FTE employees represent the number of workers that would typically be employed to complete the service based on existing employment patterns in the respective industries, which presumably includes a blended hybrid of full-time and part-time employees.

[14] The QCEW data is provided by the U.S. Census Bureau of Labor Statistics, and is available at http://data.bls.gov/PDQ/outside.jsp?survey=en

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are used for wages (based on the ratio of wages paid to revenue received for HOA's from the 2002 Economic Census for the state of Florida).

- Property management firms (PMF): A conversion ratio of $117,641 in property management fees per direct job was assumed. This is based on an assumption of a $30,560 average wage for residential property management employees (Monroe County inflation adjusted 2004 QCEW data – NAICS code 531311) and an assumption that 25.97 percent of property management costs are used for wages (based on the ratio of wages paid to revenue received for PMF's from the 2002 Economic Census for Monroe County).

- Other contracted services: A conversion ratio of $84,388 in contracted service fees per direct job was assumed for other contracted services. This is based on an assumption of a $32,320 average wage for buildings and dwellings services employees (Monroe County inflation adjusted 2004 QCEW data – NAICS codes 5616 & 5617) and an assumption that 38.3 percent of service costs are used for wages (based on the ratio of wages paid to revenue received for contract services from the 2002 Economic Census for the State of Florida).

- Direct employees and caretakers: A conversion ratio of $23,744 in employment costs per direct job was assumed. This is based on the average wage paid by these industries in the State of Florida as reported by the 2004 QCEW data (NAICS code 814110) and adjusted for inflation.

In addition to questions regarding home services employment, survey respondents that were not full-time residents of Islamorada were also asked to describe the tenancy of their Islamorada unit. Data about tenancy (how the unit is used or occupied) was broken into six (6) categories:

- Secondary residence: units owned by the respondent and used as a secondary residence by the owner;

- Vacation rental: units owned by the respondent and leased on a short-term basis, usually as a vacation or seasonal rental;

- Business/corporate rental: units owned by the respondent and leased on a short-term basis to business or corporate entities for retreats and conferences;

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- Long-term rental residences: units owned by the respondent and leased on a long-term basis;

- Other (for the respondent to specify): uses other than those listed above for which the unit is occupied; and

- Vacant: amount of time in which the residence is not occupied.

These survey responses were compiled, and then several hypotheses were tested through regression analysis. The hypotheses tested are whether there is a relationship between the size of a residential unit and the number of operation and maintenance employees that service the unit. The analyses also tested whether there is a difference in this relationship between house size and operation and maintenance employees serving the unit, and whether the unit is occupied by a permanent resident or otherwise used as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other. The hypothesis testing this relationship included 585 survey responses. See Table: III.3: *Number of Survey Responses Used in Analysis of Operations and Maintenance Employees*.

Table III.3:
NUMBER OF SURVEY CASES USED IN ANALYSIS OF OPERATIONS AND MAINTENANCE EMPLOYEES

Survey Cases	Number of Responses
All returned responses	822
Fully completed responses	585
Responses from full-time owner-occupied units	406
Responses from units otherwise occupied	416

The survey results indicate that there are different employment relationships between dwellings occupied by full-time residents and those occupied for all other purposes. The results also indicate there are different employment relationships between units based on the size of the unit. The relationship is expressed mathematically as follows:

Employees = -0.01330+ (-0.03846 * Full-time) + (0.00006466 * Area)

Where:

Employees = Operations and Maintenance Employees[15]

Full-Time = Residential Unit Occupied by Full-time Resident

Area = Gross Square Feet of Unit

[15] Measured by full-time equivalent employees (FTEs).

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This formula results from a multiple regression analysis with the number of full time equivalent employees being the dependent variable and the size of the home, in square feet, and the full-time occupancy of the home being the independent variables. Collectively, the independent variables show that the number of employees increase with the size of the dwelling and that the number of employees is greater if the unit is occupied as a secondary residence, vacation rental, business/corporate rental, long-term rental, or other.

The linear relationships identified above effectively describe post construction (operations and maintenance) employment as a function of residency status and size of units in Islamorada. The result of applying this formula to homes of varying sizes is shown below in Table III.4: *Operations and Maintenance Employment by Home Size and Residency of Unit, Islamorada*. To determine the needed number of residential units these operations and maintenance employees demand in Islamorada, the employee equivalent is divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[16]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential operation and maintenance of residential units occupied by full-time residents versus others (secondary residences, vacation rentals, business/corporate rentals, long-term rentals, or others).

Table III.4:
OPERATIONS AND MAINTENANCE EMPLOYMENT
BY HOME SIZE AND RESIDENCY OF UNIT, ISLAMORADA

Unit Size	Employees for Full-Time Resident Units	No. of Units Needed for Employees of Full-Time Resident Units	Employees for All Other Units	No. of Units Needed for Employees of All Other Units
500	0.000	0.000	0.019	0.012
750	0.000	0.000	0.035	0.022
1,000	0.013	0.008	0.051	0.032
1,500	0.045	0.029	0.084	0.053
2,000	0.078	0.049	0.116	0.073
2,500	0.110	0.069	0.148	0.094
3,000	0.142	0.090	0.181	0.114
3,500	0.175	0.110	0.213	0.134
4,000	0.207	0.130	0.245	0.155
4,500	0.239	0.151	0.278	0.175
5,000	0.272	0.171	0.310	0.196

c) Summary of Need for Affordable Housing Units

Tables III.5 and III.6 summarize the total workforce housing unit need created by new residential development, for both construction and operation/maintenance employees.

[16] See Appendix B: *Employees per Household, Monroe County*.

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Table III.5:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL UNITS OCCUPIED BY FULL-TIME RESIDENTS[17]

Unit Size (FT²)	Employees				Total Workforce Housing Units Needed (Construction and O&M Employees of Full-Time Resident Units)
	Construction		Operations & Maintenance for Full-Time Resident Units		
	Employees	Workforce Housing Units Needed for Construction Employees	Employees	Workforce Housing Units Needed for O&M Employees of Full-Time Resident Units	
500	0.015	0.009	0.000	0.000	0.009
750	0.023	0.014	0.000	0.000	0.014
1,000	0.030	0.019	0.013	0.008	0.027
1,500	0.045	0.028	0.045	0.029	0.057
2,000	0.060	0.038	0.078	0.049	0.087
2,500	0.075	0.047	0.110	0.069	0.117
3,000	0.090	0.057	0.142	0.090	0.147
3,500	0.105	0.066	0.175	0.110	0.176
4,000	0.120	0.076	0.207	0.130	0.206
4,500	0.135	0.085	0.239	0.151	0.236
5,000	0.150	0.095	0.272	0.171	0.266

[17] Note that the data shown in Table III.5: *Workforce Housing Need Created by Residential Units Occupied by Full-Time Residents*, are illustrative only. The precise formulae should be used for individual dwellings.

Table III.6: WORKFORCE HOUSING NEED CREATED BY ALL OTHER UNITS [18]					
Unit Size (FT^2)	Employees				Total Workforce Housing Units Needed (Construction and O&M Employees of All Other Units)
	Construction		Operations & Maintenance for All Other Units		
	Employees	Workforce Housing Units Needed for Construction Employees	Employees	Workforce Housing Units Needed for O&M Employees of All Other Units	
500	0.015	0.009	0.019	0.012	0.021
750	0.023	0.014	0.035	0.022	0.036
1,000	0.030	0.019	0.051	0.032	0.051
1,500	0.045	0.028	0.084	0.053	0.081
2,000	0.060	0.038	0.116	0.073	0.111
2,500	0.075	0.047	0.148	0.094	0.141
3,000	0.090	0.057	0.181	0.114	0.171
3,500	0.105	0.066	0.213	0.134	0.201
4,000	0.120	0.076	0.245	0.155	0.231
4,500	0.135	0.085	0.278	0.175	0.260
5,000	0.150	0.095	0.310	0.196	0.290

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[18] Note that the data shown in Table III.6: *Workforce Housing Need Created by All Other Units,* are illustrative only. The precise formulae should be used for individual dwellings.

2. Assistance to Address Workforce Housing Need

In fully exploring the need for workforce housing created by residential development, there is one final step. It involves determining the amount of assistance (workforce housing subsidy) that is needed to make housing in the community affordable for the construction and operations/maintenance employee households that build and service residential units.

As is discussed in Section II: *Problem Description,* housing in Islamorada has become unaffordable to not only low-wage earning households, but also to households earning the median household income and much higher. Consequently, the income range of households that need workforce housing assistance in Islamorada is fairly broad. To adequately address the different types of households that need workforce housing assistance, three Workforce Housing Categories are developed in this Study. The intent of the categories is to recognize that households of varying income levels live in units of varying size and price. For example, it is logical that a household earning $60,000 lives in a different and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.[19]

The three Workforce Housing Categories were developed using local cost and square footage data on existing affordable units built in Islamorada and the Florida Keys, other communities in Florida, and other resort communities across the nation. These three Workforce Housing Categories identify the size of an appropriate workforce housing unit for each income category, the type of construction, and the cost per square foot to construct the unit based upon local construction costs. Table III.7: *Workforce Housing Categories, Islamorada,* shows the size, type, cost to construct these units, and household and employee income levels that are needed if these prototypical units are to be considered affordable. (See Appendix D: *Shortage (Housing Assistance) Calculations,* for more detail on the incomes that can afford the workforce units in each of these categories.)

[19] The Workforce Housing Categories are not linked in any way to income or occupancy eligibility requirements related to the application for affordable housing units in Islamorada. These categories are intended for use as a tool to determine workforce housing mitigation both in terms of units and housing assistance, and do not serve as eligibility requirements.

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TABLE III.7: WORKFORCE HOUSING CATEGORIES, ISLAMORADA[20]			
	Category 1	Category 2	Category 3
Area (FT^2)	500	700	900
Construction Type	Modular	Modular	Modular
Number of Bedrooms	1	2	3
Housing Unit Type	Multi-Family Attached	Multi-Family Attached	Multi-Family Attached
Construction Cost per FT	$175	$175	$175
Construction Cost	$87,500	$122,500	$157,500
Site Prep	$40,000	$40,000	$40,000
Land	$45,000	$63,000	$81,000
Total	$172,500	$225,500	$278,500
Income Required to Afford a Unit			
Income Ratio for Determining Housing Affordability	29.32%	29.32%	29.32%
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Income per Worker in Household	$31,897	$41,992	$52,087

As Table III.7 shows, the type of construction and the cost per square foot to construct the units are the same for all three Workforce Housing Categories. The variation in unit costs is solely dependent upon the size of the unit. The cost shown is a turn-key cost of production under prevailing market conditions. Table III.7 also shows the differences in both household and employee income levels that are needed to make the prototypical units affordable (in Table III.7, see "Annual Household Income Needed to Purchase Unit").

Next, and for the purposes of measuring the assistance needed to make units affordable to members of the workforce at different income levels, the household income levels were evaluated for the different members of the workforce (see Appendix D: *Employment and Household Earnings by Industry, Monroe County, 2005-2006*), and then compared to the household income levels needed to make the prototypical units affordable in each of the Workforce Housing Categories.

Based on this comparison, the household income levels were matched with the Workforce Housing Categories that most closely aligned with the incomes levels.[21]

[20] Each of the three Workforce Housing Categories were developed under the assumption that workforce housing units created as a result of a mitigation program that utilizes this workforce housing methodology would develop multi-family attached, modular built residential housing units. Therefore, the cost to develop these units factors in the housing type and housing construction assumptions.

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a) Affordable Housing Assistance for Construction Employee Households

Once the reasonable cost for a prototypical workforce housing unit is determined, the next step is to identify the amount of assistance that an employee household requires to afford a prototypical unit within their income category. For new residential units, this requires evaluating the subsidy needed for construction employees and operations and maintenance employees.

As is briefly discussed above, according to the employment and household earnings for the construction industry in Monroe County (see Appendix D: *Employment and Household Earnings by Industry),* individual annual construction employee earnings are $33,800, and annual household earnings are $53,590. Based on these earnings, a construction employee household could reasonably afford to spend $182,792 for housing. As mentioned in the previous section and based upon their income, construction employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given the construction employee household earnings and the maximum housing cost that a construction employee household could afford ($182,792), Category 2 level of housing requires $42,708 of workforce housing assistance per worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($182,792) is the affordable housing assistance needed for a construction employee household to afford a unit ($42,708). See Table III.8: *Housing Affordability for Construction Employees* shown below.

[21] For those incomes that are within a modest range above or below the maximum cut off of a Workforce Housing Category, professional judgment has been used to determine the appropriate Workforce Housing Category for the employee household.

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TABLE III.8: HOUSING AFFORDABILITY FOR CONSTRUCTION EMPLOYEES	
Construction Earnings	$33,800
Employees per Household[22]	1.586
Construction Employee Household Earnings	$53,590
Maximum Housing Cost for Construction Employee Household[23]	$182,792
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Construction Employee Household	$42,708

The housing assistance needed by unit size is shown in Table III.9: *Construction Employment and Need for Housing in Islamorada.*

Table III.9: CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING, ISLAMORADA				
Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees	Housing Assistance Needed per Unit
500	0.601	0.015	0.009	$405
750	0.901	0.023	0.014	$607
1,000	1.201	0.030	0.019	$809
1,500	1.802	0.045	0.028	$1,214
2,000	2.403	0.060	0.038	$1,618
2,500	3.004	0.075	0.047	$2,023
3,000	3.604	0.090	0.057	$2,427
3,500	4.205	0.105	0.066	$2,832
4,000	4.806	0.120	0.076	$3,236
4,500	5.406	0.135	0.085	$3,641
5,000	6.007	0.150	0.095	$4,045

b) Workforce Housing Assistance for Operations and Maintenance Employee Households

Based on industry definitions, the earnings of operational and maintenance employees are identified as a weighted average of the individual components of residential operational and maintenance employment. This is shown in Table III.10: *Operational and Maintenance Employee Income, Monroe County.*

[22] See Appendix B: *Employees per Household, Monroe County*, for an explanation of the calculation used to result in this figure.

[23] The maximum housing cost for a construction employee household is calculated by dividing the construction employee household earnings ($53,590) by the income ratio (29.32%) to determine the cost of housing that is affordable to a construction employee household.

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TABLE III.10: OPERATIONAL AND MAINTENANCE EMPLOYEE INCOME, MONROE COUNTY			
	Weight	Individual	Household
Construction	17.5%	$33,800	$53,590
Financial Activities	5.0%	$44,610	$70,729
Prof & Business Services	37.5%	$45,298	$71,821
Education & Health Services	15.0%	$39,385	$62,445
Other Services	25.0%	$28,661	$45,442
Blended	100.0%	$38,205	$60,575

Based upon their income, operations and maintenance employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given that operations and maintenance employee households earn $60,575 and the maximum housing cost that a construction employee household could afford is $206,616, Category 2 level of housing would require $18,884 of workforce housing assistance per operations and maintenance worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($206,616) is the workforce housing assistance needed for an operations and maintenance employee household to afford a unit ($18,884). See Table III.11: *Housing Affordability for Construction Employees* shown below.

TABLE III.11: HOUSING AFFORDABILITY FOR OPERATIONS AND MAINTENANCE EMPLOYEES	
Operations and Maintenance Earnings	$38,205
Employees per Household[24]	1.586
Operations and Maintenance Employee Household Earnings	$60,575
Maximum Housing Cost for Operations and Maintenance Employee Household[25]	$206,616
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Operations and Maintenance Employee Household	$18,884

The housing assistance needed by unit size is shown in Table III.12: *Operations and Maintenance Employment and Need for Housing in Islamorada*.

[24] See Appendix B: *Employees per Household, Monroe County,* for an explanation of the calculation used to result in this figure.

[25] The maximum housing cost for an operations and maintenance employee household is calculated by dividing the operations and maintenance employee household earnings ($60,575) by the income ratio (29.32%) to determine the cost of housing that is affordable to a construction employee household.

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Table III.12: OPERATIONS AND MAINTENANCE EMPLOYMENT AND NEED BY RESIDENCY OF UNIT, ISLAMORADA						
Square Footage in Residential Unit	Units Occupied by Full-Time Residents			All Other Units		
	Employees	No. of Units Needed	Housing Assistance Needed	Employees	No. of Units Needed	Housing Assistance Needed
500	0.000	0.000	$0	0.019	0.012	$227
750	0.000	0.000	$0	0.035	0.022	$419
1,000	0.013	0.008	$154	0.051	0.032	$612
1,500	0.045	0.029	$539	0.084	0.053	$997
2,000	0.078	0.049	$924	0.116	0.073	$1,382
2,500	0.110	0.069	$1,309	0.148	0.094	$1,767
3,000	0.142	0.090	$1,694	0.181	0.114	$2,152
3,500	0.175	0.110	$2,079	0.213	0.134	$2,537
4,000	0.207	0.130	$2,464	0.245	0.155	$2,922
4,500	0.239	0.151	$2,849	0.278	0.175	$3,307
5,000	0.272	0.171	$3,234	0.310	0.196	$3,692

3. Residential Mitigation

As is outlined above, the wages and salaries earned by a significant portion of Islamorada's workforce that provides services to residential development (construction and operation and maintenance employees) are insufficient to allow these employees to obtain market housing. After determining the number and type of employees that provide service to residential development (construction employees and operations and maintenance employees), the next step is to identify the degree of workforce housing need created by residential development, and then outline mitigation options.

a) Measuring Need

Based on the previous analysis outlined in this section, the degree of workforce housing need for residential development in Islamorada is determined using the following formula.

Residential Construction Employees' Affordable Housing Need

Construction Employees = 0.00003 * Square Feet of Residential Unit

Needed Units for Construction Employee Households = Construction Employees ÷ 1.586

Construction Assistance Needed = Construction Employee Households * $42,708

Residential Operations and Maintenance (O&M) Employees' Affordable Housing Need

O&M Employees = -0.01330 + (-0.03846 * Full-time) + (0.00006466 * Area)

Where:

Full Time = Full Time Residents

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Area = square Feet of Residential Unit

O&M Employee Households = O&M Employees ÷ 1.586

O&M Assistance Needed = O&M Employee Households Needing Assistance * $18,884

Total Units Needed = Needed Units for Construction Employee Households + Needed Units for O&M Employee Households

Total Assistance Needed = Construction Assistance Needed + Operations and Maintenance Assistance Needed

What this formula shows is that the degree of need for workforce housing can be determined either by a workforce housing unit (or fraction thereof) that needs to be built for residential development, or workforce housing assistance amount that needs to be paid to provide a sufficient amount of funds for those employees (or fraction thereof) in need of workforce housing, so they can afford housing at a reasonable price.

Because workforce housing need is based on the size of the home and the residency status of the home, the formula will need to be applied to each residential unit, individually, based on its size (square footage) and residency status. Tables III.13: *Workforce Housing Need Created by Residential Development of Units Occupied by Full-Time Residents* and Tables III.14: *Workforce Housing Need Created by All Other Residential Units,* however, provides examples of workforce housing need for varying sized residential units, both in terms of actual workforce housing units (or a fraction thereof), and workforce housing assistance.

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Table III.13:
WORKFORCE HOUSING NEED CREATED BY RESIDENTIAL DEVELOPMENT OF UNITS OCCUPIED BY FULL-TIME RESIDENTS[26]

Unit Size (FT^2)	Construction			Operations & Maintenance of Full-Time Resident Units			Total Workforce Housing Units Needed (Construction & O&M Employees)	Total Workforce Assistance for Employees (Construction & O&M Employees)
	Employees	Housing Units Needed	Housing Assistance for Construction Employees	Employees	Housing Units Needed	Housing Assistance for Operations and Maintenance Employees		
500	0.015	0.009	$405	0.000	0.000	$0	0.009	$405
750	0.023	0.014	$607	0.000	0.000	$0	0.014	$607
1,000	0.030	0.019	$809	0.013	0.008	$154	0.027	$963
1,500	0.045	0.028	$1,214	0.045	0.029	$539	0.057	$1,752
2,000	0.060	0.038	$1,618	0.078	0.049	$924	0.087	$2,542
2,500	0.075	0.047	$2,023	0.110	0.069	$1,309	0.117	$3,332
3,000	0.090	0.057	$2,427	0.142	0.090	$1,694	0.147	$4,121
3,500	0.105	0.066	$2,832	0.175	0.110	$2,079	0.176	$4,911
4,000	0.120	0.076	$3,236	0.207	0.130	$2,464	0.206	$5,700
4,500	0.135	0.085	$3,641	0.239	0.151	$2,849	0.236	$6,490
5,000	0.150	0.095	$4,045	0.272	0.171	$3,234	0.266	$7,279

[26] Note that the data shown in Table III.13: *Workforce Housing Need Created by Residential Development of Units Occupied by Full-Time Residents*, are illustrative only. The precise formula should be used for individual dwellings.

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Table III.14:
WORKFORCE HOUSING NEED CREATED BY ALL OTHER RESIDENTIAL UNITS[27]

Unit Size (FT^2)	Construction			Operations & Maintenance of All Other Residential Units			Total Workforce Housing Units Needed (Construction & O&M Employees)	Total Workforce Housing Assistance for Employees (Construction & O&M Employees)
	Employees	Housing Units Needed	Housing Assistance for Construction Employees	Employees	Housing Units Needed	Housing Assistance for Operations and Maintenance Employees		
500	0.015	0.009	$405	0.019	0.012	$227	0.021	$631
750	0.023	0.014	$607	0.035	0.022	$419	0.036	$1,026
1,000	0.030	0.019	$809	0.051	0.032	$612	0.051	$1,421
1,500	0.045	0.028	$1,214	0.084	0.053	$997	0.081	$2,210
2,000	0.060	0.038	$1,618	0.116	0.073	$1,382	0.111	$3,000
2,500	0.075	0.047	$2,023	0.148	0.094	$1,767	0.141	$3,790
3,000	0.090	0.057	$2,427	0.181	0.114	$2,152	0.171	$4,579
3,500	0.105	0.066	$2,832	0.213	0.134	$2,537	0.201	$5,369
4,000	0.120	0.076	$3,236	0.245	0.155	$2,922	0.231	$6,158
4,500	0.135	0.085	$3,641	0.278	0.175	$3,307	0.260	$6,948
5,000	0.150	0.095	$4,045	0.310	0.196	$3,692	0.290	$7,738

[27] Note that the data shown in Table III.14: *Workforce Housing Need Created by All Other Units*, are illustrative only. The precise formula should be used for individual dwellings.

b) Policy Options/Mitigation Options

A number of policy options are available to the Village of Islamorada to address this workforce housing need created by residential development, once the methodology for determining need is developed and applied. They involve local and state funding, incentive zoning practices, as well as inclusionary or mandatory workforce housing requirements in Islamorada's land development code. Beyond the broad policy options to address the workforce housing need, it should be emphasized in this Support Study that if the workforce housing need is going to be effectively addressed as development occurs, the policy options should address need in one of four ways. These mitigation options include:

- Payment of funds (or a workforce housing assistance fee) to make up the difference between the cost of housing in Islamorada for the employee(s) in need of workforce housing and what the employee(s) can reasonably afford;

- Construction of workforce housing units for the employee in need;

- Conversion of existing market units to workforce units for the employee in need; or

- Providing land for workforce housing that is of equal value to the funds (workforce housing assistance fee) needed.

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C. Non-Residential Development

The other basic sector in Islamorada that employs workers is nonresidential development. This includes offices, retail establishments, industrial businesses, tourist/recreational services, institutional uses, and government facilities. Non-residential development places a demand on labor (the workforce) in two ways:

- The first is the construction of the building (i.e., construction employees for both residential and non-residential development).
- The second is the employees who work at a structure constructed by the builders (i.e., employees of the non-residential activity in the building).

Construction employees construct the nonresidential buildings. All different types of employees work at the building after it is complete. Both activities generate employment in Islamorada, and because of the wage levels and existing housing prices, a number of these activities create a need for workforce housing. The demand for labor (employees) that non-residential development creates, and the demand these employees place on the need for workforce housing is outlined below.

1. Construction Impacts

As is discussed in Section III.B.1: *Construction Impacts,* the construction, expansion, or renovation of buildings requires the employment of contractors and construction workers to do the work. The method used to assess the demand for workforce housing created by construction activities involves the following. First, the amount of construction authorized and built in Monroe County over the past 4 years (measured in square feet) was determined from annual Monroe County Property Appraiser data. Second, the number of construction workers involved in the construction of these buildings was determined using monthly unemployment insurance reports for Monroe County that have data on the number of local construction workers. This data is expressed in person years for 2002-2005. Third, and based upon the amount of square footage built and the number of construction workers needed to construct these buildings, the actual amount of a building (in square feet) a construction employee builds in a year was determined.[28] Table III.15: *Residential and Non-Residential Construction (square feet) and Construction Employment, Monroe County,*

[28] For purposes of this calculation, the analysis includes all employees that work in the construction industry, not just those engaged in the physical construction of the structure. For example, an employee installing water or wastewater lines is considered to be engaged in constructing new development as much as those directly involved with the erection a building.

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2002-2005, summarize this analysis. These data illustrate that, on average, one construction employee directly involved in construction builds an average of 859 square feet of space in a year. Put another way, it takes an estimated 1.2 employee-years to construct 1,000 square feet of floor area.[29] Larger construction projects require more construction time (either more people working over the same period of time, or the same number of people working for a longer time) to complete.

TABLE III.15
RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION (square feet) AND CONSTRUCTION EMPLOYMENT, MONROE COUNTY, 2002-2005

Residential Construction	4,242,870 FT²
Non-Residential Construction	995,296 FT²
Total Construction	5,238,166 FT²
Employee Years	6,098
FT² per Construction Employee	859 FT²

SOURCE: Florida Agency for Workforce Innovation, Labor Market Statistics, ES-202 data for Monroe County, 2002 through 2005 and Monroe County Property Appraiser, tax rolls 2002 through 2005.

Based on this analysis of prior construction activities in Islamorada, the actual amount of building space built by a construction employee annually is what is used to determine the amount of construction employee need created by a construction worker, annually.

Table III.16: *Construction Employment and Need for Housing,* sets out the number of employees needed to construct different size non-residential development based on the fact that one construction employee builds 859 square feet of space annually (See the column in Table III.16 labeled "Employee Years to Construct Non-Residential Development"). Specifically, the table displays the number of employee years it takes to construct a building of a certain size.

Construction employment is measured in employee years (employee years to construct units). Non-residential development has no such time dimension. Employees will have a definable career and dwellings have an expected life. In estimating the demand construction employees place on non-residential development, it must be recognized that construction employees require housing only during the period of actual construction of the home (even though they live in the community over their career). This must be accounted for in the analysis. The average construction worker career is 40 years. To account for this circumstance, the calculation of

[29] This construction analysis aggregates residential and non-residential construction because the average wages and average number of employees needed to construct 1,000 square feet of a structure for both residential and non-residential development is not significantly different.

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construction employee years to construct the non-residential development is therefore divided by 40 to convert to the needed housing over the work career of the employee (See column in Table III.16 labeled "Employees Needed (Over Career of Employee)).

Next, to determine the needed number of residential units these construction employees demand in Islamorada, the employee equivalent is then divided by the average number of employees per dwelling unit that exist today in Islamorada (1.586[30]) to estimate the fraction of a dwelling unit needed to house the employees engaged in residential construction of homes (See column labeled "Housing Units Needed for Employees"). As shown in Table III.16: *Construction Employment and Need for Housing in Islamorada,* this calculation results in a little over .019 of a dwelling unit demanded for construction employees for every 1,000 square feet of construction.

Table III.16:
CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING IN ISLAMORADA

Building Size	Employee Years to Construct Non-Residential Development	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees
500	0.601	0.015	0.009
750	0.901	0.023	0.014
1,000	1.201	0.030	0.019
1,500	1.802	0.045	0.028
2,000	2.403	0.060	0.038
2,500	3.004	0.075	0.047
3,000	3.604	0.090	0.057
3,500	4.205	0.105	0.066
4,000	4.806	0.120	0.076
4,500	5.406	0.135	0.085
5,000	6.007	0.150	0.095

2. Post Construction Impacts

The employment impacts on non-residential development, once the building is constructed, comes from the employees that work at the businesses/land uses that use the buildings. In determining the need for affordable housing created by nonresidential development, post-construction, the analysis went through four steps.

First, all nonresidential development was categorized into 8 land use categories, as defined by the Florida Department of Revenue codes. Each

[30] See Appendix B: *Employees Per Household, Monroe County.*

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of the 8 land use categories, and the general uses included in the definition of each category are set out below.

Retail uses includes stores, department stores, supermarkets, shopping centers, restaurants, financial institutions, repair service shops, service stations, auto sales and repair, parking lots, and wholesale outlets.

Office uses includes professional and non-professional office buildings, professional services buildings, and insurance company offices.

Industrial uses include light manufacturing; lumber yards; warehousing and distribution terminals; equipment and materials storage facilities; and other similar uses.

Tourist/Recreational uses include theatres, auditoriums, nightclubs, bowling alleys, tourist attractions, camps, race tracks, golf courses, hotels, motels and ancillary spaces within hotels or motels such as restaurants and shops. In this study, based upon the unique characteristics of Islamorada, tourist land uses are divided into two sub-categories. This first is relevant to the expansion or redevelopment of existing hotel, motel or similar accommodations, and the second is relevant to net new tourist development. This new tourist development includes all tourist/recreational uses outlined above.

Institutional uses include churches; private schools; colleges; daycares; privately owned hospitals; homes for the aged; orphanages; clubs; cultural organizations; and similar uses.

Governmental uses include military facilities; parks and recreational areas; governmental office buildings; and other publicly owned facilities.

Residence uses include household living type uses, including but not limited to single-family units, multi-family units, townhouses, and mobile homes.

Other uses include utility, gas, and electric uses, mining, sewage disposal facilities.

Second, the employment and average household earnings in the county was assigned to one of the eight land use categories. This had to be done because the employment and wage data is categorized into the following industrial sectors: Natural Resources and Construction; Manufacturing; Wholesale Trade; Retail Trade; Trade, Transportation and Utilities; Information (e.g., printing, publishing, TV, etc.); Financial Activities; Professional and Business Services; Education and Health Services; Leisure

and Hospitality; Other Services (which includes operation and maintenance employees); and Government.

The industrial sectors were assigned to the 8 land use categories, based on the description of employment activities related to land uses and related principles found in the *Standard Industrial Classification Manual* (published by the US Government Printing Office); the classic *Land Use Information Systems* (Clawson and Stewart, by Resources for the Future,1965); *Planner's Estimating Guide: Projecting Land-Use and Facility Needs* (A. C. Nelson, Chicago: Planners Press, 2004); and *Standard Land Use Coding Manual*, (Urban Renewal Administration and Bureau of Public Roads, Government Printing Office, 1965). The percentage assignment of employment for each industry to the corresponding land use categories is set out in Table III.17: *Assignment of Industries to Land Use Categories, Monroe County.*[31]

Table III.17:
PERCENTAGE ASSIGNMENT OF INDUSTRIES TO LAND USE CATEGORIES, MONROE COUNTY

Land Use	Govern -mental	Industrial	Instituti onal	Office	Other	Retail	Residence	Tourist/ Recreational	No Location
Natural Resource & Construction*		15.0%		10.0%			24.0%		51.0%
Manufacturing		75.0%		15.0%	10.0%				
Wholesale Trade [32]		70.0%		10.0%		20.0%			
Retail Trade [33]						90.0%		10.0%	
Trade, Transport & Utilities	15.0%	50.0%		15.0%	10.0%	10.0%			
Information		35.0%		35.0%	10.0%	10.0%			10.0%
Financial Activities		10.0%	20.0%	58.5%		5.0%	6.5%		
Prof. & Bus Services		11.0%	10.0%	30.0%		5.0%	44.0%		
Education & Health Services	30.0%		30.0%	23.7%		5.0%	11.3%		
Leisure & Hospitality					10.0%	20.0%		70.0%	
Other Services		10.0%	10.0%	10.0%	10.0%		46.7%	10.0%	3.3%
Government	90.0%			10.0%					

* For historical data, The Florida Agency for Workforce Innovation reports natural resource industries with construction. For 2005, Monroe County reported 105 individuals employed in mining, indicating that 96% of employees in Natural Resources and Construction are construction employees.

Then, using the percentage assignments of industry employment to land use classifications, the number of employees for each industry was translated into employees per land use categories. See Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County.*

[31] It should be noted that some employees, like construction workers, do not work at specific locations. These employees are assigned to the "No Location" category.

[32] Wholesale trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

[33] Retail trade is broken out from the broader category of Trade, Transport& Utilities. See Appendix D: *Employment and Household Earnings by Industry.*

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Average household earnings were then calculated for each land use by multiplying the number of employees per land use times the 2006 estimated household earnings based upon the industry in which the employee is working[34], and then dividing the product by the number of workers estimated for that land use (See Table III.18).

Table III.18:
ESTIMATED INDUSTRY EMPLOYMENT BY LAND USE CATEGORIES, MONROE COUNTY

Land Use	Govern-mental	Industrial	Institu-tional	Office	Other	Retail	Tourist/ Recreati onal	No Location	Totals
Natural Resource & Construction	0	349	0	233	0	0	0	1,187	2,328
Manufacturing	0	214	0	43	29	0	0	0	285
Wholesale Trade	0	364	0	52	0	104	0	0	520
Retail Trade	0	0	0	0	0	4,998	555	0	5,553
Trade, Transport & Utilities	234	782	0	234	156	156	0	0	1,563
Information	0	160	0	160	46	46	0	46	457
Financial Activities	0	236	473	1,383	0	118	0	0	2,363
Prof. & Bus Services	0	286	260	781	0	130	0	0	2,603
Ed & Health Services	1,215	0	1,215	960	0	202	0	0	4,050
Leisure & Hospitality	0	0	0	0	1,154	2,308	8,077	0	11,539
Other Services	0	150	150	150	150	0	150	50	1,502
Government	2,819	0	0	313	0	0	0	0	3,132
TOTAL	4,268	2,541	2,098	4,309	1,535	8,062	8,783	1,283	35,895
Average Household Earnings	$46,369	$41,546	$40,528	$42,861	$27,934	$28,801	$25,114	$34,908	$34,261

Source: Standard Industrial Classification Manual by the U.S. Government Printing Office. Land Use Information Systems by Clawson and Stewart, published by Resources for the Future in 1964. Planner's Estimating Guide: Projecting Land-Use and Facility by A.C. Nelson.

Third, the amount of building space (in square feet) provided, on average, per employee, was determined for each land use category. Using data obtained from the Monroe County Property Appraiser on the amount of development built (in square feet) within each land use category, the aggregate square feet of space in the county for each land use category was determined, from 2001-2005. This data was then compared over time to the number of employees in each land use category (See Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County)* to determine the amount of floor area (in square feet) on average, provided for each employee by each land use category. This analysis is outlined in Table III.19: *Floor Area and Employment by Land Use Category; Floor Area per Employee by Land Use, Monroe County, 2001-2005.*

[34] See Appendix D: *Employment and Household Earnings by Industry*.

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TABLE III.19
FLOOR AREA AND EMPLOYMENT BY LAND USE CATEGORY, FLOOR AREA PER EMPLOYEE, MONROE COUNTY

	2001	2002	2003	2004	2005	Typical FT^2 Over Period
Government						
Square Ft		4,303,124	3,698,871	4,475,274	4,907,524	
Employment	4,447	4,417	4,523	4,356	4,268	
Square Ft Per Employee		974	818	1,027	1,150	1,049
Industrial						
Square Ft		1,946,221	1,343,901	1,837,525	1,957,005	
Employment	2,625	2,576.64	2,558	2,501	2,541	
Square Ft Per Employee		755.33	525.27	734.72	770.07	753
Institutional						
Square Ft		1,530,746	1,343,901	1,677,183	1,675,718	
Employment	2,117	2,144.30	2,218	2,112	2,098	
Square Ft Per Employee		713.87	606.04	793.97	798.72	769
Office						
Square Ft		2,138,672	2,185,012	2,531,368	2,566,490	
Employment	4,814	4,2615	4,396	4,295	4,309	
Square Ft Per Employee		502	457	589	596	563
Retail						
Square Ft		5,356,420.85	5,163,367	5,817,640	5,730,691	
Employment	8,592	8,422.25	8,302	8,198	8,062	
Square Ft Per Employee		635.98	621.92	709.64	710.80	685
Tourist						
Accommodation Expansion or Re-Development						
Floor Area		4,765,792	3,834,821	4,761,362	4,761,362	4,553,171
Employees	4,976	4,592	4,728	4,855	4,570	
Ft^2 per Employee		1,037.96	811.09	980.81	1,041.87	1,019
New Tourist Development						
Square Ft		6,275,497.50	4,952,982.50	5,960,111.50	5,703,320.00	
Employment	9,285	9,095.80	9,125	9,196	8,783	
Square Ft Per Employee		689.93	542.80	648.15	649.37	663
Other						
Employment	1,615	1,566.40	1,570	1,580	1,535	1,615

SOURCE: Monroe County Property Appraiser and Table III.19: Percentage Assignment of Industries to Land Use Categories.

This analysis shows that the square feet per employee ratios have increased slightly over the time period for each land use category with some fluctuations. The typical square footage per employee for each land use

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category is identified in the last column, and provides a good estimate in 2006 for the amount of square feet provided per employee, by land use category.

Finally, and based on the previous analyses, the demand for workforce housing units created by a specific amount (1,000 square feet) of net floor area of development was determined, by land use category. This was done in the following way, which is set out in Table III.20: *Non-Residential Post-Construction Housing Need per 1,000 Square Feet*. First, the number of employees employed per 1,000 square feet of space was determined, by land use category, based on the analysis conducted in Table III.19. Then, based on the fact that each household in the Village includes 1.586 employees, the actual number of affordable housing units needed per 1,000 square feet of development was determined ("Housing Units Needed for Employees" column in Table III.20).[35]

TABLE III.20:
NON-RESIDENTIAL POST CONSTRUCTION AFFORDABLE HOUSING NEED PER 1,000 SQUARE FEET

Land Use	Household Earnings	Employees / 1,000 Square Ft	Housing Units Needed for Employees/ 1,000 Square Ft
Governmental	$73,518	0.953	0.601
Industrial	$65,872	1.327	0.837
Institutional	$64,258	1.301	0.821
Office	$67,956	1.778	1.121
Retail	$45,664	1.460	0.921
Tourist			
Accommodation Expansion	$39,819	0.981	0.619
New Development	$39,819	1.509	0.952

3. Assistance to Address Workforce Housing Need

As outlined in the residential mitigation fee section (III.B.3: *Assistance to Address Workforce Housing Need)*, housing in Islamorada has become unaffordable to not only low-wage earning households, but also to households earning the median household income and higher. To adequately address the different types of households that will need workforce housing assistance in Islamorada, three Workforce Housing Categories are developed in this Study (see discussion in Section

[35] See Appendix B: *Employees per Household, Monroe County*, for the calculation of employees per household.

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III.B.2, *Assistance to Address Workforce Housing Need)*. The intent of the categories is to identify the type of unit that is appropriate for the level of income identified in each of the three categories. For example, it is logical to think that a household earning $60,000 lives in a larger and more expensive house than a household earning $30,000. These three categories address this issue. These categories are used to better assess workforce housing mitigation at a level that is reflective of the different income categories in the community.

Table III.21: Workforce Housing Categories, Islamorada outlines the specific costs and unit sizes for each of the three Workforce Housing Categories. (See Appendix C: *Shortage (Housing Assistance) Calculations,* for more detail on the incomes that can afford the workforce units in each of these categories.)

TABLE III.21
WORKFORCE HOUSING CATEGORIES, ISLAMORADA

	Category 1	Category 2	Category 3
Area (FT^2)	500	700	900
Construction Type	Modular	Modular	Modular
Housing Unit Type	Multi-Family Attached	Multi-Family Attached	Multi-Family Attached
Number of Bedrooms	1	2	3
Construction Cost per FT	$175	$175	$175
Construction Cost	$87,500	$122,500	$157,500
Site Prep	$40,000	$40,000	$40,000
Land	$45,000	$63,000	$81,000
Total	$172,500	$225,500	$278,500
Income Required to Afford a Unit			
Income Ratio for Determining Housing Affordability	29.32%	29.32%	29.32%
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Income per Worker in Household	$31,897	$41,992	$52,087

As Table III.21 shows, the type of construction and the cost per square foot to construct the units are the same for all three Workforce Housing Categories. The variation in unit costs is solely dependent upon the size of the unit. The cost shown is a turn-key cost of production under prevailing market conditions. Table III.21 also shows the differences in both household and employee income levels that are needed to make the prototypical units affordable (in Table III.21, see "Annual Household Income Needed to Purchase the Unit").

Next, and for the purposes of measuring the assistance needed to make units affordable to members of the workforce earning different income levels, the household income levels were evaluated for the different members of the workforce (see Appendix D: *Employment and*

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Household Earnings by Industry, Monroe County, 2005-2006), and then compared to the household income levels needed to make the prototypical units affordable in each of the Workforce Housing Categories. Based on this comparison, the household income levels were matched with the Workforce Housing Categories that most closely aligned with the income levels. This alignment is shown in Table III.22 *Workforce Housing Categories for Non-Residential land Uses*

TABLE III.22:
WORKFORCE HOUSING CATEGORIES
FOR NON-RESIDENTIAL LAND USES

	Household Earnings	Affordable Housing Category
Construction	$53,590	Category 2
Governmental	$73,518	Category 3
Industrial	$65,872	Category 3
Institutional	$64,258	Category 3
Office	$67,956	Category 3
Retail	$45,664	Category 1
Tourist	$39,819	Category 1

a) Workforce Housing Assistance for Construction Employee Households

Once the cost for a prototypical workforce housing unit for workers in different income categories is determined, the next step is to identify the amount of assistance that an employee household requires to afford a prototypical unit within their income category. According to the employment and household earnings for the construction industry in Monroe County (see Appendix D: *Employment and Household Earnings by Industry),* individual annual employee earnings are $33,800, and annual household earnings are $53,590. Based on these earnings, a construction employee household could afford to spend $182,792 for housing. As mentioned in the previous section and based upon their income, construction employee households qualify for Category 2 affordable housing that is estimated to cost $225,500. Given the construction employee household earnings and the maximum housing cost that a construction employee household could afford ($182,792), Category 2 level of housing requires $42,708 of workforce housing assistance per worker household to afford a unit. In other words, the difference between the cost of a Category 2 house ($225,500) and the maximum housing cost that a construction employee household can afford ($182,792) is the workforce housing assistance needed for a construction employee household to afford a unit ($42,708). See Table III.23: *Housing Affordability for Construction Employees* shown below.

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TABLE III.23 HOUSING AFFORDABILITY FOR CONSTRUCTION EMPLOYEES	
Construction Earnings	$33,800
Employees per Household[36]	1.586
Construction Employee Household Earnings	$53,590
Maximum Housing Cost for Construction Employee Household[37]	$182,792
Available Housing Cost (Category 2)	$225,500
Assistance Subsidy per Units Needed for Construction Employee Household	$42,708

The housing assistance for construction employees, by unit size, is shown in Table III.24: *Construction Employment and Need for Housing in Islamorada.*

Table III.24: CONSTRUCTION EMPLOYMENT AND NEED FOR HOUSING, ISLAMORADA				
Building Size	Employee Years to Construct Units	Employees Needed (Over Career of Employee)	Housing Units Needed for Employees	Housing Assistance Needed per Unit
500	0.601	0.015	0.009	$405
750	0.901	0.023	0.014	$607
1,000	1.201	0.030	0.019	$809
1,500	1.802	0.045	0.028	$1,214
2,000	2.403	0.060	0.038	$1,618
2,500	3.004	0.075	0.047	$2,023
3,000	3.604	0.090	0.057	$2,427
3,500	4.205	0.105	0.066	$2,832
4,000	4.806	0.120	0.076	$3,236
4,500	5.406	0.135	0.085	$3,641
5,000	6.007	0.150	0.095	$4,045

b) Workforce Housing Assistance for Post-Construction Employee Households

As is outlined earlier, based on the household earnings identified in Table III.18: *Estimated Industry Employment by Land Use Categories, Monroe County,* the employees in the post-construction land use categories were aligned with the Workforce Housing Categories identified in Table III.25: *Workforce Housing Categories for Non-Residential Post-Construction Employment by Land Use Category.*

[36] See Appendix B: *Employees per Household, Monroe County*, for an explanation of the calculation used to result in this figure.

[37] The maximum housing cost for a construction employee household is calculated by dividing the construction employee household earnings ($53,590) by the income ratio for determining housing affordability (29.32%).

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TABLE III.25: WORKFORCE HOUSING CATEGORIES FOR NON-RESIDENTIAL POST-CONSTRUCTION EMPLOYMENT BY LAND USE CATEGORY		
	Household Earnings	Workforce Housing Category
Governmental	$73,518	Category 3
Industrial	$65,872	Category 3
Institutional	$64,258	Category 3
Office	$67,956	Category 3
Retail	$45,664	Category 1
Tourist-Accommodation Expansion	$39,819	Category 1
Tourist- New Development	$39,819	Category 1

According to this data, the household earnings for each non-residential post-construction employment in Monroe County are $73,518 for governmental land uses, $65,872 for industrial land uses, $64,258 for institutional land uses, $67,956 for office land uses, $45,664 for retail land uses, and $39,819 for tourist land uses. Based on these earnings, Table III.26: *Post-Construction Housing Affordability Gap by Land Use, Monroe County,* outlines the amount each employee household could afford to spend for housing (see the row labeled "Affordability Limit"), by land use categories, and the shortage, or workforce housing assistance needed to address the shortage, based on the amount of non- residential square feet developed in each land use category.

The difference between the cost to develop the prototypical unit (based on the Workforce Housing Unit Category) and the amount a household could afford to pay for housing is the shortage, or assistance needed to acquire housing (see "Housing Assistance Needed" in Table III.26). For example, retail employees qualify for Category 1 housing, which costs $172,500. Retail employee households earn on average $45,664 and can afford to purchase a house priced at $155,757. The difference between these categories is the shortage or assistance needed to afford a unit -- $16,743. If this workforce housing assistance were to be put into terms of the housing assistance needed per square foot of new retail development built, it would result in $15.42 per square foot of development (see "Assistance Needed Per FT^2 of Non-Residential Development" in Table III.26).

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Table III.26: POST-CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, MONROE COUNTY						
	Non-Residential FT² per Employee	Income per Household	Affordability Limit[38]	Housing Cost for Prototypical Unit	Housing Assistance Needed	Assistance Needed per FT² of Non-Residential Development
Government	1,049	$73,518	$250,764	$278,500	$27,736	$16.67
Industrial	753	$65,872	$224,686	$278,500	$53,814	$45.05
Institutional	769	$64,258	$219,179	$278,500	$59,321	$48.68
Office	563	$67,956	$231,794	$278,500	$46,706	$52.37
Retail	685	$45,664	$155,757	$172,500	$16,743	$15.42
Tourist						
Accommodation Expansion	1,019	$39,819	$135,819	$172,500	$36,681	$22.69
New Development	663	$39,819	$135,819	$172,500	$36,681	$34.92

Table III.27: *Post Construction Housing Affordability Gap by Land Use, Islamorada,* shows the employees, employee households, and housing assistance needed based on 1,000 square feet of development for each land use.

Table III.27 POST CONSTRUCTION HOUSING AFFORDABILITY GAP BY LAND USE, ISLAMORADA			
	per 1,000 FT²		Gap per 1,000 FT²
	Employees	Households	
Government	0.953	0.601	$16,669
Industrial	1.327	0.837	$45,046
Institutional	1.301	0.821	$48,685
Office	1.778	1.121	$52,370
Retail	1.460	0.921	$15,418
Tourist			
Accommodation Expansion	0.981	0.619	$22,694
New Development	1.509	0.952	$34,917

4. Summary of Need for Workforce Housing by Housing Units

Table III.28: *Need for Workforce Housing Created by Non-Residential Development, Monroe County,* summarizes the total workforce housing unit need for non-residential development for both construction and post-construction employees by land use.

[38] The maximum housing cost for an employee household is calculated by dividing the employee household earnings by the income ratio for determining housing affordability (29.32%).

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TABLE III.28: NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT, MONROE COUNTY			
	Housing Units Needed for Construction Employed Households	Housing Units Needed for Post-Construction Employed Households	Total Housing Units Needed
Per 1,000 Square Feet			
Governmental	0.019	0.601	0.620
Industrial	0.019	0.837	0.856
Institutional	0.019	0.821	0.840
Office	0.019	1.121	1.140
Retail	0.019	0.921	0.940
Tourist			
Accommodation Expansion	0.019	0.619	0.638
New Development	0.019	0.952	0.971

5. Non-Residential Mitigation

As is outlined above, the wages and salaries earned by a significant portion of Islamorada's workforce that works in the businesses and related entities that make up non-residential development are insufficient to allow these employees to obtain market housing at a price they can reasonably afford. After determining the number and type of employees that serve non-residential development (construction and post-construction workers), and how many of these employees cannot reasonably afford housing in Islamorada, the next step is to identify the degree of workforce housing need created by non-residential development, and then outline mitigation options.

a) Measuring Need

Based on the previous analysis outlined in this section, the degree of workforce housing need for non-residential development in Islamorada is determined using the following formulae, by land use category.

Non-Residential Construction Employees' Workforce Housing Need
Construction Employees = 0.00003 * Square feet of Non-Residential Development
Needed Units (Construction Employee Households) = Construction Employees ÷ 1.568
Construction Assistance Needed = Needed Units (Construction Employee Households) * $42,708

Governmental Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Governmental Employees =
(0.601 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $17.47

Industrial Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Industrial Employees =
(0.837 * Square Feet of Development) ÷ 1,000)
Assistance Needed = Square Feet of Development * $45.85

Institutional Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Institutional Employees =

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(0.821 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $49.49

Office Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Office Employees =
(1.121 * Square Feet of Development) ÷ 1,000)
Assistance Needed = Square Feet of Development * $53.17

Retail Land Use Employees' Workforce Housing Need
Workforce Housing Units Needed for Retail Employees =
(0.921 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $16.22

Tourist Land Use Employees' Workforce Housing Need:

Accommodation Expansion or Redevelopment Need
Workforce Housing Units Needed for Industrial Employees =
(0.619 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $23.50

New Tourist Development Need
Workforce Housing Units Needed for Industrial Employees =
(0.952 * Square Feet of Development) ÷ 1,000
Assistance Needed = Square Feet of Development * $35.72

TOTAL UNITS NEEDED = Units Needed for Construction Employee Households + Units Needed for Employees (by Appropriate Land Use Category)

TOTAL ASSISTANCE NEEDED = Construction Assistance Needed + Assistance Needed for Units by Appropriate Land Use Category

What these formulae shows is that the degree of need for workforce housing from non-residential development can be determined either by workforce housing unit(s) (or a fraction thereof), or a workforce housing assistance amount that needs to be paid to provide funds for those employees (or fraction thereof) in need of workforce housing.

Because workforce housing need for non-residential development is based on the size and type of the non-residential development, the formula for the appropriate land use will need to be applied to each non-residential development, individually, based on its size (square footage). Table III.29: *Need for Workforce Housing Created by Non-Residential Development,* however, provides examples of workforce housing need for varying sized non-residential buildings, both in terms of the need for workforce housing units (or a fraction thereof), and workforce housing assistance.

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TABLE III.29:
NEED FOR WORKFORCE HOUSING CREATED BY NON-RESIDENTIAL DEVELOPMENT

Land Use	Construction		Post-Construction		Total Workforce Housing Units Needed	Total Workforce Housing Assistance Needed
	Workforce Housing Units Needed	Workforce Housing Assistance Needed	Workforce Housing Units Needed	Workforce Housing Assistance Needed		
Per 1,000 Square Ft						
Governmental	0.019	$809	0.601	$16,669	0.620	$17,478
Industrial	0.019	$809	0.837	$45,046	0.856	$45,855
Institutional	0.019	$809	0.821	$48,685	0.840	$49,494
Office	0.019	$809	1.121	$52,370	1.140	$53,179
Retail	0.019	$809	0.921	$15,418	0.940	$16,227
Tourist						
Expansion	0.019	$809	0.619	$22,694	0.638	$23,503
New Development	0.019	$809	0.952	$34,917	0.971	$35,726

APPENDIX A: RESIDENTIAL SALES, VILLAGE OF ISLAMORADA, 2000-2005

TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
<$50,000								
2000	6	1%	6	1%	0	0%	12	3%
2001	13	3%	1	2%	0	0%	23	6%
2002	21	5%	8	2%	0	0%	29	7%
2003	6	1%	10	2%	0	0%	16	4%
2004	3	1%	4	1%	0	0%	7	1%
2005	2	1%	0	0%	0	0%	2	1%
$50,001-$100,000								
2000	13	3%	26	6%	3	1%	42	9%
2001	12	3%	19	5%	0	0%	31	8%
2002	14	3%	5	1%	3	1%	22	5%
2003	9	2%	8	2%	0	0%	17	4%
2004	7	1%	2	0%	0	0%	9	2%
2005	5	1%	3	1%	0	0%	8	2%
$100,001-$150,000								
2000	34	7%	45	10%	2	0%	81	18%
2001	15	4%	37	9%	2	0%	54	13%
2002	15	4%	15	4%	0	0%	30	7%
2003	5	1%	8	2%	3	1%	16	4%
2004	8	2%	5	1%	0	0%	13	2%
2005	0	0%	1	0%	0	0%	1	0%
$150,001-$200,000								
2000	48	10%	63	14%	0	0%	111	24%
2001	36	9%	20	5%	1	0%	57	14%
2002	29	7%	22	5%	1	0%	52	13%
2003	8	2%	9	2%	1	0%	18	4%
2004	4	1%	11	2%	2	0%	17	3%
2005	0	0%	1	0%	0	0%	1	0%
$200,001-$250,000								
2000	28	6%	10	2%	1	0%	39	8%
2001	35	9%	3	1%	0	0%	38	9%
2002	31	8%	19	5%	1	0%	51	12%
2003	14	3%	24	6%	0	0%	38	9%
2004	6	1%	12	2%	0	0%	18	3%
2005	1	0%	1	0%	1	0%	3	1%
$250,001-$300,000								
2000	29	6%	5	1%	0	0%	34	7%

[39] Due to rounding, the sum of the percentages for each housing type in each row may not equal the total percentage at the end of the row.

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TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
2001	43	10%	10	2%	0	0%	53	13%
2002	29	7%	4	1%	0	0%	33	8%
2003	35	8%	12	3%	1	0%	48	12%
2004	4	1%	11	2%	0	0%	15	3%
2005	2	1%	5	1%	1	0%	8	2%
$300,001-$350,000								
2000	16	3%	3	1%	1	0%	20	4%
2001	28	7%	7	2%	0	0%	35	9%
2002	21	5%	4	1%	0	0%	25	6%
2003	23	6%	11	3%	1	0%	35	8%
2004	21	4%	10	2%	0	0%	31	6%
2005	4	1%	7	2%	0	0%	11	3%
$350,001-$400,000								
2000	26	6%	1	0%	0	0%	27	6%
2001	25	6%	1	0%	0	0%	26	6%
2002	23	6%	6	1%	0	0%	29	7%
2003	24	6%	10	2%	0	0%	34	8%
2004	22	4%	8	2%	0	0%	30	6%
2005	8	2%	14	4%	1	0%	23	6%
$400,001-$450,000								
2000	16	3%	1	0%	0	0%	17	4%
2001	13	3%	1	0%	0	0%	14	3%
2002	15	4%	3	1%	0	0%	18	4%
2003	19	5%	7	2%	0	0%	26	6%
2004	15	3%	11	2%	0	0%	26	5%
2005	9	2%	19	5%	0	0%	28	8%
$450,001-$500,000								
2000	12	3%	3	1%	0	0%	15	3%
2001	11	3%	1	0%	0	0%	12	3%
2002	17	4%	0	0%	0	0%	17	4%
2003	11	3%	1	0%	0	0%	12	3%
2004	15	3%	16	3%	1	0%	32	6%
2005	13	4%	14	4%	0	0%	27	7%
$500,001-$550,000								
2000	7	2%	0	0%	0	0%	7	2%
2001	14	3%	0	0%	0	0%	14	3%
2002	15	4%	6	1%	0	0%	21	5%
2003	6	1%	6	1%	0	0%	12	3%
2004	7	1%	7	1%	0	0%	14	3%
2005	13	4%	6	2%	0	0%	19	5%
$550,001-$600,000								
2000	9	2%	0	0%	0	0%	9	2%
2001	4	1%	2	0%	0	0%	6	1%
2002	5	1%	5	1%	0	0%	10	2%

EXHIBIT A

TABLE A.1: RESIDENTIAL SALES, ISLAMORADA 2000-2005[39]								
Selling Price	Single Family		Condominium		Mobile Home		Total	
	Number	%	Number	%	Number	%	Number	%
2003	12	3%	5	1%	0	0%	17	4%
2004	9	2%	0	0%	0	0%	9	2%
2005	9	2%	3	1%	1	0%	13	4%
$600,001-$650,000								
2000	1	0%	3	1%	0	0%	4	1%
2001	7	2%	4	1%	0	0%	11	3%
2002	11	3%	1	0%	0	0%	12	3%
2003	15	4%	2	0%	0	0%	17	4%
2004	20	4%	1	0%	0	0%	21	4%
2005	13	4%	4	1%	0	0%	17	5%
$650,001-$700,000								
2000	9	2%	3	1%	0	0%	12	3%
2001	5	1%	3	1%	0	0%	8	2%
2002	11	3%	0	0%	0	0%	11	3%
2003	13	3%	4	1%	0	0%	17	4%
2004	14	3%	0	0%	0	0%	14	3%
2005	6	2%	15	4%	0	0%	21	6%
>$700,000								
2000	31	7%	1	0%	0	0%	32	7%
2001	24	6%	4	1%	0	0%	28	7%
2002	46	11%	3	1%	0	0%	49	12%
2003	82	20%	11	3%	0	0%	93	22%
2004	231	44%	36	7%	0	0%	267	51%
2005	147	40%	40	11%	0	0%	187	51%
All Units								
2000	285	62%	170	37%	7	2%	462	100%
2001	285	70%	122	30%	3	1%	410	100%
2002	303	74%	101	25%	5	1%	409	100%
2003	282	68%	128	31%	6	1%	416	100%
2004	386	74%	134	26%	3	1%	523	100%
2005	232	63%	133	36%	4	1%	369	100%
Grand Total	1,773	68%	788	30%	28	1%	2,589	100%

Source: Monroe County Property Appraiser

EXHIBIT A

APPENDIX B: EMPLOYEES PER HOUSEHOLD, MONROE COUNTY

Table B.1: EMPLOYED PERSONS PER HOUSEHOLD	
	Monroe County
Total Households	35,106
Households with Earnings (may have multiple workers)	27,689
Households without Earnings	7,417
Labor Force (some not employed, such as retirees)	45,192
Number Employed	43,901
Workers per Household	1.632
Employed Workers per Household	1.586
	Islamorada, Village of Islands
Persons per Household (all households)	2.100
Persons per Household Where One or More Person(s) is Employed	2.560
Persons per Household Where No Persons are Employed	1.890

SOURCE: US Bureau of the Census' American Factfinder http://factfinder.census.gov, US Bureau of the Census Public Use Micro-Sample, and Florida Agency for Workforce Innovation, Labor Market Statistics.

The focus of the Support Study is to determine the need created for workforce housing for the workforce by residential and non-residential development. In order to determine employed workers per household, recent census data was reviewed related to the number of households and employees in Monroe County. (See Table B.1: Employed Persons per Household.) To determine the average number of employed workers per household from this data, the number of persons employed was divided by households with earnings. The calculation is as follows:

Number Employed ÷ Households with Earnings = Employed Workers per Household

or

43,901 ÷ 27,689 = 1.586

Additional data is provided here that illustrates the average number of persons per household in Islamorada for all households, for households with one or more employed persons, and for households with no employed persons.

EXHIBIT A

APPENDIX C: SHORTAGE (HOUSING ASSISTANCE) CALCULATIONS

Employee Income Needed to Afford Each of the Prototypical Residential Units in the Workforce Affordability Categories.

To determine the annual employee income needed to afford a residential unit in each of the four categories of workforce housing in Islamorada, an analysis was conducted determining what expenses the employee household incurs to purchase and finance a prototypical residential unit. In the analysis, it is assumed the employee makes a down payment of 3% on the purchase of the home, and takes out a 30 year mortgage at an interest rate of 5.93 percent a year. It is also assumed that the maximum monthly expenses on housing incurred by the employee do not exceed 30 percent of income. Table C.1: *Income Needed to Afford Housing,* outlines the expenses incurred (and assumed) for each category of workforce housing. It shows an annual employee income of $39,468 is needed to be able to reasonably afford a residential unit priced at $212,250 (Category 1); an annual employee income of $43,607 is needed to afford a residential unit priced at $233,980 (Category 2); an annual employee income of $47,039 is needed to afford a residential unit priced at $252,000 (Category 3); and an annual employee income of $62,182 is needed to afford a residential unit priced at $331,500 (Category 4).

TABLE C.1:
INCOME NEEDED TO AFFORD WORKFORCE HOUSING

CALCULATION OF AFFORDABILITY

	Category 1	Category 2	Category 3
Purchase Price	$172,500	$225,500	$278,500
Down Payment	3.00%	3.00%	3.00%
Loan Term	30	30	30
Interest Rate	5.93%	5.93%	5.93%
Points	2.00%	2.00%	2.00%
Mortgage Insurance	0.60%	0.60%	0.60%
Taxes & Insurance	1.83%	1.83%	1.83%
Other Closing Costs	3.00%	3.00%	3.00%
Cash to Close	$13,697	$17,905	$22,113
Mortgage	$167,325	$218,735	$270,145
Mortgage Payment	$996	$1,302	$1,608
Mortgage Insurance	$84	$109	$135
Taxes & Insurance	$185	$253	$322
Total Monthly	$1,264	$1,664	$2,065
Income Ratio for Determining Housing Affordability	30.00%	30.00%	30.00%
Minimum Monthly Income	$4,214	$5,548	$6,882
Annual Household Income Needed to Purchase Unit	$50,573	$66,578	$82,584
Workers per Household	1.586	1.586	1.586
Income per Worker in Household	$31,897	$41,992	$52,087

EXHIBIT A

APPENDIX D: EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY

Earnings of Monroe County economically active households are shown below in Table D.1: *Employment and Household Earnings by Industry, Monroe County, 2006*. These wages are used to estimate the wages of employees that construct and operate and maintain residential units, and that construct and work within non-residential developments. The average annual wages for 2005 were used to project 2006 wages using a 2.9% increase over 2005, which was the 2004-2005 increase. The household earnings shown in the last column of the table are the individual employee earnings multiplied by the number of employed persons per household with earnings (1.586[40]). This calculation excludes households that do not have at least one person employed. Not having anyone employed could be due to retirement, disability or unemployment. Regardless of reason, all employed without a person employed are excluded from the definition of economically active households used herein. This method of estimating economically active household income basically assumes that the earnings of the secondary worker in a household will be similar to those of the primary worker.

TABLE D.1
EMPLOYMENT AND HOUSEHOLD EARNINGS BY INDUSTRY
MONROE COUNTY, 2005-2006

Industry Title	Average Employment	Annual Wage		Household Earnings
		2005	2006	
Total, All Industries	35,895	$32,788	$34,214	$54,412
Goods-Producing	2,613	$32,352	$33,759	$53,689
Agriculture, Forestry, Fishing and Hunting	102	$33,145	$34,587	$54,837
Construction	2,226	$32,391	$33,800	$53,590
Manufacturing	285	$31,764	$33,146	$52,553
Service-Providing	33,282	$32,823	$34,251	$54,305
Trade, Transportation, and Utilities	7,636	$31,256	$32,616	$51,712
Wholesale Trade	520	$45,167	$47,132	$74,728
Retail Trade	5,553	$27,209	$28,393	$45,017
Information	457	$47,952	$50,038	$79,335
Financial Activities	2,364	$42,750	$44,610	$70,729
Finance and Insurance	1,220	$50,038	$52,215	$82,787
Real Estate and Rental and Leasing	1,144	$34,976	$36,497	$57,867
Professional and Business Services	2,603	$43,410	$45,298	$71,821
Education and Health Services	4,049	$37,743	$39,385	$62,445
Leisure and Hospitality	11,539	$23,788	$24,823	$39,357
Accommodation and Food Services	10,136	$23,297	$24,310	$38,544
Other Services	1,472	$27,466	$28,661	$45,442
Public Administration-Government	3,132	$47,605	$49,676	$79,002

SOURCE: Florida Labor Market Statistics, September 2006.

[40] See Appendix B: Employees per Household, Monroe County.

EXHIBIT A

After recording return to:
Planning and Development Services Dept.
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada Florida 33036

ORDINANCE NO.

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH CREEKSIDE LLC, TO AMEND THE OFFICIAL ZONING MAP FROM VILLAGE CENTER (VC) TO NEIGHBORHOOD COMMERCIAL (NC) FOR THE SUBJECT PROPERTY, LOCATED ON PLANTATION KEY, WITH REAL ESTATE NUMBERS 00437590-000000, 00437610-000000, 00437630-000000 AND 00437640-000000, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMERCE.

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

WHEREAS, the property owner, LAH Creekside LLC, has requested an Official Zoning Map amendment from Village Center (VC) District to the Neighborhood Commercial (NC) Zoning District for a parcel consisting of approximately 1.4698 acres of land with the Parcel ID Number 00437590-000000, 00437610-000000, 00437630-000000 AND 00437640-000000 (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 June 10, 2024; and

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

WHEREAS, the Village Council of Islamorada, Village of Islands (the "Village Council") finds that the adoption of the Official Zoning Map Amendment is in the best interest of the Village and does comply with all applicable laws, as well as promotes the general health, safety, and welfare of the Village residents; and

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

WHEREAS, the Village Council desires to consider the proposed Zoning Map Amendment in accordance with State law.

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

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

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

BK 1 LTS 8 AND 9 BOATMANS COLONY PLANTATION KEY AND BK 1 LT 10 AND 11 BOATMANS COLONY PB3-90 PLANTATION KEY AND BK 1 LOTS 12 THRU 15 BOATMANS COLONY PB3-90 PLANTATION KEY

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

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

Florida Statutes or if the Final Order is challenged, until the challenge to the order is resolved pursuant to Chapter 380.05, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved for its adoption on first reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilman Joseph B. Pinder III ___
Councilwoman Deb Gillis ___
Councilman Steve Friedman ___

PASSED on the first reading this ____day of_____, 2024.

[Remainder of this page intentionally left blank]

The foregoing Ordinance was offered by _____, who moved for its adoption on second reading. This motion was seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilman Joseph B. Pinder III ___
Councilwoman Deb Gillis ___
Councilman Steve Friedman ___

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

_____
SHARON MAHONEY, 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: December 12, 2024
SUBJECT: **Amendment to Major Conditional Use - Islander Resort TAB K**

Background:
LAH Islander, LLC has submitted an application for Major Conditional Use approval to allow for the redevelopment of the existing Islander Hotel located at 82100 Overseas Highway. On or about July 17, 2024, notices were mailed to adjacent property owners informing them that the project was scheduled to be reviewed by the Village Council. A sign was also posted on the property on or about July 17, 2024. The Village has received no letters of objection or contact from adjacent owners as of this Council Communication. Pursuant to the Village Code of Ordinances, a Public Hearing before the Village Council to review the request is required.

The property is approximately 55.55 acres in size with about 22.08 acres of upland. The property is located on the east side of Overseas Highway on Upper Matecumbe Key. The property is zoned Tourist Commercial (TC) and within the Mixed Use (MU) Future Land Use Map designation (FLUM). The property is surrounded by properties zoned Tourist Commercial, Village Center, Residential Estate and Settlers Residential and across the street are properties zoned Village Center. The existing use of the property is a resort hotel with amenities. The hotel currently has one hundred and fourteen rooms (114). The property also has four affordable housing dwelling units, a museum and conference center.

The proposed development is to allow for the redevelopment of the northern portion of the property in conjunction with the transfer of fifty (50) hotel/motel units from Creekside Inn. The Major Conditional Use is triggered by the number of rooms. In the Tourist Commercial Zoning District any hotel development of 50 or more rooms requires a major conditional use.

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

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

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

subsection 30-215(d).

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

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

Policy 1-2.1.4: - Restrict Density and Intensity of Development The maximum range of allocated density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Regulations, for permitted uses in each future land use map category shall not exceed the thresholds established in accordance with the following: the density (with TDRs) for Mixed Use (MU) has a maximum density of 12 units per acre; the Property will not exceed the allowable density with the transfer of fifty hotel/motel units.

Finding: The proposed development is within the Mixed Use (MU) FLUM Category. The Applicant's proposal meets the general criteria of Objective 1-2.4 of the Comprehensive Plan relating to the type and scope of uses that are permitted within the Mixed Use (MU) FLUM category and Policies 1-2.4.1, 1-2.4.3 and 1-2.4.6 relating to accommodation of existing or proposed tourist-oriented facilities.

OBJECTIVE 1-2.4: RECOGNIZE MIXED USE DEVELOPMENT PATTERNS. Areas designated Mixed Use (MU) on the Future Land Use Map recognize the prevalent and historical mixed-use pattern of development in the Village. The MU category shall accommodate a mix of commercial and residential uses, which may be located in the same building, limited public and semi-public uses, recreational facilities, schools, marinas, tourist-oriented facilities, and supportive community facilities ancillary to the permitted uses, pursuant to the standards in the Comprehensive Plan and the Land Development Regulations.

Policy 1-2.4.1: - Guide the Location of Commercial Uses and Revitalize Commercial Areas. Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land use in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

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

Policy 1-2.4.6: Establish Zoning District Criteria for MU. The following criteria shall be used as guidelines for designating Zoning Districts within the Mixed Use FLUM category:

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

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

Objective 1-4.1: Concurrency Management.
Objective 1-4.2: Manage and Coordinate Future Land Use Decisions.

Finding: Letters of coordination will be provided from all required utilities prior to issuance of a building permit. The applicant has begun discussions with all applicable entities.
IN COMPLIANCE

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

Landscaping Standards:

Finding: The proposed redevelopment is an existing hotel. Landscaping plans have been provided and reviewed by the Village Biologist.
IN COMPLIANCE

Parking:

Finding: The Applicant has provided parking in excess of the required number of parking spaces.
IN COMPLIANCE

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

Finding: The proposed use is compatible and consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
IN COMPLIANCE

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

Finding: The proposed project has been designed to minimize adverse effects on adjacent property.
IN COMPLIANCE

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

Roads:

Finding: The Property is located on Overseas Highway. The proposed project is not expected to impact the Level of Service (LOS) for Overseas Highway. The hotel units are being transferred from another hotel on Overseas Highway. The trips per day have been accounted for. The Applicant has submitted a Traffic Assessment completed by KBP Consulting Inc dated July 20, 2023.
IN COMPLIANCE

Stormwater:

Finding: The Applicant is providing stormwater management for the proposed project. The stormwater has been reviewed and signed off by the Village Review Engineer. IN COMPLIANCE

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

Finding: There are no environmentally sensitive habitats on the subject's property.
IN COMPLIANCE

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

Finding: The proposed project is an expansion project.
IN COMPLIANCE

Prior to the last scheduled hearing, members of the Village Council had asked for a complete traffic study for the project. The hearing was continued so the applicant could obtain the study. We have received the study and it has been reviewed by a 3rd party engineer. I have attached their report.

Budget Impact:
None

Staff Impact:
None

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

1. Prior to the issuance of a Building permit, water quantity calculations along with all applicable rainfall and soil data shall be provided to the planning review engineer to verify the exfiltration trench design.
2. During review of Building permit applications, the following Fire Department Conditions shall be met:
a. Hydrant required, to be located by AHJ
b. Fire Alarm system required
c. Aldridge Benge Signage is required where applicable.
d. The structure(s) shall be protected throughout by an approved, supervised automatic sprinkler system installed in accordance with NFPA 1-13.3.2.15.2. [101:30.3.5.1].
e. All fire lanes must be extended or have landscaping capable of supporting fire apparatus installed.
f. Current fire lane access off of Carol St cannot be used as construction entrance. Construction traffic must use the main entrance off of Overseas Highway.
g. Further conditions may be applied when building permits are applied for.
3. Prior to the issuance of a Building Permit provide a copy of the SFWMD ERP Permit for the project
4. Project must comply with current Florida Building Code and Village Floodplain Ordinance.
5. Prior to the issuance of any Building Permit, the Applicant, their Successors or Assigns, shall have an approved Stormwater Management Plan for the proposed project and submit it to the Planning and Development Services Department.
6. Prior to the issuance of any Building Permit, the Applicant, their Successors or Assigns, shall coordinate with the Village's Wastewater consultant for the provision of wastewater services. The project shall comply in all aspects with Village Wastewater requirements.
7. No occupancy permits shall be issued until occupancy permits have been issued for Workforce/Affordable housing at Creekside Inn.
8. The proposed Major Conditional Use Permit shall allow for the construction of 56 hotel units and associated site improvements as defined in the Code of Ordinances as depicted on the Site Plan, prepared by Weiler Engineering Corporation dated February 7, 2024, and entitled 'Concept Best Management Practices Plan for Islander Resort.' All improvements shall be completed in substantial conformance with said Site Plan pursuant to the direction of the

Department of Planning and Development Services.
9. Landscaping and buffer improvements shall be completed in substantial conformance with the Landscape Plan submitted as a part of the Application pursuant to the direction of the Department of Planning and Development Services prior to the issuance of any Certificates of Occupancy.
10. The Applicant shall meet the requirements of Comprehensive Plan Coastal Element - Policy 5-1.2.13, which requires a Water Quality Monitoring Program.
11. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
12. The improvement of the premises, in accordance with the determination of the Village, must commence within thirty-six (36) months after the date of the granting of the Major Conditional Use. If not commenced within this period, the Village reserves the right to revoke any and all approvals associated with the subject property after due public hearing. Thereafter, the operation of the use previously authorized shall be terminated and there shall be no right to non-conformity.
13. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
14. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persists.

Attachments:
1. 10_19_2022_Executed_MCU Application - LAH Islander LLC1
2. Islander VC Backup 882024
3. Islander Resort - Traffic Study - August 2024 (eSS)
4. Islander Resort - Traffic Study - November 2024 (eS&S)
5. 20241111_MJ Traffic Review Letter_Islamorada_Islander Resort_AFdr
6. Reso_PLCUP20220131 Islander

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

Application for Conditional Use Approval

Pursuant to Code Chapter 30, Article IV, Division 2

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

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

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

PLEASE NOTE: THIS APPLICATION ACCEPTED BY APPOINTMENT ONLY.

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

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

APPLICANT / AGENT (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: Barton W. Smith
Mailing Address: 138 Simonton Street
City: Key West State: FL Zip: 33040
Home/Mobile Phone: _____ Office: (305) 296 7227 Fax: _____
Email: Bart@SmithHawks.com / Jess@SmithHawks.com/Brandi@SmithHawks.com

PROPERTY OWNER:
Name: LAH Islander LLC
Mailing Address: C/o Agent
City: C/o Agent State: C/o Agent Zip: C/o Agent
Home/Mobile Phone: C/o Agent Office: C/o Agent Fax: _____
Email: C/o Agent

LEGAL DESCRIPTION OF PROPERTY: If in metes and bounds, attach legal description on separate sheet.
Physical Address: 82100 OVERSEAS Highway & 132 Carroll Street, Upper Matecumbe Key, Florida 33036 Mile Marker: 82
Lot: See Attached Block: See Attached Subdivision: Stratton

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

Real Estate (RE) Number: 00400810-000000; Alternate Key: 00400450-000000

PROPERTY DESCRIPTION:

Zoning District: Tourist Commercial (TC)/Settlers Residential (SR) Future Land Use Category: Mixed Use (MU)

Total Land Area: 55.55 Gross Acres 22.08 Upland Square Feet: 2,419,758 gross 961,804.8 upland Acres: 55.55 gross 22.08 upland

Existing Use of Property: Hotel (transient uses); museum; residential

Proposed Use of Property: Hotel (transient uses); museum; residential

PROPOSED CONDITIONAL USE:

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

	Existing	Proposed	Change
Total number of non-residential buildings:	1	0	0
Total non-residential floor area in square feet:	20,596 SF	0	0

If residential dwelling units are proposed, please provide:

	Existing	Proposed	Change
Total number of residential buildings:	17	10	27
Total number of permanent, market-rate units:	0	0	0
Total number of permanent, affordable/ workforce housing units:	4	0	4
Total number of transient units (hotel/motel rooms, recreational vehicles):	114	56	170

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

If yes, provide name of the applicant and date of applications: ____

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

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

If an Amendment or a Minor Deviation to an approved Conditional Use, please provide prior Project Numbers and/or Resolution Numbers: No. 11-06-33

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

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

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

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

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

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

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

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

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

ATTACHMENT A

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

☑ **Correct application fee.** Check or money order to "Islamorada, Village of Islands".

☑ **Notarized agent authorization letter**, if applicable, including the agent's name, address and phone number authorizing the applicant/agent to act on all property owners' behalf.

☑ **Proof of ownership** e.g. warranty deed, lease or pending sale contract.

☑ **Property record card** from the Monroe County Property Appraiser.

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

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

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

☐ **Signed and sealed survey** prepared by a Florida registered surveyor. The survey shall include elevations and location of all existing structures, paved areas, location of all utility structures, all easements, all bodies of water on and adjacent to the site, docks, piers, mean high water line and total acreage by habitat.

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

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

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

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

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

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

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

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

☐ **Traffic study** prepared by a licensed traffic engineer pursuant to Monroe County Traffic Report Guidelines Manual. N/A

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

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

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

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

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate. I certify that all information required, as indicated in Attachments A and B, has been provided.

Digital signatures do not require notarization when they can be verified by a Trusted Certificate issued by a third-party Certificate Authority. If you are not using a "verifiable digital signature", print this document and have it notarized.

Signature of Applicant or Agent: _____ Date: 10/19/2022

Print Name: Barton W. Smith

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me by means of ✓ physical appearance or ___online notarization, this 19th day of October, 2022, by Barton W. Smith (name of person signing the application) as Agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for LAH Islander LLC (name of entity or party on behalf of whom application was executed).

Brandi Green
Signature of Notary Public –State of Florida

SEAL:

BRANDI GREEN
Notary Public - State of Florida
Commission # HH 016147
My Comm. Expires Jun 29, 2024
Bonded through National Notary Assn.

✓ Personally Known ___Produced Identification Type of ID: _____

SMITH/HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
E-mail: Bart@SmithHawks.com

UPLOADED TO CITYVIEW ePORTAL

October 19, 2022

Daniel Gulizio, Director of Planning
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036
Email: PlanningDirector@islamorada.fl.us

RE: APPLICATION FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE APPROVAL – [LAH ISLANDER LLC]

Dear Dan,

Please allow this correspondence to serve as the background and analysis letter in support of our clients, LAH Islander LLC's ("Applicant") application for an Amendment to a Major Conditional Use Approval ("Application"), the amendment ("Amendment") is in accordance with §30-216, and §30-218 of the Code of Ordinances Islamorada, Village of Islands, Florida ("Code"), to authorize the development of a portion of the parcel commonly known as the Islander Resort, with Monroe County Parcel ID No.s: 00400810-000000 and 00400450-000000 (the "Property") with fifty-six (56) transient hotel rooms and accessory structures and uses, making the total number of transient rooms on the Property one hundred and seventy (170).

Please find the application for an Amendment to a Major Conditional Use Approval and all required supporting documentation uploaded to the Cityview ePortal with this background and analysis letter. Additionally, check no. 000052 in the amount of ten thousand two hundred twenty dollars and no cents ($10,220.00) for the fees and cost related to the Application has been sent via FedEx priority overnight, tracking no.: 7702 5379 9076 to your attention.

Proposed Development:

The Amendment will allow the redevelopment of the northern portion of the Property with fifty-six (56) transient rooms (the "Redevelopment") including associated accessory uses, bringing the total number of transient units on the Property to one hundred and seventy (170) ("Development"). All Development on the Property will be completed pursuant to all relevant sections of the Code.

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE ANALYSIS

I. BACKGROUND INFORMATION:

a.	**Location:**	MM 81/82, Village Of Islamorada, Florida
b.	**Address:**	82100 Overseas Hwy, Upper Matecumbe Key, FL 33036 81998 Old Hwy, Upper Matecumbe Key, FL 33036 132 Carroll St, Upper Matecumbe Key, FL 33036
c.	**Real Estate (RE) Number:**	00400810-000000, And 00400450-000000
d.	**Property Owner/Applicant:**	LAH Islander LLC
e.	**Total Islander Resort Area:**	Approximately 55.55 Acres, With 22.08 Upland Acres
f.	**Land Use District:**	Tourist Commercial (TC) And Settlers Residential (SR)
g.	**Future Land Use Map (FLUM) Designation:**	Mixed Use (Mu)
h.	**Flood Zone:**	Multiple On Site: AE8, AE9, AE 10 VE 11, VE 10
i.	**Existing Uses:**	Hotel (Transient Uses); Museum; Residential
j.	**Community Character of Immediate Vicinity:**	Adjacent Land Uses Include Residential; Vacant Land; and Commercial.

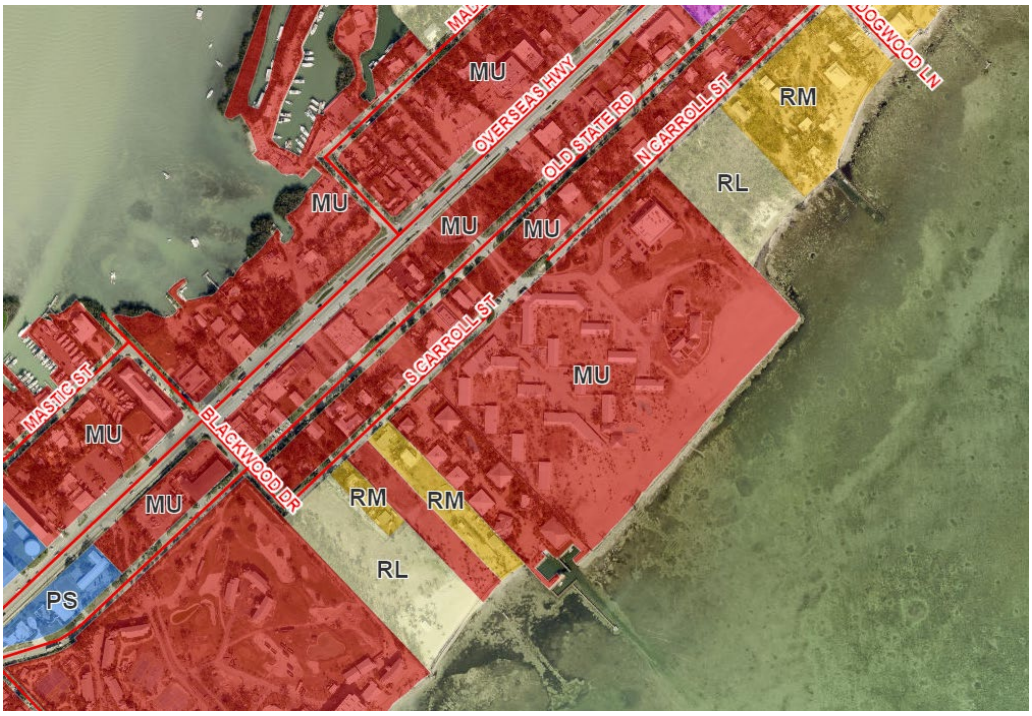
The Islander Resort is located at 82100 Overseas Highway, 81998 Old Highway, and 132 Carroll Street, Upper Matecumbe Key, Village of Islamorada, Florida 33036, at approximate mile marker 82 (Atlantic side of U.S. 1). Site Boundaries are shown on the Islander survey uploaded simoteniously with the Application.

The Islander Resort has a Property Land Use District designation of Tourist Commercial ("TC") and Settlers Residential (SR) and a Future Land Use Map (FLUM) designation of Mixed use ("MU"). The Islander Resort has a gross acreage of approximately 50.55 acres, consisting of approximately 22.08 acres of upland and 28.48 acres of submerged land.

II. EXISTING ZONING AND FLUM ON THE ISLANDER RESORT:

a. Zoning: Parcel ID No.s: 00400810-000000 (Tourist Commercial), 00400400-000000, 00400450-000000 (Settlers Residential):

b. FLUM: Parcel ID No.s: 00400810-000000, 00400400-000000, 00400450-000000 (Mixed Use):



III. EXISTING DEVELOPMENT- ISLANDER HOTEL:

The Islander Resort is composed of four (4) parcels of land totaling approximately 50.55 acres including 22.08 acres of upland. The Islander Resort is a resort hotel with amenities including meeting facilities; 1,100 feet of white coral sand beach; a lighted fishing pier; two (2) heated pools; shuffleboard; volleyball; and coin operated laundry facilities. Prior approvals (01-07-60, 02-05-29, 11-06-33) recognize a total of one hundred fourteen (114) transient units in seventeen (17) buildings, four (4) affordable housing dwelling units. Additionally, the property contains a 15,336 sq. ft, museum and conference center.

IV. RELEVANT PRIOR CITY ACTIONS:

a. On January 9, 2001, the Village Council of Islamorada, granted with conditions a waiver from the commercial moratorium imposed by the Village Ordinance to apply for conditional use approval for development at the property (Resolution No. 01-05-31).

b. On July 26, 2001, the Village Planning Commission approved Resolution No. 01-07-60 granting S&H, Inc. a Major Conditional Use Approval with conditions for development at the property.

c. On June 25, 2002, the Village Council approved Resolution No. 02-05-29 granting S&H Inc. an amendment to major conditional use approval for deleting the previously approved thirty (30) transient units to be transferred from Sunset Inn; deleting the previously approved transfer of 11,252 sq. ft. of commercial square footage from Sunset Inn; removing three (3) affordable housing units; remodeling existing development; replacing six (6) existing transient units; and reconfiguring existing commercial square footage to accommodate both a beach/pool restaurant/bar facility and a small retail shop approximately 262 sq. ft. in area.

d. On September 9, 2011, the Village Council approved Resolution No. 11-06-33 granting H&C Islander Resort, LLC an amendment to major conditional use to allow for the construction of a museum and conference center and required affordable residential dwelling units on property located at 82100 Overseas Hwy.

e. On June 23, 2011, the Village Council executed Resolution No. 11-06-34 approving an affordable housing mitigation agreement with H&C Islander Resort, LLC; authorizing the appropriate Village Officials to execute the affordable housing mitigation agreement and to take all actions necessary to implement the terms and conditions of the affordable housing mitigation agreement.

f. On April 25, 2013, the Village Council granted Resolution No. 13-04-18 approving the first amendment to an affordable housing mitigation agreement with H&C Islander Resort, LLC, authorizing the appropriate Village Officials to execute the affordable housing mitigation agreement and to take all actions necessary to implement the terms and conditions of the affordable housing mitigation agreement.

V. MAJOR CONDITIONAL USE APPROVAL REQUEST:

The Property is a resort hotel with amenities including meeting facilities; 1,100 feet of white coral sand beach; a lighted fishing pier; two heated pools; shuffleboard; volleyball; and coin operated laundry facilities. Prior approvals (01-07-60, 02-05-29, 11-06-33) recognize a total of 118 units on-site comprised of 114 transient units, and four (4) affordable housing dwelling units. The units were constructed in 1951 and retain their original character. In 2011, the northeastern portion of the Property was redeveloped with a 15,336 sq. ft. museum and conference center pursuant to Village Council approved Resolution No. 11-06-33, which approved an amendment to the major conditional use approval.

The Islander Resort is composed of four parcels located at approximately MM 82.1.

Property 1 is commonly known as the "Annex" and contains two structures that were connected structurally as a condition of a prior development order for the conversion of six (6) transient units and one manager's residence into one affordable unit. Historically, the section of the Annex property facing Carroll Street was a structure that contained six transient units, while on the section of the Annex property facing the Old Highway was a residence used for employee housing. The structures were deeded into two (2) separate affordable housing dwelling units pursuant to the affordable housing mitigation plan approved by Resolution No. 11-06-34. The property is bounded on the northwest by the Old Highway and parking for several commercial businesses fronting US 1; on the northeast by single family residences; on the southeast by single family residences and a resort; and on the southwest by single family residences.

Property 2 contains a portion of the private access road to the resort from US 1 and the wastewater treatment plant. Property 2 is bounded on the northwest by US 1, the Blue Fin Inn and the Islamorada Boat Center; on the northeast by the vacant commercial property; on the southeast by Property 3; and on the southwest by commercial retail.

Property 3 contains a portion of the private access road to the resort. It is bounded on the northwest by Property 2; on the northeast by single family residences; on the southeast by Property 4; and on the southwest by single family residences and mobile homes.

Property 4 is the primary property for the Islander Resort and contains one hundred and fourteen (114) transient units in seventeen (17) buildings, and a 15,336 sq. ft. museum and conference center. The North portion of the Property is the proposed location of the proposed Redevelopment. Property 4 is bounded on the northwest by Carroll Street, Property 3, single family residences, and a small mini self-storage warehouse; on the northeast by a vacant acreage tract; on the southeast by the Atlantic Ocean; and on the southwest by single family residences.

A. ANALYSIS.

Pursuant to Code Section 30-216(d), the Director of Planning and Development Services and Village Council shall consider the following factors, and no conditional use shall by approved which fails to meet any standard below:

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

The Property is located within the MU FLUM Category. The applicable portions of the Comprehensive Plan relating to the Applicant's proposal including type and scope of uses that are permitted within the Mixed Use (MU) FLUM category are as follows.

OBJECTIVE 1-2.4: RECOGNIZE MIXED USE DEVELOPMENT PATTERNS.

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

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

Mixed Use (MU) is the only FLUM category in which commercial uses shall be permitted. The general pattern of commercial land uses in MU shall:

1. Prevent negative impacts on the fragile coastal ecosystem by directing commercial development away from environmentally sensitive lands and critical habitat;
2. Revitalize all existing commercial areas and further distinguish Village Activity Centers;
3. Restrict the scale and intensity of commercial development outside of the Village Activity Centers and other appropriate areas in the Village;
4. Promote safe and efficient vehicle, cyclist and pedestrian movement;
5. Prevent or minimize Village costs to provide infrastructure;
6. Avoid encroachment of incompatible commercial activity into established residential neighborhoods;
7. Enhance the unique character of the Village's commercial land uses through incentives for bufferyards and landscaping; and
8. Facilitate within the Village Activity Centers, the creation of aesthetically pleasing commercial spaces outdoors, as places for social leisure and interaction, while limiting light industrial uses, outdoor storage and sales as a primary use of land, and outdoor retail sales as an accessory use of land.

Policy 1-2.4.4: Residential Uses in the Mixed-Use Designation.

Residential uses, including residential institutional uses in MU shall not exceed six (6) units per acre, except that up to twelve (12) units per acre may be allowed pursuant to the standards in the Land Development Regulations when used as receiver sites for the transfer of development rights from approved sender sites and fifteen (15) units per acre may be permitted for purposes of providing affordable housing. Notwithstanding the density limitations each parcel of commercially developed land in the Settlers Residential (SR), Village Center (VC), Tourist Commercial (TC), Commercial Fishing (CF), Marine Use (MR), Highway Commercial (HC), Neighborhood Commercial (NC), and Recreation (R) Zoning Districts shall be entitled to construct, subject to the BPAS, one affordable housing unit subject to all other regulations.

Policy 1-2.4.6: Establish Zoning District Criteria for MU.

The following criteria shall be used as guidelines for designating Zoning Districts within the Mixed Use FLUM category:

3. **Integrated Use Zoning Districts:** Integrated use Zoning Districts, which encourage commercial and residential uses to co-locate on the same parcel or within the same building shall be established to maintain and promote affordable, workforce and employee housing. Appropriate locations for integrated use zoning shall include, in general, areas where such uses already exist, the core areas of the Village Activity Centers and other select locations along U.S. 1 where existing structures, business types and locations lend themselves to compatible co-existence with residential uses.

The Property's units have existed since 1951 and its existing infrastructure is sufficient to support the proposed Redevelopment. The proposed Redevelopment would be compatible with the surrounding commercial and residential uses and the required bufferyards have been provided to mitigate any adverse impacts on surrounding properties. Furthermore, the proposed development would not add volume to US 1 that exceeds the available LOS C allocation. Therefore, the proposed Redevelopment is consistent with Objective 1-2.4 and Policies 1-2.4.1, 1-2.4.4 and 1-2.4.6 of the Comprehensive Plan.

B. The proposed conditional use complies with all relevant and appropriate portions of this chapter [Code Chapter 30, Land Development Regulations ("LDRs")]. Relevant and appropriate portions of the LDRs that apply to the proposed development are as follows:

1. Zoning District:

Pursuant to Code Section 30-693(d)(l) the TC Zoning District allows hotels or motels having more than 50 rooms subject to Major Conditional Use approval. The proposed use is consistent with the purpose of the TC Zoning District to accommodate tourist lodging, tourist attractions and supportive facilities.

2. Density and Intensity

The Islander Resort is comprised of approximately 22.08 acres of upland. The TC zone has an allocated density of six (6) dwelling units per acre and a maximum net density of twelve (12) dwelling units per acre or up to 15 deed restricted affordable housing dwelling units per acre. The following Density analysis will be for the Islander Resort:

Upland Acres = 22.08
Buildable Acres = 17.664 (Upland acres x 0.8)

Dwelling Unit	***Allocated Density***	***Density with TDRs (Buildable Acre)***	***Allocated Density (Units)***	***Max Net Density with TDRs***
Dwelling units	6	18	6 x 22.08 = 132.48	12 x 17.664 = 212
Affordable Housing	15	N/A	15 x 22.08 = 331	N/A
Proposed Transient Development			56 Units	
Existing Transient Development			114 Units	
Existing Affordable Housing			2 Dwelling Units	

The Property has sufficient density to support the Development with the use of TDRs. The Applicant is permitted to develop 12 dwelling units per buildable acre with the use of Transferable Development Rights ("TDRs"). The Applicant will transfer the required TDRs onto the site in for the proposed Redevelopment. Subject to the transfer of the required TDRs, the Property has sufficient density to complete the proposed Redevelopment and is compliant with the LDR density requirements.

3. Density and Intensity

Land Use	*FAR/Density*	*Size of Upland*	*Maximum Allowed*	*Proposed /Existing*	*Potential Used*
Non-Residential Floor Area	0.25	961,804.8 SQ. FT.	240,451.2 SQ. FT.	20,596 SQ. FT.	8.57%
Residential (Transient)	Max Net 12 DU/Buildable Acre	17.664 Buildable Acres	212	170	80.2%
Permanent Residential (Affordable)	15 DU	22.08 Gross Acres	331	4	1.2%
			Total	89.97%	

The Applicant is permitted to develop 12 dwelling units per buildable acre with the use of Transferable Development Rights ("TDRs"). The Applicant will transfer the required TDRs onto the site in for the proposed Redevelopment. Subject to the transfer of the required TDRs, the Property has sufficient density and intensity to complete the proposed Redevelopment and is compliant with the LDR density and intensity requirements.

4. Setbacks

Land Use District	**Front Yard (ft.)**	**Side Yard (ft.)**	**Rear Yard (ft.)**	**Lawfully Altered Shoreline (ft.)**
Tourist Commercial (TC)	**25**	**10**	**20**	30

Pursuant to the site plan, the proposed Redevelopment is complaint with the LDR non-shoreline and shoreline setback requirements.

5. Height

Pursuant to the building elevations included with this application, the height of the existing and proposed structures do not exceed the maximum 35 foot height for development pursuant to Code Section 30-693(e), and the proposed Redevelopment is compliant with the LDR height requirements

6. Parking

Pursuant to Code Section 30-852, the Property has the following off street parking requirements:

Units	Number of Units	Parking Required Per Unit	Total Parking required
Hotel Rooms	170	1.0 per room	170
Affordable Housing			
Affordable Housing Dwelling Units	2	4	8
Non-residential Use	**Square Feet/Seating**	**Parking Required**	**Total Parking Required**
Museum	15,336 sq. ft.	1.5 per 1,000 gross square feet of floor area	23
Total			201 Spaces

Shared parking:

Pursuant to Code section 30-852(d), shared parking calculations are permitted where two or more uses on the same lot or separate lots are to share the same parking spaces because their peak parking demands do not occur at the same time.

SHARED PARKING:					
	NIGHT (12-6 am)	**WEEKDAY (9am - 4pm)**	**WEEKDAY (6pm -12am)**	**WEEKEND (9am -4pm)**	**WEEKEND (6pm -12am)**
Residential Affordable (4 Spaces)					
Multiplier	1	0.6	0.9	0.8	0.9
Spaces	4	2.4	3.6	3.2	3.6
Hotel (170 Spaces)					
Multiplier	0.75	0.75	1	0.75	1
Spaces	127.5	127.5	170	127.5	170
Other (Museum) (23 Spaces)					
Multiplier	1	1	1	1	1
Spaces	23	23	23	23	23
Total	154.5	152.9	196.6	153.7	196.6

Accordingly, the proposed Redevelopment requires a total of one hundred ninety-seven (197) off street parking spaces. Pursuant to the site plan, the proposed Redevelopment is providing the following: eleven (11) ADA accessible spaces, and two hundred twenty-nine (229) standard parking spaces for a total of two hundred forty (240) parking spaces, which exceeds the required amount of off-street parking pursuant to the Code. The Applicant is proposing to provide additional parking that is not required that would in turn accommodate for all parking required for the increase in parking demand. The Applicant meets the requirements for the number of off-street parking spaces.

7. Open Space

The Property has a 20% open space requirement. Therefore, 4.4 acres or 191,664 sq. ft. is required to remain open space. Pursuant to the site plan, the proposed Redevelopment is compliant with the Code requirements for open space.

8. Transferable Development Rights (TDRs)

The proposed Redevelopment will utilize TDRs transferred on site from the Creekside Inn ("Creekside") pursuant to Section 30-503 of the Code and the zoning and use determination application that is currently pending with the village. Utilization of the TDRs increases the density for residential units on the Property to 12 per acre (See density section above). Subject to the transfer of the TDRs, the Property is complaint as to density.

9. Transient BPAS Units

The proposed Redevelopment will utilize fifty (50) Transferable Transient ROGO exemptions/building permit allocations from Creekside pursuant to Code Section 30-506 and the zoning and use determination application that is currently pending with the Village. The proposed Redevelopment will be contingent on the approval and transfer of the required Transferable Transient ROGO Exemptions/building permit allocations.

C. The proposed conditional use is compatible and generally consistent with the uses and character of the land surrounding, in the vicinity of the land proposed for development, and the design of the proposed development minimizes adverse effects, including visual impacts of the proposed use on adjacent properties.

The Islander Resort and subject Property has existed within the surrounding land uses and environment for over 60 years. The Property has been continuously operated as a resort, and the proposed Redevelopment will maintain the same community character that has existed for years. The Property currently maintains a 20-foot Class D bufferyard along the Northeast property line along Overseas Highway, a 5-foot class B bufferyard along Carrol, and a 20-foot Class C Major Street bufferyard running along the entire front property line along Old Highway. Additionally, there is an existing Class D zoning district boundary bufferyard along the Northeast property line. The bufferyards mitigate any potential impacts on surrounding properties.

In addition to the bufferyards, the landscape plan proposes additional landscaping which would further mitigate any visual impacts on adjacent properties.

D. The proposed development complies with Division 5 of Article IV "Concurrency Management" of Chapter 30.

1. Code Section 30-301 provides level of service (LOS) standards for concurrency. According to Code Section 30-304(l)(a) Roads, U.S. 1 must maintain an operational margin within 5% of LOS of "C."

The proposed Redevelopment is proposing to utilize transient BPAS units from the Creekside, which is a hotel/motel located within the Village of Islamorada. The existing transient BPAS units will be transferred from Creekside to the Property prior to development. Based on the current existence and operation of the fifty (50) transient BPAS units at Creekside as an operational hotel/motel, the daily trips associated with the BPAS units have already been accounted for on the relevant segments of U.S. 1. Transferring the existing BPAS units for utilization and development at the Property will not increase the number of transient units located in the Village of Islamorada from what currently exists today, and therefore will not affect the level of service on U.S. 1. Subject to the transfer of the fifty (50) existing transient BPAS units from the Creekside to the Property, the proposed Redevelopment is simply relocating already existing and operating hotel units that have already been accounted for in the County's Arterial Time Delay Studies and is therefore not generating and additional trips on U.S.1 and is compliant with the Code.

2. Pursuant to Code Section 30-304(2) Solid Waste, in order for development to be approved there must be sufficient capacity available at a solid waste disposal site to accommodate all existing and approved development for a period of at least three (3) years from the projected date of completion.

Existing facilities onsite are adequate to serve the proposed and existing uses. As discussed, a letter of coordination from the required utility will be provided once the Village provides a list of required utilities, and once received from the utility.

3. Pursuant to Code Section 30-304(3) Potable Water, sufficient potable water from an approved and permitted source shall be available to satisfy the projected water needs of the proposed development.

Potable water is supplied by the Florida Keys Aqueduct Authority (FKAA). The Applicant has begun the coordination process with FKAA and will provide a coordination letter from FKAA indicating that sufficient potable water is available to satisfy the projected water needs of the proposed development.

4. Pursuant to Code Section 30-304(4) *Stormwater,* stormwater calculations must be provided demonstrating that post-development runoff does not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration; treatment and disposal facilities meet the design and performance standards as established in the Florida Administrative Code; and stormwater discharging into Outstanding Florida Waters shall provide additional treatment pursuant to the Florida Administrative Code.

The Stormwater management plan included in this Application is consistent with the requirements of the Code and the South Florida Management District regulations.

5. Pursuant to Code Section 30-304(5) Wastewater, sufficient wastewater treatment capacity shall be available to satisfy the projected needs of the development or use according to level of service (LOS) standards established in Section 30-305(5)(1), (2), and (3).

The Applicant has begun the coordination process with the Florida Department of Health (DOH) and will provide a coordination letter from DOH indicating sufficient capacity for wastewater treatment.

6. Pursuant to Code Section 30-304(6) Parks and Recreation, of the Village Code, sufficient available recreation and open space facility capacity shall be available to satisfy the projected needs of the development or use at a level of service of 3.79 acres per 1,000 population.

The adopted LOS for recreation and open space requires 40.6 acres based on a functional population of 10,885. Islamorada currently maintains in excess of 130 acres of recreation and open space, which far exceeds the required amount of land available for recreation. Based on this, the proposed Redevelopment will not negatively impact the current LOS standards for recreation and open space.

E. The proposed conditional use minimizes environmental impacts, included but not limited to stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The Stormwater Management Plan included with this Application is compliant with the Code There are no known protected wildlife or vegetation on the Property and no presence of wetlands. The proposed development is not anticipated to have an impact on the natural functioning of the environment.

F. The proposed conditional use will result in logical, timely, and orderly development patterns.

The applicant proposes to construct the project in one continuous phase.

VI. CONCLUSION.

Based on the foregoing, the Applicant requests that staff recommend approval of the requested Amendment to Major Conditional Use Approval.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,

Barton W. Smith

BWS/JG/bg

MEMORANDUM

To: Jess Miles Goodall, Esq.
Bart Smith, Esq.

From: Karl Peterson, P.E.

Date: July 20, 2023

Subject: Islander Resort – Islamorada, Florida
Traffic Assessment

The Islander Resort is located on the ocean side of Overseas Highway / US 1 near mile marker 82.1 in Islamorada, Monroe County, Florida. More specifically, the site is located at 82100 Overseas Highway and the Monroe County Parcel ID is 00400810-000000. Based upon our previous discussions, we understand that this resort consists of 114 hotel rooms and plans are underway to increase the number of hotel rooms to 170.

The increase of 56 hotel rooms will be achieved by transferring rooms from other nearby properties in Islamorada. A portion of the rooms will be transferred from the Creekside Inn in Islamorada which is located at 90611 Overseas Highway. The balance of the rooms will be transferred from the Bayside Villas property located at 81450 Overseas Highway in Islamorada.

From a trip generation perspective, the total number of vehicle trips to be generated on a daily and peak hour basis by the subject properties (i.e. the Islander Resort, the Creekside Inn, and the Bayside Villas) will remain constant since there will be no net increase in the number of hotel rooms. And, while the vehicle trips currently generated by the hotel rooms that will be transferred from the Creekside Inn and Bayside Villas to the Islander Resort property will be reassigned on the transportation network (i.e. Overseas Highway / US 1), there will be no net increase in the number of vehicle trips within Islamorada since all of the properties are located within the Village.

As such, it is apparent that a detailed traffic impact study associated with the proposed actions is not warranted.

Islander Resort

NORTH SIDE DEVELOPMENT

PERMIT SET

AUGUST 29, 2022

OVERALL RESORT AERIAL

SITE LOCATION

Sheet Index

Sheet Number	Sheet Title
GC-000	COVER
GC-001	GENERAL NOTES
GC-002	KEY PLAN
LD-001	DEMOLITION NOTES
LD-101	TREE DISPOSITION PLAN
LD-102	TREE DISPOSITION PLAN
LD-601	TREE DISPOSITION LIST
LA-101	SITE PLAN
LA-102	SITE PLAN
LH-001	HARDSCAPE NOTES
LH-301	SITE SECTIONS
LP-101	PLANTING PLAN
LP-102	PLANTING PLAN
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LP-601	PLANTING SCHEDULE
LP-601.1	PLANTING SCHEDULE 02
LP-602	PLANTING SCHEDULE
LL-101	LIGHTING PLAN
LL-102	LIGHTING PLAN
LL-401	LIGHTING CUTSHEETS
LL-402	LIGHTING CUTSHEETS

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Robert M Dugan

Digitally signed by Robert M Dugan
Date: 2024.02.06 17:22:54 -05'00'

Drawing name: G:\Teams\SECARS\E210278 Islander Resort (Gensler)\EDSA\doc\06-SHEETS\North Side\GC-000 GENERAL SHEETS.dwg GC-000 Feb 06, 2024 3:44pm by rjackson

OVERALL

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES WERE PROVIDED TO EDSA AND ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE CONTRACT DOCUMENTS. EDSA AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREIN OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ABOVE AND BELOW GRADE AFFECTING ANY COMPONENT OF THE WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
3. DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY SUCH DISCOVERY. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO REFLECT THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
4. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PREFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.
5. ALL WORK SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT.
8. THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DO NOT MEET THE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
10. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
11. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING STRUCTURES, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
12. DEMOLITION AND CONSTRUCTION ACTIVITIES, INCLUDING THE STAGING AND STORAGE OF EQUIPMENT, LANDSCAPE AND CONSTRUCTION MATERIALS, ARE TO BE CONFINED TO THE WORK AREA IDENTIFIED BY THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION PRIOR TO THE BEGINNING OF WORK.
14. TRASH RECEPTACLES ARE LOCATED IN THE LOADING AREA INSIDE THE BUILDING.

GRADING

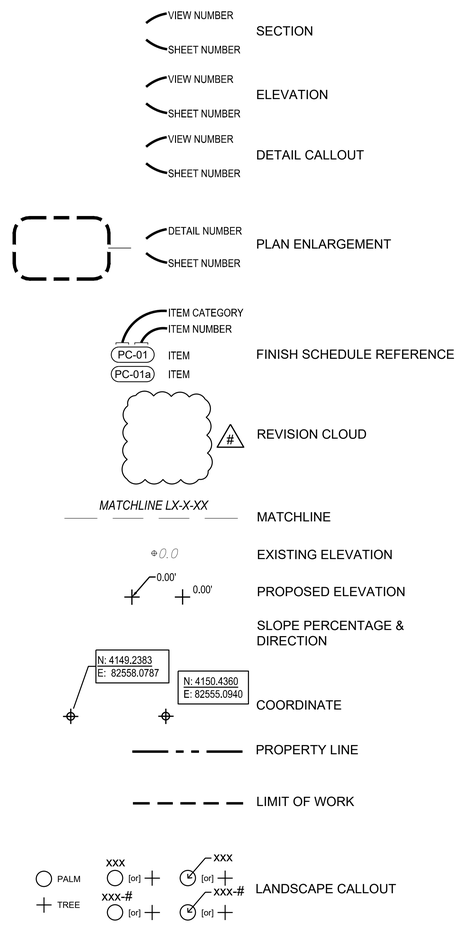
GENERAL NOTES:

1. ALL GRADING INFORMATION PROVIDED IS INTENDED FOR AESTHETIC PURPOSES AND TO SHOW RELATIONSHIPS ONLY. FOR DETAILED GRADING INFORMATION SEE CIVIL ENGINEERS DRAWINGS.
2. ROUGH GRADING AND SITE PREPARATION SHALL BE COMPLETED FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO FINAL GRADING.
3. ROADWAY GRADING AND TRANSITION AREAS TO BE REVIEWED AND APPROVED BY CIVIL ENGINEER.
4. CONTRACTOR SHALL NOT SUBSTANTIALLY VARY GRADING FROM GRADING PLAN WITHOUT THE APPROVAL OF DESIGNER. ALL SITE AESTHETIC GRADING IS SUBJECT TO REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
5. ALL GRADED AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF ANY SHARP LINES THAT MAY HAVE BEEN CONSTRUCTED BY EQUIPMENT. ALL AREAS TO BE PLANTED SHALL HAVE NO WATER HOLDING POCKETS.
6. THE CONTRACTOR SHALL COMPACT EACH LAYER OF FILL TO ACHIEVE THE FOLLOWING MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180 LATEST EDITION:
   a. UNDER ROADWAY, CURBS, WALKS, AND OTHER PAVED AREAS: 98%
   b. UNDER LANDSCAPE AREA: MIN. 90%
7. EXCAVATE WHERE NECESSARY TO OBTAIN SUBGRADES, PERCOLATION, AND SURFACE DRAINAGE.
8. REMOVE ENTIRELY ANY EXISTING OBSTRUCTIONS AFTER APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT.
9. REMOVE FROM SITE AND PROPERLY DISPOSE OF DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR USE.
10. THE CONTRACTOR SHALL BRING TO THE REQUIRED LINES AND GRADE LEVELS AREAS WHERE SETTLEMENT, EROSION, OR OTHER GRADE CHANGES OCCUR. ADJUST GRADES AS REQUIRED TO CARRY DRAINAGE AWAY FROM BUILDINGS AND TO PREVENT PONDING AROUND BUILDINGS AND ON PAVEMENTS.
11. REMOVE ALL ROCK, OBJECTIONABLE, OR DELETERIOUS MATERIAL LARGER THAN 1 INCH IN ANY DIRECTION PRIOR TO COMMENCEMENT OF LANDSCAPING.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES BY APPROVED METHODS PRIOR TO LANDSCAPING, AND SHALL BE RESPONSIBLE FOR CORRECTION OF LINES AND GRADES AS MENTIONED ABOVE, AND THE REPAIR AND CLEANUP OF ANY WASHOUTS OR EROSION DAMAGE.
6. DOT TYPE 'D' CURB SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE AND GRASSED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE PROVIDED.

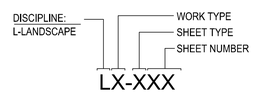
FINE GRADING NOTES:

1. CIVIL AND LANDSCAPE GRADES ARE COMPLEMENTARY. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ROUGH GRADING OF THE SITE, FINISH GRADES FOR ALL VEHICULAR PAVEMENT, BUILDINGS, DRAINAGE AND UTILITY STRUCTURES.
2. PRIOR TO INITIATING FINE GRADING THE CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEERING CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. THE OWNERS REPRESENTATIVE WILL PROVIDE DIRECTION REGARDING ANY CORRECTION OR INTERPRETATION NECESSARY TO RESOLVE ANY DISCREPANCIES.
3. NUMEROUS UNDERGROUND UTILITIES, CONDUITS, SLEEVES AND UTILITY STRUCTURES ABOVE AND BELOW GRADE HAVE BEEN PREVIOUSLY INSTALLED. THE CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO THESE ELEMENTS.
4. ALL PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS SHALL BE GRADED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS AND COLUMNS TOWARD AND INTO DRAINAGE STRUCTURES. LANDSCAPE AREAS SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF WATER HOLDING DEPRESSIONS.
5. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED. MAKE ALLOWANCES FOR PAVEMENT THICKNESS AND THE DEPTH OF PREPARED PLANTING SOIL WHERE APPLICABLE.
6. THE CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE GRADING PLAN WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE MAY ADJUST FINE GRADING SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
7. PROTECT SITE FEATURES TO REMAIN, INCLUDING BUT NOT LIMITED TO BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES AND PAVING FROM DAMAGE BY GRADING EQUIPMENT.
8. MATCH PROPOSED PAVEMENT GRADES WITH EXISTING CONDITIONS TO REMAIN TO PROVIDE FLUSH INTERFACES WITH ABUTTING SURFACES.
9. GRADES FOR SOD AREAS SHALL BE HELD ONE INCH (1") BELOW ADJACENT PAVEMENT GRADES TO ALLOW FOR INSTALLATION OF SOD.
10. GRADES FOR PLANTING AREAS SHALL BE HELD TWO INCHES (2") BELOW ADJACENT PAVEMENT TO ALLOW FOR THE INSTALLATION OF PREPARED PLANTING SOIL, MULCH AND PLANT MATERIAL.
11. FILL REQUIRED TO BRING THE SITE TO THE REQUIRED LINES AND FINISHED GRADES CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
12. FILL SHALL BE COMPACTED AS FOLLOWS:
   A. UNDER PEDESTRIAN PAVEMENT: AS RECOMMENDED BY CIVIL/GEOTECHINCAL ENGINEER.
   B. LANDSCAPE AREAS: COMPACT TOP TWELVE INCHES (12") BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO 80% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698.
13. CONTOURS FOR LANDSCAPE BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANOR.
14. ALL LANDSCAPE AREAS SHALL BE DRAGGED WITH A DRAG MAT TO BLEND IN SMALL IMPERFECTIONS AND ROUND OFF AND SHARP EDGES.
15. FINE GRADING TOLERANCES FOR LANDSCAPE AREAS...PLUS OR MINUS (+/-) 0.04 FOOT (').
16. FINE GRADING TOLERANCES FOR HARDSCAPE AREAS...PLUS OR MINUS (+/-) 0.02 FOOT(').
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING GRADES AND TO REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION OR OTHER GRADE CHANGES OCCUR UNTIL FINAL ACCEPTANCE.

STANDARD DRAWING SYMBOLS:



SHEET NUMBERING SYSTEM:



STANDARD ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT	EJ	EXPANSION JOINT	NWL	NATURAL WATER LINE
B&B	BALLED AND BURLAPPED	EQ	EQUAL	NIC	NOT IN CONTRACT
BFP	BACKFLOW PREVENTER	ESMT	EASEMENT	NTS	NOT TO SCALE
BS	BOTTOM OF STEP	EW	EACH WAY	OC	ON CENTER
BC	BOTTOM OF CURB	FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE
CIP	CAST-IN-PLACE	GALV	GALVINIZED	PT	PAINT
CJ	CONSTRUCTION JOINT	GA	GUAGE	R	RADIUS
CL	CENTER LINE	HP	HIGH POINT	REBAR	REINFORCING STEEL BARS
CMU	CONCRETE MASONRY UNIT	HWL	HIGH WATER LINE	RIM	RIM ELEVATION
COORD	COORDINATE	INV	INVERT ELEVATION	ROW	RIGHT-OF-WAY
CONT	CONTINUOUS	LF	LINEAR FEET (FOOT)	SIM	SIMILAR
DEMO	DEMOLITION	LP	LOW POINT	SST	STAINLESS STEEL
DIA	DIAMETER	MAX	MAXIMUM	TOC	TOP OF COLUMN
DI	DRAIN INLET	MHW	MEAN HIGH WATER	TW	TOP OF WALL
EA	EACH	MIN.	MINIMUM	TS	TOP OF STEP
				TC	TOP OF CURB
				WWF	WELDED WIRE FABRIC
				YD	YARD DRAIN

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△	Date	Description
	2022.10.07	Major Conditional Use Amendment
1	2023.10.02	Response to Planning Comments
2	2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Islander Resort -
North Side Development

Project Number
12.0283.000

Description
GENERAL NOTES

Scale

GC-001

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Drawing name: G:\Teams\SEC\ARS\E2110278 Islander Resort (Gensler)\EDSA\dwg\06JSheets\North Side\GC-000 GENERAL SHEETS.dwg GC-001 Feb 09, 2024 3:44pm by: rjackson

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△	Date	Description
	2022.10.07	Major Conditional Use Amendment
01	2023.10.02	Response to Planning Comments
02	2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

KEY PLAN

Scale

0 100' 200'

NORTH

GC-002

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Drawing name: G:\Teams\SECARISE2\10278 Islander Resort (Gensler)\EDSA\dwg\06-SHEETS\North Side\GC-000 GENERAL SHEETS.dwg GC-002 Feb 06, 2024 3:45pm by: rjackson

TREE / PALM DISPOSITION

GENERAL NOTES:

1. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OF DAMAGING OF VEGETATION DESIGNATED TO BE PRESERVED SHALL BE TAKEN. VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE MUST BE REPLACED BY VEGETATION OF EQUAL ENVIRONMENTAL VALUE, AS SPECIFIED BY THE DEVELOPMENT SERVICES DIRECTOR, BEFORE OCCUPANCY OR USE UNLESS APPROVAL FOR ITS REMOVAL HAS BEEN GRANTED UNDER PERMIT. (CH. 27, ARTICLE II, DIVISION 1, SEC. 27-45;3).
2. DURING CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED BY THE TREE REMOVAL PERMIT, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY VEGETATION THAT IS REQUIRED TO BE PRESERVED IN ITS PRESENT LOCATION. (CH. 27, ARTICLE II, DIVISION 1, SEC. 27-45;4).
3. NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE OR NONDAMAGING NATURE SHALL BE ATTACHED TO ANY VEGETATION DURING CONSTRUCTION. (CH. 27, ARTICLE II, DIVISION 1, SEC. 27-45;5).
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING TREES/PALMS.

TREE / PALM PROTECTION

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING TREES/PALMS TO REMAIN WITH THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING DEMOLITION AND/OR SITE CLEARING.
2. ALL TREE/PALM PROTECTION SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE CARE. ALL TREE CARE ACTIVITIES INCLUDING BUT NOT LIMITED TO CROWN PRUNING, FERTILIZING AND ROOT PRUNING SHALL BE CONDUCTED BY OR PREFORMED UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL BEAR THE COST OF THE ARBORIST.
3. ERECT TREE/PALM PROTECTION BARRICADES AS DETAILED IN THE CONTRACT DOCUMENTS. ALL BARRICADES SHALL BE PLACED A MINIMUM OF TEN FEET (10') CLEAR DISTANCE FROM THE FACE OF ANY PROTECTED TREE/PALM OR AS INDICATED BY EXISTING CODE OR ORDINANCES WHICHEVER IS GREATER. BARRICADES SHALL FULLY ENCLOSE ALL TREES/PALMS TO REMAIN.
4. NOTHING SHALL BE PLACED INSIDE THE BARRICADES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, VEHICLES, OR SOIL DEPOSITS. ANY ACTIVITY THAT INVOLVES DISTURBING SOIL WITHIN THE BARRICADES SHALL BE DONE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT COMPACT THE SOIL OR DAMAGE THE TREE/PALM ROOTS.
5. ALL TREES SUBJECT TO ENCROACHMENT INT0 THE DRIP LINE DUE TO PROPOSED CONSTRUCTION SHALL BE ROOT PRUNED EIGHTEEN INCHES (18") FROM THE EDGE OF SAID CONSTRUCTION.
   A. ROOT PRUNING SHALL CONSIST OF DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP BY SIX INCHES (6") WIDE EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. ALL ROOTS SHALL BE CLEAN CUT WITH NO SPLITS OR TEARS.
   B. TRENCH SHALL BE FILLED WITH TOPSOIL (SEE LANDSCAPE NOTES) PLACED IN TWELVE INCH (12") LIFTS. EACH LIFT SHALL BE WATERED IN TO PREVENT AIR POCKETS.
6. PROTECTED TREES/PALMS DEEMED UNACCEPTABLE BY THE OWNERS REPRESENTATIVE AT THE PROJECT COMPLETION DUE TO DAMAGE, LACK OF PROTECTION OR NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE REMOVED IN THEIR ENTIRETY AND REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.
7. ALL PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND-CLEARING OR BUILDING OPERATIONS AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE. (CH.27, ARTICLE II, DIVISION 1, SEC. 27-45;7A).
8. THE APPLICANT FOR A TREE REMOVAL PERMIT SHALL, AT THE TIME OF APPLICATION, DESIGNATE AN ON-SITE REPRESENTATIVE WHO WILL BE RESPONSIBLE FOR THE INSTALLATION AND THE MAINTENANCE OF ALL VEGETATION PROTECTIVE BARRIERS. THE REPRESENTATIVE SHALL BE RESPONSIBLE FOR SUPERVISING THE REMOVAL OF ALL EXISTING VEGETATION PERMITTED TO BE REMOVED. THE REPRESENTATIVE SHALL BE ON SITE AT ALL TIMES DURING THE VEGETATION-CLEARING OPERATIONS. (CH.27, ARTICLE II, DIVISION 1, SEC. 27-45;7B).
9. WHEN THE CIRCUMFERENCE OF AN AREA OF VEGETATION TO BE PRESERVED IS MORE THAN 200 LINEAR FEET, THE AREAS TO BE PRESERVED SHALL BE PROTECTED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES BY PLACING 2-INCH BY 2-INCH WOOD STAKES A MAXIMUM OF 20 FEET APART AROUND THE PERIMETER OF THE AREA OF VEGETATION AND BY TYING RIBBON, SURVEY FLAGGING ETC., FROM STAKE TO STAKE ALONG THE PERIMETER OF SUCH AREAS TO BE PRESERVED. (CH.27, ARTICLE II, DIVISION 1, SEC. 27-45;7C).
10. WHEN THE CIRCUMFERENCE OF AN AREA OF PROTECTED VEGETATION IS LESS THAN 200 LINEAR FEET, A PROTECTIVE BARRIER SHALL BE PLACED AROUND THE GROUPS OF VEGETATION THAT ARE INDICATED TO REMAIN. THE BARRIER SHALL NOT BE LESS THAN 3 FEET IN HEIGHT, SHALL LIMIT ACCESS TO THE PROTECTED AREA, AND SHALL BE COMPOSED OF WOOD, METAL OR OTHER SUITABLE MATERIALS. THE BARRIER SHALL BE HIGHLIGHTED WITH STRIPS OF SURVEY FLAGGING PLACED NO MORE THAN 5 FEET ON CENTER. THE PROVIDED BARRIER SHALL NOT HARM THE PROTECTED VEGETATION THROUGH CONSTRUCTION OR ANY OTHER MEANS. (CH.27, ARTICLE II, DIVISION 1, SEC. 27-45;7D).
11. WHEN THE RETENTION OF SINGLE TREES OR PALMS IS REQUIRED BY THIS CODE, A PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE OR PALM AT A DISTANCE FROM THE TRUNK F 6 FEET OR 2/3 OF THE DRIP LINE, WHICHEVER IS GREATER, OF A HARDWOOD TREE AND 6 FEET OR THE DRIP LINE, WHICHEVER IS GREATER, FOR A SOFTWOOD TREE OR PALM OR AS OTHERWISE DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR. (CH.27, ARTICLE II, DIVISION 1, SEC. 27-45;7E).

PROTECT COORDINATION NOTES:

1. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK TO INTERFACE SMOOTHLY WITH OTHER WORK BEING PREFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES.
2. CONTRACTOR SHALL REFER TO THE HARDSCAPE NOTES, LANDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.

TREE / PALM RELOCATION

GENERAL NOTES:

1. TREES/PALMS TO BE RELOCATED ARE DESIGNATED ON THE DRAWINGS OR AS IDENTIFIED BY THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF THE EXISTING CONDITIONS WITH THE OWNERS REPRESENTATIVE AT BOTH THE CURRENT AND PROPOSED LOCATIONS OF RELOCATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT DOCUMENTING THE EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO PHOTOGRAPHS IDENTIFYING TREES/PALMS TO BE RELOCATED, POTENTIAL OBSTRUCTIONS AND IDENTIFICATION OF A PROPOSED MOVING ROUTE THAT AVOIDS AND PROTECTS OVERHEAD AND UNDERGROUND UTILITIES. THE REPORT WILL SERVE AS A REFERENCE POINT FOR MONITORING THE EXISTING CONDITIONS WHICH WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT.
3. ALL TREE/PALM RELOCATIONS SHALL COMPLY WITH ANSI A-300 STANDARDS FOR TREE RELOCATIONS. ALL RELOCATION ACTIVITIES SHALL BE CONDUCTED BY OR PREFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SHALL BEAR THE COST OF THE ARBORIST.
4. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE 24 HOURS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF THE PROCEDURES.
5. TREES/PALMS SHALL ONLY BE MOVED ONCE, WITHIN 24 HOURS OF THE PLANTS EXCAVATION. NO NURSERY OR HOLDING ARE MAY BE USED.

PREPARATION NOTES:

1. TREES SIX INCH (6") CALIPER OR LESS AND PALMS OTHER THAN THOSE LISTED AS SPECIMEN PALMS MAY BE RELOCATED BY MECHANICAL MACHINERY AND DO NOT REQUIRE ROOT PRUNING. (SEE MECHANICAL RELOCATION)
2. TREES/PALMS REQUIRING ROOT PRUNING SHALL HAVE THIS PREFORMED ACCORDING TO THE FOLLOWING SCHEDULE:
   A. TREES FOURTEEN INCH (14") CALIPER AND LESS AND SPECIMEN PALMS .....3 MONTHS PRIOR TO RELOCATING.
   B. TREES FIFTEEN INCH (15") TO TWENTY-EIGHT INCH (28") CALIPER.....6 MONTHS PRIOR TO RELOCATING.
   C. TREES OVER TWENTY-EIGHT INCH (28") CALIPER.....9 MONTHS PRIOR TO RELOCATING.
3. EQUIPMENT USED FOR ROOT PRUNING SHALL BE DESIGNED FOR THIS TASK AND SHALL PRODUCE CLEAN CUTS OF ROOTS WITHOUT DAMAGE TO THE RESULTING ROOT BALL.
4. TREES SHALL HAVE A MINIMUM ROOT BALL SIZE OF TEN INCHES (10") PER ONE INCH (1") OF CALIPER. ROOT BALLS ARE TO BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
5. SPECIMEN PALMS SHALL HAVE A MINIMUM ROOT BALL OF THIRTY-SIX INCHES (36") AND SHALL BE FORMED SQUARE WITH EQUAL DISTANCE FROM THE TRUNK.
6. ROOT BALLS FOR TREES/PALMS SHALL BE FORMED BY DIGGING A TRENCH FORTY-EIGHT INCHES (48") DEEP AND SIX INCHES (6") WIDE EITHER BY HAND OR BY A TRENCHING MACHINE DESIGNED FOR THE PURPOSE.
7. IF ROOT PRUNING HAS BEEN PERFORMED OUTSIDE OF THE SCOPE OF THIS CONTRACT THE CONTRACTOR SHALL CONFIRM IN WRIITING WITH THE OWNERS REPRESENTATIVE THAT ROOT PRUNING HAS BEEN ACCOMPLISHED AS DESCRIBED ABOVE.

HAND DIGGING / RELOCATION NOTES:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
2. ALL ROOT BALLS SHALL BE THOROUGHLY SOAKED FOR SEVEN (7) DAYS PRIOR TO DIGGING.
3. EXCAVATE TWELVE INCHES (12") OUTSIDE OF PREVIOUS ROOT PRUNING TO A DEPTH OF FORTY-EIGHT INCHES (48").
4. ROOT BALLS SHALL BE UNDERCUT PRIOR TO LIFTING. DO NOT FORCE TREE/PALM FROM GROUND.
5. TREES/PALMS SHALL BE LIFTED AND TRANSPORTED IN SUCH A MANNER AS TO AVOID DAMAGE TO BARK, LIMBS, TRUNKS OR FRONDS. SUPPORT CHAINS, STRAPS AND/OR CABLES SHALL BE PADDED AS REQUIRED. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE DOWELING IN LIEU OF LIFTING BY STRAPS.
6. EXCAVATE NEW PLANT PIT TWENTY-FOUR INCHES (24") WIDER THAN ROOT BALL AND TO A DEPTH THAT ALLOWS NEW ROOT BALL TO BE SITUATED THREE INCHES (3") ABOVE PROPOSED GRADE.
7. ROTATE TREE/PALM PRIOR TO SETTING TO ACHIEVE BEST POSITIONING AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. BACKFILL PLANTING PIT WITH PREPARED PLANTING SOIL (SEE LANDSCAPE NOTES/SPECIFICATIONS) IN TWELVE INCH (12") LIFTS THOROUGHLY DRENCHING EACH LIFT WITH WATER TO PREVENT AIR POCKETS.
9. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
10. TREES/PALMS SHALL BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

MECHANICAL DIGGING / RELOCATION NOTES:

1. TREES/PALMS SHALL BE PRUNED AS DIRECTED BY THE ARBORIST PRIOR TO DIGGING.
2. TREE SPADES SHALL B E LARGE ENOUGH TO ENCOMPASS THE FIBROUS FEEDER ROOTS OF EACH PLANT. TREE SPADES USED TO RELOCATE TREES/ NON-SPECIMEN PALMS SHALL MEET THE FOLLOWING CRITERIA:
   A. TREES UP TO THREE INCH (3") CALIPER.....FORTY-FOUR INCH (44") SPADE
   B. TREES THREE INCH (3") TO FIVE INCH (5") CALIPER.....SIXTY INCH (60") SPADE
   C. TREES UP TO EIGHT INCH (8") CALIPER AND NON-SPECIMEN PALMS.....NINETY INCH (90") SPADE
3. USE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE/PALM FOR TRANSPLANTING.
4. TREE SPADES SHALL HAVE A MAXIMUM TOLERANCE OF TWO INCHES (2") BETWEEN BLADES AND SHALL BE MOUNTED TO A STABLE MACHINE CAPABLE OF SUPPORTING THE WEIGHT OF ALL RELOCATED MATERIAL.
5. CENTER TREE/PALM IN THE SPADE WHEN DIGGING. CLEAN CUT ANY ROOTS PROTRUDING FROM THE DIGGING SPADE FLUSH WITH THE ROOT BALL BEFORE PLANTING.
6. AFTER PLACING TREE/PALM IN RECEIVING HOLE IMMEDIATELY FILL ALL CREVICES/VOIDS WITH PREPARED PLANTING SOIL. (SEE LANDSCAPE NOTES/SPECIFICATIONS) THOROUGHLY DRENCH WITH WATER TO PREVENT AIR POCKETS.
7. APPLY FERTILIZER, TRANSPLANT INOCULANTS AND ROOT STIMULANTS AS DIRECTED BY THE ARBORIST.
8. TREES/PALMS TO BE STAKED AND MULCHED ACCORDING TO THE LANDSCAPE DETAILS.

POST PLANTING MAINTENANCE NOTES:

1. DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED TREES/PALMS.
2. MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, REMOVAL OF DEAD MATERIAL, REPAIRING AND/OR REPLACING STAKING, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS AND APPLYING SUCH SPRAYS AS DIRECTED BY THE ARBORIST AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
3. ALL RELOCATED TREES/PALMS SHALL BE IRRIGATED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL A PERMANENT IRRIGATION SYSTEM IS OPERATIONAL.
4. IRRIGATION FOR TREES SHALL INCLUDE MIST HEADS AS DIRECTED BY ARBORIST.

SUBSTANTIAL COMPLETION ACCEPTANCE NOTES:

1. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
2. FOR THE PURPOSE OF ACCEPTANCE, THE RELOCATED TREES/PALMS TO BE HEALTHY, VIGOROUS, UNDAMAGED AND EXHIBIT EVIDENCE OF ESTABLISHING NEW ROOTS.
3. THE MINIMUM ALLOWABLE RATE OF SURVIVAL OF ALL RELOCATED MATERIAL SHALL BE 90%. DETERMINATION OF SURVIVABILITY SHALL BE MADE BY THE OWNERS REPRESENTATIVE AT THE COMPLETION.
4. ANY TREE/PALM THAT IS DEEMED UNACCEPTABLE AS A PRODUCT OF NEGLIGENCE BY THE CONTRACTOR SHALL BE REPLACED WITH A COMPARABLE SPECIMEN AT NO ADDITIONAL COST TO THE OWNER.
5. THE DATE OF SUBSTANTIAL COMPLETION SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS THAT ALL WORK RELATED TO THE TREE/PALM TRANSPLANTING IS COMPLETE.
6. ALL TRANSPLANTED TREES/PALMS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION FROM THE OWNERS REPRESENTATIVE. THE DATE OF SUBSTANTIAL COMPLETION MAY VARY FROM THE DATE OF SUBSTANTIAL COMPLETION FOR OTHER PORTION OF THE PROJECT.

DEMOLITION

GENERAL NOTES:

1. AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REMOVE THE UNDERSTORY PLANT MATERIAL THE HOTEL ELECTS TO PRESERVE AND PLACE IT IN THE HOTEL'S HOLDING AREA. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REPLANT ANY AND ALL DISPLACED PLANT MATERIAL. ALL REMAINING UNDERSTORY SHRUB PLANTINGS ARE SUBJECT TO DEMOLITION AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. ALL TREES AND PALMS NOTED TO BE RELOCATED SHALL BE PREPARED PER RELOCATION SPECIFICATIONS. CONTRACTOR SHALL NOTE TIME LINES ASSOCIATED WITH THE PREPARATION AND RELOCATION.
3. CONTRACTOR SHALL PRESERVE UNDERGROUND UTILITIES TO REMAIN. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS WITH OWNER AND CIVIL ENGINEER PRIOR TO DEMOLITION.
4. UTILITIES OUTSIDE OF THE LIMITS OF CONSTRUCTION ARE TO BE MAINTAINED AND OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. ALL IRRIGATION LINES ARE TO BE CAPPED AND USED FOR FUTURE IRRIGATION CONNECTIONS. DEMOLITION OF IRRIGATION WITHIN THE LIMIT OF WORK CAN NOT AFFECT THE EXISTING IRRIGATION TO REMAIN. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE EXISTING IRRIGATION REMAINS FUNCTIONAL. CONTRACTOR TO PROVIDE LIFELINE IRRIGATION FOR ALL EXISTING PALMS AND TREES TO REMAIN WITHIN LIMIT OF WORK.
6. CONTRACTOR TO REMOVE ALL SITE ELECTRICAL AND LOW VOLTAGE LANDSCAPE LIGHTING WITHIN THE LIMITS OF WORK. ALL LIGHT FIXTURES SHALL BE PLACED IN THE HOTELS STORAGE FOR REUSE, UNLESS OTHERWISE SPECIFIED BY HOTEL.
7. ALL CONCRETE PAVERS ARE TO BE SAVED AND REUSED DURING THIS CONSTRUCTION AT THE DIRECTION OF THE HOTEL.
8. ALL CONCRETE TO BE REMOVED SHALL BE SAWCUT TO ENSURE THAT REINSTALLATION IS CLEAN AND SMOOTH.
9. ALL LANDSCAPE WALLS TO BE REMOVED SHALL BE SAW CUT AND RE-FINISHED.
10. ALL FURNITURE IS TO BE REMOVED BY OWNER PRIOR TO DEMOLITION. MATERIALS SHOULD BE STORED FOR REUSE AT THE HOTEL'S DIRECTION.
11. ALL COLUMNS TO BE REMOVED AND PROVIDED TO THE HOTEL FOR FUTURE USE; UNLESS OTHERWISE SPECIFIED BY HOTEL.
12. OUTDOOR AUDIO SYSTEM SHALL BE REMOVED. SPEAKERS SHALL BE PROVIDED TO THE OWNER FOR REUSE. CONTRACTOR TO PROVIDE A MARK UP OF ALL CONDUIT LOCATIONS.
13. SEE CIVIL AND MEP DRAWINGS FOR DETAILS. CONTRACTOR SHALL OBSERVE ALL APPROPRIATE PRECAUTIONS WHILE WORKING IN THIS AREA.
14. CONTRACTOR SHALL PROVIDE SILT FENCING TO ELIMINATE RUNOFF.
15. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND FULLY OPERATIONAL. SEE CIVIL AND MEP DRAWINGS FOR REQUIREMENTS AND DETAILS.
16. ALL EXISTING SITE FACILITIES TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE THROUGHOUT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO SAID FACILITIES THAT OCCURS DUE TO WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THE CONTRACT DOCUMENTS.

DEMOLITION / SITE CLEARING NOTES:

1. THE CONTRACTOR SHALL PROVIDE AT LEAST 48-HOUR NOTICE TO ALL UTILITY COMPANIES PRIOR TO INITIATING DEMOLITION AND/OR SITE CLEARING TO PROVIDE FIELD LOCATES OF EXISTING UTILITIES.
2. REMOVE IN THEIR ENTIRETY ALL BUILDINGS, PAVEMENTS, STRUCTURES, RUBBISH, DEBRIS, UTILITIES AND ALL OTHER APPURTENANCES WHICH ARE NECESSARY TO PERMIT THE PROPOSED CONSTRUCTION AS DESIGNATED ON THE CONSTRUCTION DOCUMENTS.
3. ALL VEGETATIVE GROWTH, TIMER AND BRUSH SHALL BE REMOVED TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE WHICHEVER IS LOWER.
4. PAVEMENTS TO BE REMOVED SHALL BE SAW CUT TO ENSURE A CLEAN EDGE. CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST CONTROL JOINT WHERE APPLICABLE.
5. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REMOVED. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN BUILDERS SAND AND RETURNED TO NATURAL GROUND OR DESIGN GRADE.
6. AFTER DEMOLITION / SITE CLEARING TILL/DISK ALL SURFACES TO A DEPTH OF SIX INCHES (6") AND REMOVE ANY REMAINING DELETERIOUS MATERIAL GREATER THAN 1 INCH (1") IN DIAMETER.
7. SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED DURING DEMOLITION AND/OR SITE CLEARING THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNERS REPRESENTATIVE FOR DIRECTION ON HOW TO PROCEED.
8. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION AND/OR SITE CLEARING ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE HAULING AND DISPOSAL OF WASTE MATERIAL.

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△	Date	Description
	2022.10.07	Major Conditional Use Amendment
01	2023.10.02	Response to Planning Comments
02	2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Islander Resort -
North Side Development

Project Number
12.0283.000

Description
DEMOLITION NOTES

Scale

LD-001

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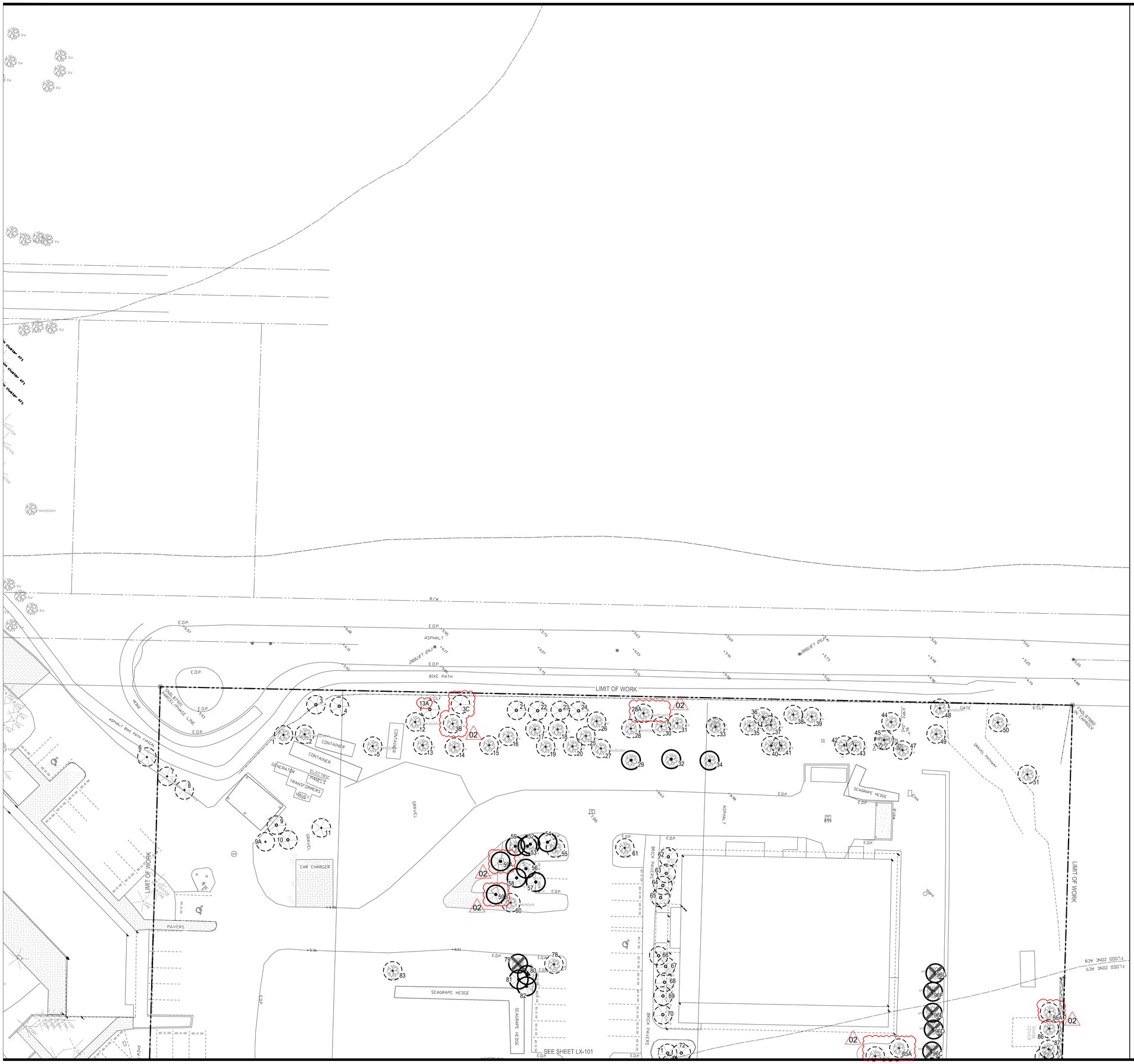
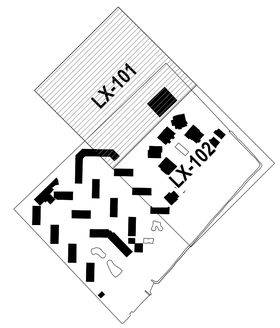
Drawing name: G:\Teams\SE\CAR\SE21\0276 Islander Resort (Gensler)\EDSA\doc\06-SHEETS\North Side\LD-100 DEMOLITION NOTES.dwg LD-001 Feb 06, 2024 3:45pm by: rjackson



Key Map



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NOT FOR CONSTRUCTION

Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

TREE DISPOSITION PLAN

Scale

1" = 20'
0 10' 20' 40'

NORTH

LD-101

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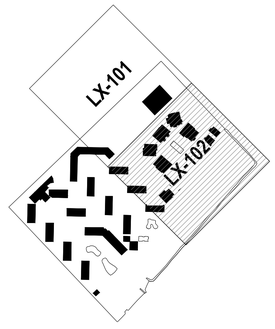
Drawing name: G:\Teams\SEC\ARSE210278 Islander Resort (Gensler)\EDSA\dwx\06-SHEETS\North Side\LX-100 TREE DISPO.dwg LD-101 Feb 06, 2024 3:46pm by: gjackson

TREE DISPOSITION LEGEND:

- RELOCATE EXISTING PALMS
- PROTECT EXISTING PALM IN PLACE
- REMOVE PALM
- RELOCATE EXISTING TREE
- PROTECT EXISTING TREE IN PLACE
- REMOVE TREE

Key Map



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Date	Description
2022.10.07	Major Conditional Use Amendment
2023.10.02	Response to Planning Comments
2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Islander Resort - North Side Development

Project Number

12.0283.000

Description

TREE DISPOSITION PLAN

Scale

1" = 20'

0 10' 20' 40'

NORTH

LD-102

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Drawing name: G:\Teams\SECAR\SE210278 Islander Resort (Gensler)\EDSAdoc\06-SHEETS\North Side\LX-100 TREE DISPO.dwg LD-102 Feb 06, 2024 3:46pm by: rjackson

TREE ID	Common Name	Botanical Name	DBH inches)	Height (OA for trees CT for Palms)	Action	Notes
1	Mahogany	Swietenia mahagoni	18	30	Protect in place	
2	Mahogany	Swietenia mahagoni	12	30	Protect in place	
2A	Mahogany	Swietenia mahagoni	18	30		
3	Coconut Palm	Cocos nucifera	25		Protect in place	
3A	Coconut Palm	Cocos nucifera	25		Protect in place	
3B	Buttonwood	Conocarpus erectus	2x8	30		
3C	Coconut Palm	Cocos nucifera		6		
4	Coconut Palm	Cocos nucifera	24		Protect in place	
5	Mahogany	Swietenia mahagoni	12		Protect in place	
6	Thatch Palm	Thrinax radiata	3		Protect in place	
7	Thatch Palm	Thrinax radiata	5		Protect in place	
8	Thatch Palm	Thrinax radiata	4		Protect in place	
9	Coconut Palm	Cocos nucifera		18	Protect in place	
9A	Bridalveil	Caesalpinia granadillo	6	16	Protect in place	
10	Coconut Palm	Cocos nucifera		16	Protect in place	
11	Coconut Palm	Cocos nucifera		18	Protect in place	
12	Mahogany	Swietenia mahagoni	13	32	Protect in place	
13	Buttonwood	Conocarpus erectus	3x15, 8,8	35	Protect in place	
14	Buttonwood	Conocarpus erectus	2x14, 2x8	32	Protect in place	
15	Buttonwood	Conocarpus erectus	2x15, 2x6, 8	32	Protect in place	
16	Buttonwood	Conocarpus erectus	3x9, 3x3, 6	30	Protect in place	
17	Buttonwood	Conocarpus erectus	2x8	30	Protect in place	
18	Buttonwood	Conocarpus erectus	6,8	30	Protect in place	
19	Buttonwood	Conocarpus erectus	12, 6, 6	30	Protect in place	
20	Buttonwood	Conocarpus erectus	3x9	30	Protect in place	
21	Coconut Palm	Cocos nucifera		18	Protect in place	
22	Coconut Palm	Cocos nucifera		18	Protect in place	
23	Coconut Palm	Cocos nucifera		17	Protect in place	
24	Coconut Palm	Cocos nucifera		18	Protect in place	
25	Buttonwood	Conocarpus erectus	4x9	30	Protect in place	
26	Buttonwood	Conocarpus erectus	6, 6, 8	30	Protect in place	
27	Mahogany	Swietenia mahagoni	9	20	Protect in place	
28	Mahogany	Swietenia mahagoni	7	16	Protect in place	
29	Mango	Mangifera indica	4	Dead	Remove	
30	Mahogany	Swietenia mahagoni	6	Dead	Remove	
31	Buttonwood	Conocarpus erectus	9	25	Protect in place	
32	Mango	Mangifera indica	5	16	Relocate	
33	Buttonwood	Conocarpus erectus	12, 9, 8	30	Protect in place	
34	Mango	Mangifera indica	6	16	Relocate	
35	Buttonwood	Conocarpus erectus	12, 9, 9	30	Protect in place	
36	Buttonwood	Conocarpus erectus	8, 8	30	Protect in place	
37	Buttonwood	Conocarpus erectus	8, 6, 6	30	Protect in place	
38	Buttonwood	Conocarpus erectus	5x5	28	Protect in place	
39	Buttonwood	Conocarpus erectus	12, 12, 6	32	Protect in place	
40	Buttonwood	Conocarpus erectus	20	30	Protect in place	
41	Buttonwood	Conocarpus erectus	15, 8, 6	30	Protect in place	
42	Buttonwood	Conocarpus erectus	8, 3	30	Protect in place	
43	Sea grape	Coccoloba uvifera	3x5	20	Protect in place	
44	Buttonwood	Conocarpus erectus	8, 8, 6, 6		Protect in place	
45	Buttonwood	Conocarpus erectus	4x4	30	Protect in place	
47	Buttonwood	Conocarpus erectus	12	30	Protect in place	
48	Mahogany	Swietenia mahagoni	30	40	Protect in place	
49	Buttonwood	Conocarpus erectus	4x8	32	Protect in place	
50	Buttonwood	Conocarpus erectus	4x8	28	Protect in place	
51	Buttonwood	Conocarpus erectus	3x8	30	Protect in place	
52	Piccabean palm	Archontophoenix cunninghamiana		4 / multi	Relocate	
53	Piccabean palm	Archontophoenix cunninghamiana		6 / multi	Relocate	
54	Piccabean palm	Archontophoenix cunninghamiana		6 / multi	Relocate	
55	Gumbo Limbo	Bursera simaruba	16	20	Protect in place	
56	Areca Palm	Dypsis lutescens		6 / multi	Relocate	
57	Areca Palm	Dypsis lutescens		6 / multi	Relocate	
58	Alexander palm	Archontophoenix alexandra		8	Relocate	
59	Windmill Palm	Trachycarpus fortunei		7	Relocate	
59A	Coconut Palm	Cocos nucifera		16	Relocate	
59B	Coconut Palm	Cocos nucifera		16	Relocate	
60	Thatch Palm	Thrinax radiata		8	Relocate	
61	Gumbo Limbo	Bursera simaruba	12	18	Protect in place	
62	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
63	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
64	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
65	Cabbage palm	Sabal palmetto		24	Protect in place	
66	Cabbage palm	Sabal palmetto		24	Protect in place	
67	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
68	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
69	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
70	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
71	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
72	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
73	Piccabean palm	Archontophoenix cunninghamiana		8	Protect in place	
74	Buttonwood	Conocarpus erectus	18	35	Protect in place	
75	Oldman Thatch palm	Coccothrinax crinata		4	Protect in place	
76	Oldman Thatch palm	Coccothrinax crinata		8	Protect in place	
77	Oldman Thatch palm	Coccothrinax crinata		7	Protect in place	
78	Buttonwood	Conocarpus erectus	18	20	Protect in place	
79	Slash Pine	Pinus elliottii	3.5	16	Remove	1 replacement
80	Florida Thatch Palm	Thrinax radiata		4	Relocate	
81	Florida Thatch Palm	Thrinax radiata		4	Relocate	
82	Florida Thatch Palm	Thrinax radiata		4	Relocate	
83	Gumbo Limbo tree	Bursera simaruba	13	18	Protect in place	
84	Buttonwood	Conocarpus erectus	40	60	Protect in Place	
85	Screw Pine	Pandanus utilis		16' ht	Remove	
86	Buttonwood	Conocarpus erectus			Protect in place	
86A	Sea grape	Coccoloba uvifera	6x4	16	Protect in place	
87	Buttonwood	Conocarpus erectus	8	20	Protect in place	
88	Buttonwood	Conocarpus erectus	2x6	16	Protect in place	
89	Buttonwood	Conocarpus erectus	3x6	18	Protect in place	
90	Buttonwood	Conocarpus erectus	7	18	Protect in place	
91	Buttonwood	Conocarpus erectus	2x5 , 7	18	Protect in place	
92	Buttonwood	Conocarpus erectus	3x8	20	Protect in place	
93	Buttonwood	Conocarpus erectus	7	18	Protect in place	
94	Buttonwood	Conocarpus erectus	3x6	20	Protect in place	
95	Buttonwood	Conocarpus erectus	3x5, 7	20	Protect in place	
96	Bamboo	Bambusoideae		35	Remove	
96A	Bamboo	Bambusoideae		35	Remove	
96B	Bamboo	Bambusoideae		35	Remove	
96C	Bamboo	Bambusoideae		35	Remove	
96D	Bamboo	Bambusoideae		35	Remove	
96E	Bamboo	Bambusoideae		35	Remove	
96F	Bamboo	Bambusoideae		35	Remove	
96G	Bamboo	Bambusoideae		35	Remove	
97	Bamboo	Bambusoideae		35	Remove	
99	Fishtail palm	Caryota mitis		35	Remove	
99	Fishtail palm	Caryota mitis		12 / multi	Remove	
100	Fishtail palm	Caryota mitis		12 / multi	Remove	
101	Fishtail palm	Caryota mitis		12 / multi	Remove	
102	Fishtail palm	Caryota mitis		12 / multi	Remove	
102A	Coconut Palm	Cocos nucifera		40	Remove	Too tall to relocate
102B	Bamboo	Bambusoideae		35	Remove	
102C	Bamboo	Bambusoideae		35	Remove	
102D	Bamboo	Bambusoideae		35	Remove	
102E	Bamboo	Bambusoideae		35	Remove	
102F	Bamboo	Bambusoideae		35	Remove	
102G	Bamboo	Bambusoideae		35	Remove	
102H	Bamboo	Bambusoideae		35	Remove	
102I	Bamboo	Bambusoideae		35	Remove	
102J	Bamboo	Bambusoideae		35	Remove	
102K	Bamboo	Bambusoideae		35	Remove	
102L	Bamboo	Bambusoideae		35	Remove	
102M	Bamboo	Bambusoideae		35	Remove	
102N	Bamboo	Bambusoideae		35	Remove	
1020	Bamboo	Bambusoideae		35	Remove	

TREE ID	Common Name	Botanical Name	DBH inches)	Height (OA for trees CT for Palms)	Action	Notes
103	Coconut Palm	Cocos nucifera		25	Protect in place	
104	Coconut Palm	Cocos nucifera		30	Protect in place	
105	Coconut Palm	Cocos nucifera		24	Protect in place	
						35 trunks at 3-5" cal.
106	Buttonwood hedge	Conocarpus erectus	140	25	Remove	35 replacements
107	Coconut Palm	Cocos nucifera		30	Relocate	
108	Coconut Palm	Cocos nucifera		25	Relocate	
109	Coconut Palm	Cocos nucifera		28	Relocate	
110	Coconut Palm	Cocos nucifera		18	Relocate	
111	Coconut Palm	Cocos nucifera		25	Relocate	
112	Cabbage palm	Sabal palmetto		14	Relocate	
113	Cabbage palm	Sabal palmetto		14	Relocate	
114	Cabbage palm	Sabal palmetto		15	Relocate	
115	Cabbage palm	Sabal palmetto		14	Relocate	
116	Cabbage palm	Sabal palmetto		16	Relocate	
117	Cabbage palm	Sabal palmetto		15	Relocate	
118	Cabbage palm	Sabal palmetto		14	Relocate	
119	Cabbage palm	Sabal palmetto		16	Relocate	
120	Cabbage palm	Sabal palmetto		15	Relocate	
120A	Cabbage palm	Sabal palmetto		15	Relocate	
121	Cabbage palm	Sabal palmetto		18	Relocate	
122	Cabbage palm	Sabal palmetto		16	Relocate	
123	Cabbage palm	Sabal palmetto		14	Relocate	
124	Cabbage palm	Sabal palmetto		18	Relocate	
125	Cabbage palm	Sabal palmetto		16	Relocate	
126	Cabbage palm	Sabal palmetto		18	Relocate	
127	Cabbage palm	Sabal palmetto		20	Relocate	
128	Cabbage palm	Sabal palmetto		16	Relocate	
129	Cabbage palm	Sabal palmetto		14	Relocate	
130	Cabbage palm	Sabal palmetto		25	Relocate	
130A	Thatch palm	Thrinax radiata		8	Relocate	
131	Coconut Palm	Cocos nucifera		32	Relocate	
132	Cabbage palm	Sabal palmetto		20	Relocate	
133	Cabbage palm	Sabal palmetto		16	Relocate	
134	Cabbage palm	Sabal palmetto		18	Relocate	
135	No Tree					
136	Cabbage palm	Sabal palmetto		12	Relocate	
137	Cabbage palm	Sabal palmetto		16	Relocate	
138	Montgomery palm	Veitchia montgomeryana		16	Remove	
139	Montgomery palm	Veitchia montgomeryana		16	Relocate	
140	Montgomery palm	Veitchia montgomeryana		16	Remove	
141	Cabbage palm	Sabal palmetto		8	Relocate	
142	Cabbage palm	Sabal palmetto		12	Relocate	
143	Cabbage palm	Sabal palmetto		14	Relocate	
144	Montgomery palm	Veitchia montgomeryana		16	Remove	
145	Cabbage palm	Sabal palmetto		12	Relocate	
146	Cabbage palm	Sabal palmetto		12	Relocate	
147	Cabbage palm	Sabal palmetto		16	Relocate	
148	Thatch Palm	Thrinax radiata		2	Relocate	
149	Montgomery palm	Veitchia montgomeryana		2x8	Remove	
150	Montgomery palm	Veitchia montgomeryana		3x8	Remove	
151	Thatch Palm	Thrinax radiata		8	Relocate	
152	Sylvester Date palm	Phoenix sylvestris		16	Relocate	
153	Alexander palm	Archontophoenix cunninghamiana		12	Remove	
154	Cabbage palm	Sabal palmetto		18	Relocate	
155	Cabbage palm	Sabal palmetto		18	Relocate	
156	Cabbage palm	Sabal palmetto		18	Relocate	
157	Cabbage palm	Sabal palmetto		10	Relocate	
158	Cabbage palm	Sabal palmetto		14	Relocate	
159	Cabbage palm	Sabal palmetto		18	Relocate	
160	Ravenala madagascariensis	Travelers palm		5x3	Remove	
161	Ravenala madagascariensis	Travelers palm		5x3	Remove	
162	Ravenala madagascariensis	Travelers palm		4x3	Remove	
163	Ravenala madagascariensis	Travelers palm		4x3	Remove	
163A	Green Buttonwood	Conocarpus erectus	20	30	Remove	4 replacements
164	Bamboo	Bambusoideae		35	Remove	
165	Cabbage palm	Sabal palmetto		16	Relocate	
166	Cabbage palm	Sabal palmetto		16	Relocate	
167	Cabbage palm	Sabal palmetto		16	Relocate	
168	Cabbage palm	Sabal palmetto		14	Relocate	
168A	Pigeon plum	Coccoloba diversifolia	4	14	Relocate	
168B	Pigeon plum	Coccoloba diversifolia	5	14	Relocate	
169	Cabbage palm	Sabal palmetto		16	Relocate	
169A	Silver Buttonwood	Conocarpus erectus	3.5	15	Remove	1 replacement
170	Montgomery palm	Veitchia montgomeryana		18	Remove	
171	Thatch Palm	Thrinax radiata		4	Relocate	
171A	Thatch palm	Thrinax radiata		8	Relocate	
172	Thatch Palm	Thrinax radiata		3	Relocate	
173	Thatch Palm	Thrinax radiata		4	Relocate	
174	Thatch Palm	Thrinax radiata		4	Relocate	
175	Cabbage palm	Sabal palmetto		5	Relocate	
176	Cabbage palm	Sabal palmetto		18	Relocate	
176A	Gumbo Limbo	Bursera simaruba	4	12	Remove	Poor condition
177	Cabbage palm	Sabal palmetto		16	Relocate	
177A	Jerusalem Thorn	Parkinsonia acuminata	5	15	Remove	1 replacement
178	Areca Palm Cluster	Dypsis lutescens		18	Protect in Place	
179	Coconut Palm	Cocos nucifera		14	Protect in Place	
180	Cabbage palm	Sabal palmetto		18	Relocate	
181	Cabbage palm	Sabal palmetto		18	Relocate	
182	Cabbage palm	Sabal palmetto		16	Relocate	
183	Bamboo	Bambusoideae		16	Remove	
184	Bamboo	Bambusoideae		20	Remove	
185	Bamboo	Bambusoideae		20	Remove	
186	Ravenala madagascariensis	Travelers palm		3x5	Remove	
187	Cabbage palm	Sabal palmetto		18	Relocate	
187A	Bamboo	Bambusoideae		30	Remove	
187B	Bamboo	Bambusoideae		30	Remove	
187C	Bamboo	Bambusoideae		30	Remove	
188	Palm Cluster			5x3	Remove	
189	Traveler Palm	Ravenala madagascariensis		5x2	Remove	
190	Palm Cluster			4x2	Remove	
191	Cabbage palm	Sabal palmetto		16	Relocate	
191A	Bamboo	Bambusoideae		30	Relocate	
191B	Bamboo	Bambusoideae		30	Remove	
191C	Bamboo	Bambusoideae		30	Remove	
191D	Bamboo	Bambusoideae		30	Remove	
191E	Bamboo	Bambusoideae		30	Remove	
192	Cabbage palm	Sabal palmetto		3	Remove	
192A	Bamboo	Bambusoideae		30	Remove	
193	Cabbage palm	Sabal palmetto		14	Relocate	
194	Cabbage palm	Sabal palmetto		16	Relocate	
195	Palm Cluster			4x2	Remove	
196	Cabbage palm	Sabal palmetto		18	Relocate	
197	Cabbage palm	Sabal palmetto		14	Relocate	
198	Cabbage palm	Sabal palmetto		18	Relocate	
199	Cabbage palm	Sabal palmetto		12	Relocate	
200	Cabbage palm	Sabal palmetto		14	Relocate	
201	Cabbage palm	Sabal palmetto		18	Relocate	
201A	Pigeon plum	Coccoloba diversifolia	5	14	Relocate	
202	Coconut Palm	Cocos nucifera		9	Protect in place	
203	Coconut Palm	Cocos nucifera		20	Protect in place	
204	Coconut Palm	Cocos nucifera		9	Protect in place	
205	Coconut Palm	Cocos nucifera		20	Protect in place	
206	Coconut Palm	Cocos nucifera		8	Protect in place	
207	Coconut Palm	Cocos nucifera		25	Protect in place	
208	Coconut Palm	Cocos nucifera		27	Protect in place	
209	Coconut Palm	Cocos nucifera		18	Protect in place	
210	Coconut Palm	Cocos nucifera		22	Protect in place	
211	Coconut Palm	Cocos nucifera		24	Protect in place	
212	Coconut Palm	Cocos nucifera		30	Protect in place	
213	Coconut Palm	Cocos nucifera		20	Protect in place	
214	Coconut Palm	Cocos nucifera		6	Protect in place	

TREE ID	Common Name	Botanical Name	DBH inches)	Height (OA for trees CT for Palms)	Action	Notes
215	Coconut Palm	Cocos nucifera		18	Protect in place	
216	Coconut Palm	Cocos nucifera		22	Protect in place	
217	Coconut Palm	Cocos nucifera		30	Protect in place	
218	Coconut Palm	Cocos nucifera		22	Protect in place	
219	Coconut Palm	Cocos nucifera		20	Protect in place	
220	Coconut Palm	Cocos nucifera		32	Protect in place	
221	Coconut Palm	Cocos nucifera		20	Protect in place	
222	Coconut Palm	Cocos nucifera		22	Protect in place	
223	Coconut Palm	Cocos nucifera		22	Protect in place	
224	Coconut Palm	Cocos nucifera		18	Protect in place	
225	Coconut Palm	Cocos nucifera		25	Protect in place	
226	Coconut Palm	Cocos nucifera		30	Protect in place	
227	Coconut Palm	Cocos nucifera		20	Protect in place	
228	Coconut Palm	Cocos nucifera		20	Protect in place	
229	Coconut Palm	Cocos nucifera		18	Protect in place	
230	Coconut Palm	Cocos nucifera		28	Protect in place	
231	Coconut Palm	Cocos nucifera		16	Relocate	
232	Coconut Palm	Cocos nucifera		20	Relocate	
233	Coconut Palm	Cocos nucifera		28	Relocate	
234	Coconut Palm	Cocos nucifera		18	Relocate	
235	Coconut Palm	Cocos nucifera		8	Relocate	
236	Coconut Palm	Cocos nucifera		9	Relocate	
237	Coconut Palm	Cocos nucifera		20	Relocate	
238	Coconut Palm	Cocos nucifera		18	Relocate	
239	Coconut Palm	Cocos nucifera		25	Relocate	
240	Coconut Palm	Cocos nucifera		6	Relocate	
241	Coconut Palm	Cocos nucifera		12	Relocate	
242	Coconut Palm	Cocos nucifera		24	Relocate	
243	Coconut Palm	Cocos nucifera		30	Relocate	
244	Coconut Palm	Cocos nucifera		18	Relocate	
245	Coconut Palm	Cocos nucifera		15	Relocate	
246	Coconut Palm	Cocos nucifera		18	Relocate	
247	Coconut Palm	Cocos nucifera		20	Relocate	
248	Coconut Palm	Cocos nucifera		24	Relocate	
249	Coconut Palm	Cocos nucifera		10	Relocate	
250	Coconut Palm	Cocos nucifera		16	Relocate	
251	Coconut Palm	Cocos nucifera		20	Relocate	
252	Coconut Palm	Cocos nucifera		12	Relocate	
253	Coconut Palm	Cocos nucifera		16	Relocate	
254	Cabbage palm	Sabal palmetto		12	Relocate	
255	Cabbage palm	Sabal palmetto		12	Relocate	
256	Unknown	See photo below	4		Remove	1 replacement

02

TREE NO. 256

Tree Mitigation

Trees

RELOCATED	TOTAL REMOVED	NATIVES REMOVED	REPLACEMENTS REQUIRED	PROTECTED IN PLACE	PROPOSED FOR MITIGATION
5	42	41	42	51	44

Palms

RELOCATED	TOTAL REMOVED	NATIVES REMOVED	REPLACMENTS REQUIRED	PROTECTED IN PLACE	PROPOSED FOR MITIGATION
113	22	1	22	62	63

SPECIMEN TREE APPRAISAL

Tree No.	**163A**
Common Name	Green Buttonwood
Botanical Name	*Conocarpus erectus*
DBH	20"
Price of Replacement Tree = average of three published prices of tree species in the minimum replacement size	
1. Bernsen Nurseries, Naples, FL, 3" cal, 12-14' Ht $275	
2. DisTREEbutors Farm, Miami, FL, 3" Cal, 12-14' Ht $275	
3. Container Grown, Naples, FL, 3" Cal, 12-14' Ht $225	$258
Multiplier for installation and establishment cost	2.7
Size Factor 1-24" DBH = 3, >24" DBH = 4	3
Health/Condition Factor: Excellent / good (no major defects) = 1.25 Fair = 0.75 Poor - 0	1.25
Location Score: Prominent = 3 High = 2 Medium = 1 Low = 0.75	2
Appraised Value	**$5,231.25**

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△	Date	Description
	2022.10.07	Major Conditional Use Amendment
01	2023.10.02	Response to Planning Comments
02	2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

TREE DISPOSITION LIST

Scale

LD-601

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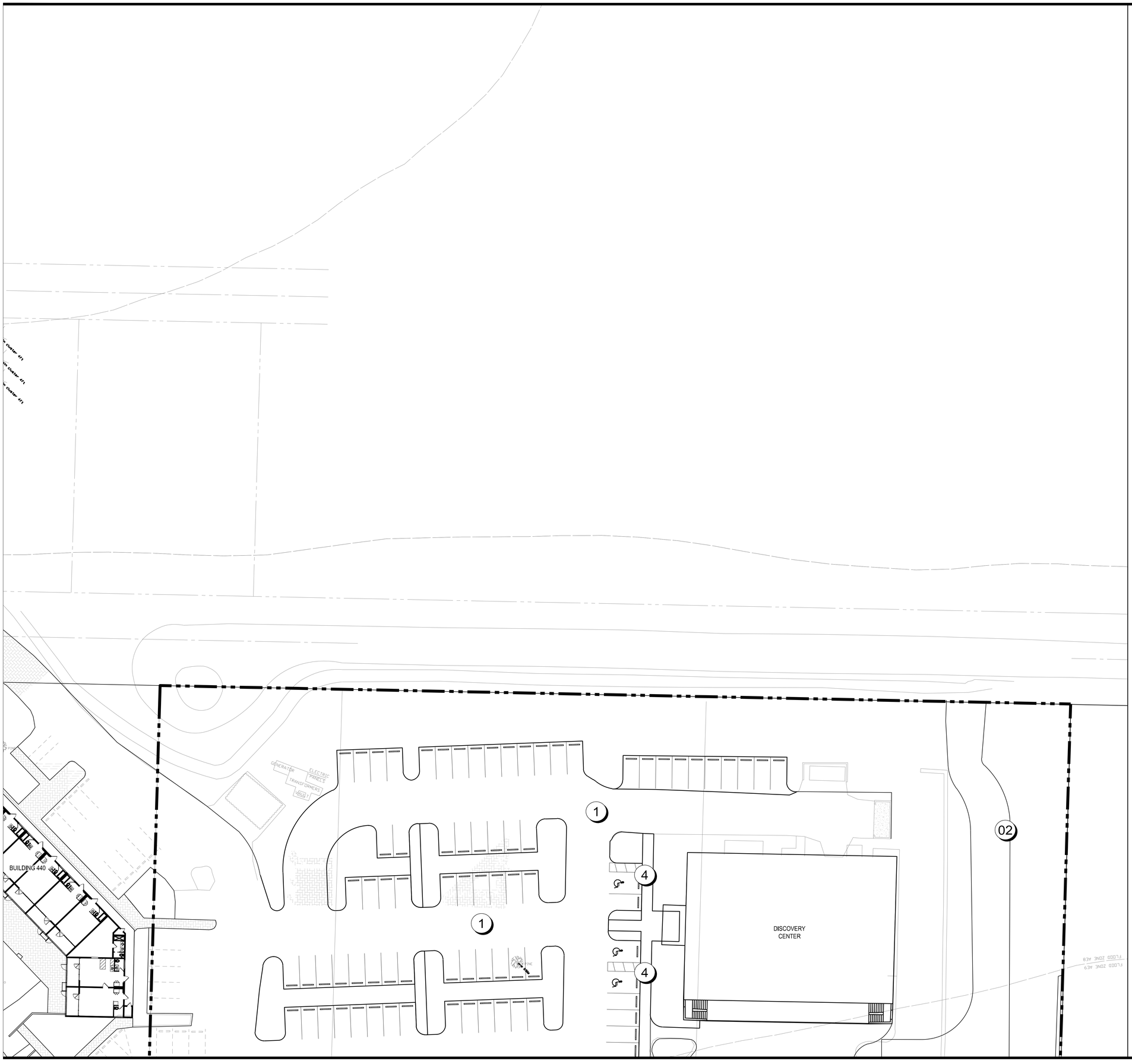
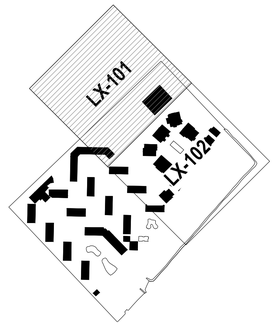
Drawing name: G:\Teams\SEC\ARISE\210278 Islander Resort (Gensler)\EDSA\dwc\06-SHEETS\North Side\LX-100 TREE DISPO.dwg LD-601 Feb 06, 2024 3:46pm by rjackson



LEGEND

1. VEHICULAR CIRCULATION - ASPHALT
2. PROPOSED FIRE LANE
3. PEDESTRIAN WALKWAY
4. A.D.A PARKING
5. POOL DECK
6. POOL
7. ELEVATED BOARDWALK
8. SHADE STRUCTURE
9. WATER FEATURE
10. RETAINING WALL
11. BOARDWALK ON SAND
12. GAZEBO

Key Map



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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Islander Resort -
North Side Development

Project Number
12.0283.000

Description

SITE PLAN

Scale
1" = 20'
0 10' 20' 40'

NORTH

LA-101

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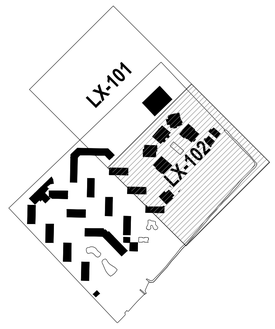
Drawing name: G:\Teams\SEC-ARSE2-10278 Islander Resort (Gensler)\EDSA\dwc\06-SHEETS\North Side\LA-100 SITE PLAN.dwg LA-101 Feb 09, 2024 3:47pm by: djackson

LEGEND

1. VEHICULAR CIRCULATION - ASPHALT
2. PROPOSED FIRE LANE
3. PEDESTRIAN WALKWAY
4. A.D.A PARKING
5. POOL DECK
6. POOL
7. ELEVATED BOARDWALK
8. SHADE STRUCTURE
9. WATER FEATURE
10. RETAINING WALL
11. BOARDWALK ON SAND
12. GAZEBO

Key Map



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545 NW 26th St.
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URBAN DESIGN
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FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 | LCC0000011

△	Date	Description
	2022.10.07	Major Conditional Use Amendment
1	2023.10.02	Response to Planning Comments
2	2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

SITE PLAN

Scale

1" = 20'

0 10' 20' 40'

NORTH

LA-102

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Drawing name: G:\Teams\SECA\RSE21027\6 Islander Resort (Gensler)\EDSAdoc\05-SHEETS\North Side\LA-100 SITE PLAN.dwg LA-102 Feb 06, 2024 - 3:47pm by rjackson

HARDSCAPE

GENERAL NOTES:

1. PRIOR TO THE COMMENCEMENT OF HARDSCAPE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHER CONTRACTORS WORKING ON THIS PROJECT IN RELATION TO THE WORK RESPONSIBILITIES DEPICTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY POTENTIAL DEVIATIONS WITHIN 48 HRS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH CONDITIONS WILL BE AWARDED IF WRITTEN NOTIFICATION IS NOT PROVIDED PRIOR TO THE START OF HARDSCAPE CONSTRUCTION.
2. THE CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS AND PAVEMENT FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE FINISH SCHEDULE UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY THE OWNERS REPRESENTATIVE. MOCKUPS WILL REMAIN ON SITE UNTIL THE COMPLETION OF HARDSCAPE CONSTRUCTION.
4. ANY REFERENCE IN THE HARDSCAPE CONSTRUCTION DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF “OR APPROVED EQUAL” UNLESS SPECIFICALLY NOTED OTHERWISE WITH “NO SUBSTITUTIONS PERMITTED”
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND COMPLETION OF THE WORK.
6. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
7. THE CONTRACTOR SHALL EMPLOY AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A TESTING LABORATORY APPROVED BY THE OWNERS REPRESENTATIVE TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS AND CODES.
8. WRITTEN DIMENSIONS, COORDINATES AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
9. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
10. REFER TO CIVIL PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
11. HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
12. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
13. ALL REFERENCES TO “GRAY CONCRETE” SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.
14. INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS OR OTHER STRUCTURAL ELEMENTS SHOWN ON THE SITE HARDSCAPE DOCUMENTS RELATED TO WALLS, SLABS, STRUCTURES AND ALL CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
15. CROSS SLOPE ON HARDSCAPE PAVEMENT SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE. SEE LANDSCAPE GRADING FOR ADDITIONAL REQUIREMENTS.
16. SITE FURNISHINGS SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/INSTALLATION.
17. HARDSCAPE ON-STRUCTURE: SITE HARDSCAPE ELEMENTS FOR ALL PODIUM, ROOF LEVEL AND BUILDING RELATED SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL. MEP AND STRUCTURAL ENGINEERING CONSULTANTS FOR ACTUAL CONSTRUCTION DOCUMENTATION FOR ALL ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE FIXTURES, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS FOR PAVING, IRRIGATION, DRAINAGE AND ELECTRICAL FIXTURES.
18. WATER FEATURES: SITE HARDSCAPE ELEMENTS SHOWN FOR FOUNTAINS, POOLS, SPA WATERFALLS AND OTHER WATER FEATURES ARE SHOWN FOR MATERIAL RELATIONSHIP ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL AND FOUNTAIN/POOL ENGINEERS FOR ACTUAL CONSTRUCTION DOCUMENTATION.
19. LIGHT FIXTURES: LIGHT FIXTURES ARE SHOWN FOR MATERIAL RELATIONSHIP AND ORIENTATION WITH HARDSCAPE/LANDSCAPE ELEMENTS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ELECTRICAL ENGINEER FOR ACTUAL CONSTRUCTION DOCUMENTATION.

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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Islander Resort -
North Side Development

Project Number
12.0283.000

Description
HARDSCAPE NOTES

Scale

LH-001

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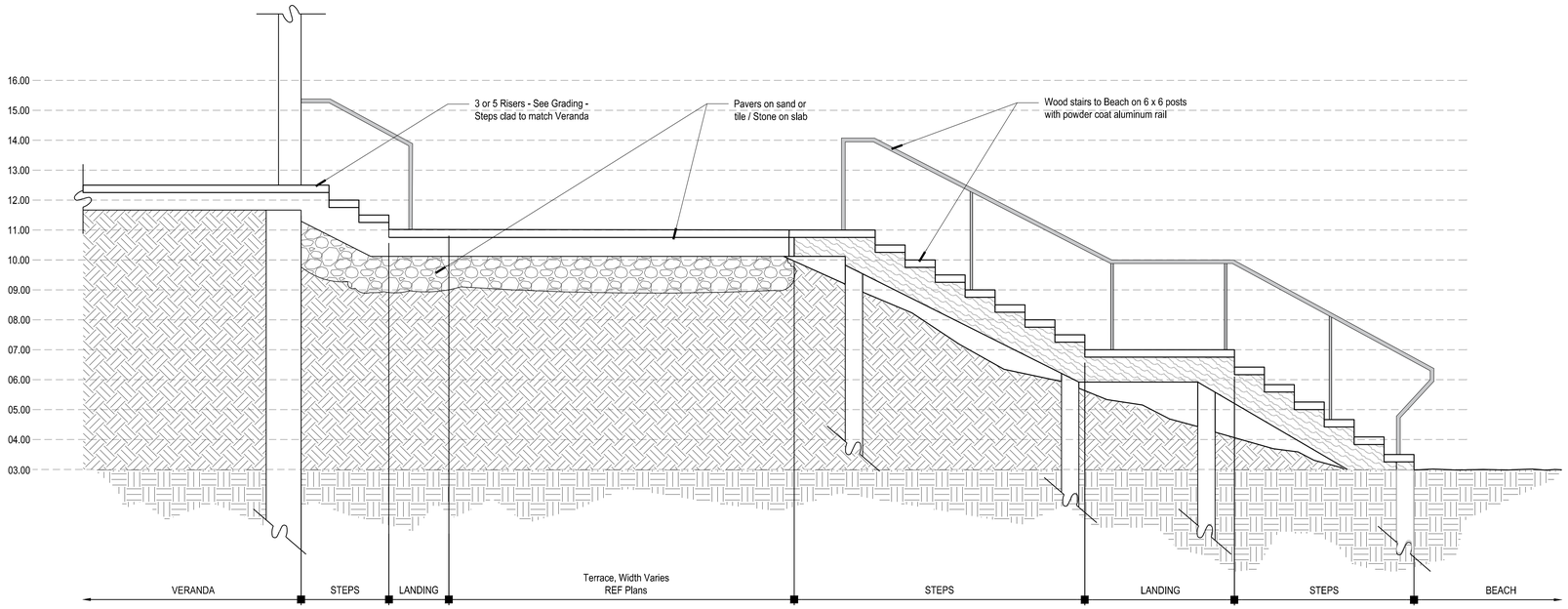
Drawing name: G:\Teams\SECAR\SE210278 Islander Resort (Gensler)\EDSA\dwx\06-SHEETS\North Side\LH-000 HARDSCAPE NOTES.dwg LH-001 Feb 06, 2024 3:47pm by: jackson



01 TYPICAL BEACHFRONT UNIT STAIRS

SCALE - 1/2" = 1'-0"

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Project Number

12.0283.000

Description

SITE SECTIONS

Scale

LH-301

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Drawing name: G:\Teams\SECAR\SE210278 Islander Resort (Gensler)\EDSAdoc\06-SHEETS\North Side\LH-300 SITE SECTIONS.dwg LH-301 Feb 06, 2024 3:47pm by: rjackson

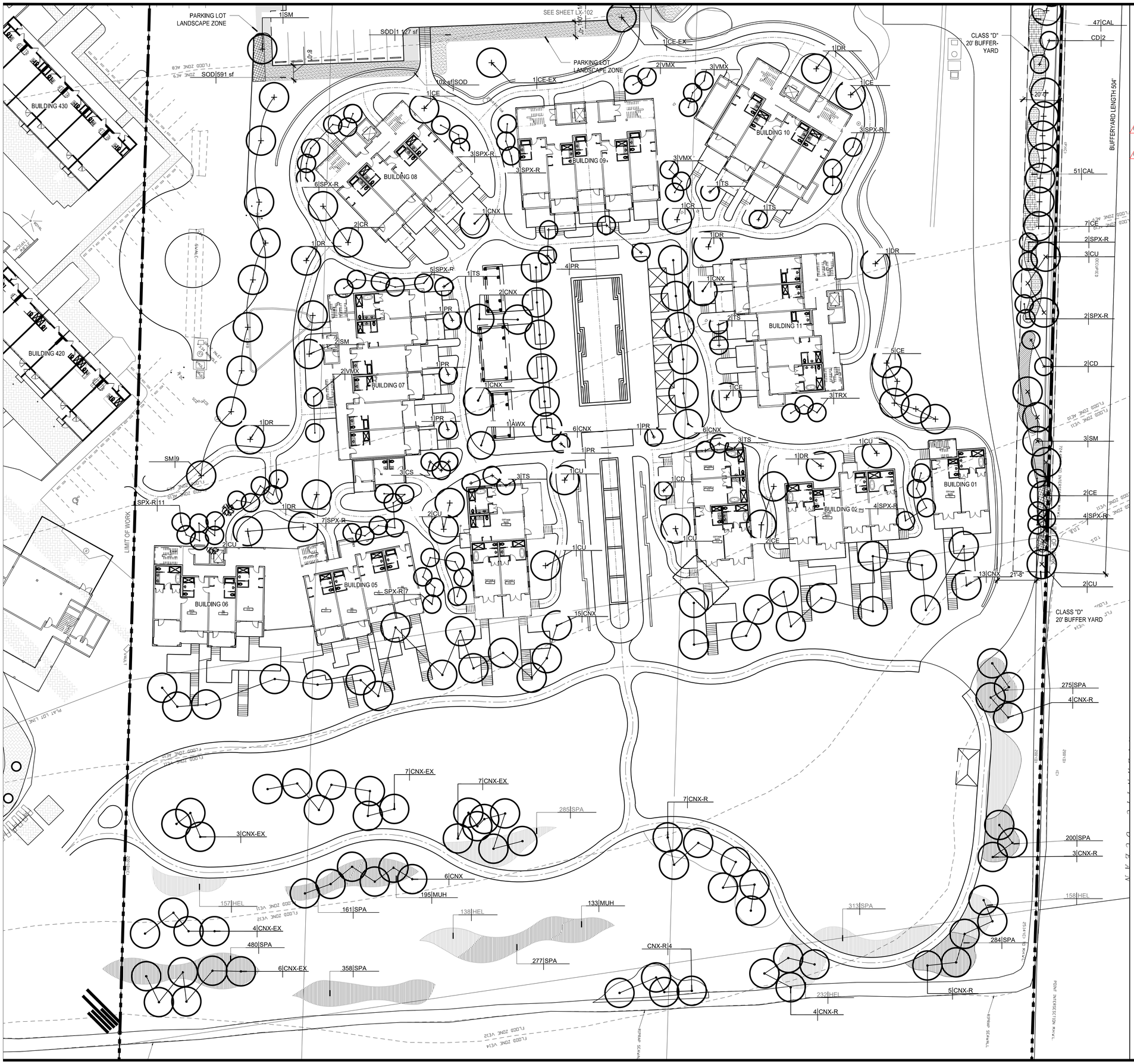
PLANT SCHEDULE	
TREES	BOTANICAL NAME
BS	Bursera simaruba
BS-EX	Bursera simaruba
CR	Clusia rosea
CD	Coccoloba diversifolia
CU	Coccoloba uvifera
CE-EX	Conocarpus erectus
CE	Conocarpus erectus
CS	Cordia sebestena
DR	Delonix regia
EF	Eugenia foetida
02 MF	Myrcianthes fragrans
PR	Plumeria rubra
SM	Swietenia mahagoni
02 SM-EX	Swietenia mahagoni
TS	Tecoma stans
PALM TREES	BOTANICAL NAME
AWX	Acoelorrhaphe wrightii
VMX	Adonidia merrillii
ACX	Archontophoenix cunninghamiana
CNX-EX	Cocos nucifera `Green Malayan`
CNX-R	Cocos nucifera `Green Malayan`
CNX	Cocos nucifera `Green Malayan`
SPX-R	Sabal palmetto
TRX	Thrinax radiata
SHRUB AREAS	BOTANICAL NAME
CHR	Chrysobalanus icaco `Redtip`
COC-1	Coccoloba uvifera
HAM	Hamelia patens
PSY	Psychotria nervosa
GROUND COVERS	BOTANICAL NAME
CAL	Callicarpa americana
HEL	Helianthus debilis
MUH	Muhlenbergia capillaris
SPA	Spartina bakeri
SOD	BOTANICAL NAME
SOD	Stenotaphrum secundatum

BUFFERYARD LENGTH 416'-11"

BUFFERYARD LENGTH 504'

BUFFERYARD LENGTH 36'-0"

CE-EX|5
MF|1
MF|2
CE-EX|2
CAL|60
CE|1
CE-EX|2
MF|1
MF|2
SM-EX|1
CNX-EX|2
CAL|39
CNX-EX|2
SM|2
SM-EX|2
SOD|3 532 sf
SM-EX|1
CE-EX|4
CE-EX|1
1|CE-EX
1|CE-EX
21|CAL
2|EF
2|CE-EX
1|DR
2|EF
1|BS-EX
BS-EX|1
281 sf|SOD
239 sf|SOD
SM|1
SM|1
SOD|1 006 sf
1|DR
1|BS
8'-0"
1|ACX
77 sf|SOD
75 sf|SOD
1|ACX
334 sf|SOD
873 sf|SOD
1|SM
1|CS
1|BS-EX
860 sf|SOD
343 sf|SOD
1|CS
1|BS
8'-0 1/4"
177 sf|SOD
1|SM
CNX-EX|4
MF|3
SM|1
SM-EX|1
CE-EX|5
MF|1
MF|2
CE-EX|2
CAL|60
CE|1
CE-EX|2
MF|1
MF|2
SM-EX|1
CE-EX|1
SM-EX|1
CE-EX|1
SM|1
CAL|40
CD|2
CD|1
CE-EX|1
MF|3
2|CU
3|SPX-R
3|CE
2|SM
CAL|91
SPX-R|3
2|CD
4|SPX-R
3|CE-EX
20'-0"
8'-0"
8'-0"
20'-0"
20'-0"
8'-0"
8'-0"
8



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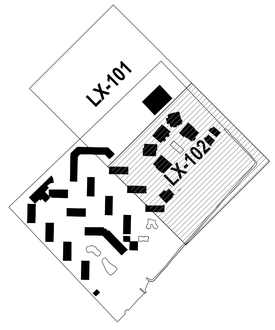
SPA	Spartina bakeri
SOD	BOTANICAL NAME
SOD	Stenotaphrum secundatum

Key Map



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Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

PLANTING PLAN

Scale

1" = 20'

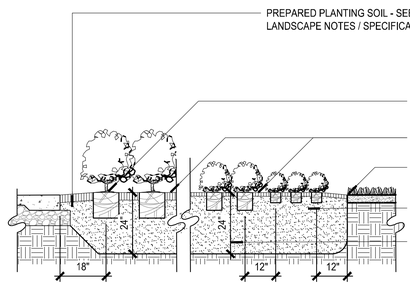
0 10' 20' 40'

NORTH

LP-102

© 2018 Gensler

Drawing name: G:\Teams\SE\CA\RSE21027\6 Islander Resort (Gensler)\EDSA\doc\06-SHEETS\North Side\LP-400 PLANTING PLAN.dwg LP-102 Feb 09, 2024 3:45pm by rjackson



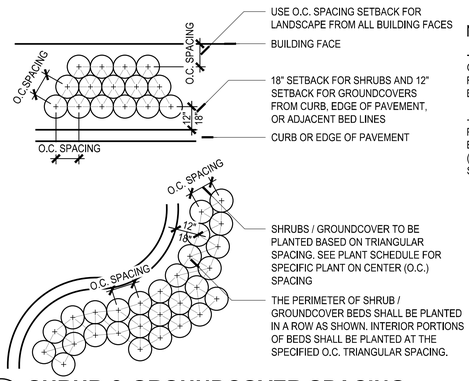
NOTE:

- CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.

- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)

01 SHRUB & GROUNDCOVER PLANTING

SCALE - 1/2" = 1'-0"



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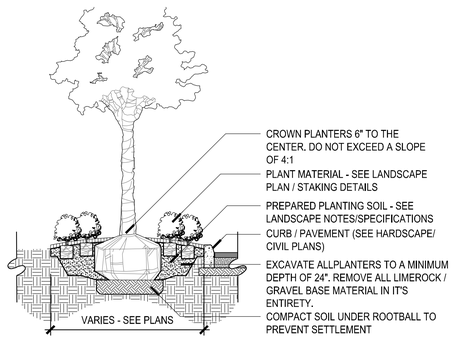
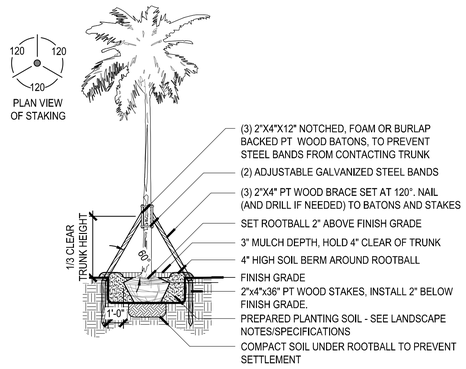
02 SHRUB & GROUNDCOVER SPACING

SCALE - 3/8" = 1'-0"



03 PLANTING ALONG CURB

SCALE - 1/4" = 1'-0"



NOTE:

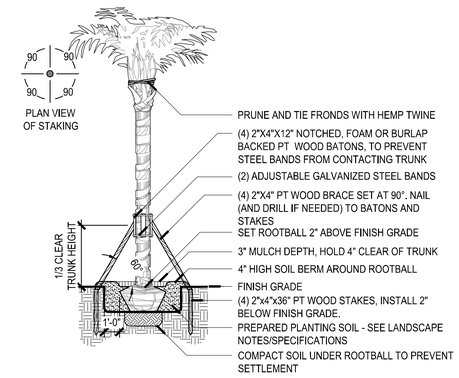
- CONTRACTOR TO STAKE LOCATION OF PALMS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)

- ALL PALMS TO BE SET PLUMB IN PLANTING PIT

04 PALM STAKING - SMALL TRUNK PALM

SCALE - 1/4" = 1'-0"



NOTE:

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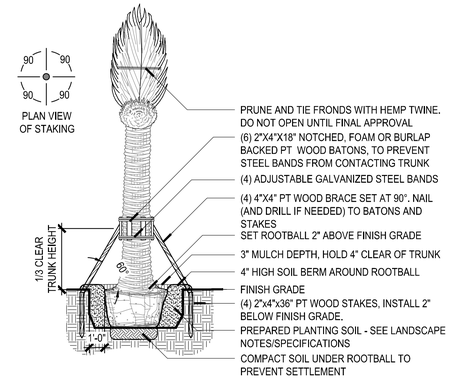
- ALL PALMS TO BE SET PLUMB IN PLANTING PIT

05 PALM STAKING - MEDIUM TRUNK PALM

SCALE - 1/4" = 1'-0"



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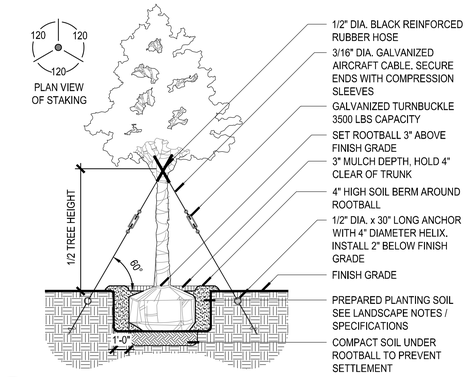
- ALL PALMS TO BE SET PLUMB IN PLANTING PIT

06 PALM STAKING - SPECIMEN PALM

SCALE - 1/4" = 1'-0"



NOTE:

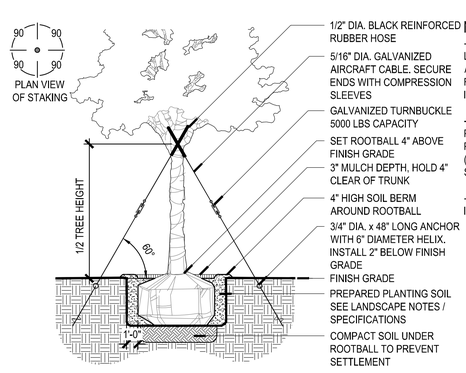
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)

- ALL TREES TO BE SET PLUMB IN PLANTING PIT

07 MEDIUM TREE STAKING

SCALE - 1/4" = 1'-0"



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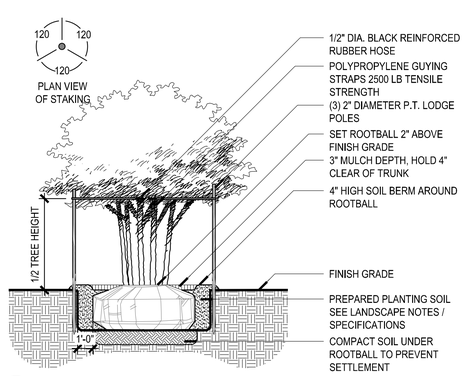
- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)

- ALL TREES TO BE SET PLUMB IN PLANTING PIT

08 LARGE TREE STAKING

SCALE - 3/16" = 1'-0"



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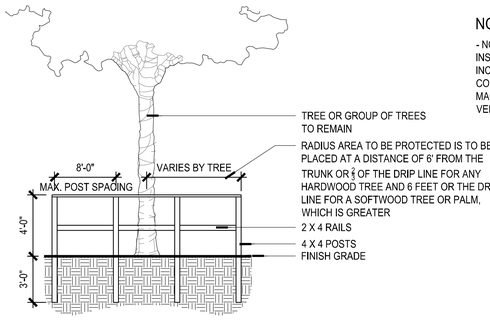
- ALL TREES TO BE SET PLUMB IN PLANTING PIT

09 TREE STAKING - MULTI-STEM TREE

SCALE - 1/4" = 1'-0"

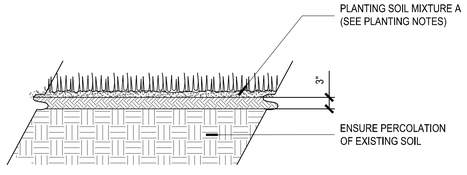


NOTE:

- NOTHING SHALL BE PLACED INSIDE THE BARRICADES INCLUDING BUT NOT LIMITED TO: CONSTRUCTION MATERIALS, MACHINERY, CHEMICALS, VEHICLES OR SOIL DEPOSITS.

10 TREE PROTECTION DETAIL

SCALE - 1/4" = 1'-0"



11 SODDING

SCALE - 3/4" = 1'-0"

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Project Number

12.0283.000

Description

PLANTING DETAILS

Scale

LP-501

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Drawing name: G:\Teams\SECARISE2\10278 Islander Resort (Gensler)\EDSA\docs\06-SHEETS\North Side\LP-500 PLANTING DETAILS.dwg LP-501 Feb 06, 2024 3:49pm by: rjackson

DISCOVERY CENTER PARKING LOT (OFF STREET PARKING LOT) LANDSCAPING

Requirement per 24 parking spaces	Multiplier for 80 parking spaces	Requirement for 80 parking spaces	Amount provided in plan (within 8' of parking lot)	Amount of native plants provided	Percentage of native plants provided
1500 SF Landscape	3.33	5000 SF	10355 SF	-	-
5 Canopy Trees	3.33	16.67	21 (2 BS, 3 BS-EX, 8 CE-EX, 2 DR, 6 SM)	19 (2 BS, 3 BS-EX, 8 CE-EX, 6 SM)	90
1 Understory Tree	3.33	3.33	8	8 (2 CS, 4 EF, 2 ACX)	100
12 Shrubs	3.33	40	447	447	100

NORTHEAST BUFFERYARD TYPE 'D' (20' wide) LANDSCAPING

Requirement per 100 linear feet	Multiplier for 504 linear feet	Requirement for 504 linear feet	Amount provided in plan	Amount of native plants provided	Percentage of native plants provided
6.5 Canopy Trees	5.04	32.76	33 (6 CD, 7 CU, 3 CE-EX, 12 CE, 5 SM)	33 (6 CD, 7 CU, 3 CE-EX, 12 CE, 5 SM)	100
3.5 Understory Trees	5.04	17.64	18 (18 SPX-R)	18 (18 SPX-R)	100
28 Shrubs	5.04	141.12	484	484	100

PLANT SCHEDULE DISCOVERY CENTER PARKING LOT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
TREES						
+	BS-EX	3	Bursera simaruba	Gumbo Limbo (Existing)	-	EXISTING
+	BS	2	Bursera simaruba	Gumbo Limbo	45 Gal	12` HT, 6` SPR
+	CE-EX	8	Conocarpus erectus	Green Buttonwood (Existing)	-	EXISTING
+	CS	2	Cordia sebestena	Red Geiger Tree	45 Gal.	6` Hgt. x 4` Spd.
+	DR	2	Delonix regia	Royal Poinciana	F.G.	14` HT. x 8` SPD.
+	EF	4	Eugenia foetida	Spanish Stopper	45 Gal.	6` ht x 4` spr
+	SM	6	Swietenia mahagoni	West Indian Mahogany	FG	12` HT, 7` SPR
EXISTING PALMS						
•	ACX	2	Archontophoenix cunninghamiana	King Palm	100 L	

PLANT SCHEDULE NORTHEAST BUFFER YARD

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
TREES						
+	CD	6	Coccoloba diversifolia	Pigeon Plum	25 Gal.	8` Hgt. x 3` Spd.
+	CU	7	Coccoloba uvifera	Seagrape	B&B	8` Hgt. x 4` Spd.
+	CE-EX	3	Conocarpus erectus	Green Buttonwood (Existing)	-	EXISTING
+	CE	12	Conocarpus erectus	Green Buttonwood	FG	14` HT x 6` SP
+	SM	5	Swietenia mahagoni	West Indian Mahogany	FG	12` HT, 7` SPR
PALM TREES						
•	SPX-R	18	Sabal palmetto	Cabbage Palmetto (Relocated)	RELOCATE	EXISTING

PLANT SCHEDULE DISCOVERY CENTER PARKING LOT

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
	CHR	203	Chrysobalanus icaco `Horizontal'	Horizontal Cocoplum	3 gal	18" O.A	24" o.c.
	HAM	147	Hamelia patens 'Nodosa'	Dwarf Firebush	7 gal	24" O.A.	36" o.c.
	PSY	92	Psychotria nervosa	Wild Coffee	3 gal		24" o.c.
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING
	SOD	9 617 sf	Stenotaphrum secundatum	St. Augustine Grass	sod		

PLANT SCHEDULE NORTHEAST BUFFER YARD

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
SHRUB AREAS							
	CHR	271	Chrysobalanus icaco `Horizontal'	Horizontal Cocoplum	3 gal	18" O.A	24" o.c.
	HAM	46	Hamelia patens 'Nodosa'	Dwarf Firebush	7 gal	24" O.A.	36" o.c.
	PSY	159	Psychotria nervosa	Wild Coffee	3 gal		24" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING
GROUND COVERS							
	CAL	189	Callicarpa americana	Beautyberry	3 gal	18" O.C.	24" o.c.

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Date	Description
2022.10.07	Major Conditional Use Amendment
1 2023.10.02	Response to Planning Comments
2 2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Islander Resort -
North Side Development

Project Number
12.0283.000

Description
PLANTING SCHEDULE

Scale

LP-601

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Drawing name: G:\Teams\SEC\ARSE210278 Islander Resort (Gensler)\EDSA\dwc\05\SHEETS\North Side\LP-601 PLANTING PLAN.dwg LP-601 Feb 06, 2024 - 3:50pm by rjackson

NORTWEST BUFFERYARD TYPE 'D' (20' wide) LANDSCAPING

Requirement per 100 linear feet	Multiplier for 453 linear feet	Requirement for 453 linear feet	Amount provided in plan	Amount of native plants provided	Percentage of native plants provided
6.5 Canopy Trees	4.53	29.45	30 (3 CD, 16 CE-EX, 1 CE, 5 SM-EX, 5 SM)	30 (3 CD, 16 CE-EX, 1 CE, 5 SM-EX, 5 SM)	100
3.5 Understory Trees	4.53	15.86	16 (14 MF, 2 CNX-EX)	14 (14 MF)	87
28 Shrubs	4.53	126.84	377	377	100

PLANT SCHEDULE NORTHWEST BUFFER YARD

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
TREES						
+	CD	3	Coccoloba diversifolia	Pigeon Plum	25 Gal.	8` Hgt. x 3` Spd.
+	CE-EX	16	Conocarpus erectus	Green Buttonwood (Existing)	-	EXISTING
+	CE	1	Conocarpus erectus	Green Buttonwood	FG	14` HT x 6` SP
+	MF	14	Myrcianthes fragrans	Simpson's Stopper	25 Gal.	6` ht x 4` spr
+	SM-EX	5	Swietenia mahagoni	West Indian Mahogany	-	
+	SM	5	Swietenia mahagoni	West Indian Mahogany	FG	12` HT, 7` SPR
PALM TREES						
•	CNX-EX	8	Cocos nucifera `Green Malayan`	Coconut Palm (Existing)	-	EXISTING

PLANT SCHEDULE NORTHWEST BUFFER YARD

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
SHRUB AREAS							
	HAM	75	Hamelia patens 'Nodosa'	Dwarf Firebush	7 gal	24" O.A.	36" o.c.
	PSY	192	Psychotria nervosa	Wild Coffee	3 gal		24" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPACING
GROUND COVERS							
	CAL	210	Callicarpa americana	Beautyberry	3 gal	18" O.C.	24" o.c.

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Date	Description
2022.10.07	Major Conditional Use Amendment
2023.10.02	Response to Planning Comments
2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

PLANTING SCHEDULE

Scale

LP-601.1 02

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PLANT SCHEDULE - WHOLE SITE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
TREES							
+	BS-EX	3	Bursera simaruba	Gumbo Limbo (Existing)	-	EXISTING	
+	BS	2	Bursera simaruba 3" Cal.	Gumbo Limbo	45 Gal	12` HT, 6` SPR	3" Cal.
+	CR	3	Clusia rosea 3" Cal.	Pitch Apple	100 GAL	14` HT. x 8` SPD.	3" Cal.
+	CD	10	Coccoloba diversifolia	Pigeon Plum	25 Gal.	8` Hgt. x 3` Spd.	
+	CU	15	Coccoloba uvifera	Seagrape	B&B	8` Hgt. x 4` Spd.	
+	CE-EX	26	Conocarpus erectus	Green Buttonwood (Existing)	-	EXISTING	
+	CE	23	Conocarpus erectus 3" Cal.	Green Buttonwood	FG	14` HT x 6` SP	3" Cal.
+	CS	5	Cordia sebestena	Red Geiger Tree	45 Gal.	6` Hgt. x 4` Spd.	
+	DR	9	Delonix regia 3" Cal.	Royal Poinciana	F.G.	14` HT. x 8` SPD.	3" Cal.
+	EF	4	Eugenia foetida	Spanish Stopper	45 Gal.	6` ht x 4` spr	
+	MF	14	Myrcianthes fragrans	Simpson's Stopper	25 Gal.	6` ht x 4` spr	
+	PR	9	Plumeria rubra	Red Frangipani	45 Gal.	6` ht x 4` spr	
+	SM-EX	5	Swietenia mahagoni	West Indian Mahogany	-		
+	SM	27	Swietenia mahagoni 3" Cal.	West Indian Mahogany	FG	12` HT, 7` SPR	3" Cal.
+	TS	11	Tecoma stans	Yellow Elder	45 Gal	6` Hgt. x 4` Spd.	
EXISTING PALMS							
•	ACX	2	Archontophoenix cunninghamiana	King Palm	100 L		
PALM TREES							
•	AWX	1	Acoelorrhaphe wrightii	Paurotis Palm	B&B	12`-14` Ht	
•	VMX	10	Adonidia merrillii	Christmas Palm	F.G.	10`-14` OA	
•	CNX-EX	35	Cocos nucifera `Green Malayan`	Coconut Palm (Existing)	-	EXISTING	
•	CNX	51	Cocos nucifera `Green Malayan`	Coconut Palm	F.G.	8`-12` C.W.	
•	CNX-R	27	Cocos nucifera `Green Malayan`	Coconut Palm (Relocated)	RELOCATE	EXISTING	
•	SPX-R	67	Sabal palmetto	Cabbage Palmetto (Relocated)	RELOCATE	EXISTING	
•	TRX	3	Thrinax radiata	Florida Thatch Palm	F.G.	12`-14` O.A.	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACE	SPACING
SHRUB AREAS								
	CHR	474	Chrysobalanus icaco `Horizontal'	Horizontal Cocoplum	3 gal	18" O.A		24" o.c.
	COC-1	109	Coccoloba uvifera	Sea Grape	7 gal	3` HT.	30" O.C.	30" o.c.
	HAM	268	Hamelia patens 'Nodosa'	Dwarf Firebush	7 gal	24" O.A.		36" o.c.
	PSY	443	Psychotria nervosa	Wild Coffee	3 gal			24" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	NATIVE	SPACING
GROUND COVERS								
	CAL	399	Callicarpa americana	Beautyberry	3 gal	18" O.C.		24" o.c.
	HEL	685	Helianthus debilis	Dune Sunflower	1 gal	12" O.A		18" o.c.
	MUH	328	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	14" O.A.		18" o.c.
	SPA	2 720	Spartina bakeri	Sand Cordgrass	1 gal	18" O.A		18" o.c.
	SOD	9 617 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

02

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△	Date	Description
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Seal / Signature

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Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

PLANTING SCHEDULE

Scale

LP-602

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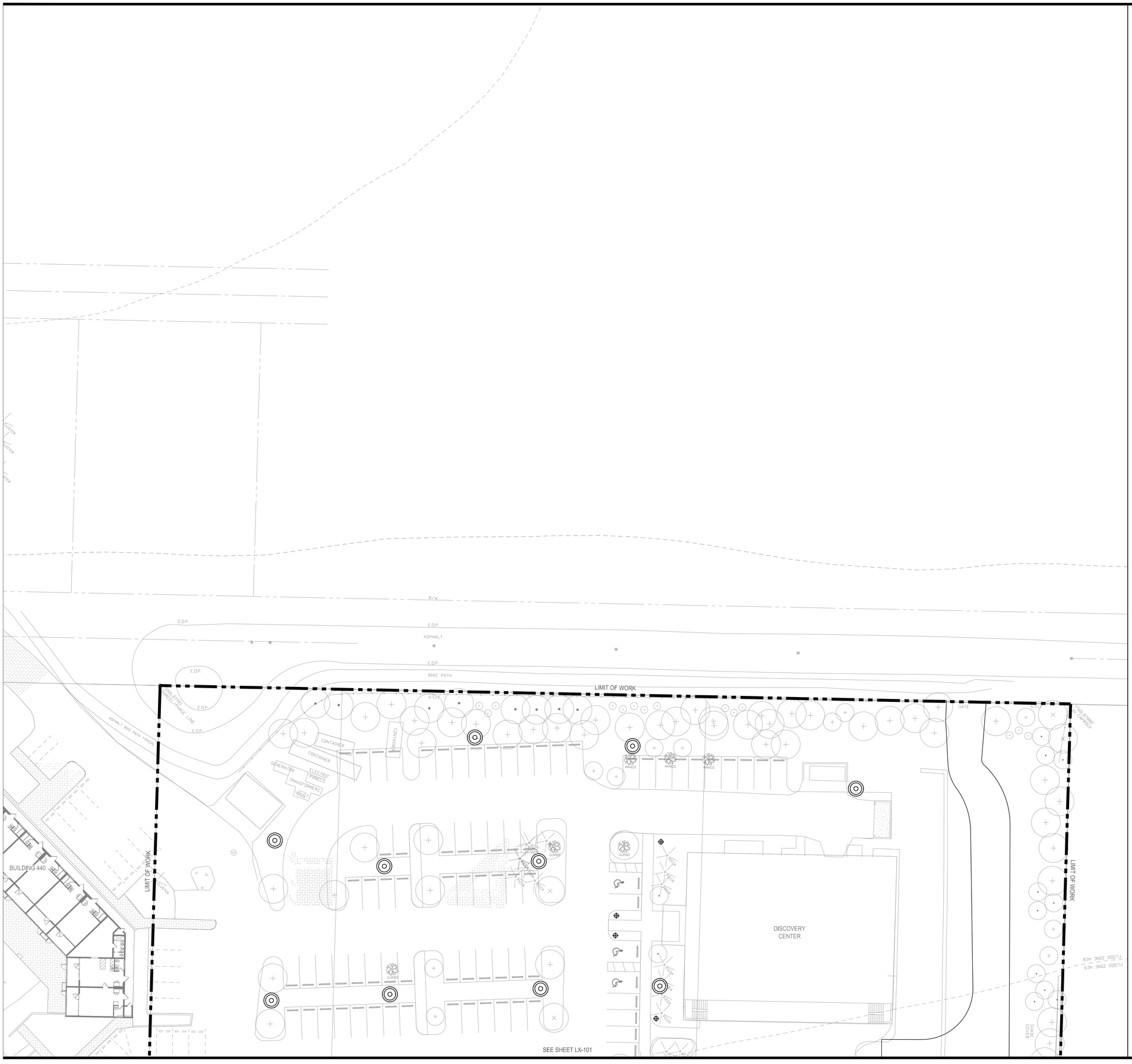
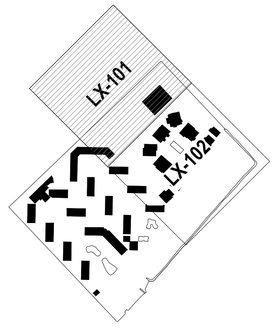


LIGHTING LEGEND

SYMBOL	DESCRIPTION	DETAIL
◎	POST LIGHT	01/LL-402
■	BOLLARD LIGHT	03/LL-402
⧋	DOWNLIGHT	01/LL-401
⊠	PATHWAY LIGHT	02/LL-401

*TRANSFORMERS TO BE REMOTE, DIMMABLE, LOW VOLTAGE, TO BE PLACED NEARBY IN DRY, CLEAN, WELL-VENTILATED, ACCESSIBLE LOCATION.

Key Map



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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Islander Resort -
North Side Development

Project Number
12.0283.000

Description
LIGHTING PLAN

Scale
1" = 20'
0 10' 20' 40'

NORTH

LL-101

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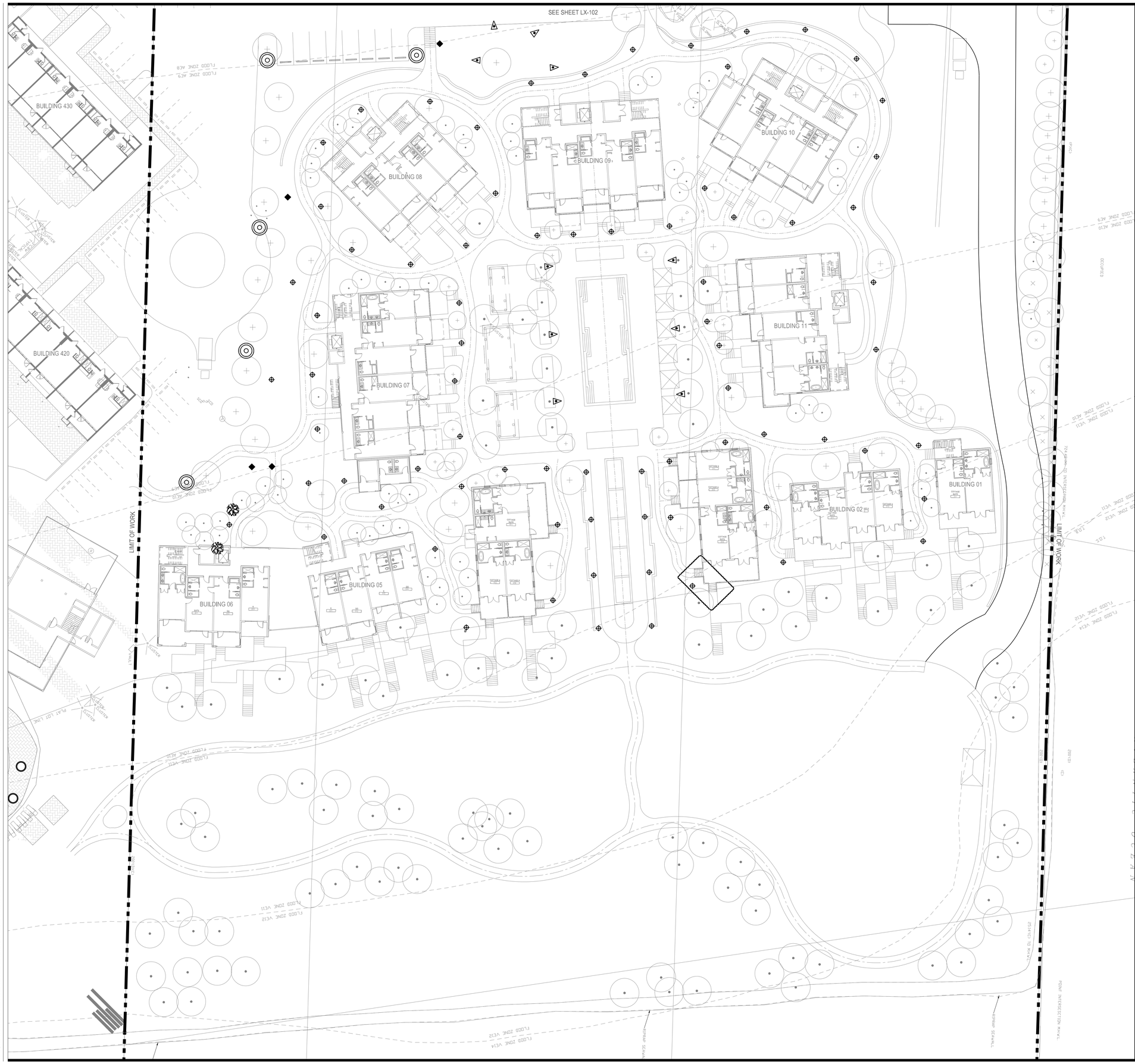
SEE SHEET LX-102
BUILDING 430
BUILDING 420
BUILDING 08
BUILDING 09
BUILDING 10
BUILDING 11
BUILDING 07
BUILDING 06
BUILDING 05
BUILDING 02
BUILDING 01
LIMIT OF WORK
LIMIT OF WORK
FLOOD ZONE AE9
FLOOD ZONE AE10
FLOOD ZONE VE11
FLOOD ZONE VE12
FLOOD ZONE VE13
FLOOD ZONE VE14
OCEANFRONT
OCEANFRONT
PLAT LOT LINE
PLAT LOT LINE
SEAWALL
SEAWALL
SEAWALL

CAST LANDSCAPE Old world craftsmanship. . .tomorrow's technology®

CAST LED Tree Light (CTLED141) Product Information

CAST LED Tree Light - 3 Beam Spreads & 2 Light Levels in a Single Fixture

Description:
This LED fixture combines the rugged solid bronze and copper construction of the CAST Tree Light with the industry's most advanced LED module.

Features:
- Replaceable LED module (MR-16 size) thermally bonded to solid bronze body for optimal heat dissipation.
- Replaceable optics for 4Pl (included), 21Pl, and 12Pl (sold separately).
- LEDSense™ technology controls forward current to compensate for conditions of extreme ambient heat.
- Accepts input voltages between 10V and 24V AC for maximum system design flexibility.
- Automatic recognition and compensation for varied magnetic and electronic transformer types.
- Dimmable with standard low-voltage phase dimmers
- Warm white color temperature (2,720K) and high color rendering index (81 CRI) that closely matches Incandescent lighting.
- L70 of 60,500 hours.
- UL/CSA/RoHS recognized, FCC Class A Conducted and Radiated Emissions compliant.
- Solid Bronze Canopy Mount

Uses:
Provides a highly energy efficient LED light source that projects an evenly distributed beam with warm color temperature. Brightness and beam distribution are comparable to incandescent models of 15w and 25w. Fully rotatable extra-long shroud enables excellent glare control.

Dimensions & Weight:
Body and Shroud: 2.5" x 8" fully extended: Weight: 5 lb.

LED Specifications:
- LED Light Source: 3 warm white LED's.
- Color: 2,720°K: 81 CRI (typical)
- Input Voltage: 10V to 22V AC or DC
- Input Power (at 12V): Low setting(AC): 4.1 Watts: 0.83 pf
- Input Power (at 12V): High setting(AC): 5.86 Watts: 0.83 pf
- LED Output Fixture (High/Low)(at 12V): 268/157 lm
- Operating Temperature Range: -40°F C to 55° C
- Life (L70): 60,500 hrs.
- Reverse Polarity Protection: Yes, polarity Independent
- Halogen Equivalent Watts: Low 20W / High 35W
- Component Details: No electrolytic capacitors in drive circuit, all components rated for high ambient temperatures
- Emission Standards: FCC Class A Conducted and Radiated
- UL recognized; RoHS compliant

Construction:
Body and Canopy Mount: Sand-cast solid bronze
Shroud: Thick-walled copper
Plug: High-temperature MR-16 plug with protective conductive grease

Optional Optics: (T-8 Torx Screwdriver Needed)
C10139: 21Pl Medium Optic (Set of 3)
C10003: 12Pl Narrow Optic (Set of 3)
Tree Mount Hardware Kit (CTREEHI) Not Included.

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Revised April 2018

01 TREE MOUNTED DOWNLIGHT
SCALE - CUTSHEET - NOT TO SCALE

CAST LANDSCAPE Old world craftsmanship. . .tomorrow's technology®

CAST Craftsman Series China Hat Path Light (CCPLCHB and CCPLCHBL)

Now Available with Integrated LED or Drop-In LED!

Description:
These solid bronze path lights are compact with extreme durability. Now available with integrated LED lamps or bi-pin drop-in LED lamps.

Features:

Durability
- CAST solid sand-cast bronze for unmatched corrosion resistance
- Unbreakable bodies, hats, stems, and stake
- No coatings to peel, flake, chip, or fade
- No threads that weaken stems
- Marine-grade Tin-Coated No-Ox Wire for lifetime electrical conductivity.

Performance
- Premium-quality LEDs deliver consistent color temperature and accurate color rendering.
- Electronics protected from electrical spikes and surges.
- Electromagnetic radiation (EMI) filtered to prevent interference with wireless devices

Uses:
Suitable for lighting walkways, planting beds, and other areas.

Dimensions:
8.5" stake, 18" height body and stem
Hat: 6" diameter x 1.75" height

Specifications:

CCPL2B Integrated LED:
- LED components integrated into fixture bodies to draw heat away from the LEDs for maximum longevity and performance.
- Fully sealed and protected LED components.
- LED Light Source: 2 Cree LED, Life (L70): 62,000 Hrs.
- Color Temp: 2790°K, CRI: 82
- Input Voltage: 10-24 Volts AC or DC
- Power: .4 Amps, 4.22 Watts, Power Factor .89, Volt Amps 4.74
- Lumen output-fixture: 114 lm
- Maximum Candela: 46

CCPL2BL Drop-In LED:
- Lamp is field replaceable.
- LED Light Source: SI-BP250L Drop-In Bi-Pin Lamp (included).
- Color Temp: 2750°K, CRI: 80
- Voltage Range: 10-20 Volts AC or DC
- Power: 2.5 Watts, Volt Amps 3.0
- Lumen output-fixture: 114 lm

Construction:
Solid sand cast Bronze hat and stake; copper stem; 5' tin-coated #18-2 No-Ox® marine-grade wire.

Listing:
U.L 1838 Listed Low Voltage Luminaire for wet locations.

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Revised January 2021

02 PATHWAY LIGHT
SCALE - CUTSHEET - NOT TO SCALE

Type: **ELB**

Invue

DESCRIPTION
The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior dayform. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 11.03 shaft attaches to base with (4) stainless steel screws. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics
Symmetric and asymmetric distributions are available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical
LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Eaton's proprietary circuit module designed to withstand 10kV surge minimum. The luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISHR) allows custom programming to suit all needs.

Mounting
Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

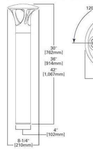
Finish
Eaton utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Eaton to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

Warranty
Five-year warranty.

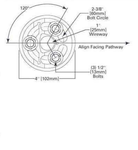
ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA
UL/cUL Listed
IP66 Housing
ISO 9001
RoHS

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
50/60Hz, 347V 60Hz, 480V 60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

Approximate Net Weight:
19.25 lbs. (8.75 kgs.)

TD501003EN
2017-04-18 08:59:11

Type: **ELB**

ABB ARBOR BOLLARD

OWER AND LUMENS

Lumen/Distribution	B1 Symmetric	B2 Symmetric	B1 Asymmetric	B2 Asymmetric
Drive Current				
Power Wattage (Watts)	169W	329W	159W	329W
Input Current (mA) @ 120V	140	270	100	200
Input Current (mA) @ 208V	80	160	60	120
Input Current (mA) @ 240V	70	140	50	100
Input Current (mA) @ 277V	60	120	40	90
Power Wattage (Watts)	169W	329W	139W	279W
Input Current (mA) @ 347V	60	110	40	80
Input Current (mA) @ 480V	100	320	120	240
Optics				
Lumens	717	1,376	672	646
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>250,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.97

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output *	Source	Height	Voltage	Distribution	Color
ABB=Arbor Bollard	**B1**=Mid Lumen Output **B2**=High Lumen Output	**LED**	**36**=36" **42**=42"	**D1**=Dimming Driver (120-277V) * **347**=347V ** **480**=480V * *	**A**=Asymmetric **S**=Symmetric	**AP**=Grey **BK**=Black **BP**=Bronze Platinum **GM**=Graphite Metallic **WH**=White **CC**=Custom Color *

Options (Add as Suffix)
ECOS=50 CRI / 3000K CCT *
HA=High Ambient *
MS/DIM-FM=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) *
MS/DIM-LM=Motion Sensor for 360 Dimensional Bi-Level Operation (Horizontal Detection) *
DIM=0-10V Dimming Driver Leads Brought Out from Fixture

Accessories (Order Separately)
ABAnchor=Anchor Bolt Kit and Template *
ISHR=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)

* Standard 4000K CCT nominal 70 CRI.
** Not available with ECOS.
Requires the use of a step down transformer.
Only for use with 4000 Watt systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Corner Grounded, or Three Phase Impedance Grounded systems).
RAL and custom color matching available. Consult your lighting representative at Eaton for more information.
Extended lead times apply. Use dedicated IES files when performing layouts.
Not for use in HA.
The ISHR configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. Contact your customer service representative at Eaton for advance shipping.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770.486.4800
eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD501003EN
2017-04-18 08:59:11

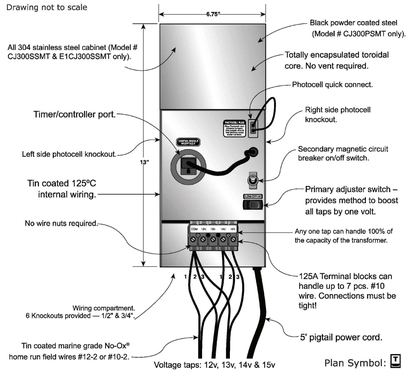
03 BOLLARD LIGHT
SCALE - CUTSHEET - NOT TO SCALE

Lighting Specification Sheet **JOURNEYMEN SERIES** Old world craftsmanship. . .tomorrow's technology®

CAST 300W TRANSFORMERS (CJ300PSMT, CJ300SSMT, E1CJ300SSMT)

Project: _____ Date: _____
Fixture Type: _____ Quantity: _____
Specifier: _____

Drawing not to scale



Plan Symbol:

Specifications
- Dimensions: 13" Tall x 6.75" Wide x 5" Deep
- Input: 120V, 60Hz (CJ300PSMT, CJ300SSMT); 220/240V, 50/60Hz (E1CJ300SSMT)
- Output: 12V, 13V, 14V, 15V
- Capacity: 300W
- Protection: Secondary magnetic circuit breaker, primary thermal breaker
- Housing: 304 stainless steel (CJ300SSMT, E1CJ300SSMT); Powder-coated steel (CJ300PSMT)
- Listing: CE cUL 1838, approved for interior and exterior use, for wet locations.

ACCESSORIES
- ❑ CAST Astronomical Digital Time Clock (CTDTC), 120V, 60Hz
- ❑ CAST Manual Time Clock (CTTC), 120V, 60Hz
- ❑ CAST Photocell (CTPC), 120V, 60Hz
- ❑ CAST Photocell - Export Model (E1CTPC), 220/240V, 50/60Hz
- ❑ CAST Remote Photocell (CTRPC), 120V, 60Hz

04 LIGHTING TRANSFORMER
SCALE - CUTSHEET - NOT TO SCALE

MATERIAL SPECIFICATION
CAST Lighting No-Ox® Wire
UNDERGROUND LOW ENERGY
CIRCUIT CABLE
SPT STYLE (PARALLEL)
INSULATION: PVC

SIZES: 16 AWG THROUGH 8 AWG – 2 CONDUCTORS
SPT STYLE (PARALLEL)
UL LISTED FOR DIRECT BURIAL

1.0 SCOPE
1.1. This specification covers the construction requirements for two-conductor underground low energy circuit cables for outdoor low voltage lighting. Construction consists of stranded tin-coated annealed copper conductors, laid parallel and insulated with polyvinyl chloride.
1.2. Voltage rating is 30 Volts

2.0 CONSTRUCTION
2.1. **Sizes and dimensions:**

Size AWG	*Stranding*	*Insulation Min. Ave. Wall (Inches)*	*Nominal Dimensions (Inches)*	*Resistance (Ohms/ft)*
18	*16/.010"*	*.045"*	*.290" x .145"*	*.00723*
16	*26/.010"*	*.045"*	*.320" x .160"*	*.00418*
14	*41/.010"*	*.045"*	*.350" x .175"*	*.00282*
12	*65/.010"*	*.045"*	*.390" x .195"*	*.00177*
10	*104/.010"*	*.045"*	*.440" x .220"*	*.00111*
8	*168/.010"*	*.060"*	*.575" x .285"*	

2.2. **Conductor:**
Bunch or rope stranded tin-coated annealed copper conforming to UL requirements
2.3. **Assembly:**
The two conductors are laid parallel and insulated.
2.4. **Insulation:**
Black polyvinyl chloride conforming to Underwriters Laboratories Class 43 to 60°C thermoplastic, suitable for direct burial. One leg has a raised ridge for polarity.
2.4.1. Operating Temperature Range: 105°C to -25°C
2.5. **Marking:**
2.5.1. Plain leg of wire indent printed: "CAST Lighting Size AWG 2/C Underground Low Energy Circuit Cable Sunlight Resistant for Outdoor Lighting (UL)."

2.5.2. Marked with feet remaining to end of roll.

2.6. **Testing:**
2.6.1. Physically and electrically to Underwriters Laboratories miscellaneous wire,
2.6.2. Conductors must be able to be separated without showing copper and must still meet UL minimum wall requirements.
2.7. **Product Labels:**
2.7.1. Underwriters Laboratories miscellaneous wire labels.
2.7.2. Certification by QC that separation test was performed on each reel.
2.8. **Packaging**
Provided on 500 ft. spools, shrink wrapped over wire to protect wire.
2.9. **Packaging Labels**
Labeled on outside of spool with No-Ox® label stickers provided by CAST Lighting
2.10. **#16/2 Wood Reel Specification (500' put-up)**
Inner Core: 6" diameter
Top and Bottom Disk: 12" diameter; 1/4" thickness
Height (inside dimension): 7"
2.11. **#12/2 Wood Reel Specification (500' put-up)**
Inner Core: 6" diameter
Top and Bottom Disk: 12" diameter; ½" thickness
Height (inside dimension): 9.5"
2.12. **#12/2 Steel Reel Specification (250' put-up)**
Inner Core: 6" diameter
Top and Bottom Disk: 12" diameter; ½" thickness
Height (inside dimension): 4.5"
2.13. **#10/2 Wood Reel Specification (500' put-up)**
Inner Core: 6" diameter
Top and Bottom Disk: 15.5" diameter; 5/8" thickness
Height (inside dimension): 7"
2.14. **#10/2 Wood Reel Specification (250' put-up)**
Inner Core: 6" diameter
Top and Bottom Disk: 12" diameter; 5/8" thickness
Height (inside dimension): 6"
2.15. **#8/2 Wood Reel Specification (500' put-up)**
Inner Core: 6" diameter
Top and Bottom Disk: 15.5" diameter; 5/8" thickness
Height (inside dimension): 9.5"

[No-Ox-specs-12-9-16]

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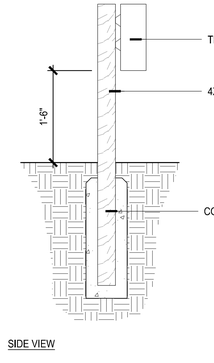
PH: 973-423-2303 • FAX: 973-423-2304

05 CIRCUIT CABLE
SCALE - CUTSHEET - NOT TO SCALE



SIDE VIEW FRONT VIEW

06 TRANSFORMER MOUNT
SCALE - 1" = 1'-0"

ISLANDER RESORT
82100 Overseas Highway
Islamorada FL 33036

Gensler
10 North Park Place Tel 973.290.8500
Suite 400 Fax 973.290.8585
Morristown, NJ 07960
United States

545 NW 26th St. Tel 305.350.7070
Suite 250 Fax 305.350.7071
Miami, Florida 33127
United States

edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 | LCC000001

△	Date	Description
	2022.10.07	Major Conditional Use Amendment
1	2023.10.02	Response to Planning Comments
2	2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Islander Resort - North Side Development

Project Number
12.0283.000

Description
LIGHTING CUTSHEETS

Scale

LL-401

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Drawing name: G:\Teams\SEC\ARSE21\0278 Islander Resort (Gensler)\EDS4\dcx\06-SHEETS\North Side\LL-400 LIGHTING CUTSHEETS.dwg LL-401 Feb 09, 2024 3:52pm by rjackson

ANP Lighting

EQ121

Project Name: _____

Fixture Type: _____ Quantity: _____

Customer: _____

Specifications

Material:
All parts are durable 356 cast aluminum and 6063 T5 extruded aluminum.
All hardware provided shall be stainless steel or zinc plated steel.

Lens:
Light Guide LED Panels feature a high performance acrylic Light Guide Optic with an optical efficiency up to 93%.

Fixture Mounting:
Post Top: Standard 3" Flush Mount Adapter System mounts to pole (3.125" - 0.188" wall) with (4) 5/16-18 set screws.
Tenon mount for 2" or 4" poles is optional. See page 2 for fixture to pole transition.

Wall Mount: Tenon mount attached with six (6) 5/16-18 set screws.

Drivers:
Universal voltage 120-277 is standard.
0-10v dimming is standard.

See page 2 for LED engine and driver specifications.

Electrical:
6kV/3kA/10kA nominal surge protection device is standard.

Certifications:
cULus Listed for outdoor, wet location. Luminaire is IP65, LED is IP66.

Finish:
A polyester powder coat high quality finish.

Marine grade finish is also available.

Modifications:
Consult factory for custom or modified designs.

EQ121
LED

Weight: 19.1 lbs
EPA: 0.74

Catalog Logic

EQ121	1	E039LDS	T5	40K	-	WM	-	WM1211	-	PC	-	72
Luminaire Series	Post Mount	Light Source & Wattage	Optics	CCT		Fitter Mounting		Optional Mounting Source		Accessories		Finish

Catalog Number

EQ121	1								
	1	2	3	4	5	6	7	8	

1 FIXTURE ORIENTATION

1 Post

See page 3 for fixture to pole transition.

2 LIGHT SOURCE & WATTAGES

E039LDS	(39w Small Light Guide LED)
E059LDS	(59w Small Light Guide LED)
E046LDS	(46w Small Light Guide LED)

3 OPTICS

T2	(Type II)
T3	(Type III)
T4	(Type IV)
T5	(Type V)

4 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K)
35K	(3500K)
40K	(4000K)

5 FITTER MOUNTING (Must Select One)

See page 4 for fixture to pole transition.

FM2	(Flush mount adapter system for 2" OD Pole)
FM	(Flush mount adapter system for 4" OD Pole)
TN3	(Tenon Mount for 3" OD Pole or Post Arms)
TN4	(Tenon Mount for 4" OD Pole or Post Arms)
WM	(Wall Mount Fitter)

6 OPTIONAL POST/WALL MOUNTS

Post Mount Arms
*See Page 3 for StyleSize

PA1211	(Select TN3 in Box 7)
PA1221	(Select TN3 in Box 7)

Wall Mount Arms
*See Page 3 for StyleSize

WM1211	(Select WM in Box 7)
WM1221	(Select WM in Box 7)

7 ACCESSORIES*

***HSS100-1	(150° House Side Shield)
***HLMSFC-FM	(Integral high-low motion sensor plus photocell)
***HLMSFC-04	(On/Off Motion Sensor/Photocell; 15 - 20' Sensor Mounting Height)
***HLMSFC-10	(On/Off Motion Sensor/Photocell; 8 - 15' Sensor Mounting Height)
PC	(Button Photo Cell)
TLPC	(Twist Lock photo cell & receptacle)
TL5	(5-pin Twist Lock receptacle only)
TL7	(7-pin Twist Lock receptacle only)

*See page 3 for photo.

**Accessory finish will match fixture finish.

***See Page 3 for Spec Details

8 FINISHES

*Premium and Marine Grade Finish have additional charges

Standard Colors	Fixture Finish	Pole/ Arm Finish	Standard Finish	Premium Finish	Fixture Finish	Pole/ Arm Finish
Aspen Green	16	16M	Architectural Bronze	81	81M	
Cadetblue	11	11M	Patina Verde	52	52M	
Lilac	12	12M	Copper Clay	53	53M	
Putty	13	13M	Silver	56	56M	
Red (reflective)	49	N/A	Black Marble	61	61M	
Black	41	41M	Painted Chrome	70	70M	
Forest Green	42	42M	Painted Copper	71	71M	
Bright Red	43	43M	Textured Black	72	72M	
White	44	44M	Matte Black	73	73M	
Bright Blue	45	45M	Textured Architectural Bronze	76	76M	
Sunny Yellow	46	46M	Textured White	77	77M	
Aqua Green	47	47M	Textured Silver	78	78M	
Galvanized	48	N/A	**PREMIUM FINISH**	Fixture Finish	Pole/ Arm Finish	
Silary	50	50M	Carbon Graphite	96	96M	

*Consult Factory for additional paint charges and availability.

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ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

1-800-548-3227
ANPlighting.com

SSH0022

01 PARKING LOT LIGHTING - 14' HEIGHT

SCALE - CUTSHEET - NOT TO SCALE

ISLANDER RESORT

82100 Overseas Highway
Islamorada FL 33036

Gensler

10 North Park Place
Suite 400
Morristown, NJ 07960
United States

Tel 973.290.8500
Fax 973.290.8585

545 NW 26th St.
Suite 250
Miami, Florida 33127
United States

Tel 305.350.7070
Fax 305.350.7071

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 | LCC0000001

△	Date	Description
	2022.10.07	Major Conditional Use Amendment
01	2023.10.02	Response to Planning Comments
02	2024.02.07	Response to Planning Comments

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Islander Resort -
North Side Development

Project Number

12.0283.000

Description

LIGHTING
CUTSHEETS

Scale

LL-402

© 2018 Gensler

Drawing name: G:\Teams\SECARSE2110278 Islander Resort (Gensler)\EDSA\dwg\06-SHEETS\North Side\LL-402\ LIGHTING CUTSHEETS.dwg LL-402 Feb 09, 2024 3:52pm by rjackson

PROJECT DATA:

PROJECT:	THE ISLANDER RESORT – NORTH 82100 OVERSEAS HIGHWAY UPPER MATECUMBE KEY
OWNERSHIP:	LAH ISLANDER LLC 510 WALNUT STREET FI9 PHILADELPHIA, PENNSLYVANIA 19106
ENGINEER:	THE WEILER ENGINEERING CORPORATION MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE. SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR:	BRENT THURKETTLE, PSM PROSPECT SURVEYING 103400 OVERSEAS HIGHWAY, SUITE 111 KEY LARGO, FL 33037
DATUM:	NGVD 29
FLOOD ZONE:	MULTIPLE ZONES ON SITE: "AE9", "AE10", "VE11", "VE12" & "VE14" AS SHOWN ON: F.E.M.A. FLOOD INSURANCE RATE MAP: # 12087C1004K COMMUNITY 120424 PANEL # 1004 | SUFFIX: K EFFECTIVE DATE : FEBRUARY 18, 2005

LEGEND:

- PARCEL BOUNDARY
- MEAN HIGH WATER LINE
- CONSTRUCTION LIMITS
- STORMWATER PROJECT AREA
- PUBLIC RIGHT OF WAY
- PARCEL LOT LINE
- ADJACENT PARCEL BOUNDARY
- EFFECTIVE FEMA FLOOD ZONE BOUNDARY (FEMA)
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED PORCH, ENTRY, ETC
- PROPOSED STRUCTURE
- PROPOSED ASPHALT
- PROPOSED HARDSCAPE
- PROPOSED GRAVEL
- PROPOSED POOL
- PROPOSED RETAINING WALL
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (EX. 12.34)
- PROPOSED EXFILTRATION TRENCH

STORMWATER AREA # 1 IMPERVIOUS / PERVIOUS SUMMARY:

EXISTING HARDSCAPE TO REMAIN	1,242.9 SF		
EXISTING ASPHALT TO REMAIN	3,780.3 SF		
EXISTING STRUCTURES TO REMAIN	208.2 SF		
EXISTING BUILDINGS TO REMAIN	10,788.5 SF		
EXISTING MISC. (FENCES, UTILITY PADS, ETC)	302.4 SF		
PROPOSED STRUCTURES	88.0 SF		
PROPOSED HARDSCAPE	5,536.4 SF		
PROPOSED ASPHALT	30,738.3 SF		
PROPOSED GRAVEL	6,673.6 SF		
TOTAL IMPERVIOUS AREA	59,358.6 SF	1.36 AC	50.93 %
TOTAL PERVIOUS AREA	57,195.8 SF	1.31 AC	49.07 %
TOTAL TREATMENT AREA	116,554.4 SF	2.68 AC	100.00 %

STORMWATER AREA # 2 IMPERVIOUS / PERVIOUS SUMMARY:

PROPOSED HARDSCAPE	24181.4 SF		
PROPOSED BUILDINGS	37,144.2 SF		
PROPOSED STRUCTURES	2,780.1 SF		
PROPOSED POOL	1,974.0 SF		
TOTAL IMPERVIOUS AREA	66,079.7 SF	1.52 AC	63.50 %
TOTAL PERVIOUS AREA	37,981.4 SF	0.87 AC	36.50 %
TOTAL TREATMENT AREA	104,061.1 SF	2.39 AC	100.00 %

STORMWATER AREA #1 TREATMENT CALCULATIONS:

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	57,198.10	59,356.30	116,554.40	10,876.50	-
Total Site (ac)	1.313	1.363	2.676	0.250	-
	0.491	0.509		0.093	-

Treatment Volume

Phase I Development	2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	OSFW	Volume Required
Phase I (CF)	11,139.46	9,712.87	11,139.46	150%	16,709.19
Phase I (ac-ft)	0.256	0.223	0.256		0.384

Length of Exfiltration Trench Required

L = FS[(NWQ)(Vwq)+Vadd] / K(2*H2*Du-Du*Du+2*H2*Du)+(1.39x10^-4)*W*Du)

L =	Length of Trench Required (ft)
V =	Volume to be Exfiltrated (ac-in)
W =	Trench Width (ft)
K =	Hydraulic Conductivity (cfs/sf-ft head)
H2 =	Depth to Water Table (ft)
Du =	Non-Saturated Trench Depth (ft)
Ds =	Saturated Trench Depth (ft)

Required Length		Volume Provided	
FS =	2		
NWQ =	50 %		
Vadd =	0 ac-in	Length of Exfiltration Provided =	830 ft
Vwq =	4.603 ac-in	W =	5.00 ft
W =	5.00 ft	K =	0.0002000 cfs/sf-ft head
K =	0.0002000 cfs/sf-ft head	H2=	2.00 ft
H2=	2.00 ft	Du=	1.75 ft
Du=	1.75 ft	Ds=	4.50 ft
Ds=	4.50 ft		6.31 ac-in
	823.43 ft		
Total Exfiltration Trench Required =	**822 LF**	**Total Volume Provided By Exfiltration =**	**0.526 ac-ft**

STORMWATER AREA #2 TREATMENT CALCULATIONS:

Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	37,981.40	66,079.70	104,061.10	37,144.20	-
Total Site (ac)	0.872	1.517	2.389	0.853	-
	0.365	0.635		0.357	-

Treatment Volume

Phase I Development	2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	OSFW	Volume Required
Phase I (CF)	9,374.38	8,671.76	9,374.38	150%	14,061.56
Phase I (ac-ft)	0.215	0.199	0.215		0.323

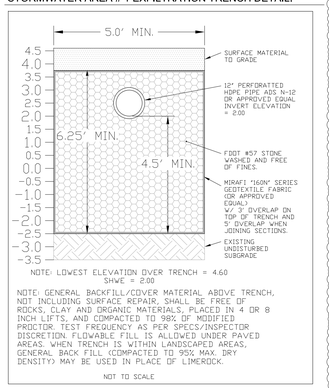
Length of Exfiltration Trench Required

L = FS[(NWQ)(Vwq)+Vadd] / K(2*H2*Du-Du*Du+2*H2*Du)+(1.39x10^-4)*W*Du)

L =	Length of Trench Required (ft)
V =	Volume to be Exfiltrated (ac-in)
W =	Trench Width (ft)
K =	Hydraulic Conductivity (cfs/sf-ft head)
H2 =	Depth to Water Table (ft)
Du =	Non-Saturated Trench Depth (ft)
Ds =	Saturated Trench Depth (ft)

Required Length		Volume Provided	
FS =	2		
NWQ =	50 %		
Vadd =	0 ac-in	Length of Exfiltration Provided =	240 ft
Vwq =	3.874 ac-in	W =	4.00 ft
W =	4.00 ft	K =	0.0002000 cfs/sf-ft head
K =	0.0002000 cfs/sf-ft head	H2=	8.00 ft
H2=	8.00 ft	Du=	8.00 ft
Du=	8.00 ft	Ds=	2.00 ft
Ds=	2.00 ft		7.21 ac-in
	163.81 ft		
Total Exfiltration Trench Required =	**164 LF**	**Total Volume Provided By Exfiltration =**	**0.601 ac-ft**

STORMWATER AREA # 1 EXFILTRATION TRENCH DETAIL:

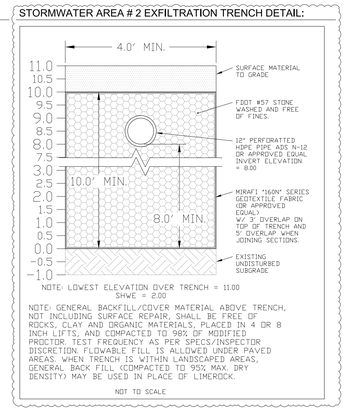


NOTE: LOWEST ELEVATION OVER TRENCH = 4.60
SHWE = 2.00

NOTE: GENERAL BACKFILL/COVER MATERIAL ABOVE TRENCH, NOT INCLUDING SURFACE REPAIR, SHALL BE FREE OF ROCKS, CLAY AND ORGANIC MATERIALS, PLACED IN 4 OR 8 INCH LIFTS, AND COMPACTED TO 98% OF MODIFIED PROCTOR. TEST FREQUENCY AS PER SPECS/INSPECTOR DISCRETION. FLOWABLE FILL IS ALLOWED UNDER PAVED AREAS. WHEN TRENCH IS WITHIN LANDSCAPED AREAS, GENERAL BACK FILL (COMPACTED TO 95% MAX. DRY DENSITY) MAY BE USED IN PLACE OF LIMEROCK.

NOT TO SCALE

STORMWATER AREA # 2 EXFILTRATION TRENCH DETAIL:



NOTE: LOWEST ELEVATION OVER TRENCH = 11.00
SHWE = 2.00

NOTE: GENERAL BACKFILL/COVER MATERIAL ABOVE TRENCH, NOT INCLUDING SURFACE REPAIR, SHALL BE FREE OF ROCKS, CLAY AND ORGANIC MATERIALS, PLACED IN 4 OR 8 INCH LIFTS, AND COMPACTED TO 98% OF MODIFIED PROCTOR. TEST FREQUENCY AS PER SPECS/INSPECTOR DISCRETION. FLOWABLE FILL IS ALLOWED UNDER PAVED AREAS. WHEN TRENCH IS WITHIN LANDSCAPED AREAS, GENERAL BACK FILL (COMPACTED TO 95% MAX. DRY DENSITY) MAY BE USED IN PLACE OF LIMEROCK.

NOT TO SCALE

OVERSEAS HIGHWAY (U.S. 1)
100' FOOT RIGHT OF WAY
OLD HIGHWAY
PARCEL ID 0092210-000200
OWNER: ISLAMORADA VILLAGE OF ISLANDS
CARROLL STREET
50' PUBLIC RIGHT OF WAY
MONUMENTED CENTERLINE
ENTRY DRIVEWAY
EXISTING ONE STORY BUILDING FFE = 4.6
EXISTING POOL EQUIPMENT AND SHADE STRUCTURE
EXISTING TIKI HUT
EXISTING BASKETBALL COURT
EXISTING SAND VOLLEYBALL COURT
EXISTING WOOD DECK
OSPREY NESTS
BEGIN M.H.W.L. SURVEY
TYPICAL RIPRAP
MEAN HIGH WATER LINE AS LOCATED 6-15-22 -010 NAVD88 1.43 NGVD29
TERMINUS M.H.W.L.
POINT INTERSECTION M.H.W.L.
ATLANTIC OCEAN
PROPERTY BOUNDARY
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS LANDWARD OF MHWL
PROPOSED BUILDING #10 F.F.E. = 11.24 NGVD
PROPOSED BUILDING #9 F.F.E. = 13.40 NGVD
PROPOSED BUILDING #8 F.F.E. = 13.40 NGVD
PROPOSED BUILDING #7 F.F.E. = 13.20 NGVD
PROPOSED BUILDING #11 F.F.E. = 14.20 NGVD
PROPOSED BUILDING #6 F.F.E. = 14.20 NGVD
PROPOSED BUILDING #5 F.F.E. = 14.20 NGVD
PROPOSED BUILDING #4 F.F.E. = 14.20 NGVD
PROPOSED BUILDING #3 F.F.E. = 14.20 NGVD
PROPOSED BUILDING #2 F.F.E. = 14.20 NGVD
PROPOSED BUILDINGS #05 & #06 F.F.E. = 14.20 NGVD
EXISTING TWO STORY CONCRETE MUSEUM BUILDING FFE 1 = 9.1 NGVD FFE 2 = 21.1 NGVD
EXISTING LOADING ZONE TO REMAIN
HOTEL USE 14 PROPOSED GUESTROOMS
HOTEL USE 11 PROPOSED GUESTROOMS
HOTEL USE 10 PROPOSED GUESTROOMS
HOTEL USE 3 PROPOSED GUESTROOMS
HOTEL USE 2 PROPOSED GUESTROOMS
HOTEL USE 17 PROPOSED GUESTROOMS
NOTE: PROPOSED BUILDING DOWNSPOUTS AND ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM.
TYPICAL BIOSWALE PER LANDSCAPE PLANS
TYPICAL STORMWATER INLETS
TYPICAL STORMWATER INLET
TYPICAL 12" STORMWATER PIPE
TYPICAL PIPE TO CONNECT BIOSWALES
TYPICAL OUTFALL CONTROL STRUCTURE #1
TYPICAL OUTFALL CONTROL STRUCTURE #2
EXISTING STORMWATER PIPE TO REMAIN
EXISTING STORMWATER INLET TO REMAIN
EXISTING CONTAINER
GENERATOR
BALCONY
FIRE HYDRANT
GATE
LIFT STATION
FDC
STORMWATER PROJECT AREA #1
STORMWATER PROJECT AREA #2
STORMWATER PROJECT AREA #1 ALONG PROPERTY BOUNDARY
AREA #1
AREA #2
PROPOSED 125 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 139 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 162 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 14 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 47 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 153 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 71 LF OF 4' WIDE EXFILTRATION TRENCH (DETAIL #2)
PROPOSED 99 LF OF 4' WIDE EXFILTRATION TRENCH (DETAIL #2)
PROPOSED 153 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 22 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
PROPOSED 14 LF OF 5' WIDE EXFILTRATION TRENCH (DETAIL #1)
TYPICAL 12" STORMWATER PIPE
FLOOD ZONE X
FLOOD ZONE X-SHADED
FLOOD ZONE AE7
FLOOD ZONE AE8
FLOOD ZONE AE9
FLOOD ZONE AE10
FLOOD ZONE VE11
FLOOD ZONE VE12
FLOOD ZONE VE14
6' WOOD FENCE
CHAIN LINK FENCE
CONCRETE WALL
STONE WALL
SITE SIGN
SEWAGE TREATMENT PLANT
TANK
GATE
LANDSCAPE
BLOOD FENCE
LP GAS TANK
ONE STORY BLOCK BUILDING 5,469 SQUARE FEET RESIDENTIAL USE 2 AFFORDABLE HOUSING UNITS
ONE STORY BLOCK BUILDING 356 Sq. Ft.
TRELLIS
POOL
FENTRY
GRAPHIC SCALE
(IN FEET)
1" = 50'

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Date Issued: 02-07-2024

CONCEPT PAVING, GRADING, AND DRAINAGE PLAN for THE ISLANDER RESORT

No.	Description	Revisions
1	ISSUED FOR MAJOR CONDITIONAL USE AMENDMENT	10-07-22 JNB
2	REVISED PER PLANNING COMMENTS	05-26-23 JNB
3	RESPONSE TO PLANNING COMMENTS	11-17-23 JNB
4	RESPONSE TO PLANNING COMMENTS	02-06-24 JNB

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PROJECT DATA:

PROJECT:	THE ISLANDER RESORT – NORTH 82100 OVERSEAS HIGHWAY UPPER MATECUMBE KEY
OWNERSHIP:	LAH ISLANDER LLC 510 WALNUT STREET FI9 PHILADELPHIA, PENNSYLVANIA 19106
ENGINEER:	THE WEILER ENGINEERING CORPORATION MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE., SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR:	BRENT THURKETTLE, PSM PROSPECT SURVEYING 103400 OVERSEAS HIGHWAY, SUITE 111 KEY LARGO, FL 33037
DATUM:	NGVD 29
FLOOD ZONE:	MULTIPLE ZONES ON SITE: "AE9", "AE10", "VE11", "VE12" & "VE14" AS SHOWN ON: F.E.M.A. FLOOD INSURANCE RATE MAP: # 12087C1004K COMMUNITY 120424 PANEL # 1004 | SUFFIX: K EFFECTIVE DATE : FEBRUARY 18, 2005

LEGEND:

- BEST MANAGEMENT PRACTICE DETAIL NUMBER AND REFERENCE — #
- TYPICAL SILT FENCE INSTALLATION LOCATION — SF — SF —
- TYPICAL FILTER SOCK INSTALLATION LOCATION — FS — FS —
- PARCEL BOUNDARY
- MEAN HIGH WATER LINE
- CONSTRUCTION LIMITS
- PUBLIC RIGHT OF WAY
- PARCEL LOT LINE
- ADJACENT PARCEL BOUNDARY
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED PORCH, ENTRY, ETC
- PROPOSED STRUCTURE
- PROPOSED ASPHALT
- PROPOSED HARDSCAPE
- PROPOSED GRAVEL
- PROPOSED POOL
- PROPOSED RETAINING WALL

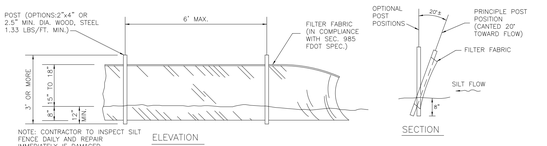
EROSION CONTROL MAINTENANCE SCHEDULE:

THE CONTRACTOR SHALL INSTALL SILT FENCE, SYNTHETIC BALES, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

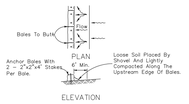
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS PER THE PLANS. THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

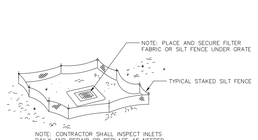


1 TYPICAL SILT FENCE
NOT TO SCALE



2 SYNTHETIC BALES
NOT TO SCALE

3 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NOT TO SCALE

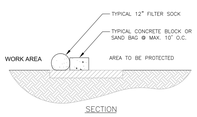


SILT BARRIER OR STAKED SILT FENCE

4 PROTECTION FOR DITCH BOTTOM INLETS
NOT TO SCALE

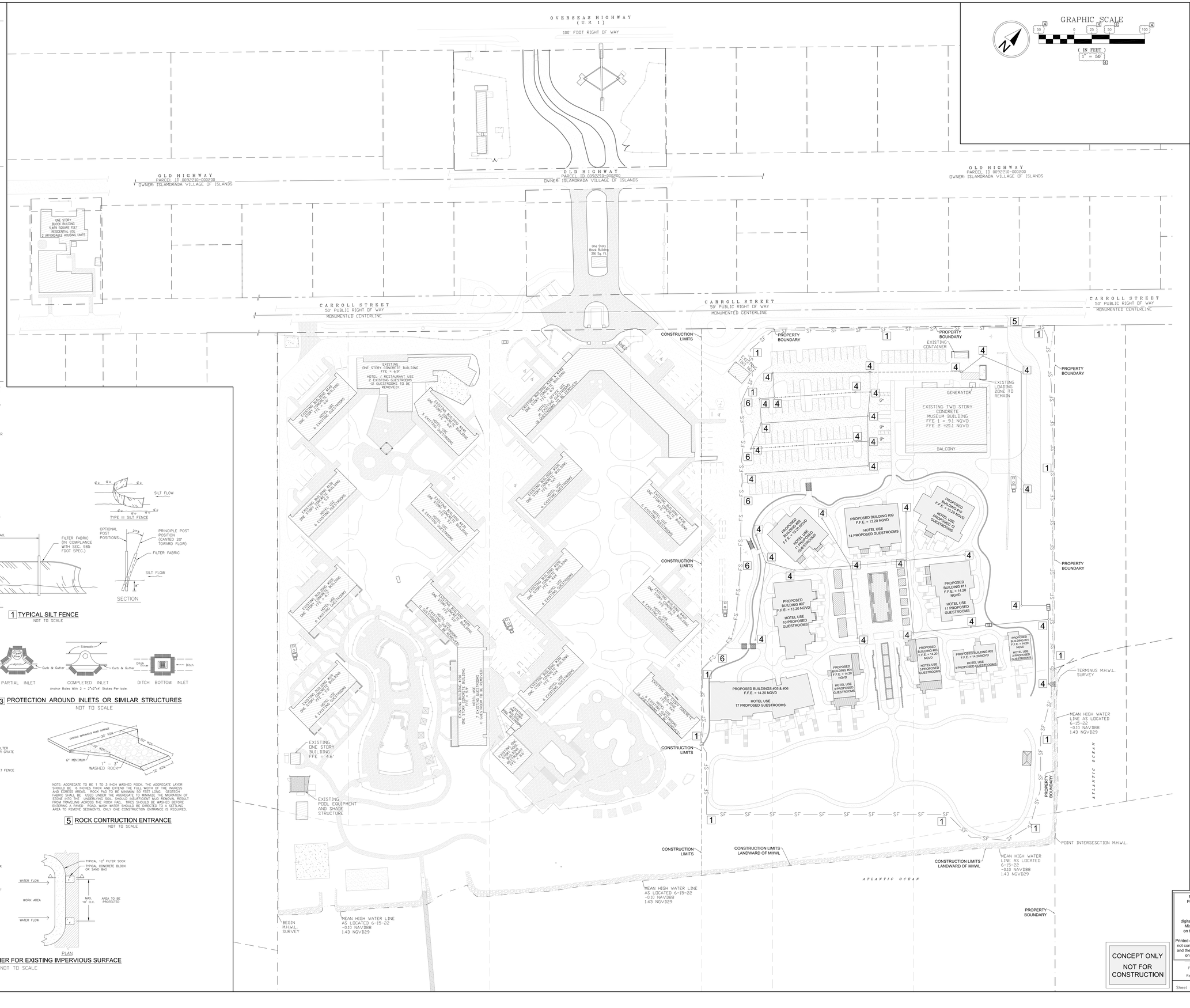
NOTE: AGGREGATE TO BE 1 TO 3 INCH WASHED ROCK. THE AGGREGATE LAYER SHOULD BE 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE INGRESS AND EGRESS AREAS. ROCK PAD TO BE MINIMUM 50 FEET LONG. GEOTECH FABRIC SHALL BE USED UNDER THE AGGREGATE TO MINIMIZE THE MIGRATION OF SOIL INTO THE ROCK. ADDITIONAL AGGREGATE SHOULD BE PLACED AS NEEDED TO PREVENT MUD FROM TRAVELING ACROSS THE ROCK PAD. TIRES SHOULD BE BRUSHED BEFORE ENTERING A PAVED ROAD. WASH WATER SHOULD BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS. ONLY ONE CONSTRUCTION ENTRANCE IS REQUIRED.

5 ROCK CONTRUCTION ENTRANCE
NOT TO SCALE



NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL, CURRENT VERSION.

6 TYPICAL FILTER SOCK BARRIER FOR EXISTING IMPERVIOUS SURFACE
NOT TO SCALE



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

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Drawn:	JNB
Checked:	AM/MJG
Approved By:	MJG
Scale:	1" = 50'
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CONCEPT BEST MANAGEMENT PRACTICES PLAN for THE ISLANDER RESORT

	Description	Revisions
1	ISSUED FOR MAJOR CONDITIONAL USE AMENDMENT TO	07-22 JNB
2	REVISED PER PLANNING COMMENTS	05-23 JNB
3	RESPONSE TO PLANNING COMMENTS	05-24 JNB
4	RESPONSE TO PLANNING COMMENTS	02-25 JNB
5		

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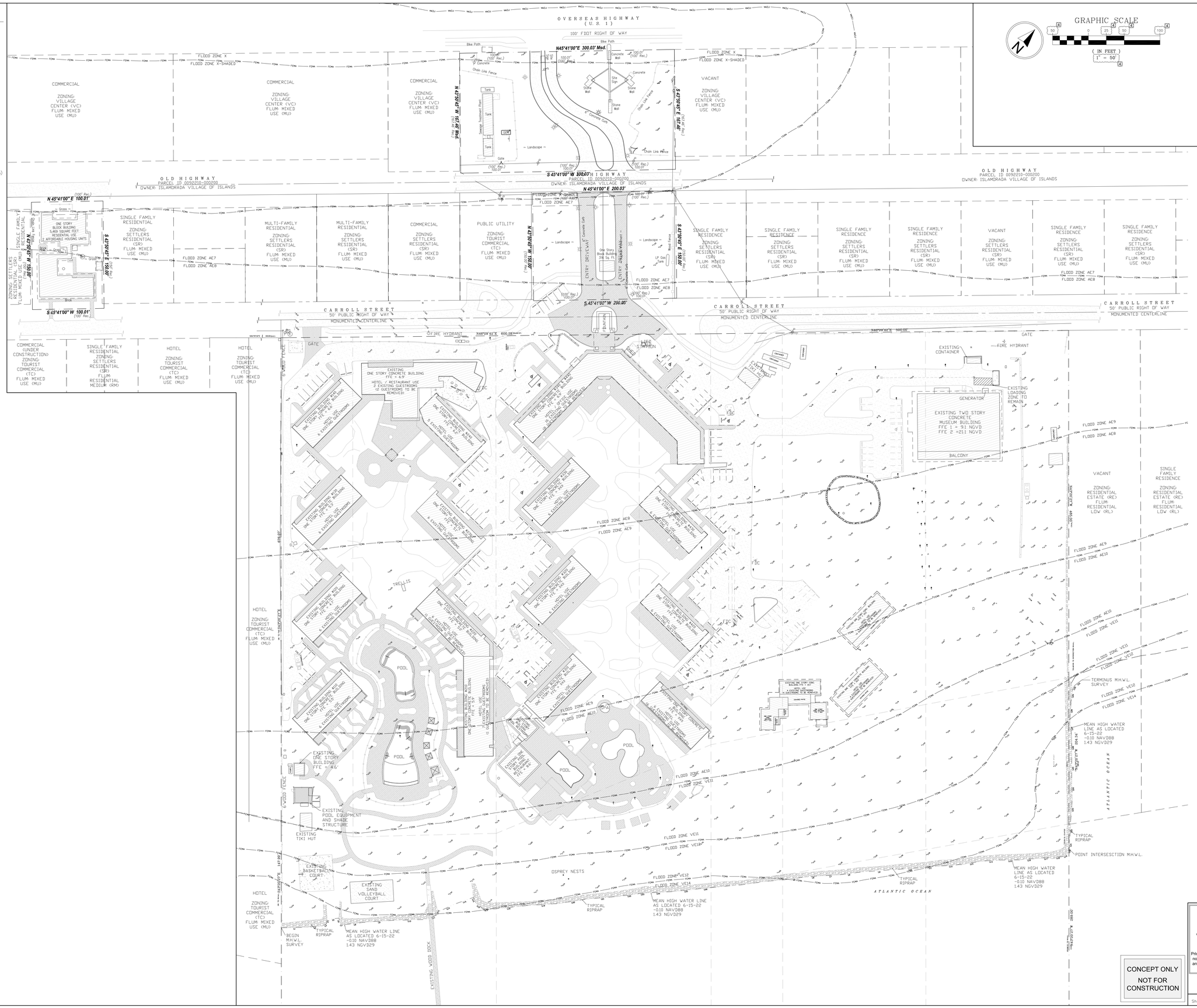
PROJECT DATA:

PROJECT:	THE ISLANDER RESORT – NORTH 82100 OVERSEAS HIGHWAY UPPER MATECUMBE KEY
OWNERSHIP:	LAH ISLANDER LLC 510 WALNUT STREET FI9 PHILADELPHIA, PENNSLYVANIA 19106
ENGINEER:	THE WEILER ENGINEERING CORPORATION MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR:	BRENT THURKETTLE, PSM PROSPECT SURVEYING 103400 OVERSEAS HIGHWAY, SUITE 111 KEY LARGO, FL 33037
DATUM:	NGVD 29
FLOOD ZONE:	MULTIPLE ZONES ON SITE: "AE9", "AE10", "VE11", "VE12" & "VE14" AS SHOWN ON: F.E.M.A. FLOOD INSURANCE RATE MAP: # 12087C10044 COMMUNITY 120424 PANEL # 1004 | SUFFIX: K EFFECTIVE DATE : FEBRUARY 18, 2005
ZONING:	TOURIST COMMERCIAL (TC)
FLUM DESIGNATION:	MIXED USE (MU)
WATER UTILITY:	FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
SEWER UTILITY:	VILLAGE OF ISLAMORADA

LEGEND:

- PARCEL BOUNDARY
- MEAN HIGH WATER LINE
- PUBLIC RIGHT OF WAY
- PARCEL LOT LINE
- ADJACENT PARCEL BOUNDARY
- EFFECTIVE FEMA FLOOD ZONE BOUNDARY — FEMA
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE



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EXISTING CONDITIONS PLAN for THE ISLANDER RESORT

	Description	Revisions
1	ISSUED FOR MAJOR CONDITIONAL USE AMENDMENT	10-07-22 JNB
2	REVISED PER PLANNING COMMENTS	05-26-23 JNB
3	RESPONSE TO PLANNING COMMENTS	11-20-23 JNB
4	RESPONSE TO PLANNING COMMENTS	02-06-24 JNB

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Islander Resort

82100 Overseas Highway

Upper Matecumbe Key, Florida

TRAFFIC IMPACT STUDY

prepared for:
Smith Hawks, PL

KBP CONSULTING, INC.

August 2024

Islander Resort

82100 Overseas Highway

Upper Matecumbe Key, Florida

Traffic Impact Study

August 2024

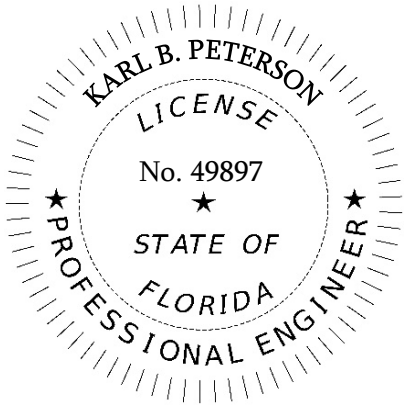
Prepared for:

Smith Hawks, PL

Prepared by:

KBP Consulting, Inc.

APPROVED BY:



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8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

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DRIVEWAY VOLUMES 9
SUMMARY & CONCLUSIONS 11

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APPENDIX B – FDOT Historic Traffic Data
APPENDIX C – ITE Trip Generation Data
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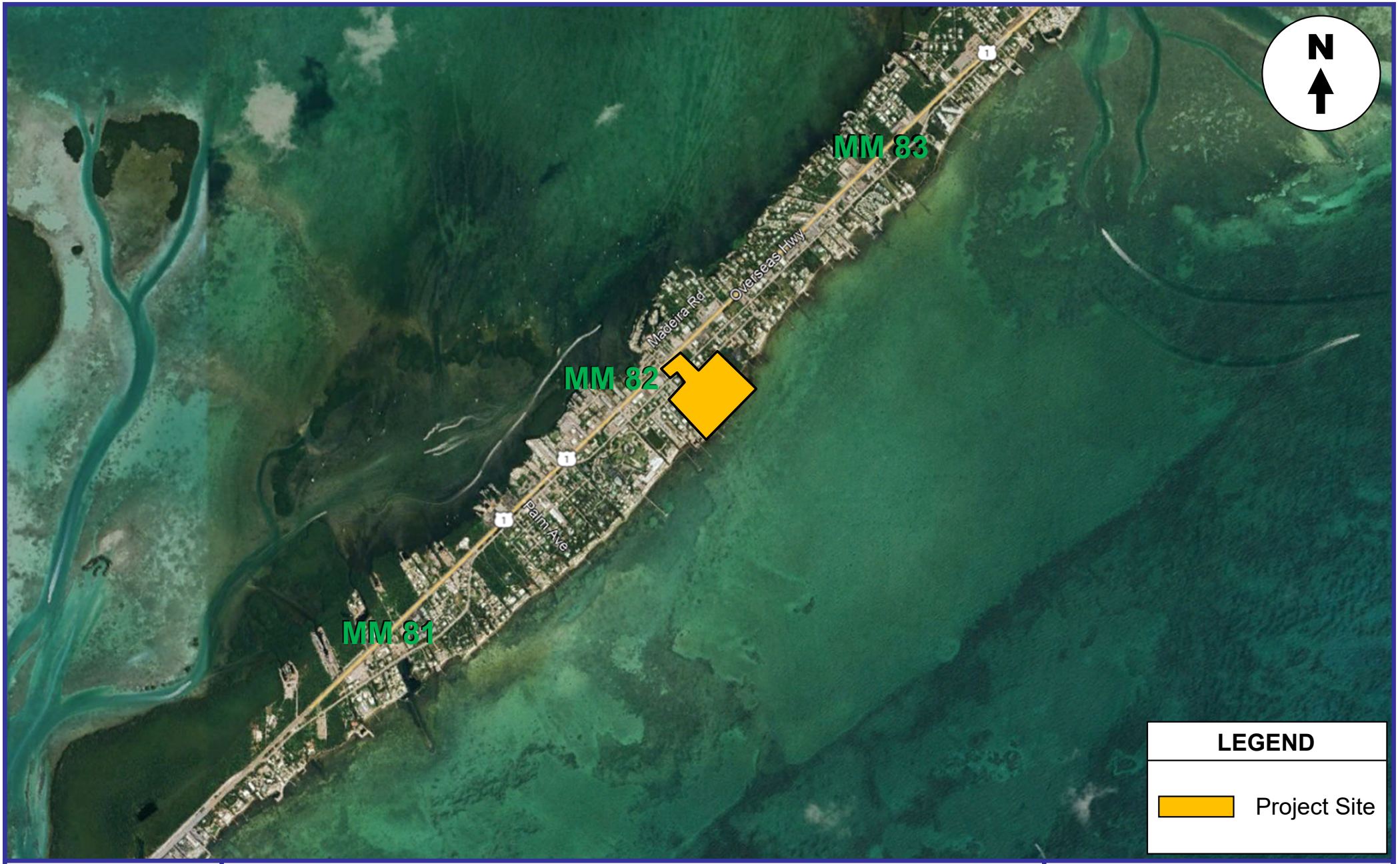
INTRODUCTION

The Islander Resort is an existing resort property located on the southeast (ocean) side of Overseas Highway / US 1 near mile marker 82 on Upper Matecumbe Key, Monroe County, Florida. More specifically, the subject site is located at 82100 Overseas Highway and the Parcel ID is 00400810-000000. A project location map is presented in Figure 1 on the following page.

The proposed action relative to this property is the transfer of transient unit development rights from other properties within Islamorada to the Islander Resort. KBP Consulting, Inc. has been retained by Smith Hawks, PL to conduct a traffic impact study for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, project traffic impacts along Overseas Highway / US 1, and site access. For the purposes of performing this traffic impact analysis, the project is planned to be completed by late 2026.



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Islander Resort
Upper Matecumbe Key, Florida

INVENTORY

Existing Land Use and Access

The size of the subject site is approximately 21.83 acres (950,913 square feet) of uplands area. The Islander Resort is a full-service resort with 114 existing hotel rooms (i.e. transient units). Vehicular access to the site is provided by one (1) full access driveway on Overseas Highway / US 1 and one (1) full access driveway on Old State Road.

Proposed Land Use and Access

As noted previously, the Islander Resort will receive transient unit development rights from other properties within the Village of Islamorada. Specifically, 50 transient units will be transferred from the Creekside Inn which is an existing hotel located at 90611 Old Highway on Plantation Key. Another six (6) transient units will be transferred from another site in Islamorada to be determined at a later date. The total number of transient units at the Islander Resort will be 170. Vehicular access to the property will remain as is. The preliminary site plan and site data for this project are included in Appendix A of this report.

EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and general traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area is a three-lane principal arterial roadway with one (1) northbound lane, one (1) southbound lane and a center two-way left-turn lane. The posted speed limit is 45 miles per hour (mph). Old State Road is a two-lane local roadway located on the southeast side of Overseas Highway / US 1.

Existing Traffic Conditions

The Florida Department of Transportation (FDOT) maintains one (1) traffic count station within the general vicinity of the subject site. FDOT count station #900101 is located 1,400 feet south of the Snake Creek Bridge at mile marker 85.4. Daily traffic volumes recorded over the last (published) five (5) years at this station are summarized in Table 1 below. The daily volumes collected at station #900101 indicate that volumes have fluctuated between 19,500 vehicles per day (vpd) in 2020 and 23,000 vpd in 2023. Appendix B contains the historical traffic data from the FDOT count station referenced above.

Table 1
Islander Resort
Average Annual Daily Traffic (AADT) Volumes
Upper Matecumbe Key, Florida

Year	Station #900101
2023	23,000
2022	20,700
2021	22,500
2020	19,500
2019	21,500

Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (August 2024)

TRIP GENERATION

The trip generation for this project was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (11th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates for the existing and proposed development are as follows:

HOTEL – ITE LAND USE #310

- Weekday: T = 7.99 (X)
  Saturday: T = 8.07 (X)
  Sunday: T = 5.94 (X)
  Daily (wt. avg.): T = 7.71 (X)
  where T = number of trips and X = number of rooms
- AM Peak Hour: T = 0.46 (X) (56% in / 44% out)
- PM Peak Hour: T = 0.59 (X) (51% in / 49% out)

Table 2 below presents the trip generation analysis for the existing and the proposed development intensity at the Islander Resort on Upper Matecumbe Key. Relevant excerpts from the referenced ITE manual are presented in Appendix C.

Table 2
Islander Resort
Trip Generation Summary
Upper Matecumbe Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Hotel	114 Rooms	879	29	23	52	34	33	67
Proposed Hotel	170 Rooms	1,311	44	34	78	51	49	100
Difference (Proposed - Existing)		**432**	**15**	**11**	**26**	**17**	**16**	**33**

Compiled by: KBP Consulting, Inc. (August 2024).
Daily, AM & PM peak hour trip generation rates from the ITE Trip Generation Manual (11th Edition).

As indicated in Table 2 above, the proposed number of hotel rooms is anticipated to generate 1,311 daily vehicle trips, 78 AM peak hour vehicle trips (44 inbound and 34 outbound), and 100 PM peak hour vehicle trips (51 inbound and 49 outbound).

When compared with the existing hotel development on this site, this represents an increase of 432 daily vehicle trips, an increase of 26 AM peak hour trips, and an increase of 33 PM peak hour vehicle trips.

TRIP DISTRIBUTION

A trip distribution analysis has been performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. For the purposes of this analysis, it has been assumed that all of the project-related trips will ultimately access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the subject project.

Table 3
Islander Resort
Project Trip Distribution
Upper Matecumbe Key, Florida

Direction	Distribution (%)
East (US 1 North)	60%
West (US 1 South)	40%
North	0%
South	0%

Source: Based upon population data contained within the Monroe County Traffic Report Guidelines Manual.

TRAFFIC IMPACT ANALYSIS

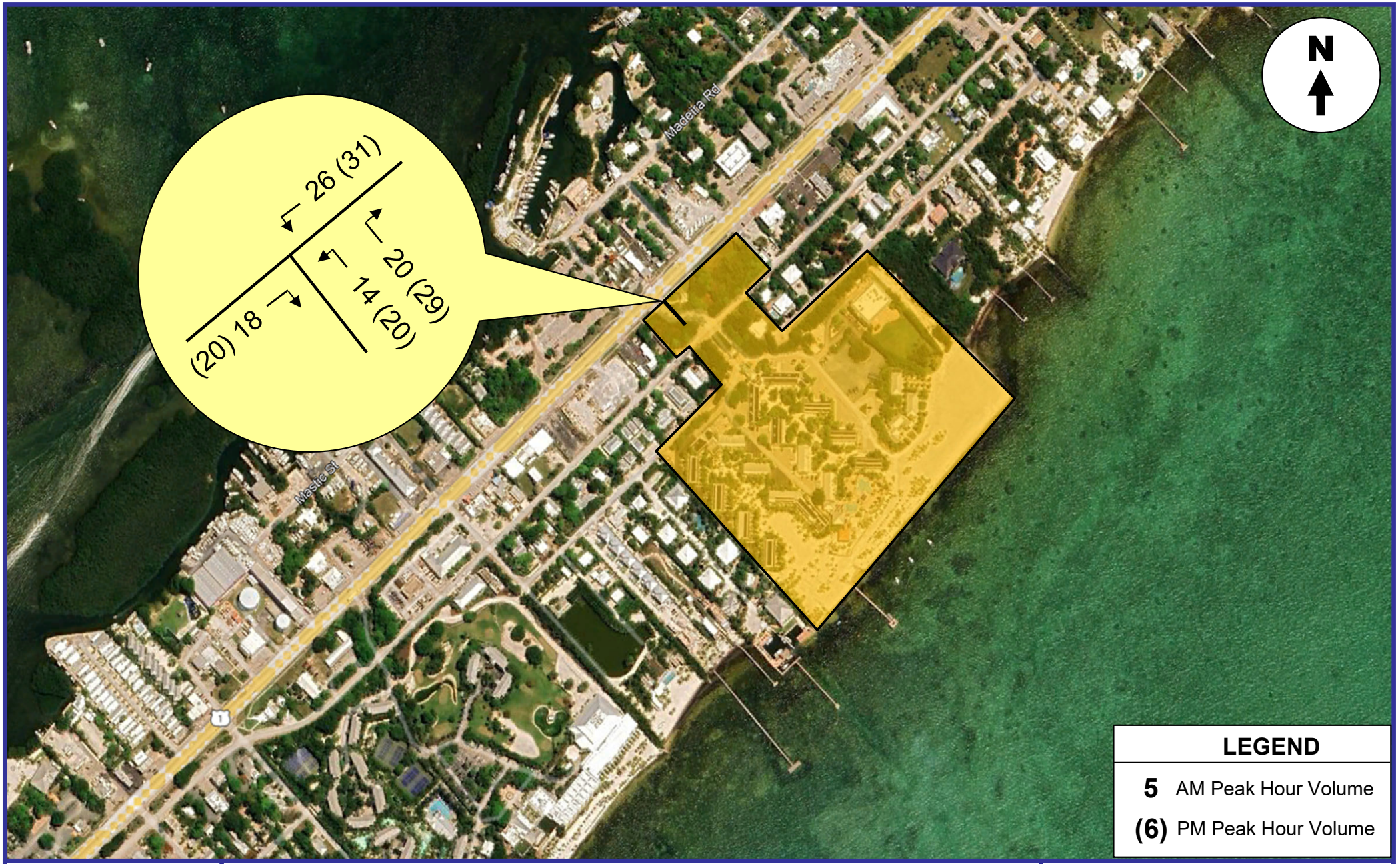
Consistent with the adopted ordinance in the Village of Islamorada (Ordinance No. 13-21), the traffic impacts of the increase in the number of rooms at the Islander Resort located near Mile Marker 82 were assessed based upon the available roadway capacity of Overseas Highway / US 1 as measured on an overall countywide basis and reported in the *2021 US 1 Arterial Travel Time and Delay Study*. (The applicable excerpt of this study is presented in Appendix D along with the latest tracking table published by Monroe County.)

According to this report, Overseas Highway / US 1 is currently operating at Level of Service (LOS) "C" with a median travel speed of 45.5 miles per hour (mph). As such, Overseas Highway / US 1 has adequate capacity to accommodate the additional vehicle trips to be generated by this hotel expansion project.

For informational purposes, a link analysis with impacts by mile marker is presented in Appendix E of this report. *(Note that this link analysis considers the impacts of transferring the existing trips associated with the Creekside Inn transient units that will be transferred to the Islander Resort.)*

DRIVEWAY VOLUMES

This section of the report presents the anticipated AM and PM peak hour turning movement volumes at the project driveway on Overseas Highway / US 1. *(It is acknowledged that entering and exiting traffic at this site may elect to utilize Old State Road; however, these volumes are generally considered to be low.)* The resulting turning movement volumes are presented in Figure 2 on the following page.



KBP
CONSULTING, INC.

Driveway Volumes

FIGURE 2
Islander Resort
Upper Matecumbe Key, Florida

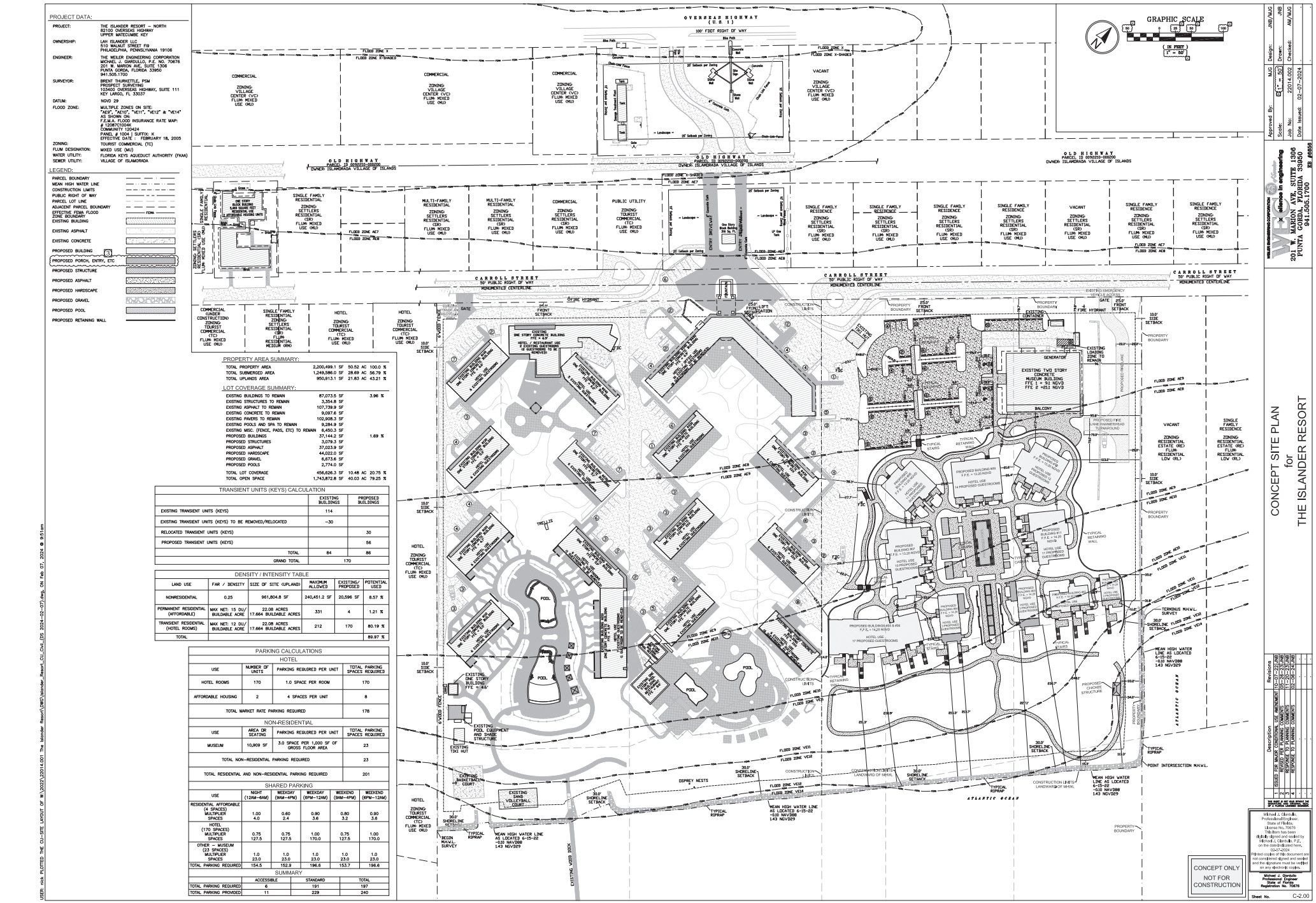
SUMMARY & CONCLUSIONS

Based upon the results of the traffic analyses performed for the Islander Resort project located near mile marker 82 on Upper Matecumbe Key, it is evident that the proposed increase in the number of transient units (i.e. rooms) will not have a significant impact on the operating characteristics of Overseas Highway / US 1, nor will it inhibit the safe flow of traffic traveling through study area.

Appendix A

Islander Resort – Upper Matecumbe Key

Preliminary Site Plan & Site Data


PROJECT DATA:
PROJECT: THE ISLANDER RESORT — NORTH
82100 OVERSEAS HIGHWAY
UPPER MATECUMBE KEY
OWNERSHIP: LAH ISLANDER LLC
510 WALNUT STREET FI9
PHILADELPHIA, PENNSLYVANIA 19106
ENGINEER: THE WELLER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE., SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
SURVEYOR: BRENT THURKETTLE, PSM
PROSPECT SURVEYING
103400 OVERSEAS HIGHWAY, SUITE 111
KEY LARGO, FL 33037
DATUM: NGVD 29
FLOOD ZONE: MULTIPLE ZONES ON SITE:
"AE9", "AE10", "VE11", "VE12" & "VE14"
AS SHOWN ON:
F.E.M.A. FLOOD INSURANCE RATE MAP:
12087C1004K
COMMUNITY 120424
PANEL # 1004 | SUFFIX: K
EFFECTIVE DATE : FEBRUARY 18, 2005
ZONING: TOURIST COMMERCIAL (TC)
FLUM DESIGNATION: MIXED USE (MU)
WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
SEWER UTILITY: VILLAGE OF ISLAMORADA
LEGEND:
PARCEL BOUNDARY
MEAN HIGH WATER LINE
CONSTRUCTION LIMITS
PUBLIC RIGHT OF WAY
PARCEL LOT LINE
ADJACENT PARCEL BOUNDARY
EFFECTIVE FEMA FLOOD ZONE BOUNDARY
EXISTING BUILDING
EXISTING ASPHALT
EXISTING CONCRETE
PROPOSED BUILDING
PROPOSED PORCH, ENTRY, ETC
PROPOSED STRUCTURE
PROPOSED ASPHALT
PROPOSED HARDSCAPE
PROPOSED GRAVEL
PROPOSED POOL
PROPOSED RETAINING WALL
OVERSEAS HIGHWAY (U.S. 1)
100' FDOT RIGHT OF WAY
OLD HIGHWAY
PARCEL ID 00420-000200
OWNER ISLAMORADA VILLAGE OF ISLANDS
CARROLL STREET
50' PUBLIC RIGHT OF WAY
MONUMENTED CENTERLINE
ENTRY DRIVEWAY
GRAPHIC SCALE
IN FEET
1" = 50'
PROPERTY AREA SUMMARY:
TOTAL PROPERTY AREA 2,200,499.1 SF 50.52 AC 100.0 %
TOTAL SUBMERGED AREA 1,249,586.0 SF 28.69 AC 56.79 %
TOTAL UPLANDS AREA 950,913.1 SF 21.83 AC 43.21 %
LOT COVERAGE SUMMARY:
EXISTING BUILDINGS TO REMAIN 87,073.5 SF 3.96 %
EXISTING STRUCTURES TO REMAIN 3,354.8 SF
EXISTING ASPHALT TO REMAIN 107,739.9 SF
EXISTING CONCRETE TO REMAIN 9,087.6 SF
EXISTING PAVERS TO REMAIN 102,938.3 SF
EXISTING POOLS AND SPA TO REMAIN 9,284.9 SF
EXISTING MISC. (FENCE, PADS, ETC) TO REMAIN 6,450.3 SF
PROPOSED BUILDINGS 37,144.2 SF 1.69 %
PROPOSED STRUCTURES 3,079.3 SF
PROPOSED ASPHALT 37,023.9 SF
PROPOSED HARDSCAPE 44,022.0 SF
PROPOSED GRAVEL 6,673.6 SF
PROPOSED POOLS 2,774.0 SF
TOTAL LOT COVERAGE 456,626.3 SF 10.48 AC 20.75 %
TOTAL OPEN SPACE 1,743,872.8 SF 40.03 AC 79.25 %
TRANSIENT UNITS (KEYS) CALCULATION
EXISTING TRANSIENT UNITS (KEYS) 114
EXISTING TRANSIENT UNITS (KEYS) TO BE REMOVED/RELOCATED −30
RELOCATED TRANSIENT UNITS (KEYS) 30
PROPOSED TRANSIENT UNITS (KEYS) 56
TOTAL 84 86
GRAND TOTAL 170
DENSITY / INTENSITY TABLE
LAND USE | FAR / DENSITY | SIZE OF SITE (UPLAND) | MAXIMUM ALLOWED | EXISTING/ PROPOSED | POTENTIAL USED
NONRESIDENTIAL 0.25 961,804.8 SF 240,451.2 SF 20,596 SF 8.57 %
PERMANENT RESIDENTIAL (AFFORDABLE) MAX NET: 15 DU/ BUILDABLE ACRE 22.08 ACRES 17.664 BUILDABLE ACRES 331 4 1.21 %
TRANSIENT RESIDENTIAL (HOTEL ROOMS) MAX NET: 12 DU/ BUILDABLE ACRE 22.08 ACRES 17.664 BUILDABLE ACRES 212 170 80.19 %
TOTAL 89.97 %
PARKING CALCULATIONS
HOTEL
USE | NUMBER OF UNITS | PARKING REQUIRED PER UNIT | TOTAL PARKING SPACES REQUIRED
HOTEL ROOMS 170 1.0 SPACE PER ROOM 170
AFFORDABLE HOUSING 2 4 SPACES PER UNIT 8
TOTAL MARKET RATE PARKING REQUIRED 178
NON-RESIDENTIAL
USE | AREA OR SEATING | PARKING REQUIRED PER UNIT | TOTAL PARKING SPACES REQUIRED
MUSEUM 10,909 SF 3.0 SPACE PER 1,000 SF OF GROSS FLOOR AREA 23
TOTAL NON-RESIDENTIAL PARKING REQUIRED 23
TOTAL RESIDENTIAL AND NON-RESIDENTIAL PARKING REQUIRED 201
SHARED PARKING
USE | NIGHT (12AM–6AM) | WEEKDAY (9AM–4PM) | WEEKDAY (6PM–12AM) | WEEKEND (9AM–4PM) | WEEKEND (6PM–12AM)
RESIDENTIAL AFFORDABLE (4 SPACES) MULTIPLIER SPACES 1.00 4.0 0.60 2.4 0.90 3.6 0.80 3.2 0.90 3.6
HOTEL (170 SPACES) MULTIPLIER SPACES 0.75 127.5 0.75 127.5 1.00 170.0 0.75 127.5 1.00 170.0
OTHER – MUSEUM (23 SPACES) MULTIPLIER SPACES 1.0 23.0 1.0 23.0 1.0 23.0 1.0 23.0 1.0 23.0
TOTAL PARKING REQUIRED 154.5 152.9 196.6 153.7 196.6
SUMMARY
ACCESSIBLE STANDARD TOTAL
TOTAL PARKING REQUIRED 6 191 197
TOTAL PARKING PROVIDED 11 229 240
CONCEPT ONLY NOT FOR CONSTRUCTION
CONCEPT SITE PLAN for THE ISLANDER RESORT
Description Revisions
1 ISSUED FOR PLANNING / LDC AMENDMENT 05-15-23 JNB
2 REVISED PER PLANNING COMMENTS 09-26-23 JNB
3 RESPONSE TO PLANNING COMMENTS 11-20-23 JNB
4 RESPONSE TO PLANNING COMMENTS 02-06-24 JNB
Michael J. Giardullo, Professional Engineer, State of Florida, License No. 70676. This item has been digitally signed and sealed by Michael J. Giardullo, P.E. on the date indicated here. 02-07-2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Michael J. Giardullo Professional Engineer State of Florida Registration No. 70676
Sheet No. C-2.00
Design: JNB/MJG
Drawn: JNB
Checked: AM/MJG
Approved By: MJG
Scale: 1" = 50'
Job No: 22014.002
Date Issued: 02-07-2024
weller engineering corporation
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6696
USER: nick PLOTTED: THE CU-SITE LAYOUT OF W:\2022\22014.001 The Islander Resort\LDMO\Islander_Resort_CU_Civil_(DS 2024-02-07).dwg, On Feb 07, 2024 @ 9:51am

Appendix B

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0101 - SR 5/US-1, 1400' S OF SNAKE CREEK BRIDGE (MM 85.4)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	23000 C	N 11000	S 12000	9.00	54.70	12.30
2022	20700 C	N 9200	S 11500	9.00	54.20	16.90
2021	22500 C	N 11000	S 11500	9.00	53.10	16.70
2020	19500 C	N 9600	S 9900	9.00	54.10	13.30
2019	21500 C	N 10500	S 11000	9.00	54.70	8.90
2018	20400 C	N 10500	S 9900	9.00	55.10	8.80
2017	20500 C	N 10500	S 10000	9.00	53.90	9.00
2016	22000 C	N 11000	S 11000	9.00	54.90	9.80
2015	27500 C	N 14000	S 13500	9.00	54.30	5.80
2014	25500 C	N 13000	S 12500	9.00	55.20	6.90
2013	19300 C	N 9600	S 9700	9.00	54.80	10.00
2012	19900 C	N 10000	S 9900	9.00	55.00	7.80
2011	21500 C	N 11000	S 10500	9.00	55.10	8.90
2010	19800 C	N 10000	S 9800	10.26	56.84	8.10
2009	13700 C	N 7000	S 6700	10.23	56.56	5.40
2008	18200 C	N 9000	S 9200	10.45	54.98	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix C

Relevant Excerpts from the

ITE *Trip Generation Manual (11th Edition)*

Land Use: 310
Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Ontario (CAN), Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951, 1009, 1021, 1026, 1046

Hotel
(310)

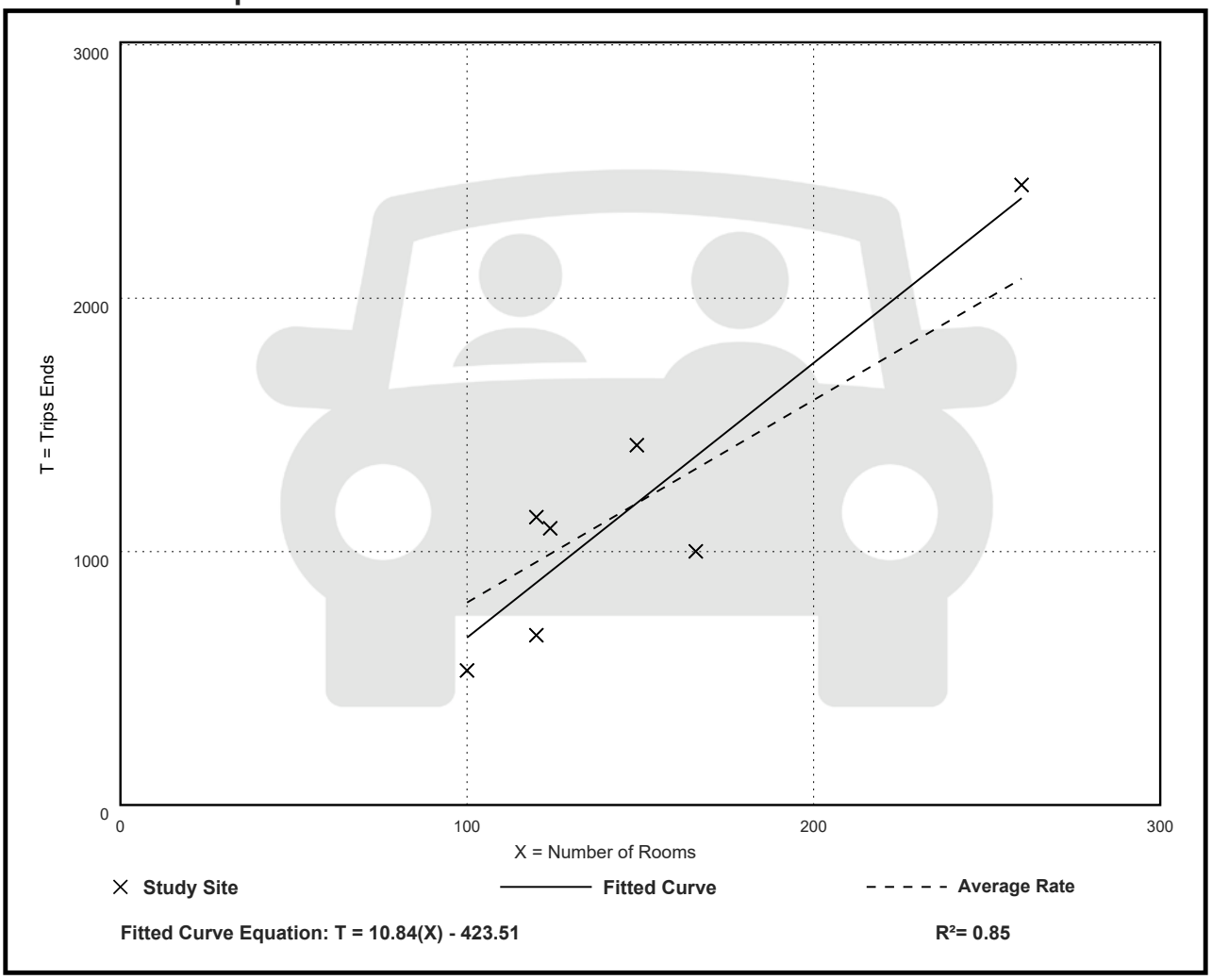
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



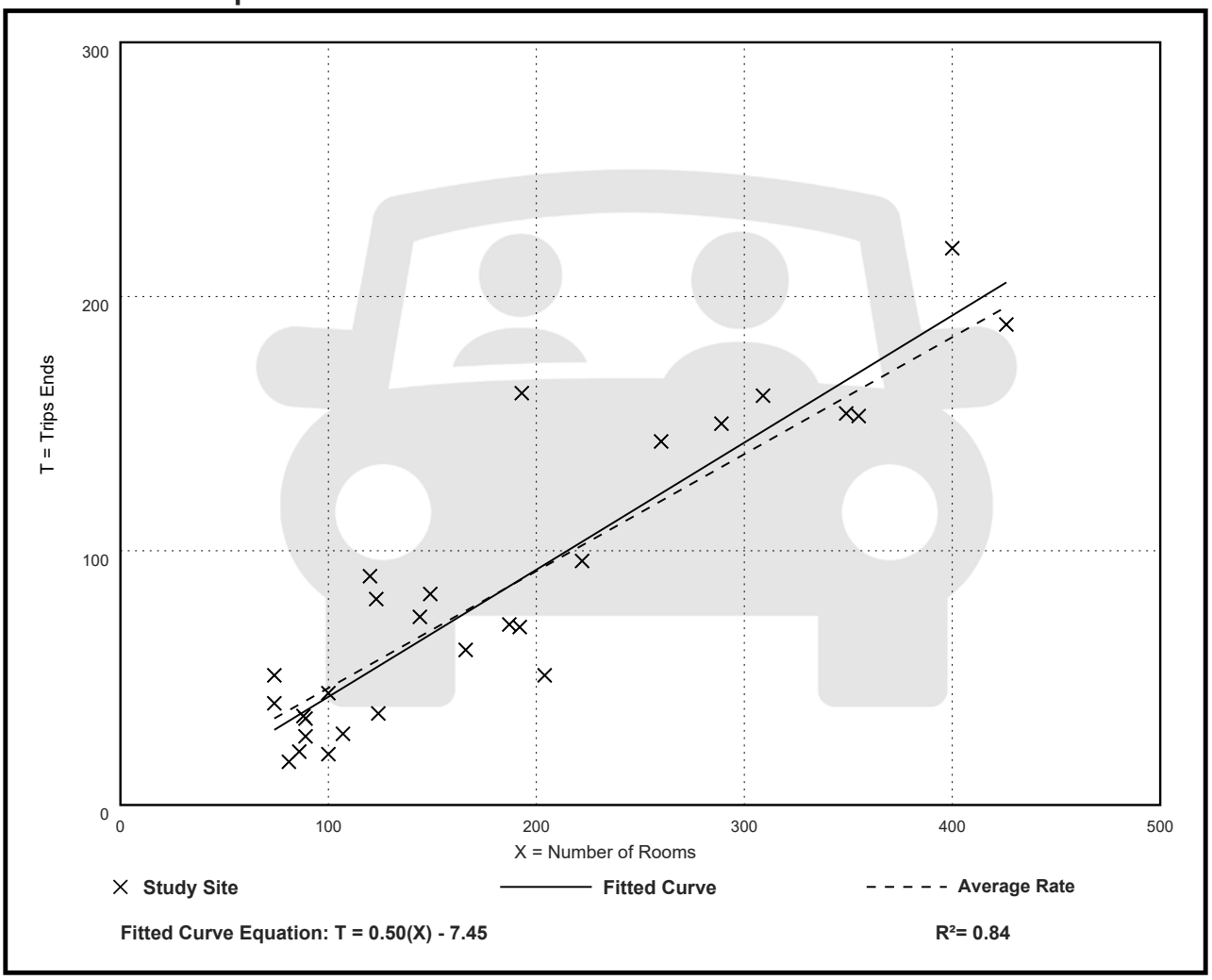
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



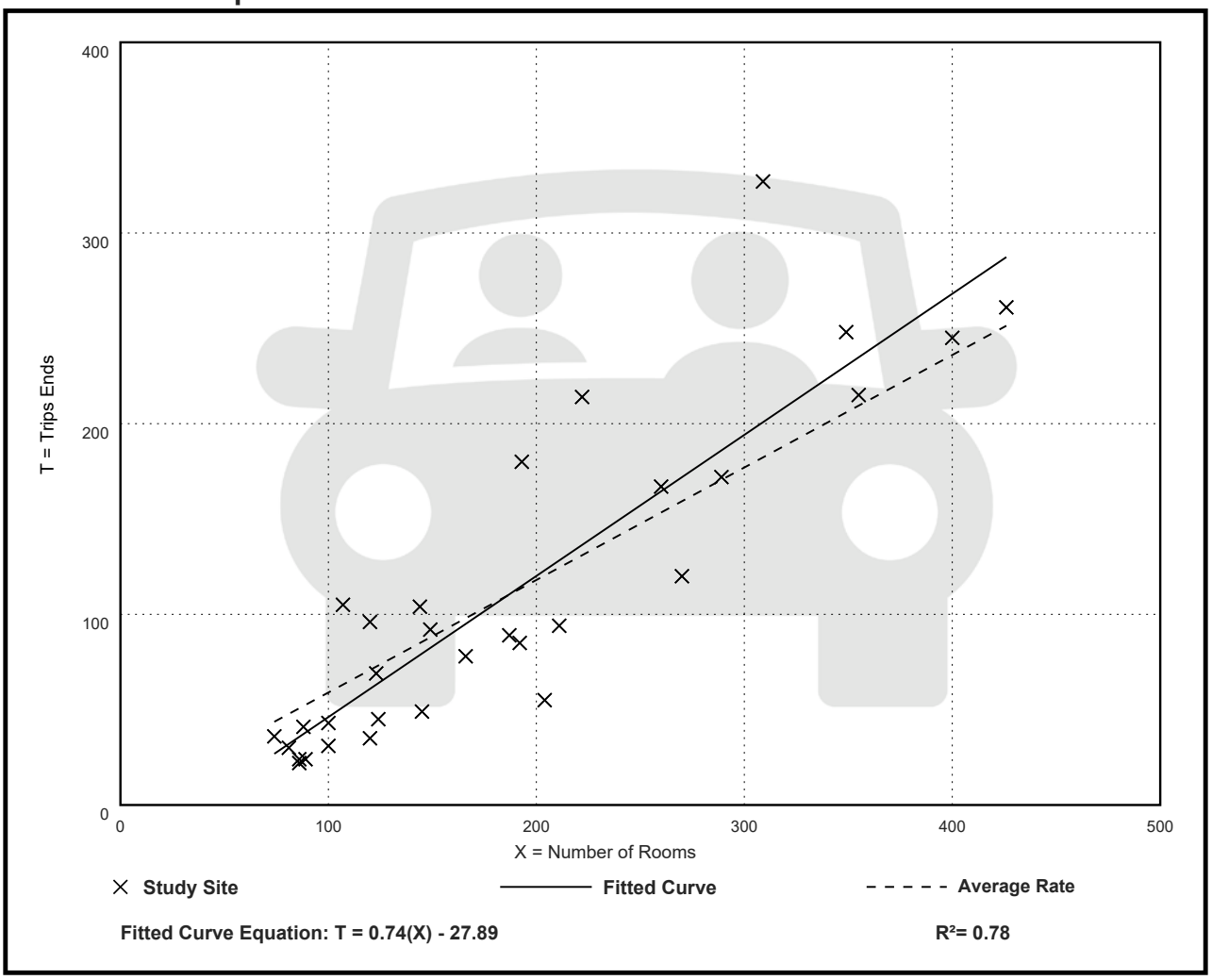
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Hotel
(310)

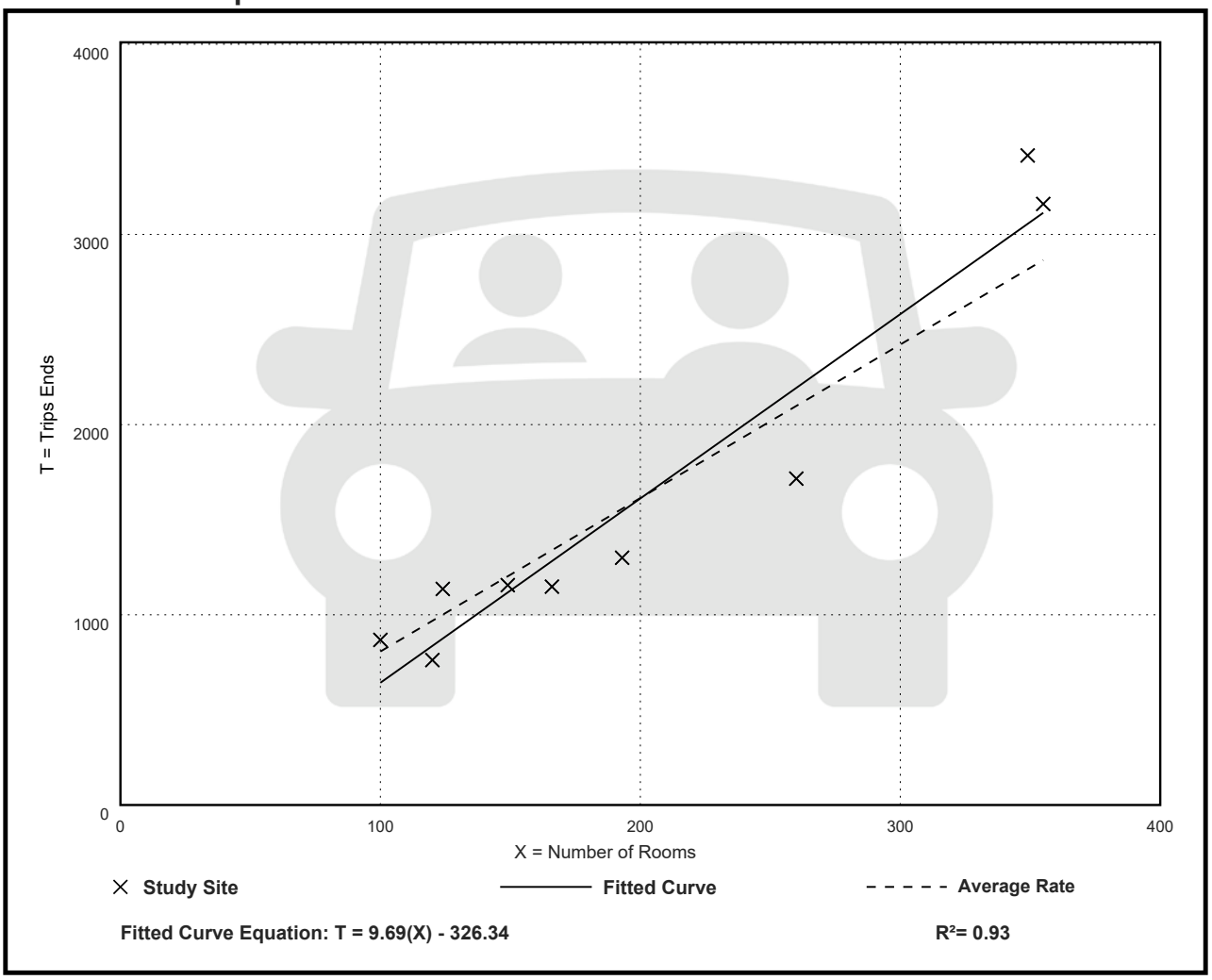
Vehicle Trip Ends vs: Rooms
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Rooms: 202
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.07	6.35 - 9.79	1.35

Data Plot and Equation



Hotel
(310)

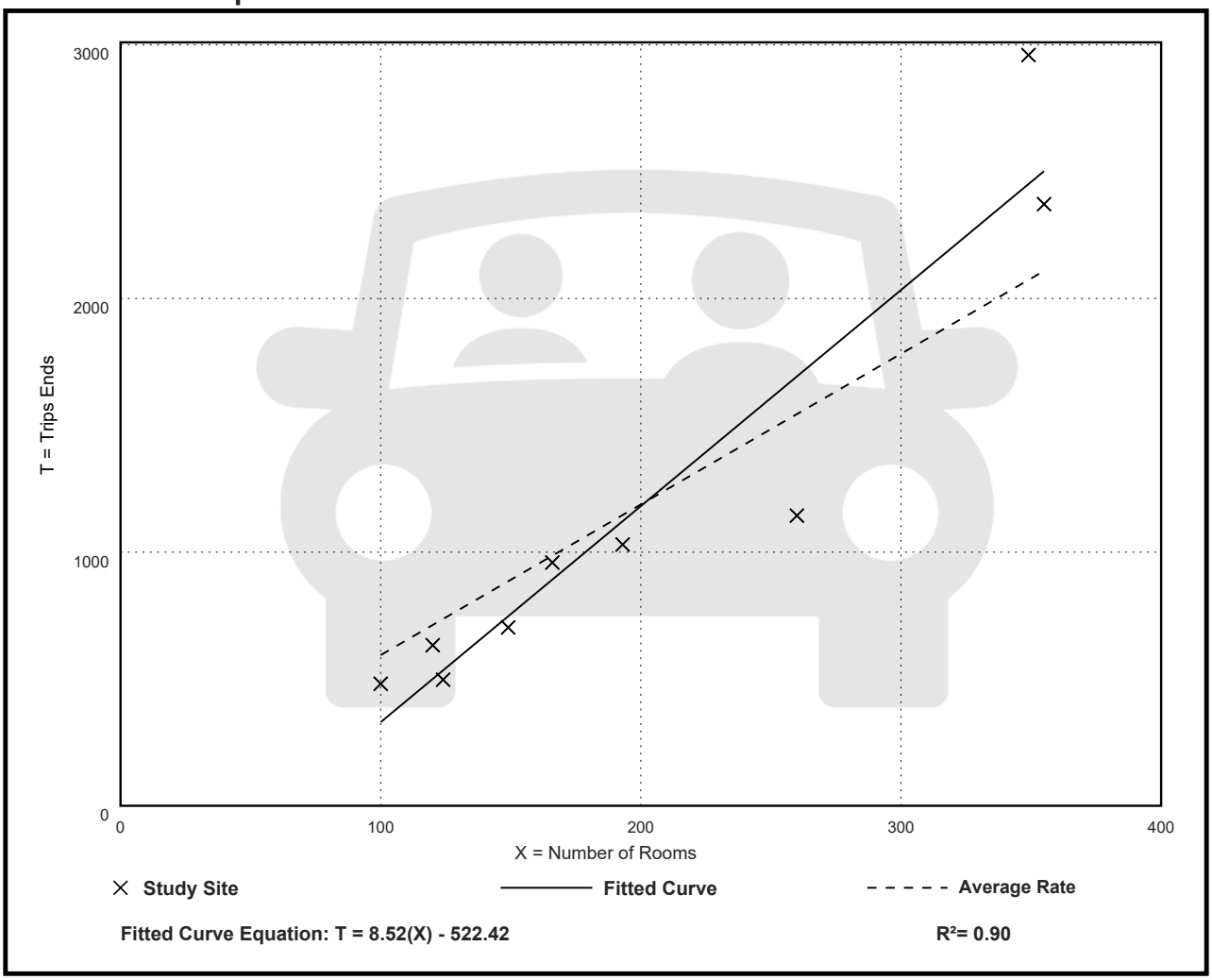
Vehicle Trip Ends vs: Rooms
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Rooms: 202
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
5.94	4.01 - 8.48	1.58

Data Plot and Equation



Appendix D

Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	**40.0**	**A**	**18.0**	**3,279**	**3,474**	**1,348**
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	**59.9**	**A**	**9.7**	**6,265**	**7,876**	**6,071**
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	**47.5**	**B**	**5.6**	**1,391**	**1,921**	**1,341**
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**53.5**	**B**	**4.3**	**4,130**	**6,513**	**4,034**
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	**48.8**	**A**	**15.1**	**9,752**	**10,856**	**7,944**
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**47.9**	**A**	**7.4**	**3,064**	**3,920**	**3,188**
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**46.1**	**B**	**5.6**	**2,040**	**2,791**	**1,639**
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.5**	**A**	**6.0**	**2,285**	**3,063**	**2,133**
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**48.8**	**A**	**8.3**	**2,886**	**3,589**	**2,504**
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	**42.7**	**A**	**8.1**	**4,561**	**5,511**	**1,295**
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	**54.8**	**A**	**6.9**	**7,998**	**10,730**	**6,723**
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	**53.2**	**B**	**3.3**	**3,716**	**6,508**	**3,603**
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	**39.6**	**A**	**17.6**	**21,276**	**22,590**	**19,221**
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	**51.4**	**C**	**3.4**	**3,603**	**6,183**	**3,286**
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	**53.2**	**C**	**2.7**	**1,207**	**2,344**	**1,252**
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	**49.9**	**C**	**1.0**	**1,639**	**5,619**	**2,459**
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	**48.2**	**C**	**0.2**	**149**	**1,939**	**224**
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,222**	**2,965**	**(692)**
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	**35.3**	**E**	**-5.2**	**(3,531)**	**(2,187)**	**(883)**
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	**39.3**	**D**	**-1.2**	**(378)**	**271**	**157**
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	**34.7**	**C**	**2.0**	**1,921**	**3,524**	**3,266**
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	**49.4**	**A**	**9.8**	**12,983**	**15,580**	**8,876**
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	**45.0**	**A**	**9.9**	**11,148**	**13,095**	**8,333**
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	**49.1**	**C**	**2.2**	**2,259**	**4,618**	**5,852**
Overall	108.3					45.0	45.5	**C**	**0.5**	N/A		

File No.	RE Number	Project Name	Application Type	Status	COed/Permit Issued	Approval/ Permit Number	Estimated Daily Trips By Segment Number																						
							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
							South Stock Island, Key Haven (4.0-5.0)	Boca Chica, Rockland (5.0-9.0)	Big Coppit (9.0-10.5)	Shark, Saddlebunch (10.5-16.5)	Lower Sugarloaf, Upper Sugarloaf (16.5-20.5)	Cudjoe (20.5-23.0)	Summerland (23.0-25.0)	Ramrod (25.0-27.5)	Torch (27.5-29.5)	Big Pine (29.5-33.0)	W Summerland, Bahia Honda, Ohio (33.0-40.0)	7-Mile Bridge (40.0-47.0)	Marathon, Key Colony Beach (47.0-54.0)	Fat Deer Crawl, Grassy (54.0-60.5)	Duck, Conch (60.5-63.0)	Long, Fiesta, Craig (63.0-73.0)	Lower Matecumbe (73.0-77.5)	Tea Table, Fill (77.5-79.5)	Upper Matecumbe (79.5--84.0)	Windley (84.0-86.0)	Plantation (86.5-91.5)	Tavernier, Key Largo (91.5-99.5)	Key Largo (99.5-106.0)	Key Largo, Cross Key (106.0-112.5)
2021 Reserve Capacity							3279	6265	1391	4130	9752	3064	2040	2285	2886	4561	7998	3716	21276	3603	1207	1639	149	2222	-3531	-378	1921	12983	11148	2259
LOS (2021)							A	A	B	B	A	A	B	A	A	A	A	B	A	C	C	C	C	A	E	D	C	A	A	C
5% ALLOCATION BELOW LOS C The # in this cell is the MAX. The difference between 5% below and reserve capcity is ACTUAL # of trips allowed once 0 is reached.							3474	7876	1921	6513	10856	3920	2791	3063	3589	5511	10730	6508	22590	6183	2344	5619	1939	2965	-2187	271	3524	15580	13095	4618
2017-057		KL Baptist Church	Min. CUP	Permitted	CO Issued	18300924-CO 7.19.21																						13	64	6
2017-120	00454500-000000	65 Atlantic Drive (Truck Weigh Station)	Min. Dev	Permitted	Permit Issued	•19300098-Permit 4.3.19 •3.2.23 - no CO yet •6.923 no CO yet																						1	6	1
2018-139	00118050-000000	Sugarloaf School	FLUM	Approved		•Ord 031-2019 •3.2.23 - no permit •6.9.23 no permit •5.8.24 no permit				11	87	70	35	-																
2019-009/010/011	00124000-000000	Thompson Island (Residential Units)	FLUM/LUD	Under Review			42	35	29	27	21	17	8	4																
2019-028/029	00475270-000000	Abit Holding (Residential or Commercial)	FLUM/LUD	Hold																								193	24
(2018-200) 2019-068	•RE 00141132-004400 •RE 00141132-004500	Key Haven (Commercial/Office)	Min. CUP	Approved		DO 04-19 •10.19.22 no permits •3.2.23 no permits •6.9.23 no permits •5.8.24 no permit	200	215	55	49	43	37	31	25	18	12													
2018-169	00123590-000000	Safe Harbor Community Center (Longstock)	LDC Txt	Hold			1,055	575																					
(2018-050) 2019-057		Coco Palms (Residential Units)	TIS (not Rqrd)	Permitted	CO Issued	•19104207-CO 8.9.21 •19104206-CO 8.9.21 •19104205-CO 8.9.21 •19104204-CO 8.9.21				23	49	76	37	31	29	18	8												
2019-205 (2019-080)		Quarry III	TIS	Permitted	CO Issued	•20100058-CO 11.23.21 •20100057-CO 11.23.21 •20100056-Site Wrk Cert. of comp 11.18.21	250	306	312	160	134	109	92	76	67	59	42												
2019-177	00378390-000000	Hawks Cay Resort	Methodology	Hold																									
2019-058		Beards & Brews Trip Generation	Trip Generation	Approved	CO Issued	TIS not Rqrd, in existing plaza. Trip gen for intensity compliance • 19100764 •1.14.21 Cert. of Comp																								
2021-195 (2020-037/047)	00127480-000000	Stock Island Harbor Yacht Club/SH Marinas 6000 •TRAFFIC ONLY APPROVED - ALL APPLICATIONS STILL UNDER REVIEW BY PLANNING	Maj CUP FLUM/LUD Methodology	Approved		P19-22 •8.25.22 clearing permits applied for 22102180 •6.9.23 no other permits or movement	97	48	42	34	32	29	26	24	21	18	13	11	11	-									
20101242	00816930-000000	22936 US 1 Cudjoe	Permit	Permitted	Permit Issued	20101242-Permit 1.5.22 •6.9.23 same status						29																	
2020-026 (2020-026)	00166976-011300 00166976-011400	Dockside and Landing Apartments	Maj. CUP TIS	Under Review		•P36-20 •6.9..23 still needs BOCC aprvl	231	269	327	385	385	244	231	226	205	185	128	115	115	13	-								
2020-026	00166976-011300 00166976-011400	Dockside and Landing Apartments (alternate with 10%reduction) Alternate only if needed, not counted in either total.	Maj CUP	Approved for Next App			208	242	294	346	346	219	208	203	185	166	115	104	104	12	-								
18104641/1810463		Public Park BPK	Permit	Permitted	CO Issued	•18104641-Permit 7.1.21 •CO 8.17.22 •18104643- Permit 6.8.21 •CO 8.5.22										7												
20101367	00156310-000100	Bella Construction/ 35 Dimaond Dr.	Permit	Permitted	Permit Issued	20101367- Permit 4.11.21 •6.9.23 TCO 2.7.23			14																			
2020-130	RE 00483370-000000 RE 00483390-000000 RE 00483400-000000	Southcliff Estates (Workforce Housing)	Maj. CUP	Permitted	Permit Issued	•P04-21 •10.7.22 Site Wrk Permit 21301943 issued •10.7.22 Bldg permits 21301890, 21301889, 21301888 •Bldg permits 22300465 - 473 issued •6.9.23 - all permits, no Cos															-	16	33	45	53	65	73	122	80	37
2020-056 (2020-056)	00120940-000000	Dickerson	Min CUP	Approved for Next App		DO 05-21 •6.9.23 no permits •5.8.24 no permits	76	85	95	43	38	33	28	23	20	15	10	-											
20102607 (2021-001)	00149500-000000	Big Coppitt Ofc Bldg	Permit	Permitted	Permit Issued	•20102607-issued 9.20.22	20	22	25	11	10	9	7	6	5	4	3	-											
20103282.00		5650 Laurel Ave - Mixed use - 2DU/Ofc	Permit	Permitted	CO Issued	20103282- CO 8.8.22	16	8	7	6	5	5	4	4	3	3	2	2	2	-									

20103439 thru 20103447 (2020-078)	RE 00124540-000000 RE 00124560-000000	Wrecker's Cay Apartments	Permit	Permitted	CO Issued	•6.9.23 ALL SFR PERMITS STILL OPEN •20103447-Permit 5.25.21 •20103446-Permit 5.25.21 •20103445-Permit 5.25.21 •20103444-Permit 5.25.21 •20103443-Permit 5.25.21 •20103442-Permit 5.25.21 •20103441-Permit 5.25.21 •20103440-Permit 5.25.21 •5.9.24 Cos issued 8.30.23	380	219	137	183	146	122	97	73	49	24	-													
19101451		SI Restaurant - 6840 Front St.	Permit	Permitted	CO Issued	19101451-CO 3.11.22	104	65	58	47	43	40	36	33	29	25	18	14	14	-											
2021-022	SFR: RE 00090820-000000 APT: RE 00090860-000000	PLOR	CUP Renewal	Permitted		**SFR: •3.11.23 STILL APPLIED/ISSUED •21301801-issued 5.3.22 •21301799-issued 5.3.22 •21300348-issued 5.2.22 •20301303-Applied 8.21.20 •20301301-Applied 8.21.20 •20301300-Applied 8.21.20 •20301299-Applied 8.21.20 •20301298-Applied 8.21.20 •20301297-Applied 8.21.20 •20301295-Applied 8.21.20 •20301293-Applied 8.21.20 APT: • All permits COed 7.24&25.19**																			-	40	93	133	100	-
20103306		mini storage - 113 OSH, Rockland	Permit	Permitted	CO Issued	20103306-CO 2.16.22	26	43	20	12																				
19102478	00127270-000000	SI redevloped from 19 mobile homes and one 8 unit apartment building to 27 "SFR" units, .	Permit	Permitted	Permit Issued	•19102478-Permit 10.19.21 •6.12.23 STILL OPEN	9	3	3	3	2	2	2	1	1															
21300521 (2020-143)	00087600-000100	116 Ocean Dr, KL - Mini warehouse, RFC investments	Permit	Permitted	CO Issued	DO 05-20 •21300521 Permit 9.28.21 •CO 1.18.23																						4	
2020-211 (2021-082 CUP)	RE 00188980-000000	Shell Gas of Summerland	No App/ Min CUP	Under Review						-	53	99	143	118	87	49	-													
2021-009	00115840-000401	Kickin Back Gas Station and C-Store	Methodology	Approved		•6.12.23 no further applications or permits																							
2021-076	00124440-000000	Pilsner Pub (6150 2nd Street, Inc)		Withdrawn			37	8	6	5	2																		
2021-132		Little Palm - Dolphin Resort •12.17.21 applicant submitted TIS with CUP		Hold																									
2021-158 (21100984)	00186990-000000	22864 Overseas Highway (Mary Jane's Coffee Shop)	Permit/no app-TIS	Permitted	CO Issued	•21100984 issued 4.29.22 •3.7.23 CO NR, final bld issued 11.14.22						15																	
2021-163	00464640-000000	Ubben -KL warehouse	Min CUP	Approved	Permit Issued	•DO 01-22 • 22300925 permit issued 1.9.23																						2	
2021-223 (2021-021 LOU) (21302050)	00454611-000100	KL Publix Overall trips reduced	No App TIS	Approved for Next App	Permit Issued	•21302050 - issued 8.17.22 •22301075permit issued 11.10.22																							
2021-237	00111320-000100	Dion's BPK TIS ONLY approved, application still under rvw with planning	Minor CUP	Approved	Permit Issued	•aprvl ltr dated 12.08.22 •22100851 permit issued 2.15.23						-	27	80	134	536	84	-											
2021-255 (2020-056)	00120940-000000	Dickerson Grp	Maj CUP	Under Review			107	120	133	61	54	47	39	32	29	22	14	-											
2021-248 (2021-132)	00113570-000100	Little Palm - Dolphin Resort	Maj CUP	Under Review					-	24	48	63	82	92	118	118	71	53	53	-									
2022-061 (21103154)	00275450-000000	Landco LLC (Tom Thumb BPK)	Permit	Permitted		•21103154 - applied 10.19.21 •6.12.23 still applied stage						-	11	34	57	228	49	-										
2022-021	00519590-000000	KL Gas station	Maj CUP	Under Review																					-	5	76	33	-
2021-103	00200640-000100	Check Overseas Property, LLC	Min CUP	Permitted	Permit Issued	•11.28.22 - DO 14-22 •6.12.23 No permits •5.1.24 • C-RMDL-2023-0297 - DU •C-ACCB-2023-0035			-	1	2	2	3	2	2	1	1	-											
2022-150	00160140-000000	J Jade Development	Minor CUP - Amend	Approved for Next App		DO 02-23 approved , but applicant has applied to amend CUP to include 1 AFH file 2023-115	21	24	29	34	18	16	14	13	11	5	3	2	2	-									
2022-221	00114840-000000	Shrinp Farm Housing	minor CUP	Approved		•Internal staff rvw •3.3.23 traffic only apprvd •10.16.23 - DO 07-23 •5.1.24 no permits	8	9	12	14	15	16	18	7	7	6	4	4	4	-									
2022-012 (2022-053)	•00089490-000000 •00490250-000000	Cemex	Maj. CUP	Under Review																					-	1,638	2,184	-	

2022-261	00521380-000000	Conch Svcs, LLC	MinCUP	Permitted		22301172																		-	2	9	7	1
2023-033	00174960-000000	MHH Coco LLC	Maj CUP A	Permitted		•SITE-2023-0057 (REVIEWED) •MULTI-AFF-2023-0006 •MULTI-AFF-2023-0007 •MULTI-AFF-2023-0008 •MULTI-AFF-2023-0009 •MULTI-AFF-2023-0010 •MULTI-AFF-2023-0011	10	17	25	31	35	41	25	21	18	15	4	-										
C-ACCB-2022-0014	00520530-000000	Reef - KL	permit	Permitted		C-ACCB-2022-0014																		-	1	7	5	1
2022-116	00215140-000000	Tremblay	Min CUP	Permitted		R-RMDL-2023-0542				-	-	1	1	2	3	2	1	-										
22102213	•00111660-000300 •00111660-000200	Octopus Gardens BPK	permit	Permitted		•22102213 applied 8.31.22			-	3	6	10	14	18	23	28	6	-										
2023-115 (2022-150)	00160140-000000	J Jade Development	Minor CUP - Amend	Permitted		•22100778	22	26	31	37	19	17	15	14	12	5	3	2	2	-								
2023-116	00468472-009710	LHS Key Largo Overseas		Permitted		C-RMDL-2022-0039																		-	-	130	198	528	200
combldg-2023-0014	00178530-000000	42 Cutthroat Dr		Permitted		combldg-2023-0014	9	15	24	30	34	43	31	26	22	19	5	-										
2023-178	00124940-000000	Refershment Svcs. - 5510 Maloney Avenue Stock Island	Minor CUP	Under Review			3	2	2	1	1	1	1	1	-	-	-											
2023-177	00508050-000000	33 Hibiscus, LLC	Minor CUP	Under Review																				-	2	8	12	1
2023-243	•00123761-000400 •00123761-000800	7005 & 7025 Shrimp Rd. Stock Island	Maj CUP	Under Review			246	121	107	101	80	67	54	40	34	20	7	-										
COMBLDG-2023-	00122070-000201	Rockland Distribution Center North	Permit	Permitted		COMBLDG-2023-0017	27	29	12	10	9	7	6	4	2	-												
C-RMDL-2023-0276	00124790-000000	Cayo Hueso Brewery 5630 Maloney Avenue	Permit	Permitted		C-RMDL-2023-0276	14	7	6	4	3	-																
Potential Remaining Capacity = Reserve Capacity - Total Input							403	4111	10	2862	8436	1846	964	1291	1911	3157	7535	3515	21075	3590	1207	1623	116	2177	-3584	-483	-23	10232	10114	1988
Actual Remaining Capacity = Reserve Capacity - Permitted Projects (in column F, status)							2,392	5,505	717	3,569	9,255	2,536	1,659	1,940	2,564	4,123	7,856	3,698	21,258	3,603	1,207	1,623	116	2,177	(3,584)	(483)	1,622	12,500	10,354	2,013

Appendix E

US 1 / Overseas Highway Link Analysis

Table E-1
Islander Resort
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Upper Matecumbe Key, Florida

Project: Islander Resort

Location: Upper Matecumbe Key

Type of Development: Hotel

Project Size: 114 Existing Rooms / 170 Proposed Rooms

Average Trip Length: 20 Miles East / 20 Miles West

US 1 Mile Marker: 82

ITE Land Use Category: 310

Daily Trip Generation Rate / Formula: 7.71 trips / Room

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Creekside Inn Trip Credit	Net Change In Trips	Reserve Capacity [1]
		14	40%	0%	0	0	0	3,603
		15	40%	30%	52	0	52	1,207
		16	40%	45%	78	(39)	39	1,623
		17	40%	75%	130	(69)	61	116
		18	40%	90%	156	(85)	71	2,177
432	100%	19	60% / 40%	100%	259	(108)	151	(3,584)
		20	60%	85%	220	(124)	96	(483)
		21	60%	75%	194	(232)	(38)	1,622
		22	60%	65%	168	(174)	(6)	12,500
		23	60%	30%	78	(139)	(61)	10,354
		24	60%	10%	26	(46)	(20)	2,013

Source: Monroe County Planning and Environmental Resources Department.

Compiled by: KBP Consulting, Inc. (August 2024).

[1] *Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (5/20/24). These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Appendix D for the latest tracking table.*

Credit For Creekside Inn Trips: 50 Hotel Rooms = 386 Daily Trips
Located At Mile Marker 90.5 (Segment 21)

Islander Resort

82100 Overseas Highway

Upper Matecumbe Key, Florida

TRAFFIC IMPACT STUDY

prepared for:
Smith Hawks, PL

KBP CONSULTING, INC.

August 2024
Updated November 2024

Islander Resort

82100 Overseas Highway

Upper Matecumbe Key, Florida

Traffic Impact Study

August 2024
Updated November 2024

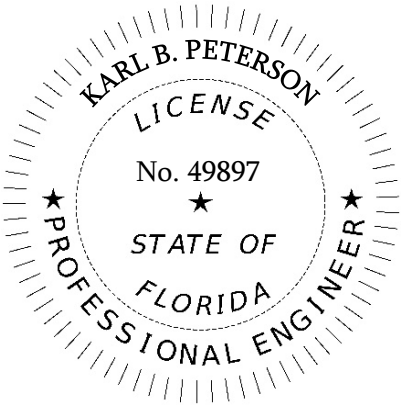
Prepared for:

Smith Hawks, PL

Prepared by:

KBP Consulting, Inc.

APPROVED BY:



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:

Karl B Peterson 2024.11.06
14:47:16 -05'00'

ON THE DATE ADJACENT TO THE SEAL.
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CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST
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KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

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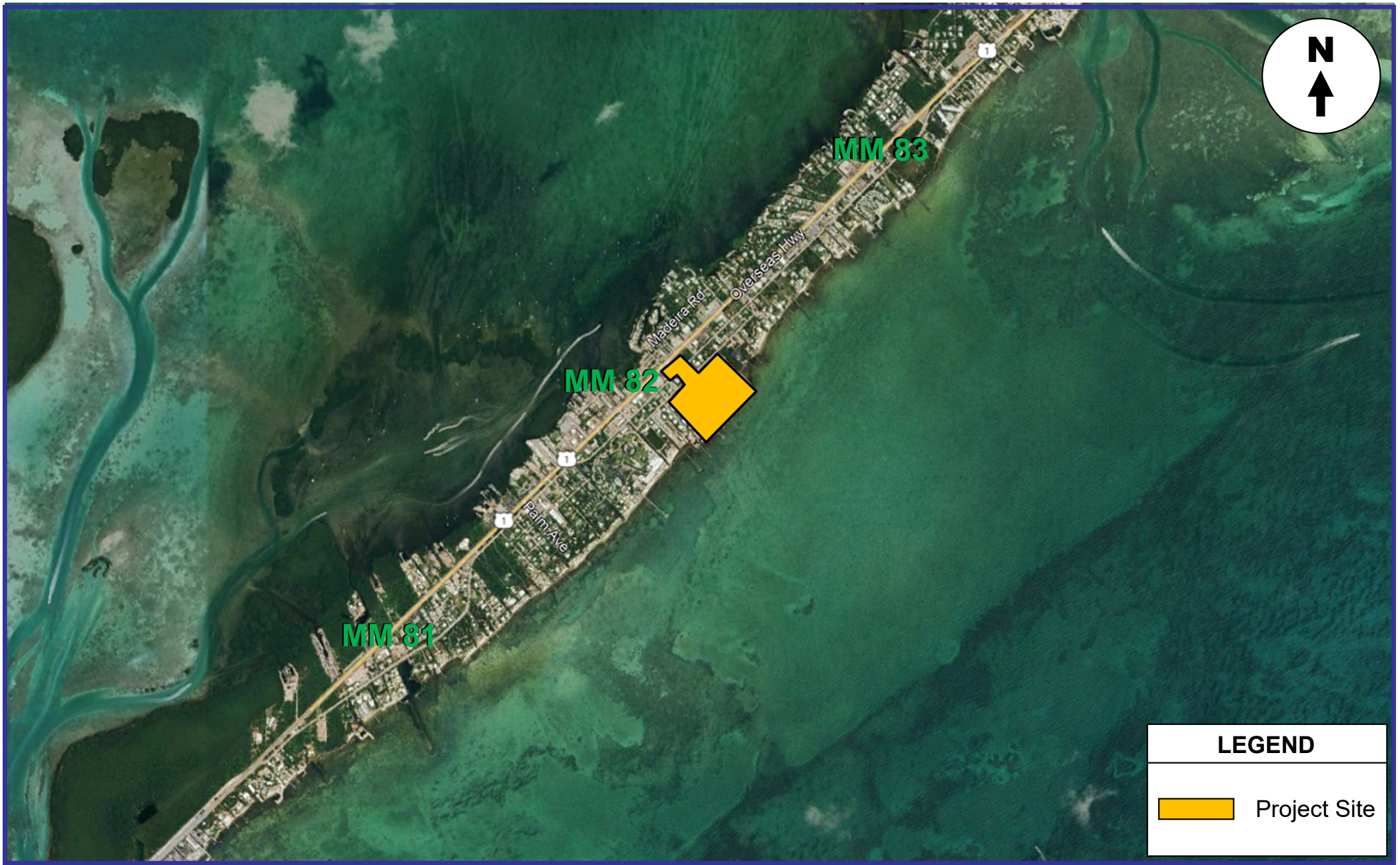
INTRODUCTION

The Islander Resort is an existing resort property located on the southeast (ocean) side of Overseas Highway / US 1 near mile marker 82 on Upper Matecumbe Key, Monroe County, Florida. More specifically, the subject site is located at 82100 Overseas Highway and the Parcel ID is 00400810-000000. A project location map is presented in Figure 1 on the following page.

The proposed action relative to this property is the transfer of transient unit development rights from other properties within Islamorada to the Islander Resort. KBP Consulting, Inc. has been retained by Smith Hawks, PL to conduct a traffic impact study for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, project traffic impacts along Overseas Highway / US 1, and site access. For the purposes of performing this traffic impact analysis, the project is planned to be completed by late 2026.



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Islander Resort
Upper Matecumbe Key, Florida

INVENTORY

Existing Land Use and Access

The size of the subject site is approximately 21.83 acres (950,913 square feet) of uplands area. The Islander Resort is a full-service resort with 114 existing hotel rooms (i.e. transient units). Vehicular access to the site is provided by one (1) full access driveway on Overseas Highway / US 1 and one (1) full access driveway on Old State Road.

Proposed Land Use and Access

As noted previously, the Islander Resort will receive transient unit development rights from other properties within the Village of Islamorada. Specifically, 50 transient units will be transferred from the Creekside Inn which is an existing hotel located at 90611 Old Highway on Plantation Key. Another six (6) transient units will be transferred from another site in Islamorada to be determined at a later date. The total number of transient units at the Islander Resort will be 170. Vehicular access to the property will remain as is. The buildout year for this development is anticipated to be 2026 and the preliminary site plan and site data for this project are included in Appendix A of this report.

EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and general traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area is a three-lane principal arterial roadway with one (1) northbound lane, one (1) southbound lane and a center two-way left-turn lane. The posted speed limit is 45 miles per hour (mph). Old State Road is a two-lane local roadway located on the southeast side of Overseas Highway / US 1.

Existing Traffic Conditions

The Florida Department of Transportation (FDOT) maintains one (1) traffic count station within the general vicinity of the subject site. FDOT count station #900101 is located 1,400 feet south of the Snake Creek Bridge at mile marker 85.4. Daily traffic volumes recorded over the last (published) five (5) years at this station are summarized in Table 1 below. The daily volumes collected at station #900101 indicate that volumes have fluctuated between 19,500 vehicles per day (vpd) in 2020 and 23,000 vpd in 2023. Appendix B contains the historical traffic data from the FDOT count station referenced above.

Table 1
Islander Resort
Average Annual Daily Traffic (AADT) Volumes
Upper Matecumbe Key, Florida

Year	Station #900101
2023	23,000
2022	20,700
2021	22,500
2020	19,500
2019	21,500

Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (November 2024)

TRIP GENERATION

The trip generation for this project was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (11th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates for the existing and proposed development are as follows:

HOTEL – ITE LAND USE #310

- Weekday: T = 7.99 (X)
  Saturday: T = 8.07 (X)
  Sunday: T = 5.94 (X)
  Daily (wt. avg.): T = 7.71 (X)
  where T = number of trips and X = number of rooms
- AM Peak Hour: T = 0.46 (X) (56% in / 44% out)
- PM Peak Hour: T = 0.59 (X) (51% in / 49% out)

Table 2 below presents the trip generation analysis for the existing and the proposed development intensity at the Islander Resort on Upper Matecumbe Key. Relevant excerpts from the referenced ITE manual are presented in Appendix C.

Table 2
Islander Resort
Trip Generation Summary
Upper Matecumbe Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Hotel	114 Rooms	879	29	23	52	34	33	67
Proposed Hotel	170 Rooms	1,311	44	34	78	51	49	100
Difference (Proposed - Existing)		**432**	**15**	**11**	**26**	**17**	**16**	**33**

Compiled by: KBP Consulting, Inc. (November 2024).
Daily, AM & PM peak hour trip generation rates from the ITE Trip Generation Manual (11th Edition).

As indicated in Table 2 above, the proposed number of hotel rooms is anticipated to generate 1,311 daily vehicle trips, 78 AM peak hour vehicle trips (44 inbound and 34 outbound), and 100 PM peak hour vehicle trips (51 inbound and 49 outbound).

When compared with the existing hotel development on this site, this represents an increase of 432 daily vehicle trips, an increase of 26 AM peak hour trips, and an increase of 33 PM peak hour vehicle trips. With 1,311 gross daily trips, a "Level 3" traffic impact study is required as per the Monroe County Traffic Report Guidelines Manual.

TRIP DISTRIBUTION

A trip distribution analysis has been performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. For the purposes of this analysis, it has been assumed that all of the project-related trips will ultimately access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the subject project.

Table 3
Islander Resort
Project Trip Distribution
Upper Matecumbe Key, Florida

Direction	Distribution (%)
East (US 1 North)	60%
West (US 1 South)	40%
North	0%
South	0%

Source: Based upon population data contained within the Monroe County Traffic Report Guidelines Manual.

The following sections present the traffic impact analyses for Overseas Highway, the roadway links in the project study area and the project driveway on Overseas Highway.

Overseas Highway / Link Analyses

Consistent with the adopted ordinance in the Village of Islamorada (Ordinance No. 13-21), the traffic impacts of the increase in the number of rooms at the Islander Resort located near Mile Marker 82 were assessed based upon the available roadway capacity of Overseas Highway / US 1 as measured on an overall countywide basis and reported in the *2021 US 1 Arterial Travel Time and Delay Study*. (The applicable excerpt of this study is presented in Appendix D along with the latest tracking table published by Monroe County.)

According to this report, Overseas Highway / US 1 is currently operating at Level of Service (LOS) "C" with a median travel speed of 45.5 miles per hour (mph). As such, Overseas Highway / US 1 has adequate capacity to accommodate the additional vehicle trips to be generated by this hotel expansion project.

For informational purposes, a link analysis with impacts by mile marker is presented in Appendix E of this report. *(Note that this link analysis considers the impacts of transferring the existing trips associated with the Creekside Inn transient units that will be transferred to the Islander Resort.)*

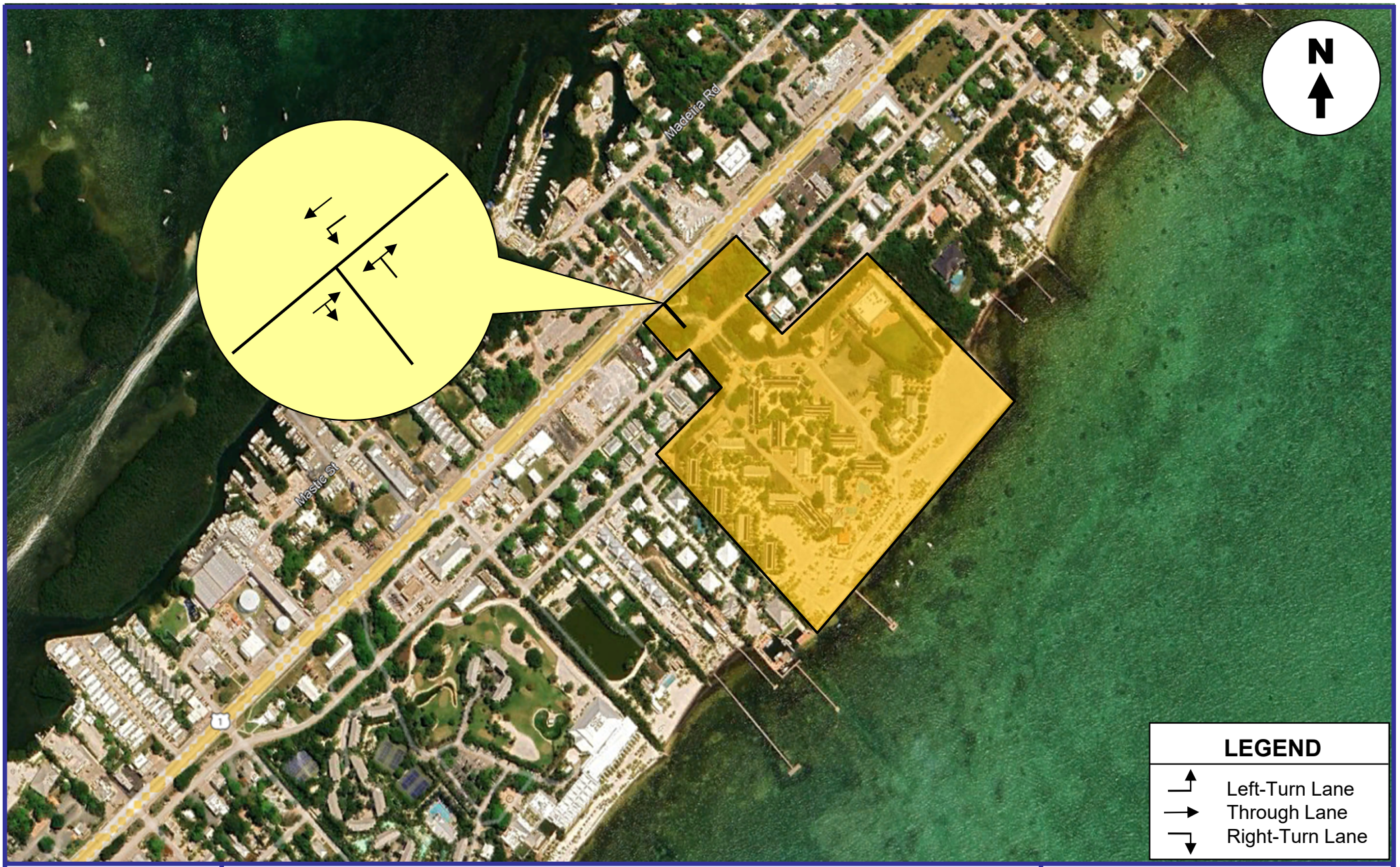
Intersection Analyses

An intersection capacity/level of service (LOS) analysis has been conducted for the project driveway on Overseas Highway for existing conditions (2024), future background conditions (2026) without project traffic, and future conditions (2026) with project traffic. These analyses were undertaken following the capacity / level of service procedures outlined in the Highway Capacity Manual (HCM) using the Synchro traffic analysis software.

The intersection geometry for the study intersection is presented in Figure 2 on the following page. In order to conduct the operational analysis for this intersection, turning movement counts were collected during the AM and PM peak periods on Thursday, October 17, 2024. These counts, as collected in the field, are presented in Appendix F. In order to reflect average peak season conditions of the study area, the peak season conversion factor for this time period in Monroe County has been obtained and applied to the traffic counts. Based on FDOT's Peak Season Factor Category report (see Appendix G), the adjustment factor for data collected on October 17th is 1.16. The existing peak hour (seasonally adjusted) turning movement volumes at the study intersection are presented in Figure 3.

Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1, traffic volumes along Overseas Highway / US 1 in the vicinity of the project have been increasing slightly over the previous (published) five (5) years. Based upon a statistical analysis of this data, it was determined that an annual background growth rate of 1.5% is appropriate for the project study area. The future background (2026) turning movement volumes at the study intersection are presented in Figure 4.

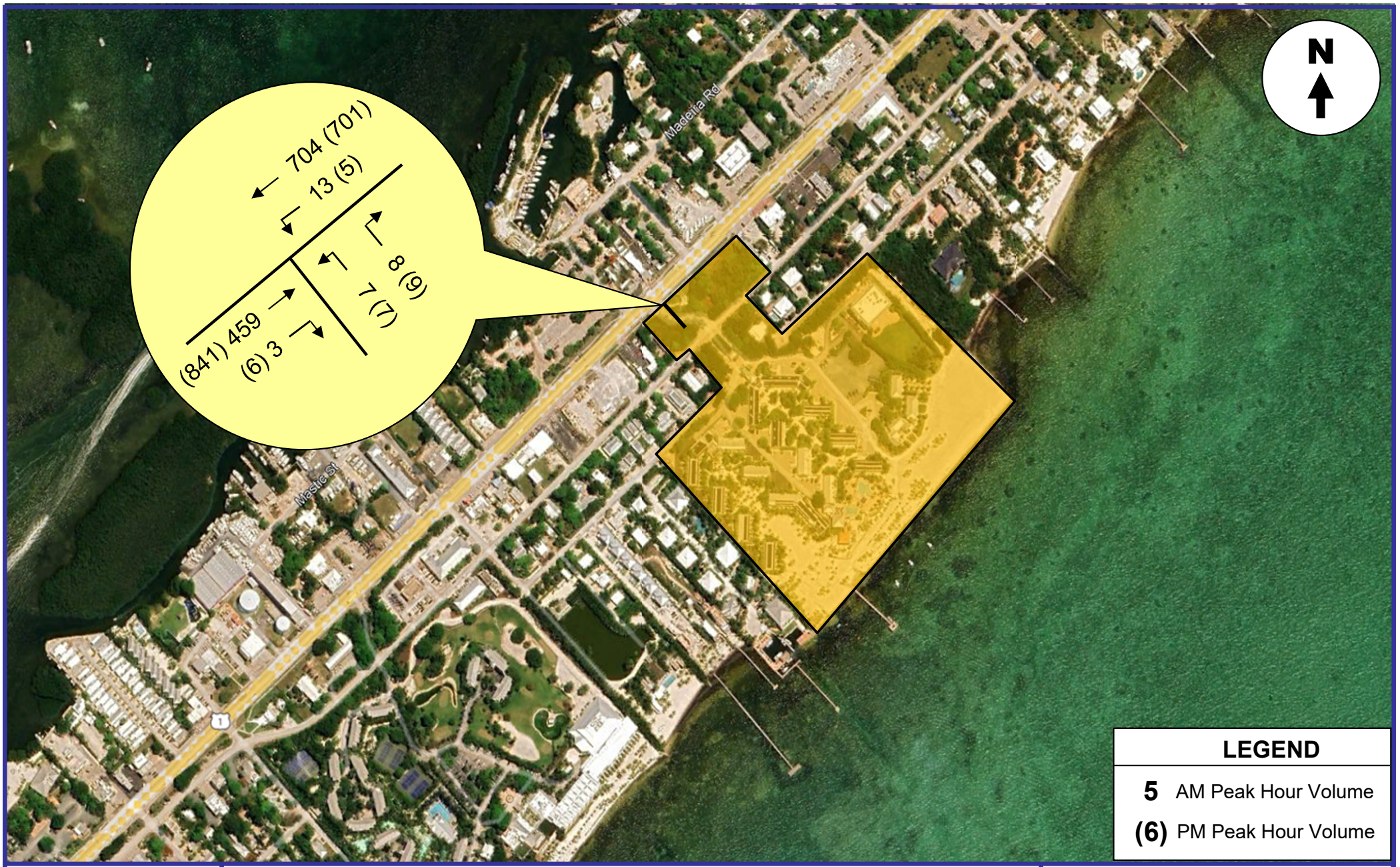
The project traffic assignment (60% to and from the north / 40% to and from the south) documented in the previous section of this report has been added to the study intersection. The resulting future total (2026) turning movement volumes at the study intersection are presented in Figure 5. The future traffic calculations (peak season adjustments, background traffic growth and the traffic associated with the proposed increase in the number of rooms within the Islander Resort) for the study intersection are contained in Appendix H in tabular format.



KBP
CONSULTING, INC.

Existing Roadway Network And Study Intersection Geometry

FIGURE 2
Islander Resort
Upper Matecumbe Key, Florida



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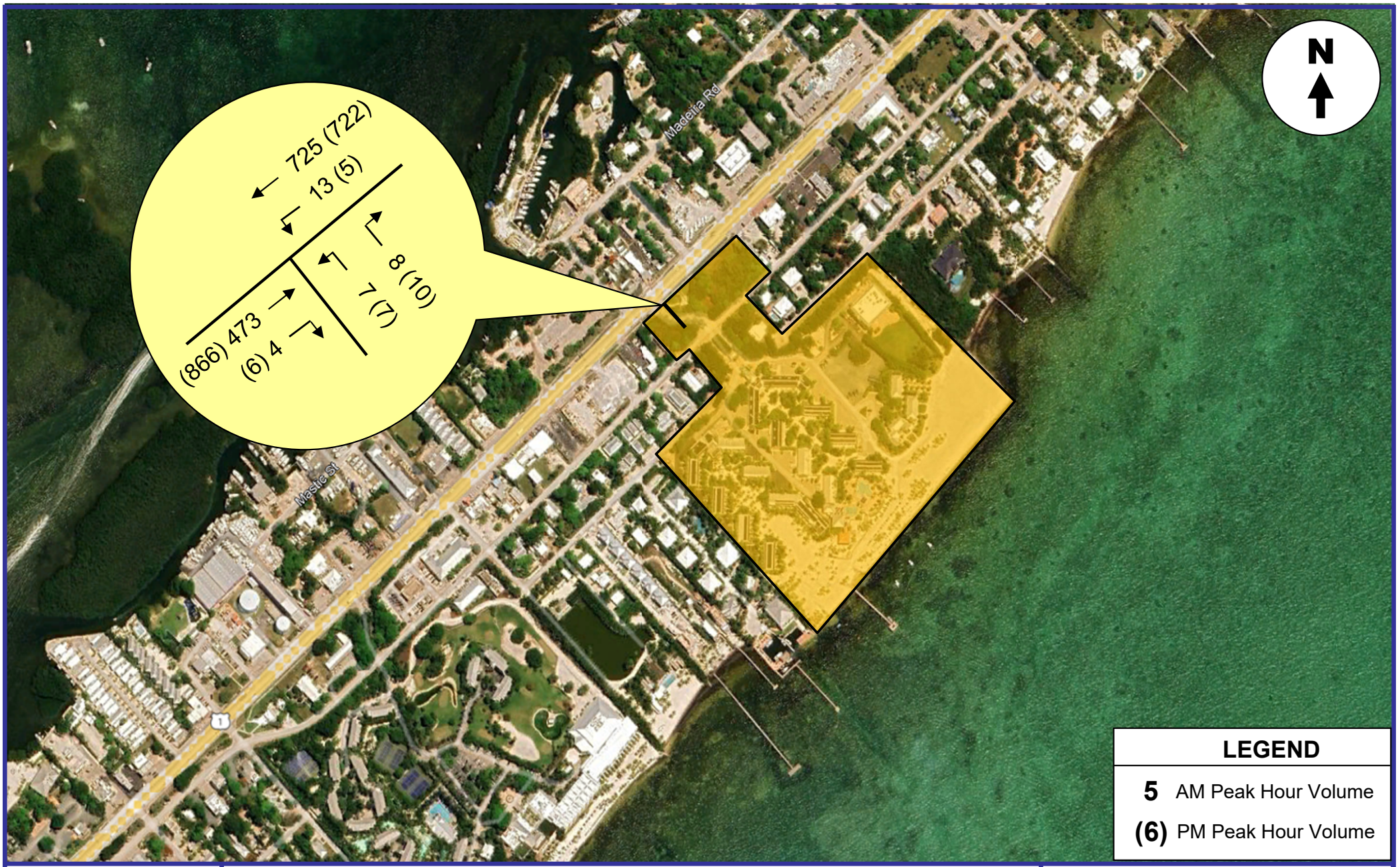
Existing Peak Hour Traffic Counts

Source: Video Data Solutions, Inc. 10/17/24
Adjusted for Average Peak Season Conditions

FIGURE 3
Islander Resort
Upper Matecumbe Key, Florida



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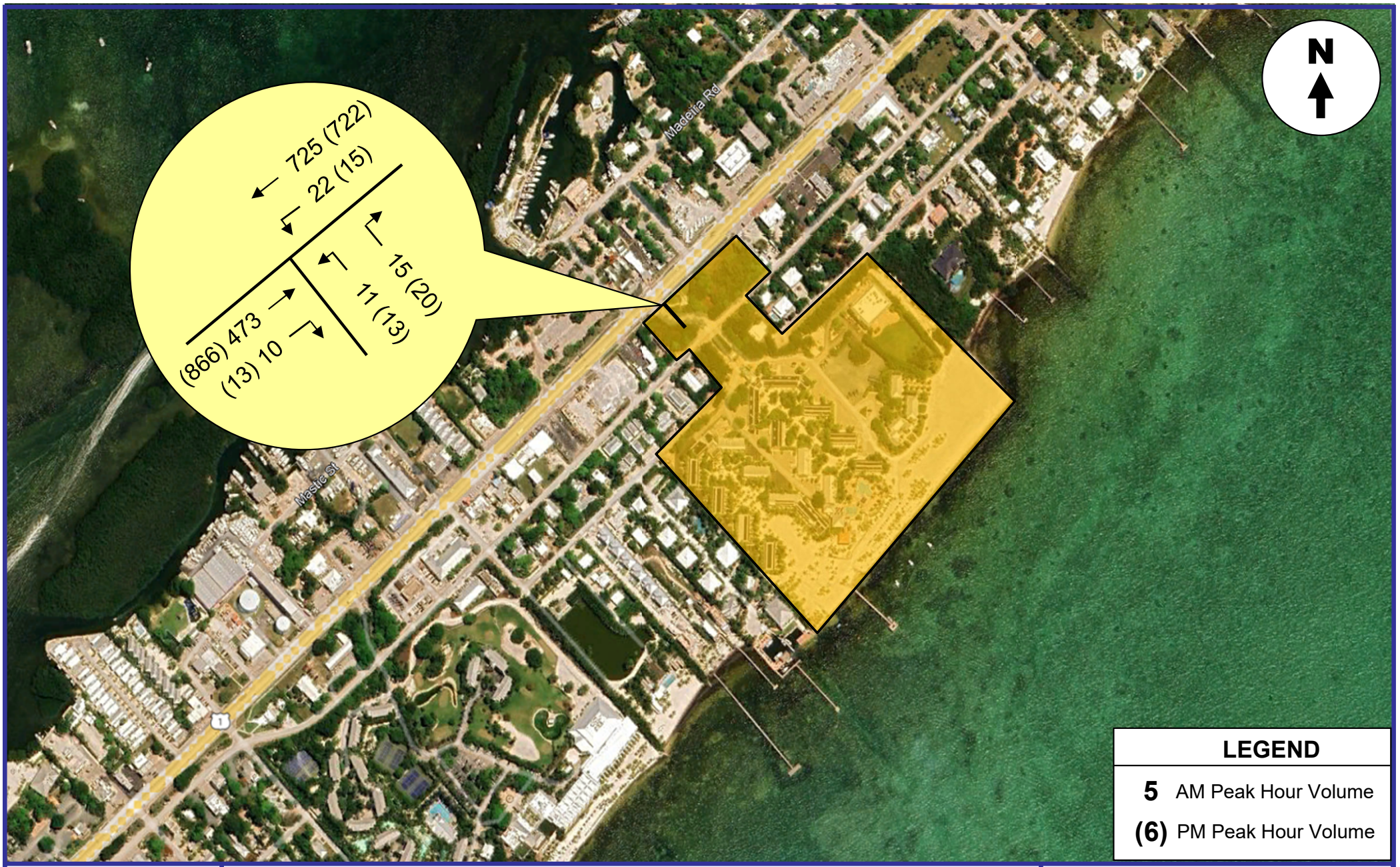
Future (2026) Background (w/out Project)
Peak Hour Traffic Volumes

FIGURE 4
Islander Resort
Upper Matecumbe Key, Florida



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Future (2026) Total (w/ Project) Peak Hour Traffic Volumes

FIGURE 5
Islander Resort
Upper Matecumbe Key, Florida

The results of the operational analyses of the study intersection are presented in Table 4 below.

Table 4
Islander Resort
Intersection Levels of Service
Upper Matecumbe Key, Florida

Intersection / Movement	Existing (2024) Conditions AM Peak Hour	Existing (2024) Conditions PM Peak Hour	Future (2026) Conditions Without Project Traffic AM Peak Hour	Future (2026) Conditions Without Project Traffic PM Peak Hour	Future (2026) Conditions With Project Traffic AM Peak Hour	Future (2026) Conditions With Project Traffic PM Peak Hour
Unsignalized Intersections						
Overseas Highway & Islander Resort DW						
- Southbound Left-Turn	A (8.5)	B (10.1)	A (8.6)	B (10.2)	A (8.6)	B (10.3)
- Westbound Approach	B (11.9)	B (14.3)	B (12.1)	B (14.5)	B (12.2)	B (15.0)

Source: Highway Capacity Manual and SYNCHRO.
Legend: D (37.7) = LOS (Average Delay - Seconds / Vehicle)

For the unsignalized study intersection at Overseas Highway / US 1 and the Islander Resort driveway, both the southbound left-turn movement and the westbound approach (exiting the Islander Resort) are currently operating at an acceptable Level of Service (LOS) and will continue to do so in the 2026 buildout year both with and without the additional project traffic.

Safety & Visibility

A safety and visibility review of the study intersection at Overseas Highway and the Islander Resort driveway reveals no apparent concerns. The appropriate signing and markings (i.e. stop sign, stop bar, turn arrows, and do not enter sign) are present and no sight distance obstructions were present within the sight distance triangles to the north and south along Overseas Highway.

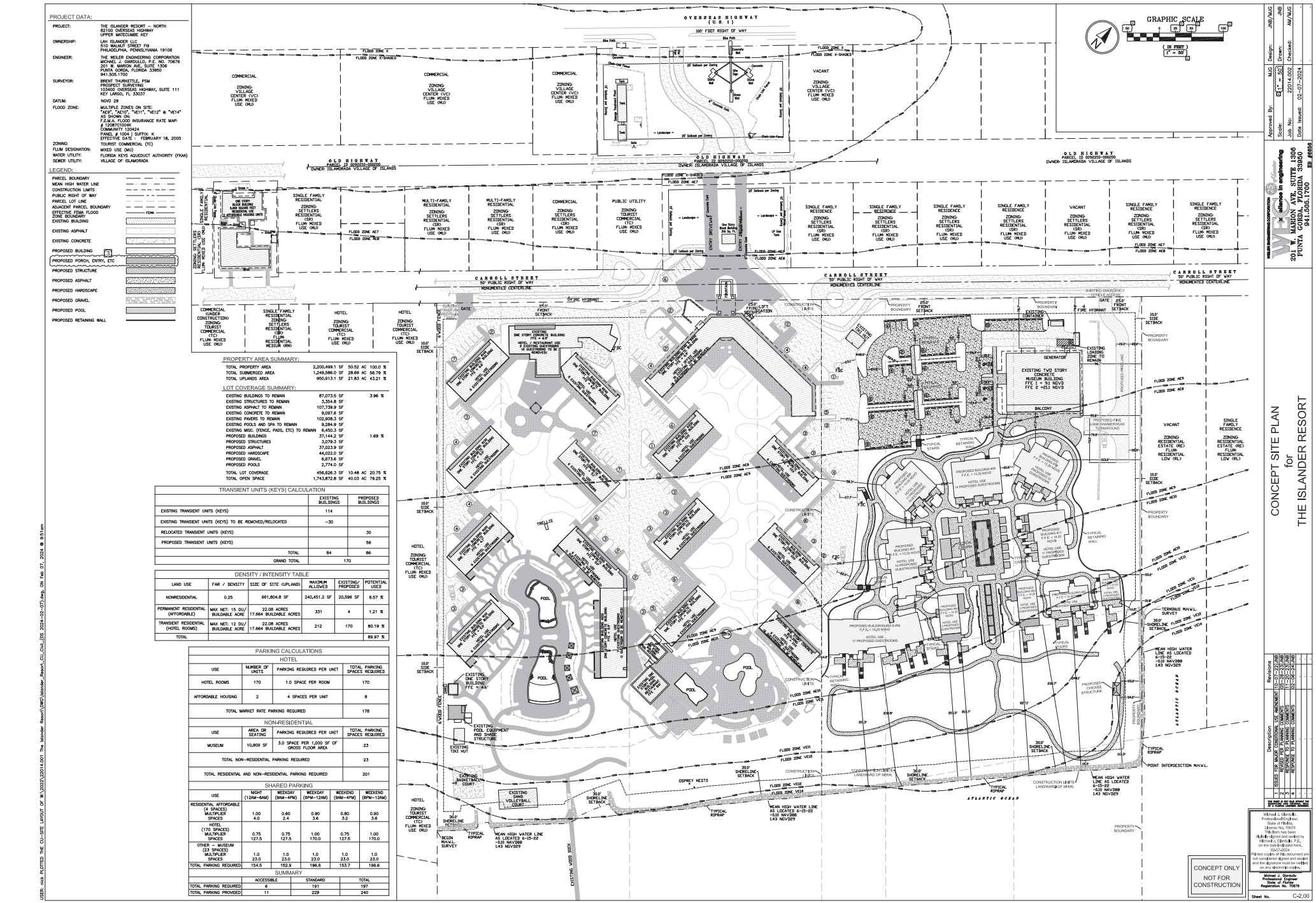
SUMMARY & CONCLUSIONS

Based upon the results of the traffic analyses performed for the Islander Resort project located near mile marker 82 on Upper Matecumbe Key, it is evident that the proposed increase in the number of transient units (i.e. rooms) will not have a significant impact on the operating characteristics of Overseas Highway / US 1, nor will it inhibit the safe flow of traffic traveling through study area.

Appendix A

Islander Resort – Upper Matecumbe Key

Preliminary Site Plan & Site Data


PROJECT DATA:
PROJECT: THE ISLANDER RESORT — NORTH
82100 OVERSEAS HIGHWAY
UPPER MATECUMBE KEY
OWNERSHIP: LAH ISLANDER LLC
510 WALNUT STREET FI9
PHILADELPHIA, PENNSLYVANIA 19106
ENGINEER: THE WELLER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVE., SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
SURVEYOR: BRENT THUMKETTLE, PSM
PROSPECT SURVEYING
103400 OVERSEAS HIGHWAY, SUITE 111
KEY LARGO, FL 33037
DATUM: NGVD 29
FLOOD ZONE: MULTIPLE ZONES ON SITE:
"AE9", "AE10", "VE11", "VE12" & "VE14"
AS SHOWN ON:
F.E.M.A. FLOOD INSURANCE RATE MAP:
12087C1004K
COMMUNITY 120424
PANEL # 1004 | SUFFIX: K
EFFECTIVE DATE : FEBRUARY 18, 2005
ZONING: TOURIST COMMERCIAL (TC)
FLUM DESIGNATION: MIXED USE (MU)
WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
SEWER UTILITY: VILLAGE OF ISLAMORADA
LEGEND:
PARCEL BOUNDARY
MEAN HIGH WATER LINE
CONSTRUCTION LIMITS
PUBLIC RIGHT OF WAY
PARCEL LOT LINE
ADJACENT PARCEL BOUNDARY
EFFECTIVE FEMA FLOOD ZONE BOUNDARY
EXISTING BUILDING
EXISTING ASPHALT
EXISTING CONCRETE
PROPOSED BUILDING
PROPOSED PORCH, ENTRY, ETC
PROPOSED STRUCTURE
PROPOSED ASPHALT
PROPOSED HARDSCAPE
PROPOSED GRAVEL
PROPOSED POOL
PROPOSED RETAINING WALL
OVERSEAS HIGHWAY (U.S. 1)
100' FDOT RIGHT OF WAY
OLD HIGHWAY
PARCEL ID 00420-000200
OWNER: ISLAMORADA VILLAGE OF ISLANDS
CARROLL STREET
50' PUBLIC RIGHT OF WAY
MONUMENTED CENTERLINE
ATLANTIC OCEAN
GRAPHIC SCALE
IN FEET
1" = 50'
PROPERTY AREA SUMMARY:
TOTAL PROPERTY AREA 2,200,499.1 SF 50.52 AC 100.0 %
TOTAL SUBMERGED AREA 1,249,586.0 SF 28.69 AC 56.79 %
TOTAL UPLANDS AREA 950,913.1 SF 21.83 AC 43.21 %
LOT COVERAGE SUMMARY:
EXISTING BUILDINGS TO REMAIN 87,073.5 SF 3.96 %
EXISTING STRUCTURES TO REMAIN 3,354.8 SF
EXISTING ASPHALT TO REMAIN 107,739.9 SF
EXISTING CONCRETE TO REMAIN 9,097.6 SF
EXISTING PAVERS TO REMAIN 102,938.3 SF
EXISTING POOLS AND SPA TO REMAIN 9,284.9 SF
EXISTING MISC. (FENCE, PADS, ETC) TO REMAIN 6,450.3 SF
PROPOSED BUILDINGS 37,144.2 SF 1.69 %
PROPOSED STRUCTURES 3,079.3 SF
PROPOSED ASPHALT 37,023.9 SF
PROPOSED HARDSCAPE 44,022.0 SF
PROPOSED GRAVEL 6,673.6 SF
PROPOSED POOLS 2,774.0 SF
TOTAL LOT COVERAGE 456,626.3 SF 10.48 AC 20.75 %
TOTAL OPEN SPACE 1,743,872.8 SF 40.03 AC 79.25 %
TRANSIENT UNITS (KEYS) CALCULATION
EXISTING TRANSIENT UNITS (KEYS) 114
EXISTING TRANSIENT UNITS (KEYS) TO BE REMOVED/RELOCATED −30
RELOCATED TRANSIENT UNITS (KEYS) 30
PROPOSED TRANSIENT UNITS (KEYS) 56
TOTAL 84 86
GRAND TOTAL 170
DENSITY / INTENSITY TABLE
NONRESIDENTIAL 0.25 961,804.8 SF 240,451.2 SF 20,596 SF 8.57 %
PERMANENT RESIDENTIAL (AFFORDABLE) MAX NET: 15 DU/ BUILDABLE ACRE 22.08 ACRES 17.664 BUILDABLE ACRES 331 4 1.21 %
TRANSIENT RESIDENTIAL (HOTEL ROOMS) MAX NET: 12 DU/ BUILDABLE ACRE 22.08 ACRES 17.664 BUILDABLE ACRES 212 170 80.19 %
TOTAL 89.97 %
PARKING CALCULATIONS
HOTEL
USE NUMBER OF UNITS PARKING REQUIRED PER UNIT TOTAL PARKING SPACES REQUIRED
HOTEL ROOMS 170 1.0 SPACE PER ROOM 170
AFFORDABLE HOUSING 2 4 SPACES PER UNIT 8
TOTAL MARKET RATE PARKING REQUIRED 178
NON-RESIDENTIAL
USE AREA OR SEATING PARKING REQUIRED PER UNIT TOTAL PARKING SPACES REQUIRED
MUSEUM 10,909 SF 3.0 SPACE PER 1,000 SF OF GROSS FLOOR AREA 23
TOTAL NON-RESIDENTIAL PARKING REQUIRED 23
TOTAL RESIDENTIAL AND NON-RESIDENTIAL PARKING REQUIRED 201
SHARED PARKING
USE NIGHT (12AM–6AM) WEEKDAY (9AM–4PM) WEEKDAY (6PM–12AM) WEEKEND (9AM–4PM) WEEKEND (6PM–12AM)
RESIDENTIAL AFFORDABLE (4 SPACES) MULTIPLIER SPACES 1.00 4.0 0.60 2.4 0.90 3.6 0.80 3.2 0.90 3.6
HOTEL (170 SPACES) MULTIPLIER SPACES 0.75 127.5 0.75 127.5 1.00 170.0 0.75 127.5 1.00 170.0
OTHER – MUSEUM (23 SPACES) MULTIPLIER SPACES 1.0 23.0 1.0 23.0 1.0 23.0 1.0 23.0 1.0 23.0
TOTAL PARKING REQUIRED 154.5 152.9 196.6 153.7 196.6
SUMMARY
ACCESSIBLE STANDARD TOTAL
TOTAL PARKING REQUIRED 6 191 197
TOTAL PARKING PROVIDED 11 229 240
CONCEPT SITE PLAN for THE ISLANDER RESORT
Revisions
1 ISSUED FOR BLUEPRINT LDC AMENDMENT 05-15-23 JNB
2 REVISED PER PLANNING COMMENTS 09-26-23 JNB
3 RESPONSE TO PLANNING COMMENTS 11-20-23 JNB
4 RESPONSE TO PLANNING COMMENTS 02-06-24 JNB
Michael J. Giardullo, Professional Engineer, State of Florida, License No. 70676. This item has been digitally signed and sealed by Michael J. Giardullo, P.E. on the date indicated here. 02-07-2024. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Michael J. Giardullo Professional Engineer State of Florida Registration No. 70676
CONCEPT ONLY NOT FOR CONSTRUCTION
Design: JNB/MJG
Drawn: JNB
Checked: AM/MJG
Approved By: MJG
Scale: 1" = 50'
Job No: 22014.002
Date Issued: 02-07-2024
weller engineering corporation
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6696
Sheet No. C-2.00
USER: nick PLOTTED: THE CU-SITE LAYOUT OF W:\2022\22014.001 The Islander Resort\LDMO\Islander_Resort_CU_Civil_(DS 2024-02-07).dwg, ON Feb 07, 2024 @ 9:51am

Appendix B

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0101 - SR 5/US-1, 1400' S OF SNAKE CREEK BRIDGE (MM 85.4)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	23000 C	N 11000	S 12000	9.00	54.70	12.30
2022	20700 C	N 9200	S 11500	9.00	54.20	16.90
2021	22500 C	N 11000	S 11500	9.00	53.10	16.70
2020	19500 C	N 9600	S 9900	9.00	54.10	13.30
2019	21500 C	N 10500	S 11000	9.00	54.70	8.90
2018	20400 C	N 10500	S 9900	9.00	55.10	8.80
2017	20500 C	N 10500	S 10000	9.00	53.90	9.00
2016	22000 C	N 11000	S 11000	9.00	54.90	9.80
2015	27500 C	N 14000	S 13500	9.00	54.30	5.80
2014	25500 C	N 13000	S 12500	9.00	55.20	6.90
2013	19300 C	N 9600	S 9700	9.00	54.80	10.00
2012	19900 C	N 10000	S 9900	9.00	55.00	7.80
2011	21500 C	N 11000	S 10500	9.00	55.10	8.90
2010	19800 C	N 10000	S 9800	10.26	56.84	8.10
2009	13700 C	N 7000	S 6700	10.23	56.56	5.40
2008	18200 C	N 9000	S 9200	10.45	54.98	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix C

Relevant Excerpts from the

ITE *Trip Generation Manual (11th Edition)*

Land Use: 310
Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Ontario (CAN), Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951, 1009, 1021, 1026, 1046

Hotel
(310)

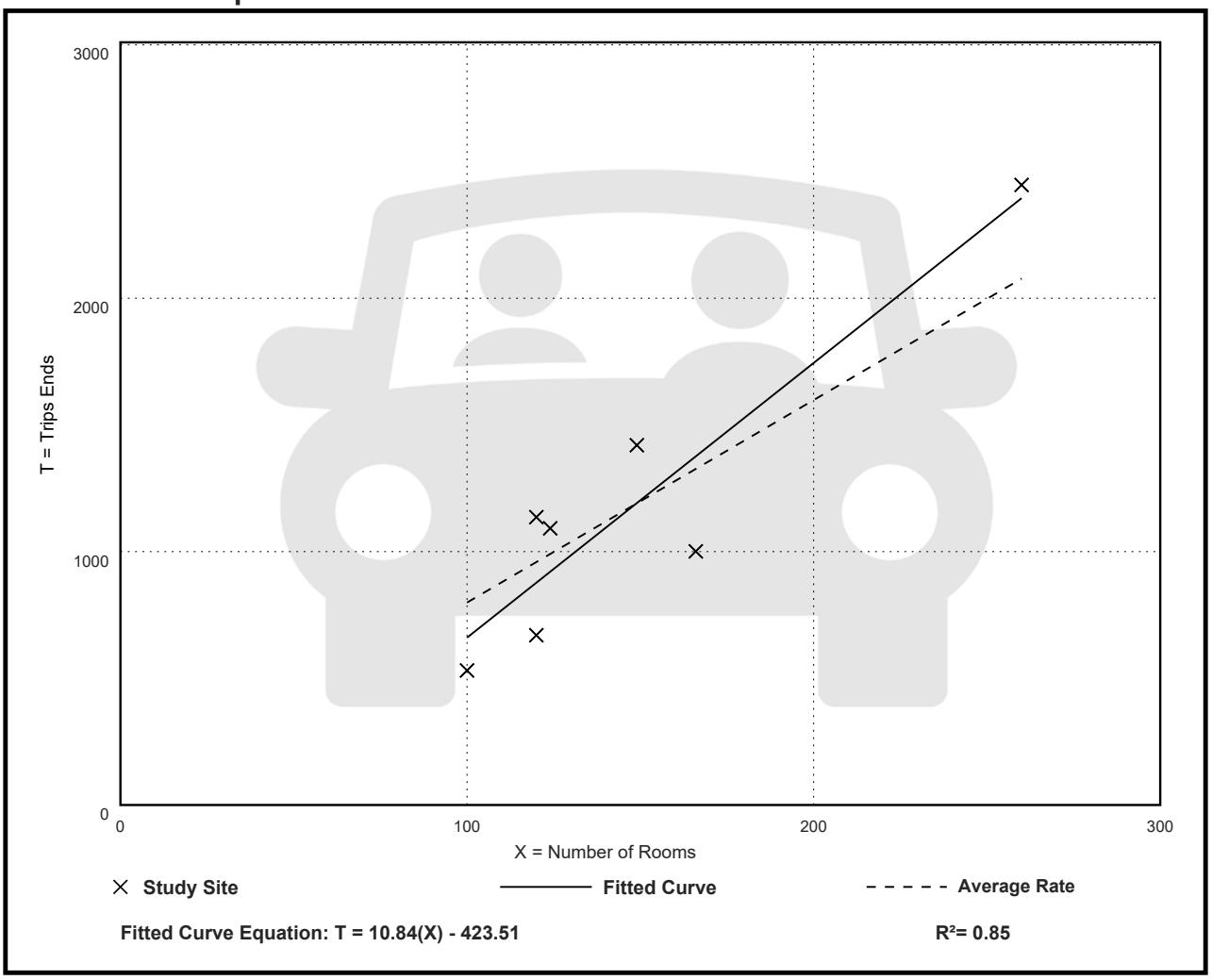
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Fitted Curve Equation: T = 10.84(X) - 423.51

R^2= 0.85

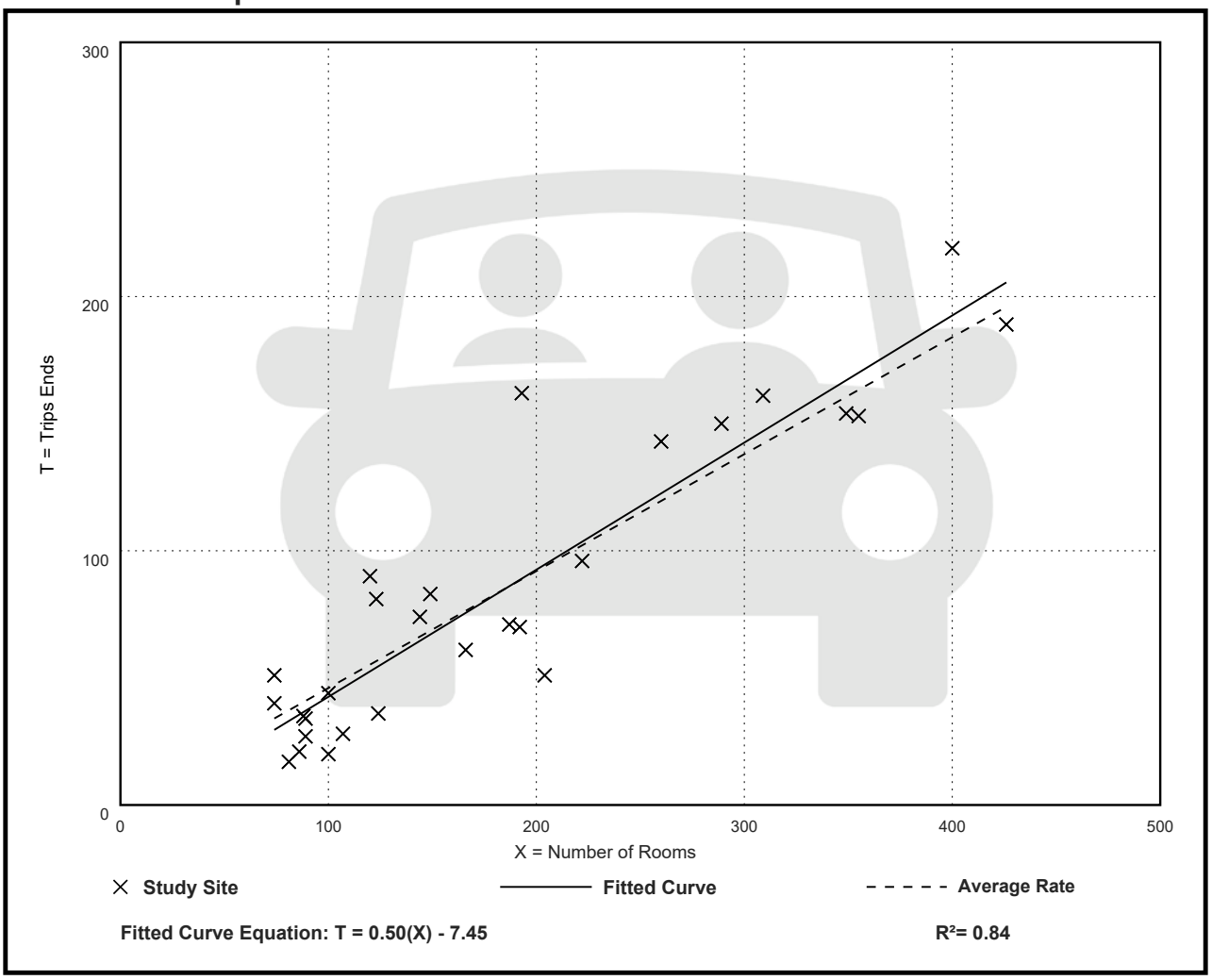
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



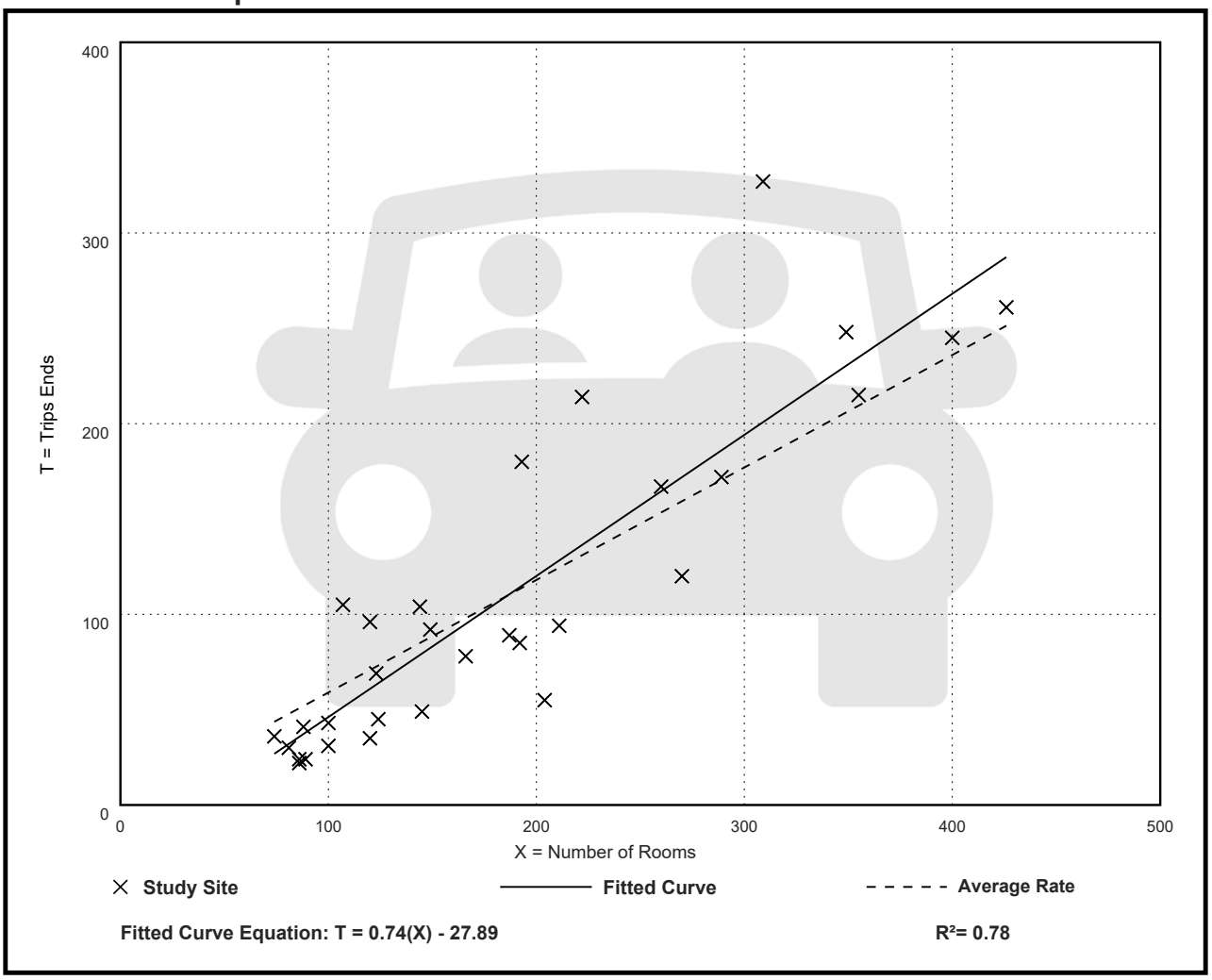
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Hotel
(310)

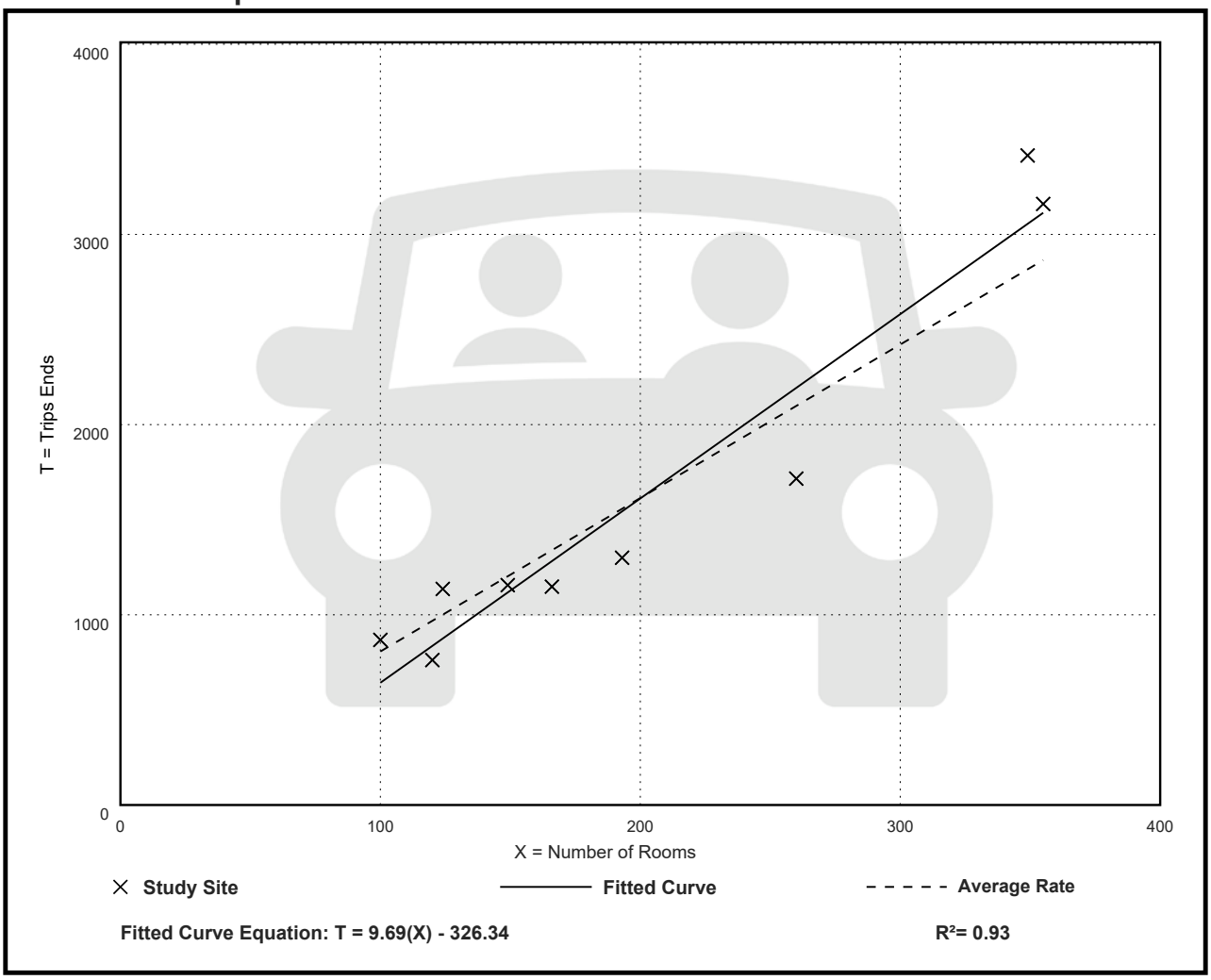
Vehicle Trip Ends vs: Rooms
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Rooms: 202
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.07	6.35 - 9.79	1.35

Data Plot and Equation



Hotel
(310)

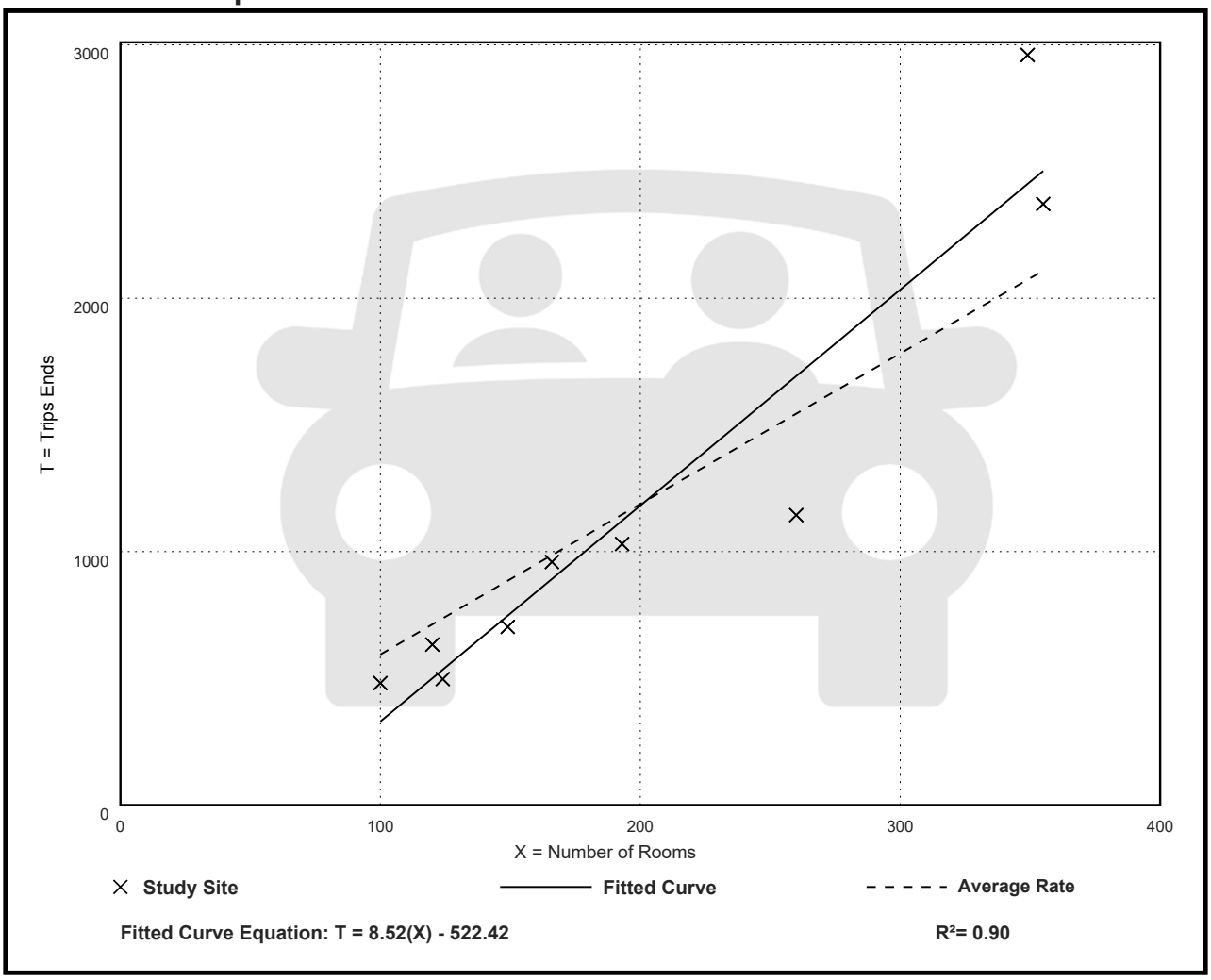
Vehicle Trip Ends vs: Rooms
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Rooms: 202
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
5.94	4.01 - 8.48	1.58

Data Plot and Equation



Appendix D

Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	**40.0**	**A**	**18.0**	**3,279**	**3,474**	**1,348**
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	**59.9**	**A**	**9.7**	**6,265**	**7,876**	**6,071**
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	**47.5**	**B**	**5.6**	**1,391**	**1,921**	**1,341**
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**53.5**	**B**	**4.3**	**4,130**	**6,513**	**4,034**
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	**48.8**	**A**	**15.1**	**9,752**	**10,856**	**7,944**
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**47.9**	**A**	**7.4**	**3,064**	**3,920**	**3,188**
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**46.1**	**B**	**5.6**	**2,040**	**2,791**	**1,639**
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.5**	**A**	**6.0**	**2,285**	**3,063**	**2,133**
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**48.8**	**A**	**8.3**	**2,886**	**3,589**	**2,504**
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	**42.7**	**A**	**8.1**	**4,561**	**5,511**	**1,295**
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	**54.8**	**A**	**6.9**	**7,998**	**10,730**	**6,723**
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	**53.2**	**B**	**3.3**	**3,716**	**6,508**	**3,603**
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	**39.6**	**A**	**17.6**	**21,276**	**22,590**	**19,221**
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	**51.4**	**C**	**3.4**	**3,603**	**6,183**	**3,286**
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	**53.2**	**C**	**2.7**	**1,207**	**2,344**	**1,252**
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	**49.9**	**C**	**1.0**	**1,639**	**5,619**	**2,459**
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	**48.2**	**C**	**0.2**	**149**	**1,939**	**224**
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,222**	**2,965**	**(692)**
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	**35.3**	**E**	**-5.2**	**(3,531)**	**(2,187)**	**(883)**
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	**39.3**	**D**	**-1.2**	**(378)**	**271**	**157**
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	**34.7**	**C**	**2.0**	**1,921**	**3,524**	**3,266**
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	**49.4**	**A**	**9.8**	**12,983**	**15,580**	**8,876**
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	**45.0**	**A**	**9.9**	**11,148**	**13,095**	**8,333**
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	**49.1**	**C**	**2.2**	**2,259**	**4,618**	**5,852**
Overall	108.3					45.0	45.5	**C**	**0.5**	N/A		

File No.	RE Number	Project Name	Application Type	Status	COed/Permit Issued	Approval/ Permit Number	Estimated Daily Trips By Segment Number																						
							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
							South Stock Island, Key Haven (4.0-5.0)	Boca Chica, Rockland (5.0-9.0)	Big Coppit (9.0-10.5)	Shark, Saddlebunch (10.5-16.5)	Lower Sugarloaf, Upper Sugarloaf (16.5-20.5)	Cudjoe (20.5-23.0)	Summerland (23.0-25.0)	Ramrod (25.0-27.5)	Torch (27.5-29.5)	Big Pine (29.5-33.0)	W Summerland, Bahia Honda, Ohio (33.0-40.0)	7-Mile Bridge (40.0-47.0)	Marathon, Key Colony Beach (47.0-54.0)	Fat Deer Crawl, Grassy (54.0-60.5)	Duck, Conch (60.5-63.0)	Long, Fiesta, Craig (63.0-73.0)	Lower Matecumbe (73.0-77.5)	Tea Table, Fill (77.5-79.5)	Upper Matecumbe (79.5--84.0)	Windley (84.0-86.0)	Plantation (86.5-91.5)	Tavernier, Key Largo (91.5-99.5)	Key Largo (99.5-106.0)	Key Largo, Cross Key (106.0-112.5)
2021 Reserve Capacity							3279	6265	1391	4130	9752	3064	2040	2285	2886	4561	7998	3716	21276	3603	1207	1639	149	2222	-3531	-378	1921	12983	11148	2259
LOS (2021)							A	A	B	B	A	A	B	A	A	A	A	B	A	C	C	C	C	A	E	D	C	A	A	C
5% ALLOCATION BELOW LOS C The # in this cell is the MAX. The difference between 5% below and reserve capcity is ACTUAL # of trips allowed once 0 is reached.							3474	7876	1921	6513	10856	3920	2791	3063	3589	5511	10730	6508	22590	6183	2344	5619	1939	2965	-2187	271	3524	15580	13095	4618
2017-057		KL Baptist Church	Min. CUP	Permitted	CO Issued	18300924-CO 7.19.21																						13	64	6
2017-120	00454500-000000	65 Atlantic Drive (Truck Weigh Station)	Min. Dev	Permitted	Permit Issued	•19300098-Permit 4.3.19 •3.2.23 - no CO yet •6.9.23 no CO yet •8.624 no CO •9.19.24 NO CO																						1	6	1
2018-139	00118050-000000	Sugarloaf School	FLUM	Approved		•Ord 031-2019 •3.2.23 - no permit •6.9.23 no permit •5.8.24 no permit •9.19.24 NO PERMIT				11	87	70	35	-																
2019-009/010/011	00124000-000000	Thompson Island (Residential Units)	FLUM/LUD	Under Review			42	35	29	27	21	17	8	4																
2019-028/029	00475270-000000	Abit Holding (Residential or Commercial)	FLUM/LUD	Approved for Next App																								193	24
(2018-200) 2019-068	•RE 00141132-004400 •RE 00141132-004500	Key Haven (Commercial/Office)	Min. CUP	Approved		DO 04-19 •10.19.22 no permits •3.2.23 no permits •6.9.23 no permits •5.8.24 no permit •9.19.24 NO PERMT	200	215	55	49	43	37	31	25	18	12													
2018-169	00123590-000000	Safe Harbor Community Center (Longstock)	LDC Txt	Hold			1,055	575																					
(2018-050) 2019-057		Coco Palms (Residential Units)	TIS (not Rqrd)	Permitted	CO Issued	•19104207-CO 8.9.21 •19104206-CO 8.9.21 •19104205-CO 8.9.21 •19104204-CO 8.9.21				23	49	76	37	31	29	18	8												
2019-205 (2019-080)		Quarry III	TIS	Permitted	CO Issued	•20100058-CO 11.23.21 •20100057-CO 11.23.21 •20100056-Site Wrk Cert. of comp 11.18.21	250	306	312	160	134	109	92	76	67	59	42												
2019-177	00378390-000000	Hawks Cay Resort	Methodology	Hold																									
2019-058		Beards & Brews Trip Generation	Trip Generation	Approved	CO Issued	TIS not Rqrd, in existing plaza. Trip gen for intensity compliance • 19100764 •1.14.21 Cert. of Comp																								
2021-195 (2020-037/047)	00127480-000000	Stock Island Harbor Yacht Club/SH Marinas 6000	Maj CUP FLUM/LUD Methodology	Approved		P19-22 •8.25.22 clearing permits applied for 22102180 - VOIDED •6.9.23 no other permits or movement	97	48	42	34	32	29	26	24	21	18	13	11	11	-									
20101242	00816930-000000	22936 US 1 Cudjoe	Permit	Permitted	Permit Issued	20101242-Permit 1.5.22 •6.9.23 same status						29																	
2020-026 (2020-026)	00166976-011300 00166976-011400	Dockside and Landing Apartments	Maj. CUP TIS	Under Review		•P36-20 •6.9..23 still needs BOCC aprvl	231	269	327	385	385	244	231	226	205	185	128	115	115	13	-								
2020-026	00166976-011300 00166976-011400	Dockside and Landing Apartments (alternate with 10%reduction) Alternate only if needed, not counted in either total.	Maj CUP	Approved for Next App			208	242	294	346	346	219	208	203	185	166	115	104	104	12	-								
18104641/1810463		Public Park BPK	Permit	Permitted	CO Issued	•18104641-Permit 7.1.21 •CO 8.17.22 •18104643- Permit 6.8.21 •CO 8.5.22										7												
20101367	00156310-000100	Bella Construction/ 35 Dimaond Dr.	Permit	Permitted	Permit Issued	20101367- Permit 4.11.21 •6.9.23 TCO 2.7.23 •CO 11.14.23			14																			
2020-130	RE 00483370-000000 RE 00483390-000000 RE 00483400-000000	Southcliff Estates (Workforce Housing)	Maj. CUP	Permitted	Permit Issued	•P04-21 •10.7.22 Site Wrk Permit 21301943 issued •10.7.22 Bldg permits 21301890, 21301889, 21301888 - issued •Bldg permits 22300465 - 473 issued •6.9.23 - all permits iisued, no Cos •9.19.24 NO COs													-	16	33	45	53	65	73	122	80	37
2020-056 (2020-056)	00120940-000000	Dickerson	Min CUP	Approved for Next App		DO 05-21 •6.9.23 no permits •5.8.24 no permits NOW FILE 2021-255	76	85	95	43	38	33	28	23	20	15	10	-											
20102607 (2021-001)	00149500-000000	Big Coppitt Ofc Bldg	Permit	Permitted	Permit Issued	•20102607-issued 9.20.22 •9.17.24 STILL OPEN	20	22	25	11	10	9	7	6	5	4	3	-											
20103282.00		5650 Laurel Ave - Mixed use - 2DU/Ofc	Permit	Permitted	CO Issued	20103282- CO 8.8.22	16	8	7	6	5	5	4	4	3	3	2	2	2	-									

20103439 thru 20103447 (2020-078)	RE 00124540-000000 RE 00124560-000000	Wrecker's Cay Apartments	Permit	Permitted	CO Issued	•20103447-Permit 5.25.21 •20103446-Permit 5.25.21 •20103445-Permit 5.25.21 •20103444-Permit 5.25.21 •20103443-Permit 5.25.21 •20103442-Permit 5.25.21 •20103441-Permit 5.25.21 •20103440-Permit 5.25.21 •5.9.24 Cos issued 8.30.23	380	219	137	183	146	122	97	73	49	24	-												
19101451		SI Restaurant - 6840 Front St.	Permit	Permitted	CO Issued	19101451-CO 3.11.22	104	65	58	47	43	40	36	33	29	25	18	14	14	-										
2021-022	SFR: RE 00090820-000000 APT: RE 00090860-000000	PLOR	CUP Renewal	Permitted		**SFR:** **•3.11.23 STILL APPLIED/**ISSUED •21301801-CO 3.6.24 •21301799-CO 3.6.24 •21300348-CO 3.6.24 **•20301303-Applied 8.21.20** **•20301301-Applied 8.21.20** **•20301300-Applied 8.21.20** **•20301299-Applied 8.21.20** **•20301298-Applied 8.21.20** **•20301297-Applied 8.21.20** **•20301295-Applied 8.21.20** **•20301293-Applied 8.21.20** **APT:** **• All permits COed 7.24&25.19**																			-	40	93	133	100	-
20103306		mini storage - 113 OSH, Rockland	Permit	Permitted	CO Issued	20103306-CO 2.16.22	26	43	20	12																			
19102478	00127270-000000	SI redevloped from 19 mobile homes and one 8 unit apartment building to 27 "SFR" units, .	Permit	Permitted	Permit Issued	•19102478-Permit 10.19.21 •6.12.23 STILL OPEN •SITE ERK STILL OPEN. NO OTHER PERMITS	9	3	3	3	2	2	2	1	1														
21300521 (2020-143)	00087600-000100	116 Ocean Dr, KL - Mini warehouse, RFC investments	Permit	Permitted	CO Issued	DO 05-20 •21300521 Permit 9.28.21 •CO 1.18.23																					4	
2020-211 (2021-082 CUP)	RE 00188980-000000	Shell Gas of Summerland	No App/ Min CUP	Under Review						-	53	99	143	118	87	49	-												
2024-112 (2021-009)	00115840-000401	Joined IsInds (Kickin Back Gas Station and C-Store)	TIS (Methodology)	Under Review		•6.12.23 no further applications or permits •2024-112 Minor CUP rcvd.			-	8	12	16	8	-														
2021-076	00124440-000000	Pilsner Pub (6150 2nd Street, Inc)		Withdrawn			37	8	6	5	2																		
2021-132		Little Palm - Dolphin Resort •12.17.21 applicant submitted TIS with CUP		Hold																									
2021-158 (21100984)	00186990-000000	22864 Overseas Highway (Mary Jane's Coffee Shop)	Permit/no app-TIS	Permitted	CO Issued	•21100984 issued 4.29.22 •3.7.23 CO NR, final bld issued 11.14.22						15																	
2021-163	00464640-000000	Ubben -KL warehouse	Min CUP	Permitted	Permit Issued	•DO 01-22 • 22300925 permit issued 1.9.23 •CO 9.22.23																					2		
2021-223 (2021-021 LOU) (21302050)	00454611-000100	KL Publix Overall trips reduced	No App TIS	Approved for Next App	Permit Issued	•21302050 - issued 8.17.22 - FINAL PLAN 4.2.24 •22301075 permit issued 11.10.22 -CO 2.26.24																							
2021-237	00111320-000100	Dion's BPK **TIS ONLY approved, application still under rvw with planning**	Minor CUP	Permitted	Permit Issued	•aprvl ltr dated 12.08.22 •22100851 permit issued 2.15.23 •PERMIT EXPIRED 5.25.24						-	27	80	134	536	84	-											
2021-255 (2020-056)	00120940-000000	Dickerson Grp	Maj CUP	Under Review			107	120	133	61	54	47	39	32	29	22	14	-											
2021-248 (2021-132)	00113570-000100	Little Palm - Dolphin Resort	Maj CUP	Under Review					-	24	48	63	82	92	118	118	71	53	53	-									
2022-061 (21103154)	00275450-000000	Landco LLC (Tom Thumb BPK)	Permit	Permitted		•21103154 - applied 10.19.21 •6.12.23 still applied stage •PLANNING APPRVL						-	11	34	57	228	49	-											
2022-021	00519590-000000	KL Gas station	Maj CUP	Denial		•DENIAL P19-23																			-	5	76	33	-
2021-103	00200640-000100	Check Overseas Property, LLC	Min CUP	Permitted	Permit Issued	•11.28.22 - DO 14-22 •6.12.23 No permits •5.1.24 • C-RMDL-2023-0297 - DU •C-ACCB-2023-0035			-	1	2	2	3	2	2	1	1	-											

2022-150	00160140-000000	J Jade Development	Minor CUP - Amend	Approved for Next App		DO 02-23 approved , but applicant has applied to amend CUP to include 1 AFH file 2023-115	21	24	29	34	18	16	14	13	11	5	3	2	2	-										
2022-221	00114840-000000	Shrinp Farm Housing	minor CUP	Approved		•Internal staff rvw •3.3.23 traffic only apprvd •10.16.23 - DO 07-23 •5.1.24 no permits •9.13.24 NO PERMITS	8	9	12	14	15	16	18	7	7	6	4	4	4	-										
2024-041 (2022-012) (2022-053)	•00089490-000000 •00490250-000000	Cemex	Maj. CUP	Under Review																					-	1,638	2,184	-	
2022-261	00521380-000000	Conch Svcs, LLC	MinCUP	Permitted		22301172 •PLANNING APPRVL																			-	2	9	7	1
2023-033	00174960-000000	MHH Coco LLC	Maj CUP A	Under Review		•SITE-2023-0057 •NO PLAN APPRVL •MULTI-AFF-2023-0006 •MULTI-AFF-2023-0007 •MULTI-AFF-2023-0008 •MULTI-AFF-2023-0009 •MULTI-AFF-2023-0010 •MULTI-AFF-2023-0011 •ALL MULTI SUBMITTED ONLY, NO APPRVLS	10	17	25	31	35	41	25	21	18	15	4	-										
C-ACCB-2022-0014	00520530-000000	Reef - KL	permit	Permitted		C-ACCB-2022-0014 •9.13.24 planning apprvl																			-	1	7	5	1
2022-116	00215140-000000	Tremblay	Min CUP	Permitted		R-RMDL-2023-0542 •9.13.24 planning apprvl				-	-	1	1	2	3	2	1	-											
22102213	•00111660-000300 •00111660-000200	Octopus Gardens BPK	permit	Permitted		•22102213 applied 8.31.22 •9.13.24 planning apprvl			-	3	6	10	14	18	23	28	6	-											
2023-115 (2022-150)	00160140-000000	J Jade Development	Minor CUP - Amend	Permitted		•22100778	22	26	31	37	19	17	15	14	12	5	3	2	2	-										
2023-116	00468472-009710	LHS Key Largo Overseas		Permitted		C-RMDL-2022-0039 •8.23.24 permit expired																			-	-	130	198	528	200
combldg-2023-0014	00178530-000000	42 Cutthroat Dr		Permitted		combldg-2023-0014	9	15	24	30	34	43	31	26	22	19	5	-											
2023-178	00124940-000000	Refershment Svcs. - 5510 Maloney Avenue Stock Island	Minor CUP	Under Review		•DO 07-24 • 8.23.24 no permits	3	2	2	1	1	1	1	1	-	-	-												
2023-177	00508050-000000	33 Hibiscus, LLC	Minor CUP	Under Review		•8.23.24 in progress																			-	2	8	12	1
2023-243	•00123761-000400 •00123761-000800	7005 & 7025 Shrimp Rd. Stock Island	Maj CUP	Under Review		•8.23.24 in process	246	121	107	101	80	67	54	40	34	20	7	-											
COMBLDG-2023-	00122070-000201	Rockland Distribution Center North	Permit	Permitted		COMBLDG-2023-0017	27	29	12	10	9	7	6	4	2	-													
C-RMDL-2023-0276	00124790-000000	Cayo Hueso Brewery 5630 Maloney Avenue	Permit	Under Review		C-RMDL-2023-0276 •8.22.24 no planning approval	14	7	6	4	3	-																	
2024-102	00122080-000300	Rockland Investments Amazon	Methodology	Under Review		COMBLDG-2024-0006 •8.22.24 no planning approval	155	243	317	234	205	186	173	160	147	132	101	61	21										
2024-110 (2019-028/029)	00475240-000000 00475280-000000	Abit Holding	CUP	Under Review		9.12.24 in progress																				-	64	92	10
C-RMDL-2023-0276	00124790-000000	5630 Maloney Avenue Cayo Hueso Brewery	Permit	Under Review		C-RMDL-2023-0276 •8.22.24 no planning approval	14	7	6	4	3	-																	
Potential Remaining Capacity = Reserve Capacity - Total Input							41	3766	-397	2537	8153	1591	741	1099	1738	3009	7429	3454	21054	3590	1207	1623	116	2177	-3584	-483	-18	10244	10248	2002
Actual Remaining Capacity = Reserve Capacity - Permitted Projects (in column F, status)							2,416	5,529	748	3,604	9,293	2,577	1,657	1,881	2,448	3,602	7,776	3,698	21,258	3,603	1,207	1,623	116	2,177	(3,584)	(483)	1,622	12,500	10,352	2,013

Appendix E

US 1 / Overseas Highway Link Analysis

Table E-1
Islander Resort
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Upper Matecumbe Key, Florida

Project:	Islander Resort	**US 1 Mile Marker:**	82
Location:	Upper Matecumbe Key	**ITE Land Use Category:**	310
Type of Development:	Hotel	**Daily Trip Generation Rate / Formula:**	7.71 trips / Room
Project Size:	114 Existing Rooms / 170 Proposed Rooms		
Average Trip Length:	20 Miles East / 20 Miles West		

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Creekside Inn Trip Credit	Net Change In Trips	Reserve Capacity [1]
		14	40%	0%	0	0	0	3,603
		15	40%	30%	52	0	52	1,207
		16	40%	45%	78	(39)	39	1,623
		17	40%	75%	130	(69)	61	116
		18	40%	90%	156	(85)	71	2,177
432	100%	19	60% / 40%	100%	259	(108)	151	(3,584)
		20	60%	85%	220	(124)	96	(483)
		21	60%	75%	194	(232)	(38)	1,622
		22	60%	65%	168	(174)	(6)	12,500
		23	60%	30%	78	(139)	(61)	10,352
		24	60%	10%	26	(46)	(20)	2,013

Source: Monroe County Planning and Environmental Resources Department.

Compiled by: KBP Consulting, Inc. (November 2024).

[1] *Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (9/19/24). These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Appendix D for the latest tracking table.*

Appendix F

2024 Intersection Turning Movement Counts

Traff Tech Engineering Inc.

File Name : Islander Resort & Overseas Hwy
Site Code : 00000000
Start Date : 10/17/2024
Page No : 1

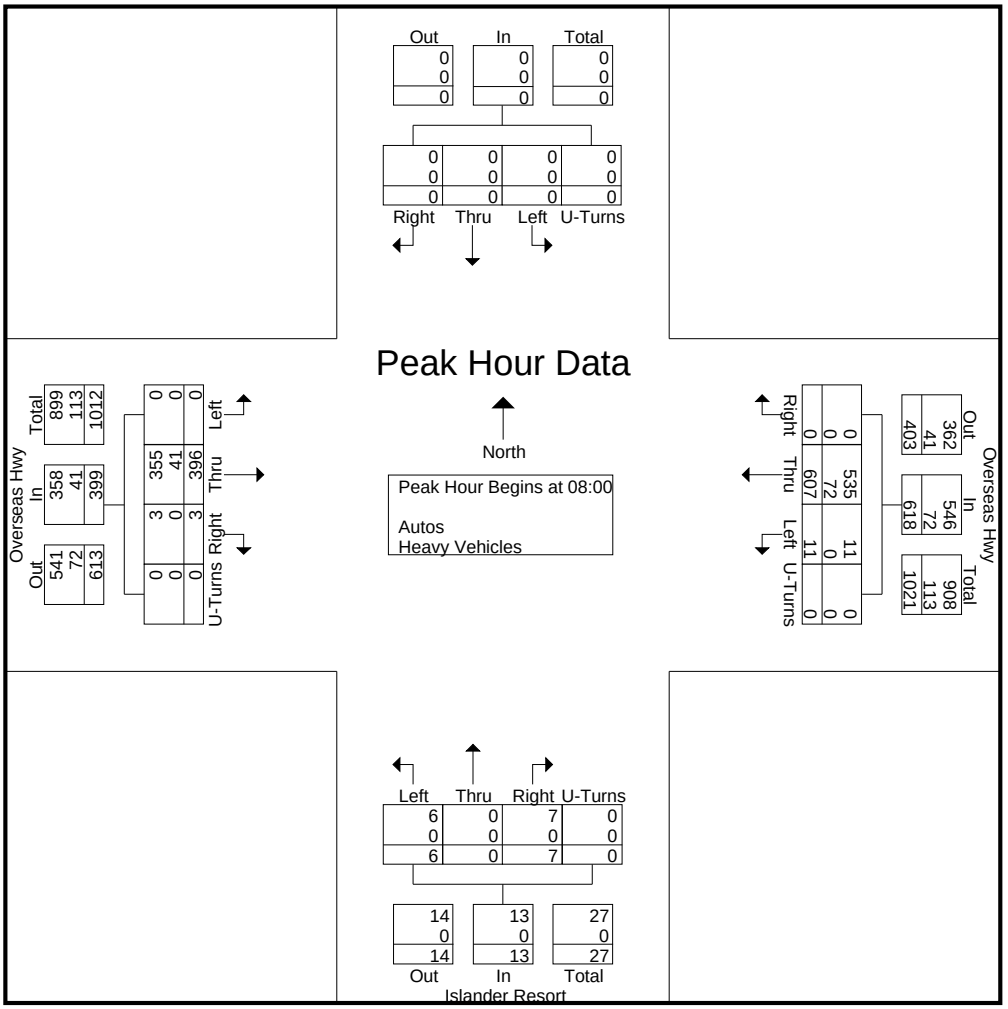
Groups Printed- Autos - Heavy Vehicles

	From North					Overseas Hwy From East					Islander Resort From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00	0	0	0	0	0	0	120	2	0	122	4	0	0	0	4	0	54	0	0	54	180
07:15	0	0	0	0	0	0	115	3	0	118	1	0	0	0	1	0	71	0	0	71	190
07:30	0	0	0	0	0	0	91	2	0	93	0	0	0	0	0	0	95	0	0	95	188
07:45	0	0	0	0	0	0	144	5	0	149	2	0	1	0	3	2	111	0	0	113	265
Total	0	0	0	0	0	0	470	12	0	482	7	0	1	0	8	2	331	0	0	333	823
08:00	0	0	0	0	0	0	157	1	0	158	2	0	0	0	2	2	86	0	0	88	248
08:15	0	0	0	0	0	0	136	2	0	138	0	0	0	0	0	0	84	0	0	84	222
08:30	0	0	0	0	0	0	145	5	0	150	2	0	3	0	5	1	108	0	0	109	264
08:45	0	0	0	0	0	0	169	3	0	172	3	0	3	0	6	0	118	0	0	118	296
Total	0	0	0	0	0	0	607	11	0	618	7	0	6	0	13	3	396	0	0	399	1030
*** BREAK ***																					
16:00	0	0	0	0	0	0	166	0	0	166	2	0	0	0	2	3	211	0	0	214	382
16:15	0	0	0	0	0	0	159	3	0	162	1	0	2	0	3	0	192	0	0	192	357
16:30	0	0	0	0	0	0	150	1	0	151	3	0	3	0	6	2	170	0	0	172	329
16:45	0	0	0	0	0	0	129	0	0	129	2	0	1	0	3	0	152	0	0	152	284
Total	0	0	0	0	0	0	604	4	0	608	8	0	6	0	14	5	725	0	0	730	1352
17:00	0	0	0	0	0	0	146	2	0	148	4	0	0	0	4	1	215	0	0	216	368
17:15	0	0	0	0	0	0	129	2	0	131	6	0	0	0	6	2	158	0	0	160	297
17:30	0	0	0	0	0	0	129	3	0	132	7	0	0	0	7	2	195	0	0	197	336
17:45	0	0	0	0	0	0	138	6	0	144	5	0	0	0	5	0	148	0	0	148	297
Total	0	0	0	0	0	0	542	13	0	555	22	0	0	0	22	5	716	0	0	721	1298
Grand Total	0	0	0	0	0	0	2223	40	0	2263	44	0	13	0	57	15	2168	0	0	2183	4503
Apprch %	0	0	0	0		0	98.2	1.8	0		77.2	0	22.8	0		0.7	99.3	0	0		
Total %	0	0	0	0	0	0	49.4	0.9	0	50.3	1	0	0.3	0	1.3	0.3	48.1	0	0	48.5	
Autos	0	0	0	0	0	0	2065										2027				
% Autos	0	0	0	0	0	0	92.9	100	0	93	97.7	0	100	0	98.2	100	93.5	0	0	93.5	93.3
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	7.1	0	0	7	2.3	0	0	0	1.8	0	6.5	0	0	6.5	6.7

Traff Tech Engineering Inc.

File Name : Islander Resort & Overseas Hwy
Site Code : 00000000
Start Date : 10/17/2024
Page No : 4

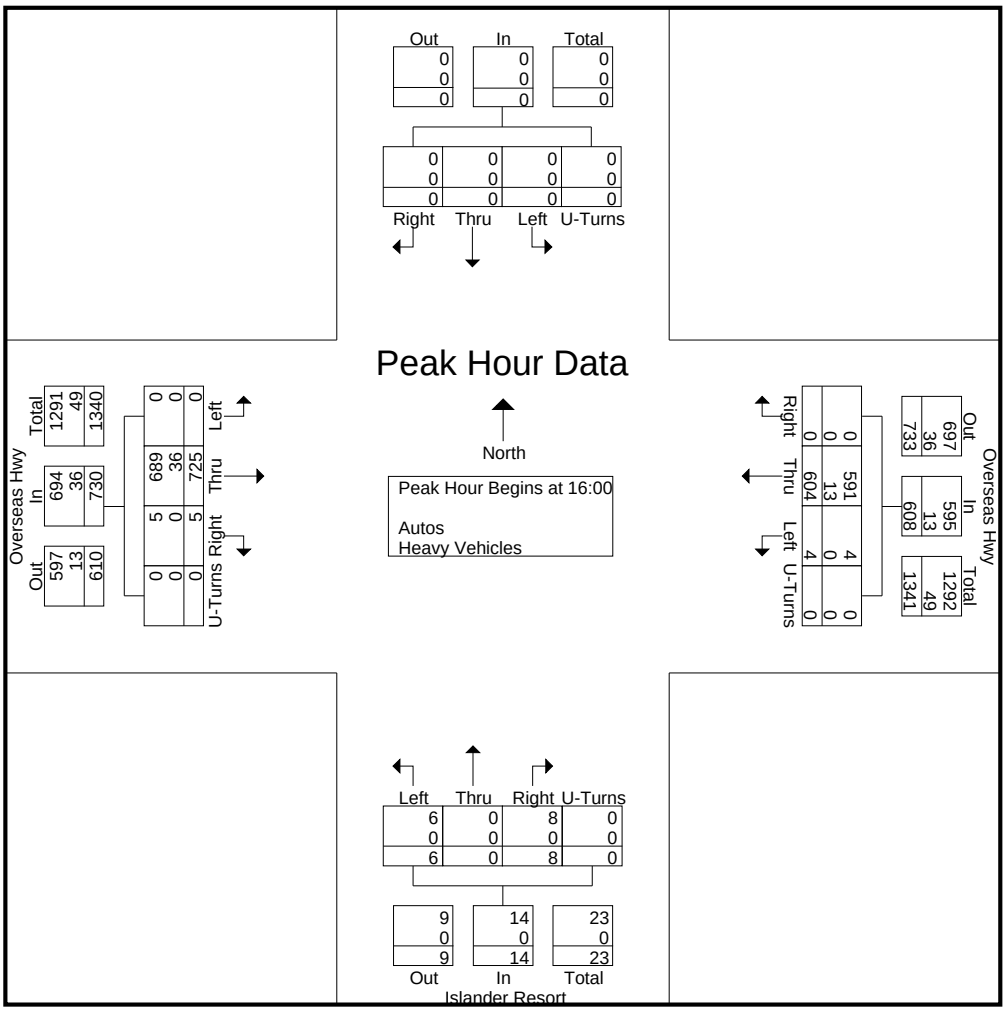
	From North					Overseas Hwy From East					Islander Resort From South					Overseas Hwy From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	0	0	0	0	0	0	157	1	0	158	2	0	0	0	2	**2**	86	0	0	88	248
08:15	0	0	0	0	0	0	136	2	0	138	0	0	0	0	0	0	84	0	0	84	222
08:30	0	0	0	0	0	0	145	**5**	0	150	2	0	**3**	0	5	1	108	0	0	109	264
08:45	0	0	0	0	0	0	**169**	3	0	**172**	**3**	0	3	0	**6**	0	**118**	0	0	**118**	**296**
Total Volume	0	0	0	0	0	0	607	11	0	618	7	0	6	0	13	3	396	0	0	399	1030
% App. Total	0	0	0	0		0	98.2	1.8	0		53.8	0	46.2	0		0.8	99.2	0	0		
PHF	.000	.000	.000	.000	.000	.000	.898	.550	.000	.898	.583	.000	.500	.000	.542	.375	.839	.000	.000	.845	.870
Autos	0	0	0	0	0	0	535	11	0	546	7	0	6	0	13	3	355	0	0	358	917
% Autos	0	0	0	0	0	0	88.1	100	0	88.3	100	0	100	0	100	100	89.6	0	0	89.7	89.0
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	11.9	0	0	11.7	0	0	0	0	0	0	10.4	0	0	10.3	11.0



Traff Tech Engineering Inc.

File Name : Islander Resort & Overseas Hwy
Site Code : 00000000
Start Date : 10/17/2024
Page No : 5

Start Time	From North					Overseas Hwy From East					Islander Resort From South					Overseas Hwy From West					
	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:00																					
16:00	0	0	0	0	0	0	**166**	0	0	**166**	2	0	0	0	2	**3**	**211**	0	0	**214**	**382**
16:15	0	0	0	0	0	0	159	**3**	0	162	1	0	2	0	3	0	192	0	0	192	357
16:30	0	0	0	0	0	0	150	1	0	151	**3**	0	**3**	0	**6**	2	170	0	0	172	329
16:45	0	0	0	0	0	0	129	0	0	129	2	0	1	0	3	0	152	0	0	152	284
Total Volume	0	0	0	0	0	0	604	4	0	608	8	0	6	0	14	5	725	0	0	730	1352
% App. Total	0	0	0	0		0	99.3	0.7	0		57.1	0	42.9	0		0.7	99.3	0	0		
PHF	.000	.000	.000	.000	.000	.000	.910	.333	.000	.916	.667	.000	.500	.000	.583	.417	.859	.000	.000	.853	.885
Autos	0	0	0	0	0	0	591	4	0	595	8	0	6	0	14	5	689	0	0	694	1303
% Autos	0	0	0	0	0	0	97.8	100	0	97.9	100	0	100	0	100	100	95.0	0	0	95.1	96.4
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	2.2	0	0	2.1	0	0	0	0	0	0	5.0	0	0	4.9	3.6



Appendix G

FDOT Peak Season Conversion Factor

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.02	1.09
2	01/08/2023 - 01/14/2023	0.99	1.05
3	01/15/2023 - 01/21/2023	0.96	1.02
* 4	01/22/2023 - 01/28/2023	0.95	1.01
* 5	01/29/2023 - 02/04/2023	0.95	1.01
* 6	02/05/2023 - 02/11/2023	0.94	1.00
* 7	02/12/2023 - 02/18/2023	0.93	0.99
* 8	02/19/2023 - 02/25/2023	0.92	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.98
*10	03/05/2023 - 03/11/2023	0.92	0.98
*11	03/12/2023 - 03/18/2023	0.92	0.98
*12	03/19/2023 - 03/25/2023	0.93	0.99
*13	03/26/2023 - 04/01/2023	0.93	0.99
*14	04/02/2023 - 04/08/2023	0.94	1.00
*15	04/09/2023 - 04/15/2023	0.95	1.01
*16	04/16/2023 - 04/22/2023	0.96	1.02
17	04/23/2023 - 04/29/2023	0.97	1.03
18	04/30/2023 - 05/06/2023	0.97	1.03
19	05/07/2023 - 05/13/2023	0.98	1.04
20	05/14/2023 - 05/20/2023	0.99	1.05
21	05/21/2023 - 05/27/2023	0.99	1.05
22	05/28/2023 - 06/03/2023	1.00	1.06
23	06/04/2023 - 06/10/2023	1.00	1.06
24	06/11/2023 - 06/17/2023	1.00	1.06
25	06/18/2023 - 06/24/2023	0.99	1.05
26	06/25/2023 - 07/01/2023	0.99	1.05
27	07/02/2023 - 07/08/2023	0.98	1.04
28	07/09/2023 - 07/15/2023	0.97	1.03
29	07/16/2023 - 07/22/2023	0.99	1.05
30	07/23/2023 - 07/29/2023	1.01	1.07
31	07/30/2023 - 08/05/2023	1.03	1.10
32	08/06/2023 - 08/12/2023	1.05	1.12
33	08/13/2023 - 08/19/2023	1.07	1.14
34	08/20/2023 - 08/26/2023	1.09	1.16
35	08/27/2023 - 09/02/2023	1.10	1.17
36	09/03/2023 - 09/09/2023	1.12	1.19
37	09/10/2023 - 09/16/2023	1.14	1.21
38	09/17/2023 - 09/23/2023	1.13	1.20
39	09/24/2023 - 09/30/2023	1.12	1.19
40	10/01/2023 - 10/07/2023	1.11	1.18
41	10/08/2023 - 10/14/2023	1.10	1.17
42	10/15/2023 - 10/21/2023	1.09	1.16
43	10/22/2023 - 10/28/2023	1.09	1.16
44	10/29/2023 - 11/04/2023	1.08	1.15
45	11/05/2023 - 11/11/2023	1.07	1.14
46	11/12/2023 - 11/18/2023	1.06	1.13
47	11/19/2023 - 11/25/2023	1.05	1.12
48	11/26/2023 - 12/02/2023	1.04	1.11
49	12/03/2023 - 12/09/2023	1.03	1.10
50	12/10/2023 - 12/16/2023	1.02	1.09
51	12/17/2023 - 12/23/2023	1.00	1.06
52	12/24/2023 - 12/30/2023	0.98	1.04
53	12/31/2023 - 12/31/2023	0.96	1.02

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 6_9000_PKSEASON.TXT

Appendix H

Intersection Turning Movement Volume Spreadsheets

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Islander Resort Driveway
AM Peak Hour

Description	Overseas Highway Northbound			Overseas Highway Southbound			Eastbound			Islander Resort DW Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/17/2024)	0	396	3	11	607	0	0	0	0	6	0	7
Season Adjustment Factor	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16
2024 Peak Season Traffic	0	459	3	13	704	0	0	0	0	7	0	8
Annual Growth Rate	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
2026 Background Traffic	0	473	4	13	725	0	0	0	0	7	0	8
Islander Resort			6	9						4		7
2026 Total Traffic	**0**	**473**	**10**	**22**	**725**	**0**	**0**	**0**	**0**	**11**	**0**	**15**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Overseas Highway / US 1 and Islander Resort Driveway
PM Peak Hour

Description	Overseas Highway Northbound			Overseas Highway Southbound			Eastbound			Islander Resort DW Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/17/2024)	0	725	5	4	604	0	0	0	0	6	0	8
Season Adjustment Factor	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16
2024 Peak Season Traffic	0	841	6	5	701	0	0	0	0	7	0	9
Annual Growth Rate	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
2026 Background Traffic	0	866	6	5	722	0	0	0	0	7	0	10
Islander Resort			7	10						6		10
2026 Total Traffic	**0**	**866**	**13**	**15**	**722**	**0**	**0**	**0**	**0**	**13**	**0**	**20**

Appendix I

SYNCHRO Output

Existing (2024) Conditions

Synchro Output

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	8	459	3	13	704
Future Vol, veh/h	7	8	459	3	13	704
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	9	528	3	15	809

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1368	529	0	0	531	0
Stage 1	529	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Critical Hdwy	5	4.5	-	-	4.12	-
Critical Hdwy Stg 1	5	-	-	-	-	-
Critical Hdwy Stg 2	5	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	2.218	-
Pot Cap-1 Maneuver	301	766	-	-	1036	-
Stage 1	712	-	-	-	-	-
Stage 2	520	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	296	766	-	-	1036	-
Mov Cap-2 Maneuver	400	-	-	-	-	-
Stage 1	712	-	-	-	-	-
Stage 2	513	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	11.93	0	0.15
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	537	1036	-
HCM Lane V/C Ratio	-	-	0.032	0.014	-
HCM Control Delay (s/veh)	-	-	11.9	8.5	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	9	841	6	5	701
Future Vol, veh/h	7	9	841	6	5	701
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	10	956	7	6	797

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1767	959	0	0	963	0
Stage 1	959	-	-	-	-	-
Stage 2	808	-	-	-	-	-
Critical Hdwy	5	4.5	-	-	4.12	-
Critical Hdwy Stg 1	5	-	-	-	-	-
Critical Hdwy Stg 2	5	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	2.218	-
Pot Cap-1 Maneuver	197	526	-	-	715	-
Stage 1	460	-	-	-	-	-
Stage 2	537	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	195	526	-	-	715	-
Mov Cap-2 Maneuver	314	-	-	-	-	-
Stage 1	460	-	-	-	-	-
Stage 2	533	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	14.29	0	0.07
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	406	715	-
HCM Lane V/C Ratio	-	-	0.045	0.008	-
HCM Control Delay (s/veh)	-	-	14.3	10.1	-
HCM Lane LOS	-	-	B	B	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Future (2026) Background Conditions

Synchro Output

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	8	473	4	13	725
Future Vol, veh/h	7	8	473	4	13	725
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	9	544	5	15	833

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1409	546	0	0	548	0
Stage 1	546	-	-	-	-	-
Stage 2	863	-	-	-	-	-
Critical Hdwy	5	4.5	-	-	4.12	-
Critical Hdwy Stg 1	5	-	-	-	-	-
Critical Hdwy Stg 2	5	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	2.218	-
Pot Cap-1 Maneuver	288	755	-	-	1021	-
Stage 1	700	-	-	-	-	-
Stage 2	507	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	284	755	-	-	1021	-
Mov Cap-2 Maneuver	389	-	-	-	-	-
Stage 1	700	-	-	-	-	-
Stage 2	500	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	12.1	0	0.15
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	525	1021	-
HCM Lane V/C Ratio	-	-	0.033	0.015	-
HCM Control Delay (s/veh)	-	-	12.1	8.6	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	10	866	6	5	722
Future Vol, veh/h	7	10	866	6	5	722
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	11	984	7	6	820

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1819	988	0	0	991	0
Stage 1	988	-	-	-	-	-
Stage 2	832	-	-	-	-	-
Critical Hdwy	5	4.5	-	-	4.12	-
Critical Hdwy Stg 1	5	-	-	-	-	-
Critical Hdwy Stg 2	5	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	2.218	-
Pot Cap-1 Maneuver	186	512	-	-	698	-
Stage 1	447	-	-	-	-	-
Stage 2	524	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	185	512	-	-	698	-
Mov Cap-2 Maneuver	303	-	-	-	-	-
Stage 1	447	-	-	-	-	-
Stage 2	520	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	14.49	0	0.07
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	399	698	-
HCM Lane V/C Ratio	-	-	0.048	0.008	-
HCM Control Delay (s/veh)	-	-	14.5	10.2	-
HCM Lane LOS	-	-	B	B	-
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Future (2026) Future Total Conditions

Synchro Output

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	11	15	473	10	22	725
Future Vol, veh/h	11	15	473	10	22	725
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	17	544	11	25	833

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1433	549	0	0	555	0
Stage 1	549	-	-	-	-	-
Stage 2	884	-	-	-	-	-
Critical Hdwy	5	4.5	-	-	4.12	-
Critical Hdwy Stg 1	5	-	-	-	-	-
Critical Hdwy Stg 2	5	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	2.218	-
Pot Cap-1 Maneuver	281	753	-	-	1015	-
Stage 1	697	-	-	-	-	-
Stage 2	497	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	274	753	-	-	1015	-
Mov Cap-2 Maneuver	378	-	-	-	-	-
Stage 1	697	-	-	-	-	-
Stage 2	484	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	12.19	0	0.25
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	531	1015	-
HCM Lane V/C Ratio	-	-	0.056	0.025	-
HCM Control Delay (s/veh)	-	-	12.2	8.6	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	20	866	13	15	722
Future Vol, veh/h	13	20	866	13	15	722
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	23	984	15	17	820

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1846	991	0	0	999	0
Stage 1	991	-	-	-	-	-
Stage 2	855	-	-	-	-	-
Critical Hdwy	5	4.5	-	-	4.12	-
Critical Hdwy Stg 1	5	-	-	-	-	-
Critical Hdwy Stg 2	5	-	-	-	-	-
Follow-up Hdwy	3	3	-	-	2.218	-
Pot Cap-1 Maneuver	181	511	-	-	693	-
Stage 1	445	-	-	-	-	-
Stage 2	512	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	177	511	-	-	693	-
Mov Cap-2 Maneuver	295	-	-	-	-	-
Stage 1	445	-	-	-	-	-
Stage 2	499	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	15.03	0	0.21
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	396	693	-
HCM Lane V/C Ratio	-	-	0.095	0.025	-
HCM Control Delay (s/veh)	-	-	15	10.3	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.3	0.1	-

McFARLAND JOHNSON

1111 12th Street, Unit 109B • Key West, FL 33040
Phone: (321) 431-7029
www.mjinc.com

November 11, 2024

Mr. Robert Mather, P.E.
Planning Review Engineer
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036
Ph.: (305) 664-6416 | E.: Robert.Mather@Islamorada.fl.us

RE: Traffic Engineering Review of Updated Traffic Impacts Study for Site Plan Application
Islander Resort | Islamorada, Plantation Key, FL

Dear Mr. Mather:

McFarland Johnson, Inc. (MJ) has reviewed the updated Traffic Impact Study dated November 2024, prepared by KBP Consulting, Inc., as a follow up with our initial traffic review of this project. This letter assesses whether our comments from September 26, 2024, have been sufficiently addressed in the updated Traffic Impact Study.

UPDATED TRAFFIC REVIEW

For your consideration, our comments on the updates to the Traffic Impact Study are presented below:

1. Note that in Appendix A the preliminary site Plan was not updated and still has the previously mentioned typo in the parking calculations for the Museum portion which remains stating 23 required spaces when it should list 33 spaces. As previously noted, there is an adequate number of parking spaces provided, but this calculation on the site plan should be updated in future site plan submissions.

2. Our previous comment letter recommended the traffic impact study include the requirements of a Level 3 report as per Section 2.2 of the County Manual, due to the size/nature of the project and the resultant trips generated. The updated Traffic Impact Study completed is consistent with the requested additional analysis recommended in the previous comment letter. We offer the following comments on the additional analysis:

    a. The traffic count data collected on October 17, 2024, appears to represent typical traffic patterns for that time of the year with no errors in the data collected. We concur with the seasonal adjustment factor used which adds 16% to the counted traffic. We are also in agreement with the 1.5% annual background growth rate to estimate the traffic volumes for the year 2026.

    b. The traffic capacity analysis utilized Synchro 12 traffic analysis software providing results based on the 7th edition Highway Capacity Manual setting. This is an acceptable capacity

analysis model, and it appears the volume and PHF data was accurately inputted into the model. The heavy vehicle percentages were left at the default 2% for all movements; however, according to the traffic count data, during the peak hours the US-1 percentage was roughly 10% for both directions in the morning peak hour and 2%/5% directionally for the evening peak hour. The operational results would be more accurate if the counted heavy vehicles trips were inputted rather than using the default values. Based on the results of the capacity analysis, updating the heavy vehicle percentages should not have any impact that would result in any required mitigation and would just result in slightly longer delays for all scenarios (Existing/Background/Proposed).

c. Table 4 summarizes the results from the synchro model, however, the Future with the project shows a westbound approach LOS B with 15 seconds of delay and this should be LOS C. The threshold from a LOS B to LOS C is Fifteen (15) Seconds of delay and the table should reflect the LOS C as shown in the Synchro printouts.

d. We agree with the summary/conclusion in the report which states the project will not have a significant impact on the overall operating characteristics of US-1 including at the intersection with Islander Resort driveway. Based on the analysis only minor increases in delay are anticipated at the driveway from the proposed expansion project which do not warrant any mitigation at the existing intersection.

e. We concur that the site distance and safety features at the existing driveway are adequate.

3. The previously provided transportation related site layout comments related to additional information needed on the plans are still applicable for future site plan submissions as the site plan in Appendix A was not updated. This does not have an impact on the updated Traffic Impact Study.

This concludes our comments on the updated traffic impact study. If you have any questions or wish for any additional clarifications, please feel free contact me or David R Rosa at 305-705-4871 or via email at afrosino@mjinc.com and drosa@mjinc.com.

Very truly yours,

Adam J. Frosino, PE, PTOE
Project Engineer

Cc: David R. Rosa, MJ

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

RESOLUTION NO. 24-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH ISLANDER LLC FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE APPROVAL FOR THE EXPANSION OF THE EXISTING HOTEL FOR PROPERTY LOCATED AT 82100 AND 81998 OVERSEAS HIGHWAY AND 132 CARROLL STREET ON UPPER MATECUMBE KEY WITHIN THE TOURIST COMMERCIAL (TC) AND SETTLERS RESIDENTIAL (SR) ZONING DISTRICTS, WITH REAL ESTATE NUMBERS 00400810-000000 AND 00400450-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LAH Islander LLC, (the "Applicant") has submitted an application for a Major Conditional Use pursuant to Section 30-217 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to allow for the redevelopment of the existing hotel; for property located at 82100 Overseas Highway, 81998 Old Highway and 132 Carroll Street on Upper Matecumbe Key within the Village, as legally described herein (the "Property"); and,

WHEREAS, the Property is located within the Tourist Commercial (TC) Zoning District and the Settlers Residential (SR) Zoning District; and

WHEREAS, a Notice of Public Hearing was sent to adjacent property owners and posted a sign on the subject properties on or about July 17, 2024; and,

WHEREAS, on August 8, 2024, the Village Council held a Public Hearing.

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

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

Section 2. Findings of Fact.

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

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

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

STRATTONS SUBD PB 2-38 UPPER MATECUMBE LOT 8 SQR 9 and
BK 8 LTS 10-12 BK9 LTS 11-12 BK 10 NE 1/2 LT 4 AND LTS 5-9 AND BAY BOTTOM SLY AND ADJ TO BK 10 NE 1/2 LT 4 AND LTS 5-9 BLK STRATTONS SUBD PB2-38 UPPER MATECUMBE and
BK 9 LT 4 STRATTONS SUBD PB2-38 UPPER MATECUMBE

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

1. Prior to the issuance of a Building permit water quantity calculations along with all applicable rainfall and soil data shall be provided to the planning review engineer to verify exfiltration trench design.
2. During review of Building permit applications, the following Fire Department Conditions shall be met:
    a. Hydrant required, to be located by AHJ
    b. Fire Alarm system required
    c. Aldridge Benge Signage is required where applicable.
    d. The structure(s) shall be protected throughout by an approved, supervised automatic sprinkler system installed in accordance with NFPA 1-13.3.2.15.2. [101:30.3.5.1].
    e. All fire lanes must be extended or have landscaping capable of supporting fire apparatus installed.

f. Current fire lane access off of Carol St cannot be used as construction entrance. Construction traffic must use the main entrance off of Overseas Highway.
g. Further conditions may be applied when building permits are applied for.

3. Prior to the issuance of a Building Permit provide a copy of the SFWMD ERP Permit for the project
4. Project must comply with current Florida Building Code and Village Floodplain Ordinance.
5. Prior to the issuance of any Building Permit, the Applicant, their Successors or Assigns, shall have an approved Stormwater Management Plan for the proposed project and submit it to the Planning and Development Services Department.
6. Prior to the issuance of any Building Permit, the Applicant, their Successors or Assigns, shall coordinate with the Village's Wastewater consultant for the provision of wastewater services. The project shall comply in all aspects with Village Wastewater requirements.
7. No occupancy permits shall be issued until occupancy permits have been issued for Workforce/Affordable housing at Creekside Inn.
8. The proposed Major Conditional Use Permit shall allow for the construction of 56 hotel units and associated site improvements as defined in the Code of Ordinances as depicted on the Site Plan, prepared by Weiler Engineering Corporation dated February 7, 2024, and entitled 'Concept Best Management Practices Plan for Islander Resort.' All improvements shall be completed in substantial conformance with said Site Plan pursuant to the direction of the Department of Planning and Development Services.
9. Landscaping and buffer improvements shall be completed in substantial conformance with the Landscape Plan submitted as a part of the Application pursuant to the direction of the Department of Planning and Development Services prior to the issuance of any Certificates of Occupancy.
10. The Applicant shall meet the requirements of Comprehensive Plan Coastal Element - Policy 5-1.2.13, which requires a Water Quality Monitoring Program.
11. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
12. The improvement of the premises, in accordance with the determination of the Village, must commence within thirty-six (36) months after the date of the granting of the Major Conditional Use. If not commenced within this period, the Village reserves the right to revoke any and all approvals associated with the subject property after due public hearing. Thereafter, the operation of the use previously authorized shall be terminated and there shall be no right to non-conformity.
13. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
14. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persists.

Section 3. Conclusions of Law.

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

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

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

(a) Accorded procedural due process; and

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

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

Section 4. Effective Date.

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

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Sharon Mahoney ___

Vice Mayor Don Horton ___

Councilman Joseph B. Pinder III ___

Councilwoman Deb Gillis ___

Councilman Steve Friedman ___

PASSED AND ADOPTED THIS ___ DAY OF _____ 2024.

_____
SHARON MAHONEY, MAYOR

ATTEST:

_____
MARNE MCGRATH, VILLAGE CLERK

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

_____
JOHN J. QUICK, INTERIM VILLAGE ATTORNEY

Council Communication

To: Mayor and Village Council
From: Jennifer DeBoisbriand , Planning Director
Date: December 12, 2024
SUBJECT: **Transfer of Development Rights - Creekside Inn to Islander Resort TAB L**

Background:
LAH Creekside, LLC, has submitted an application for the transfer of fifty (50) hotel/motel units, pursuant to Chapter 30, Article IV, Division 12, Transfer of Development Rights, of the Village Code of Ordinances (the "Code"). The Applicant is represented by Smith Hawks, PL.

The Sender Site consists of four (4) lots located at 90611, 90655, 90691, and 90701 Old Hwy on Plantation Key with Real Estate Numbers 00437590-000000, 00437610-000000, 00437630-000000 AND 00437640-000000 (the "Sender Site") and is located within the Village Center (VC) Zoning District. However, The Applicant is also requesting a Zoning change to Neighborhood Commercial (NC) as part of the overall project. The Sender Site contains a shoreline.

The Receiver Site consists of three (3) lots located at 82100 Overseas Hwy, 81998 Old Hwy and 132 Carroll St on Upper Matecumbe Key with Real Estate Numbers 00400810-000000, 00400400-000000 and 00400450-000000 (the "Receiver Site") and is located within the Tourist Commercial (TC) and Settler's Residential (SR) Zoning Districts. However, the hotel/motel units are being transferred to 82100 Overseas Hwy specifically which is zoned TC. The Receiver Site contains a shoreline.

The Applicant proposes the transfer of fifty (50) hotel/motel units from the Sender Site to the Receiver Site. This proposal requires the Application be reviewed pursuant to the Major Conditional Use procedures outlined in Section 30-218 of the Code. The Applicant has filed a Declaration of Covenants and Restrictions removing the proposed rights from the Sender Site. The Declaration is attached to your packet. The Receiver Site has a pending Major Conditional Use Application proposing development of an additional fifty (56) hotel/motel units to the existing one hundred and fourteen (114) hotel/motel units. That application is before you this evening as well for review.

Analysis:
Pursuant to Code Section 30-504 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village"), the following criteria apply to all applications for the transfer of development rights:

(a) The applicant(s) must provide documentation of ownership of sender and receiver sites through the form of a deed or other legal documentation as approved by the village attorney.

For the purposes of this division, sender site and receiver site shall mean those parcels of land as they legally existed on November 29, 2007.

Finding: The Applicant has provided documented ownership of the sender and receivers sites through Warranty Deeds. Both the sender and receiver parcels exist as they legally existed on November 29, 2007.

(b) The receiver site shall be less environmentally sensitive than the sender site, according to a vegetation survey and/or a habitat analysis conducted by a certified biologist, and verified unless otherwise exempted or limited by the director of planning and development services or his designee, pursuant to habitat classifications described in subsection 30-1616(b)(2) of this Code, whereby the following conditions additionally apply:

(1) Transfer shall be permitted from Class I parcels to Class II or Class III parcels;
(2) Transfer shall be permitted from Class II parcels to Class II or Class III parcels; and
(3) Transfer shall be permitted from Class III parcels to Class III parcels.

Finding: Staff has determined that the properties contain similar environmental characteristics and are both Class III parcels. Neither the Sender Site nor the Receiver Site contain tropical hardwood hammock.

(c) Eligible receiver sites shall demonstrate compliance with all applicable criteria set forth in this chapter.

Finding: The Receiver Site satisfies the density requirements established within the Tourist Commercial (TC) Zoning District. Any resulting development will be required to comply with setbacks, open space, or other restrictions as set forth in Code Section 30-693.

(d) An application for transfer of development rights shall be submitted to the director of planning and development services, in accordance with the provisions of this section, accompanied by a cost recovery fee as established, and may be amended by resolution, by the village council. The application shall contain the information required on a form provided by the director of planning and development services.

Finding: The Applicant has submitted a complete application with the correct application fee.

(e) No application for transfer of development rights (TDRs) shall be processed if the sender or receiver site has any open permits or active code violations; all bonds, assessments, back village taxes, fees and liens (other than mortgages) affecting the lot(s) shall be paid in full prior to approval of transfer of development rights.

Finding: A search of applicable Village records did not indicate the existence of any fees owed or open code violations. The only open permits are related to the redevelopment of this project at the Islander.

(f) After receipt of a complete application for transfer of development rights, the director of planning and development services shall initiate a review of the application to determine compliance with this division and chapter. The director of planning and development services and/or the village council, in accordance with the procedures, standards, and limitations of this chapter, shall approve, approve with conditions, or deny an application for transfer of development rights (TDRs).

Finding: After review of the Application, Staff recommends APPROVAL with conditions.

Pursuant to Code Section 30-506 of the Code of Ordinances (the “Code”) of Islamorada, Village of Islands, Florida (the “Village”), the transfer of five (5) or more hotel or motel units shall be reviewed using the procedures for major conditional use review pursuant to Code Section 30-218 and shall be noticed pursuant to the procedures in Code Section 30-213(i). Additionally, per Code Section 30-506(b)3, the receiver site shall be located in either the Village Center (VC), Tourist Commercial (TC) or Highway Commercial (HC) zoning district.

Pursuant to Code Section 30-216(d), when considering an application for a transfer of development rights utilizing the conditional use review process as required by Code Section 30-506, the Director of Planning (the “Director”) and the Village Council shall consider the following factors, and no conditional use shall be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest.

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

Finding: The Applicant proposes the transfer of fifty (50) hotel/motel units. The Sender Site has a Mixed Use (MU) FLUM designation. The Receiver Site has a Mixed Use (MU) FLUM designation. The density (with TDRs) for MU has a maximum density of 12 units per acre; the Property will not exceed the allowable density with the transfer of fifty hotel/motel units. The Application is consistent with Comprehensive Plan Policy 1-2.1.4: Restrict Density and Intensity of Development.

IN COMPLIANCE

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

Finding: The Applicant is proposing the transfer of fifty (50) hotel/motel units from a Sender Site in the Village Center (VC) Zoning District to a Receiver Site in the Tourist Commercial (TC) Zoning District. Per Code Section 30-506, parcels that are within the TC Zoning District are eligible receiver sites for hotel/motel units located on sender sites within the VC Zoning District.

The TC Zoning District, per Code Section 30-693(e)(6), may have up to twelve (12) dwelling units per acre with TDRs. The resulting density from the proposed TDRs will not exceed the allowable density for the TC Zoning District.

Any development resulting from the proposed TDRs would be required to comply with all regulations set forth in the Village’s Code and Comprehensive Plan.

IN COMPLIANCE

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

The surrounding land is characterized within the Future Land Use Maps (FLUM) as mostly

Mixed Use (MU), a pocket of Residential Medium (RM), and a pocket of Residential Low (RL), with Zoning Districts including Tourist Commercial, Village Center, Settlers Residential, and Residential Estate. The Receiver Site is adjacent to other properties with existing transient and commercial uses as well as some single-family residences. The proposed TDRs are consistent with the uses and character of the surrounding land.

Finding: The Property and the adjacent lands are mixed use in nature. The proposed transfer of development rights would comply with Comprehensive Plan Objective 1-2.4: Recognize Mixed Use Development Patterns.

IN COMPLIANCE

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

Finding: Any development resulting from the proposed transfer of development rights would be required to follow all necessary guidelines set forth in the Village's Land Development Regulations and Comprehensive Plan governing intensity, bufferyards, open space, setbacks, and shoreline development.

IN COMPLIANCE

(5) The Proposed Development complies with Division 30-IV-5 (Concurrency Management) of Village Code;

Finding: A traffic study and letters of coordination have been provided with the Major Conditional Use application which the approval of this Application is contingent on. Staff does not anticipate that the resulting development from the TDRs will negatively impact LOS standards for other public facilities.

IN COMPLIANCE

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

Finding: The Proposed TDR is for the transfer of fifty (50) hotel/motel units. Any development resulting from the proposed transfer of development rights would be required to follow all necessary guidelines set forth in the Village's Land Development Regulations and Comprehensive Plan governing intensity, bufferyards, open space, setbacks, and shoreline development.

IN COMPLIANCE

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

Finding: The proposed TDRs are contingent upon the approval by the Village Council of a Major Conditional Use Application, which is also before you this evening. Staff notes the request proposes an increase of fifty-six (56) hotel units from the one-hundred and fourteen (114) hotel units that exist on the Receiver Site. After the transfer, zero (0) vested hotel/motel rights remain on the Sender Site.

IN COMPLIANCE

The applicant has provided a full traffic study. The traffic study has been reviewed by a 3rd party engineer. That review is attached.

There have been some questions asked about the "density" and if the Islander has enough property and whether or not the transfer can happen. First, hotel/motel uses are considered residential for the purpose of TDRs. Second, the Village allows 3 different and distinct types of transfers. They are:

1. Intensity and density. The transfer of intensity (FAR) from vacant nonresidential and density from residential sender sites to vacant nonresidential and residential receiver sites that meet the minimum lot area but are nonconforming as to density, so as to permit the development of the receiver site.

2. Nonresidential floor area. The off-site transfer of existing nonresidential floor area from any lot to any other lot

3. Residential dwelling units. The off-site transfer and redevelopment of existing residential dwelling units, Transferable ROGO Exemption (TRE) Certificates and the off-site transfer of building permits for residential dwelling units. Development or redevelopment of additional residential dwelling units shall only be permitted within specifically denoted zoning districts following the successful transfer of residential dwelling units to eligible receiver sites.

The first one involves transferring density from one vacant parcel to another. For example, on the Machado lots, if the Village wanted to transfer all the density from the hammock lots to the disturbed lot, this would be the provision the Village would use. The lots are vacant and you are transferring density and intensity.

The second one involves transferring existing non-residential floor area. If someone wanted to build a non-residential building without going through BPAS and had an existing non-residential floor area banked, it could be transferred.

Finally, the third one is the transfer of residential dwelling units from one lot to another. As a reminder, hotel/motel units are considered residential for the purposes of TDRs. This TDR falls into this category. Creekside has existing units that they will transfer to the Islander. The density at Creekside does not matter for the purposes of transferring, only the unit count. The unit count is derived from the hotel/motel list that was created and adopted as an official Village document upon incorporation. This is the number of hotel/motel rooms capped by the village. The Islander can transfer 12 units per acre under the Mixed Use FLUM requirements. The total upland acres are 22.08 or 17.664 buildable acres. The transfer of the 56 units and the existing 114 does not exceed the allowed density under the code and the Comprehensive Plan. They also meet the required maximum FAR of .25.

Budget Impact:
None

Staff Impact:
None

Recommendation:
Staff recommends that the Village Council approve with conditions the Applicant's request for Transfer of Development Rights through adoption of the attached Resolution with the following conditions:

1. This approval shall not take effect prior to the effective date of the Resolution approving Major Conditional Use Application PLCUP20220131.
2. Upon approval of the Major Conditional Use PLCUP20220131, the Village shall record the executed Declaration of Covenants, Conditions, and Restrictions provided herein, removing the fifty (50) hotel/motel development rights from the Sender Site.
3. No occupancy permits shall be issued to the transferred units at the Receiver Site until occupancy permits are issued for Workforce/Affordable Housing at the Sender Site.

Attachments:
1. Creekside Backup VC 882024
2. Creekside Inn - Plantation Key - Traffic Study - August 2024 (eSS)
3. 20240926_MJ TrafficReviewLtr_CreeksideInn_AFdr
4. Creekside TDR Reso (1)

Hotel	Zoning District	Approximate Acreage	Existing Hotel Rooms
Blue Fin Inn	VC	0.69	14
Breezy Palms Motel	TC	2.79	40
Casa Morada Hotel	TC	1.55	16
Cheeca Lodge	TC	25.53	233
Chesapeake Resort	TC	5.23	65
Coconut Cove Resort	TC	2.46	10
Conch On Inn	TC	0.27	9
Days Inn	VC	1.85	37
Drop Anchor Resort Motel	TC	1.64	19
Hampton Inn/Outback	TC	4.51	105
Harbor Lights	TC	3.61	37
Holiday Isle	TC	13.45	151
Islamorada Motel	TC	0.83	13
Key Lantern Motel	VC	1.03	10
Keys Motel	TC	3.7	27
La Jolla Resort	TC	0.91	19
La Siesta Resort	TC	5.49	51
Lookout Lodge	TC	0.58	9
Oceanview Motel and Pub	TC	1.47	8
Pelican Cove	TC	3.46	63
Pines and Palms	TC	1.8	26
Ragged Edge Resort	TC	1.16	10
Sands of Islamorada	TC	0.58	9
Sea Isle Motel/Carribean Resort	TC	3.52	8
Shady Palms Motel	TC	0.86	7
Smugglers Cove	TC	0.88	10
Sunset Inn	VC	2.75	30
The Islander	TC	21.5	114
The Moorings	TC	12.42	18
Tropic Vista Motel	VC	0.38	23
White Gate Court	TC	2.74	7

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00437640-000000
Account#	1536857
Property ID	1536857
Millage Group	50VI
Location Address	90611 OLD Hwy, PLANTATION KEY
Legal Description	BK 1 LOTS 13, 14, &15 BOATMANS COLONY PB3-90 PLANTATION KEY OR322-573 OR455-664 OR614-858 OR918-1731 OR978-1525 OR1043-2499 OR1046-1317 OR1125-1186 OR1154-69C OR1181-1863/64 OR2122-1980 OR2208-1399/1402(AGREE) OR2416-1993/96 OR2533-48/51C/T OR2537-1021/22 (Note: Not to be used on legal documents.)
Neighborhood	10020
Property Class	HOTEL/MOTEL (3900)
Subdivision	BOATMAN'S COLONY
Sec/Twp/Rng	33/62/38
Affordable Housing	No

Currently Creekside Inn VC / MV

Owner

ENDEAVORS LLC
90800 Overseas Hwy
Tavernier FL 33070

Valuation

		2020	2019	2018	2017
+	Market Improvement Value	$1,695,174	$1,256,825	$1,034,374	$1,140,606
+	Market Misc Value	$169,517	$139,647	$114,930	$126,734
+	Market Land Value	$1,525,657	$1,396,472	$1,149,305	$1,267,341
=	Just Market Value	**$3,390,348**	**$2,792,944**	**$2,298,609**	**$2,534,681**
=	Total Assessed Value	**$2,012,963**	**$1,829,967**	**$1,663,607**	**$1,512,370**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$3,390,348**	**$2,792,944**	**$2,298,609**	**$2,534,681**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	23,760.00	Square Foot	144	110

Commercial Buildings

Style	HOTEL/MOTEL C / 39C
Gross Sq Ft	13,503
Finished Sq Ft	8,401
Perimiter	0
Stories	4
Interior Walls	
Exterior Walls	C.B.S.
Quality	300 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	

Contact Us

CREEKSIDE INN
ISLAMORADA • FL

Please call for best NOW Direct Rates

CONTACT US

CREEKSIDE INN

90611 Old Highway Islamorada,
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(mailto:creeksideinn@terranova.net)

Back

Contact Information

Tropic Vista Hotel At Islamorada

★ ★ ★ ★ ★ 0 Votes

90701 Old Hwy, Tavernier, FL, 33070

(305) 852-8799

Category: Hotels

Website: cayclubs.com

Email: N/A

★ Rate | Add Photo | Add Video | Share | Edit

Map & Directions

90701 Old Hwy
Tavernier, FL, 33070

Directions

What is your departure address?

Address, City, State:

Get Directions

Hours of Operation

Opening hours not available. Please contact **Tropic Vista Hotel At Islamorada** at **305-852-8799**.

Reviews & Discussion

More Nearby

The Keys Motel At Islamorada
★ ★ ★ ★ ★ 0 Votes
0.1 miles
90611 Old Hwy

Historic Tavernier Inn
★ ★ ★ ★ ★ 0 Votes
0.9 miles
91865 Overseas Hwy

Tavernier Hotel & Restaurant
★ ★ ★ ★ ★ 0 Votes
0.9 miles
91865 Overseas Hwy

Browse Nearby

- Physicians and Surgeons
- Financial Services
- Gas Stations
- Barbers
- View All

Near Me

Kikis Spa
★ ★ ★ ★ ★ 0 Votes
Health Spas
89240 Overseas Hwy

Hotel	Zoning District	Approximate Acreage	Existing Hotel Rooms
Blue Fin Inn	VC	0.69	14
Breezy Palms Motel	TC	2.79	40
Casa Morada Hotel	TC	1.55	16
Cheeca Lodge	TC	25.53	233
Chesapeake Resort	TC	5.23	65
Coconut Cove Resort	TC	2.46	10
Conch On Inn	TC	0.27	9
Days Inn	VC	1.85	37
Drop Anchor Resort Motel	TC	1.64	19
Hampton Inn/Outback	TC	4.51	105
Harbor Lights	TC	3.61	37
Holiday Isle	TC	13.45	151
Islamorada Motel	TC	0.83	13
Key Lantern Motel	VC	1.03	10
Keys Motel	VC	3.7	27
La Jolla Resort	TC	0.91	19
La Siesta Resort	TC	5.49	51
Lookout Lodge	TC	0.58	9
Oceanview Motel and Pub	TC	1.47	8
Pelican Cove	TC	3.46	63
Pines and Palms	TC	1.8	26
Ragged Edge Resort	TC	1.16	10
Sands of Islamorada	TC	0.58	9
Sea Isle Motel/Carribean Resort	TC	3.52	8
Shady Palms Motel	TC	0.86	7
Smugglers Cove	TC	0.88	10
Sunset Inn	VC	2.75	30
The Islander	TC	21.5	114
The Moorings	TC	12.42	18
Tropic Vista Motel	VC	0.38	23
White Gate Court	TC	2.74	7
Total			**1,198**

It is a VC zone.

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Disclaimer

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Summary

Parcel ID	00437590-000000
Account#	1536806
Property ID	1536806
Millage Group	50VI
Location Address	90701 OLD Hwy, PLANTATION KEY
Legal Description	BK 1 LTS 8 AND 9 BOATMANS COLONY PLANTATION KEY OR516-547 OR626-413 OR652-16 OR713-843/844 OR770-456 OR819-453 OR825-92 OR929-1163 OR954-66C OR968-369 OR964-1933 OR964-1934 OR968-368C OR968-369C OR1057-102C OR1168-1938/39C OR2122-1974 OR2208-1399/1402(AGREE) OR2416-1993/96 OR2533-48/51C/T OR2537-1021/22 (Note: Not to be used on legal documents.)
Neighborhood	10020
Property Class	HOTEL/MOTEL (3900)
Subdivision	BOATMAN'S COLONY
Sec/Twp/Rng	33/62/38
Affordable Housing	No

Tropic Vista
~~Greenside~~ 2
0

Owner

ENDEAVORS LLC
90800 Overseas Hwy
Tavernier FL 33070

Valuation

		2020	2019	2018	2017	2016
+	Market Improvement Value	$1,418,714	$1,010,018	$934,270	$1,037,563	$0
+	Market Misc Value	$141,871	$112,224	$103,808	$115,285	$0
+	Market Land Value	$1,276,842	$1,122,242	$1,038,078	$1,152,847	$1,219,235
=	Just Market Value	**$2,837,427**	**$2,244,484**	**$2,076,156**	**$2,305,695**	**$1,219,235**
=	Total Assessed Value	**$1,785,081**	**$1,622,801**	**$1,475,274**	**$1,341,159**	**$1,219,235**
-	School Exempt Value	$0	$0	$0	$0	$0
=	School Taxable Value	**$2,837,427**	**$2,244,484**	**$2,076,156**	**$2,305,695**	**$1,219,235**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	16,500.00	Square Foot	150	110

Commercial Buildings

VC / MU

Style	HOTEL/MOTEL B / 39B
Gross Sq Ft	8,761
Finished Sq Ft	5,267
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	C.B.S.
Quality	350 ()
Roof Type	
Roof Material	METAL
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1961
Year Remodeled	
Effective Year Built	1995

Condition Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,134	0	0
FLA	FLOOR LIV AREA	5,267	5,267	0
OPF	OP PRCH FIN LL	1,088	0	0
OUF	OP PRCH FIN UL	757	0	0
PUF	SC PRCH FIN UL	312	0	0
SBF	UTIL FIN BLK	203	0	0
TOTAL		**8,761**	**5,267**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1958	1959	1	420 SF	4
CONCRETE DOCK	1958	1959	1	980 SF	2
SEAWALL	1960	1961	1	486 SF	4
CONCRETE DOCK	1960	1961	1	891 SF	2
CONC PATIO	1975	1976	1	1488 SF	2
ASPHALT PAVING	1979	1980	1	2184 SF	2
UTILITY BLDG	1983	1984	1	180 SF	3
WOOD DECK	1983	1984	1	671 SF	2
WOOD DECK	1983	1984	1	980 SF	2
CUSTOM POOL	1999	2000	1	1400 SF	5
TIKI	1999	2000	1	200 SF	5
FENCES	2014	2015	1	520 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/21/2011	$1,500,000	Warranty Deed		2537	1021	05 - Qualified	Improved
9/6/2011	$1,254,100	Certificate of Title		2533	48	11 - Unqualified	Improved
5/12/2009	$4,769,700	Warranty Deed		2416	1993	05 - Qualified	Improved
6/10/2005	$4,000,000	Warranty Deed		2122	1974	M - Unqualified	Improved
1/1/1981	$250,500	Warranty Deed		825	92	U - Unqualified	Improved
10/1/1980	$234,900	Warranty Deed		819	453	U - Unqualified	Improved

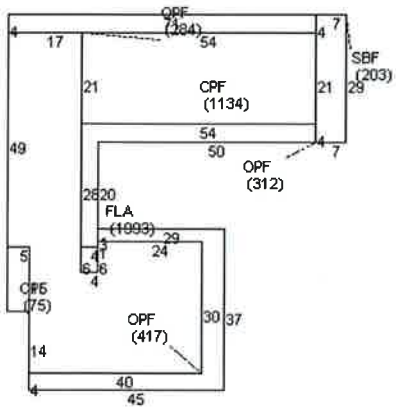
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
FWC201301050	12/5/2013	3/13/2014	$157	Commercial	PICKET FENCE (WOOD)
DMC201300280	5/31/2013		$1		DEMO (5 MOTEL UNITS)
20042322	11/23/2004	4/22/2005	$1		R/R RAILING & DECK
0302283	11/24/2003	9/17/2004	$1		REROOF W/METAL
9811121	11/30/1998	12/29/1999	$1		POOL

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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(1093)
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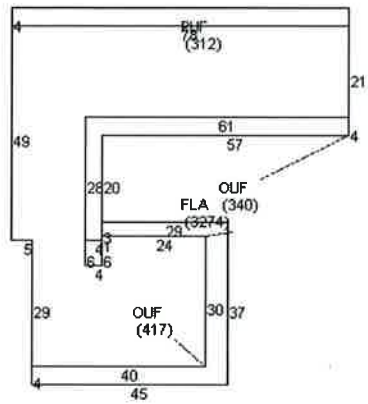
(312)
OUF
(340)
FLA
(3274)
OUF
(417)

Photos

1536806-20131106

Map

TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Summary

Parcel ID	00437630-000000
Account#	1536849
Property ID	1536849
Millage Group	50VI
Location Address	90655 OLD Hwy, PLANTATION KEY
Legal Description	BK 1 LT 12 BOATMANS COLONY PB3-90 PLANTATION KEY OR373-535/536 OR504-52/Q OR873-843/845 OR983-2100/2102 OR1052-2107/JB OR1117-1852 OR1275-2163 OR1656-2077 OR1656-2079AFF OR1656-2080AFF OR2122-1974 OR2208-1399/1402(AGREE) OR2416-1993/96 OR2533-48/51C/T OR2537-1021/22 (Note: Not to be used on legal documents.)
Neighborhood	10020
Property Class	STORE COMBO (1200)
Subdivision	BOATMAN'S COLONY
Sec/Twp/Rng	33/62/38
Affordable Housing	No

Owner

ENDEAVORS LLC
90800 Overseas Hwy
Tavernier FL 33070

√C /MJ

Valuation

		2020	2019	2018	2017	2016
+	Market Improvement Value	$32,494	$27,078	$25,335	$26,180	$28,544
+	Market Misc Value	$33,741	$33,785	$26,159	$26,203	$20,532
+	Market Land Value	$317,565	$337,435	$278,277	$84,500	$84,500
=	Just Market Value	**$383,800**	**$398,298**	**$329,771**	**$136,883**	**$133,576**
=	Total Assessed Value	**$182,190**	**$165,628**	**$150,571**	**$136,883**	**$133,576**
-	School Exempt Value	$0	$0	$0	$0	$0
=	School Taxable Value	**$383,800**	**$398,298**	**$329,771**	**$136,883**	**$133,576**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	5,470.00	Square Foot	72	110
(9500)	2,450.00	Square Foot	0	0

Commercial Buildings

Style	OFF BLDG-1 STY-D / 17D
Gross Sq Ft	1,125
Finished Sq Ft	418
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	MIN WOOD SIDING with 100% METAL SIDING
Quality	300 ()
Roof Type	
Roof Material	
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	METAL SIDING
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1987
Year Remodeled	

Effective Year Built 1987
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	418	418	0
PTO	PATIO	707	0	0
TOTAL		**1,125**	**418**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONCRETE DOCK	1963	1964	1	816 SF	2
SEAWALL	1963	1964	1	840 SF	2
WALL AIR COND	1985	1986	1	1 UT	2
UTILITY BLDG	1985	1986	1	160 SF	2
FENCES	2014	2015	1	300 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/21/2011	$1,500,000	Warranty Deed		2537	1021	05 - Qualified	Improved
9/6/2011	$1,254,100	Certificate of Title		2533	48	11 - Unqualified	Improved
5/12/2009	$4,769,700	Warranty Deed		2416	1993	05 - Qualified	Improved
6/10/2005	$1	Warranty Deed		2122	1974	M - Unqualified	Improved
10/4/2000	$200,000	Warranty Deed		1656	2077	C - Unqualified	Improved
1/1/1990	$160,000	Warranty Deed		1117	1852	U - Unqualified	Improved
5/1/1988	$160,000	Warranty Deed		1052	2107	U - Unqualified	Vacant
2/1/1983	$60,000	Warranty Deed		874	844	U - Unqualified	Vacant
1/1/1983	$11,900	Warranty Deed		873	843	Q - Qualified	Vacant

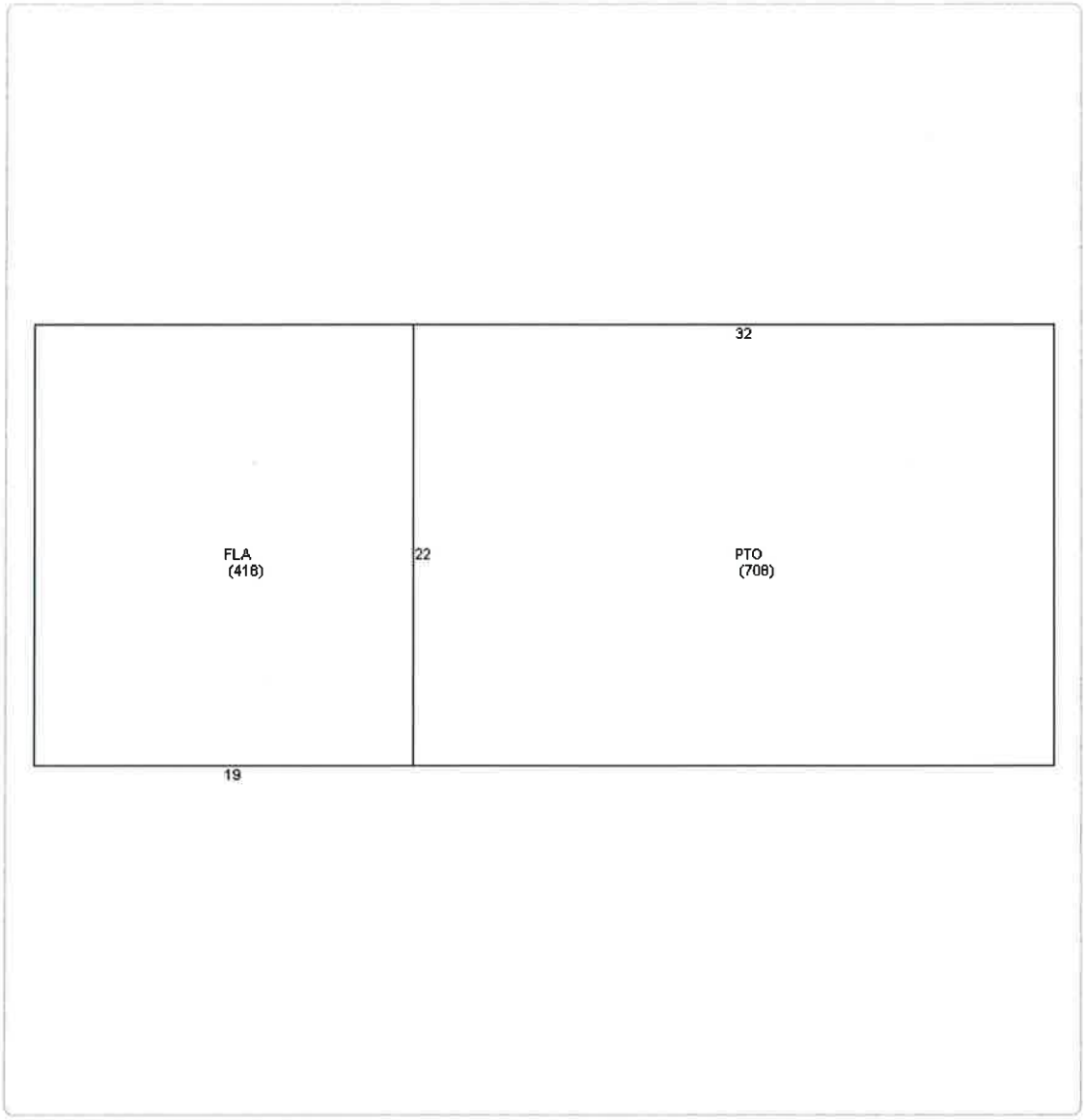
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
FWR201400031	2/13/2014		$1		PICKET FENCE

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos

Map

TRIM Notice

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2020 Notices Only

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Summary

Parcel ID	00437610-000000
Account#	1536822
Property ID	1536822
Millage Group	50VI
Location Address	90691 OLD Hwy, PLANTATION KEY
Legal Description	BK 1 LT 10 AND 11 BOATMANS COLONY PB3-90 PLANTATION KEY OR93-23 OR560-1040 OR569-308 OR827-255 OR868-2061 OR956-2369 OR1409-2111/12 OR1424-1858/59C OR1503-446 OR1503-452/60AFF OR2122-1974 OR2208-1399/1402(AGREE) OR2416-1989/92 OR2533-48/51C/T OR2537-1021/22 (Note: Not to be used on legal documents.)
Neighborhood	10020
Property Class	RESTAURANT (2100)
Subdivision	BOATMAN'S COLONY
Sec/Twp/Rng	33/62/38
Affordable Housing	No

Owner

ENDEAVORS LLC
90800 Overseas Hwy
Tavernier FL 33070

Valuation

		2020	2019	2018	2017	2016
+	Market Improvement Value	$186,359	$186,359	$168,556	$185,412	$189,708
+	Market Misc Value	$135,541	$139,238	$131,407	$134,788	$120,057
+	Market Land Value	$627,264	$324,720	$307,296	$269,280	$269,280
=	Just Market Value	**$949,164**	**$650,317**	**$607,259**	**$589,480**	**$579,045**
=	Total Assessed Value	**$715,348**	**$650,317**	**$607,259**	**$589,480**	**$579,045**
-	School Exempt Value	$0	$0	$0	$0	$0
=	School Taxable Value	**$949,164**	**$650,317**	**$607,259**	**$589,480**	**$579,045**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	15,840.00	Square Foot	144	110

Commercial Buildings

Style	RESTRNT/CAFETR-B- / 21B
Gross Sq Ft	2,436
Finished Sq Ft	2,436
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	C.B.S.
Quality	350 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	1
Heating Type	
Year Built	1956
Year Remodeled	

Effective Year Built 1980
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,436	2,436	0
TOTAL		2,436	2,436	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DOCKS	1997	1998	1	285 SF	5
WOOD DECK	1997	1998	1	855 SF	1
FENCES	2000	2006	1	160 SF	2
TILE PATIO	2000	2006	1	486 SF	1
CONCRETE DOCK	1970	2006	1	560 SF	1
CUSTOM POOL	2000	2006	1	595 SF	2
CONC PATIO	2000	2006	1	738 SF	2
SEAWALL	1955	1956	1	700 SF	4
WALL AIR COND	2000	2011	1	4 UT	2
SEAWALL	1955	1956	1	230 SF	4
BOAT RAMP	1965	1966	1	252 SF	3
WOOD DOCKS	1997	1998	1	1188 SF	3
FENCES	2014	2015	1	432 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/21/2011	$1,500,000	Warranty Deed		2537	1021	05 - Qualified	Improved
9/6/2011	$1,254,100	Certificate of Title		2533	48	11 - Unqualified	Improved
5/12/2009	$768,900	Warranty Deed		2416	1989	05 - Qualified	Improved
6/10/2005	$1	Warranty Deed		2122	1974	M - Unqualified	Improved
2/1/1998	$400,000	Warranty Deed		1503	0446	M - Unqualified	Improved
6/1/1996	$230,200	Warranty Deed		1409	2111	M - Unqualified	Improved
10/1/1985	$1	Warranty Deed		956	2369	M - Unqualified	Improved
2/1/1981	$174,000	Warranty Deed		827	255	U - Unqualified	Improved

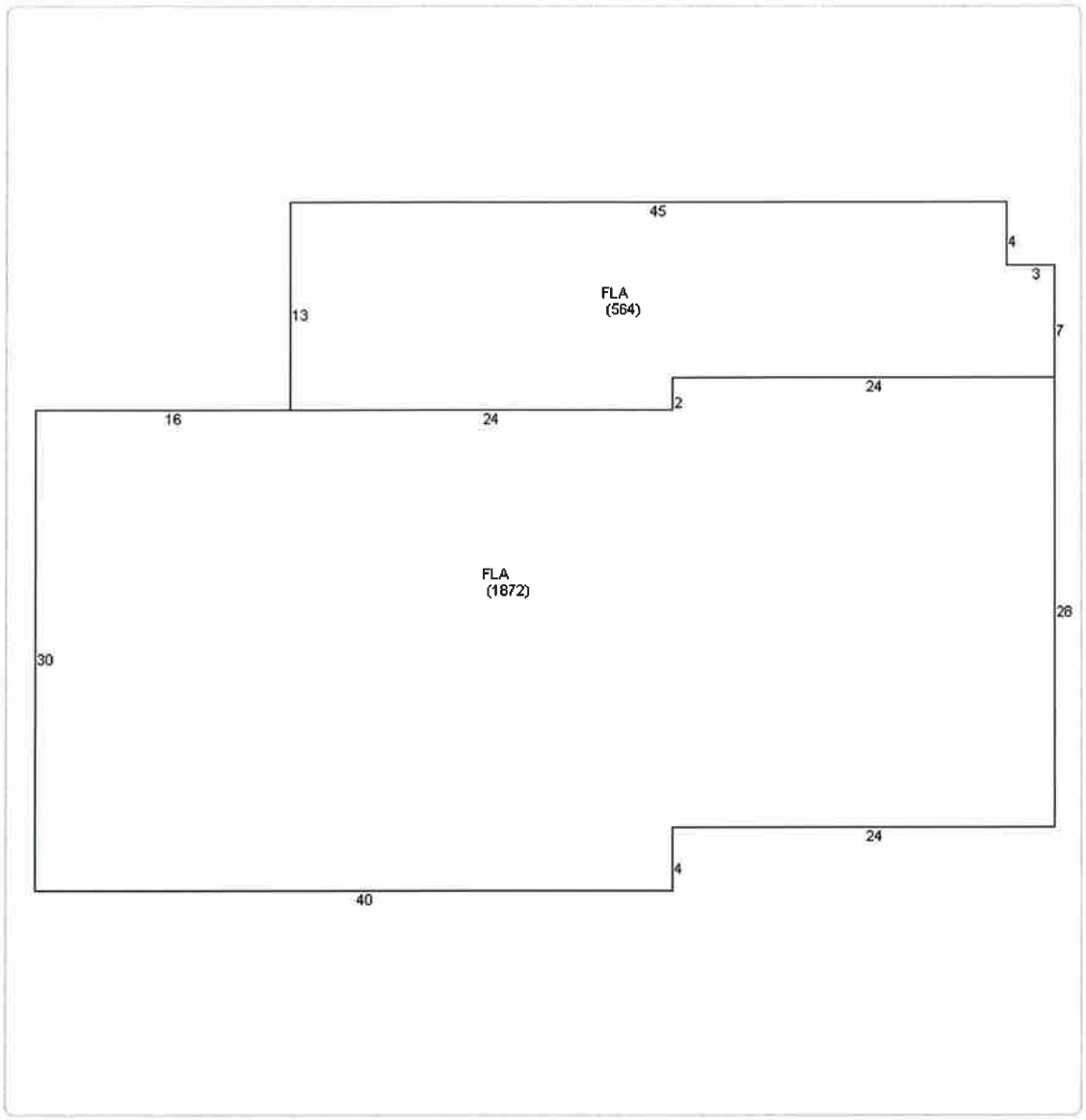
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
FWC201400535	7/11/2014	7/17/2014	$2,000	Commercial	PICKET FENCE
0100452	3/9/2001	1/1/2003	$1		REMOVE STRUCTURE

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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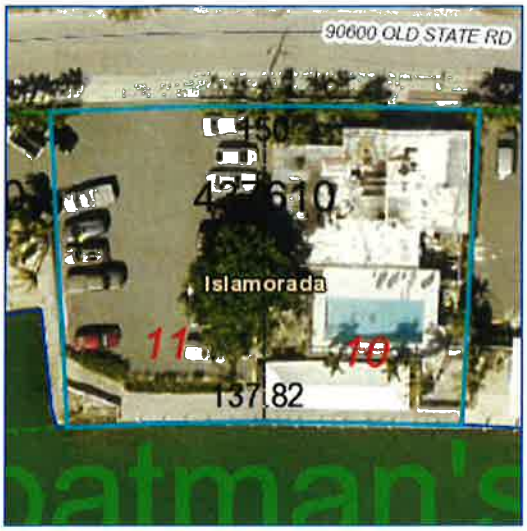
Photos

1536822-20160809-A
OPEN

OPEN

Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

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Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $35.50 Deed Doc Stamp $112,000.00

Prepared By:

Akerman LLP
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131
Attn: Jennifer Kramer
NCS-999115FL1

After Recording, Return To:

LAH Islander LLC
510 Walnut Street, 9th Floor
Philadelphia, PA 19106
Attn: Shawn Tuli and Legal Department

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of January 28, 2021, by **H&C ISLANDER BAYSIDE, LLC**, a Florida limited liability company, whose address is 4119 Massard Road, Fort Smith, Arkansas, 72903 ("**Grantor**"), to **LAH ISLANDER LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 510 Walnut Street, 9th Floor, Philadelphia, Pennsylvania 19106. (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

WITNESSETH:

THAT the Grantor, for the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all of Grantor's right, title and interest in and to all of that certain real property situated in Monroe County, Florida, legally described on **Exhibit A** hereto (the "**Property**"), subject however, to the following (collectively, the "**Permitted Exceptions**"):

(i) taxes and any other assessments for 2021 and all subsequent years not yet due and payable;

(ii) all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, reservations, and all other matters of record without reimposition of the same to the extent any of the foregoing have been released, expired, or are not in force; and

(iv) all unrecorded leases and the rights of tenants thereunder.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and reversions and remainder and remainders thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD, the Property in fee simple forever;

AND the Grantor hereby does hereby warrants and will defend the title to said Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, but against no others.

[Signatures on Next Page]

55600902;2

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Printed Name: Colby Curry

Printed Name: Leslie Kinney

GRANTOR:

H&C ISLANDER BAYSIDE, LLC,
a Florida limited liability company

By: _____
Name: C. David Curry
Title: Manager

STATE OF ARKANSAS)

COUNTY OF SEBASTIAN)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of January, 2021, by C. David Curry, as Manager of H&C ISLANDER BAYSIDE, LLC, a Florida limited liability company, on behalf of the limited liability company.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

_____
(Signature of Notary Public)
Kelli Peters
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 4/1/2028

Affix Notary SEAL

KELLI PETERS
Crawford County
Commission Number 12365182
Notary Public - Arkansas
My Commission Expires April 01, 2028

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

A PARCEL OF LAND AND SUBMERGED LAND IN A PART OF SECTION 32, TOWNSHIP 63 SOUTH, RANGE 37 EAST, UPPER MATECUMBE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN TRACTS 6 AND 7, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HIGHWAY (STATE ROAD NO. 5), AS SHOWN ON PLAT OF SUBDIVISION OF LOTS 3 AND 4, UPPER MATECUMBE KEY, RECORDED IN PLAT BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTH 44° 35' 00" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HIGHWAY AND THE SOUTHEASTERLY LINES OF TRACTS 7 AND 8 FOR A DISTANCE OF 219.53 FEET; THENCE RUN NORTH 39° 23' 30" WEST FOR A DISTANCE OF 430 FEET MORE OR LESS TO THE MEAN HIGH TITLE LINE OF THE BAY OF FLORIDA AND THE MOST SOUTHERLY CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 24126; THENCE RUN NORTH 34° 23' 00" WEST FOR A DISTANCE OF 207.55 FEET TO THE MOST WESTERLY CORNER OF SAID T.I.I.F. DEED NO. 24126; THENCE RUN NORTH 64° 51' 00" EAST FOR A DISTANCE OF 51.93 FEET TO THE MOST NORTHERLY CORNER OF SAID T.I.I.F. DEED NO. 24126 AND THE MOST WESTERLY CORNER OF T.I.I.F. DEED NO. 23077; THENCE RUN NORTH 56° 11' 30" EAST FOR A DISTANCE OF 146.9 FEET TO THE MOST NORTHERLY CORNER OF SAID T.I.I.F. DEED NO. 23077; THENCE RUN SOUTH 34° 51' 50" EAST ALONG THE NORTHEASTERLY LINE OF SAID T.I.I.F. DEED NO. 23077 FOR A DISTANCE OF 188.14 FEET TO A POINT ON THE MEAN HIGH TIDE LINE OF THE BAY OF FLORIDA AND THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID TRACT 7; THENCE RUN SOUTH 42° 02' 30" EAST ALONG THE NORTHWESTERLY PROJECTION OF AND ALONG THE NORTHEASTERLY LINE OF SAID TRACT 7 FOR A DISTANCE OF 399.52 FEET MORE OR LESS BACK TO THE POINT OF BEGINNING.

55600902;2

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2061-5287348 - SCHEDULE A, EXHIBIT A:

The land referred to herein below is situated in the County of Monroe, State of Florida, and described as follows:

Lots 8, 9, 10, 11, 12, 13, 14, and 15, Block 1 of BOATMANS COLONY, according to the Plat thereof as recorded in Plat Book 3, Page(s) 90, of the Public Records of Monroe County, Florida.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2061-5287348 - SCHEDULE B, SECTION II:

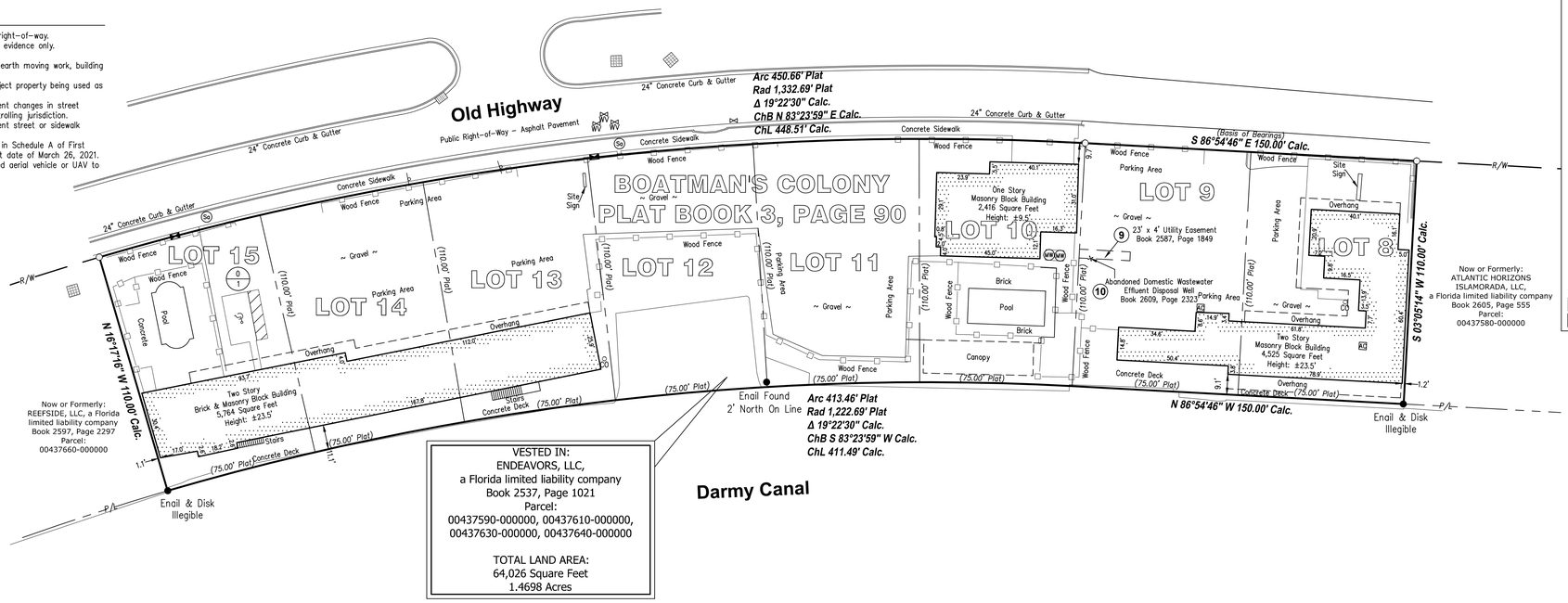
Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Utility Easement granted to Endeavors LLC, recorded September 07, 2012 in Book 2587, Page 1849.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

10. Notice of Abandoned Well recorded January 24, 2013 in Book 2609, Page 2322.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Old Highway, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 90611 Old Highway, Tavernier, Florida.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company File No. 2061-5287348 with a commitment date of March 26, 2021.
9. Orthophotography was captured during the field visit utilizing an unmanned aerial vehicle or UAV to assist in completing the survey.

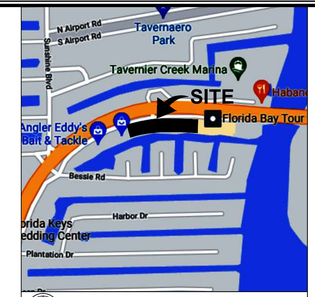


Now or Formerly:
REEFSIDE, LLC, a Florida limited liability company
Book 2597, Page 2297
Parcel:
00437660-000000

Now or Formerly:
ATLANTIC HORIZONS ISLAMORADA, LLC, a Florida limited liability company
Book 2605, Page 555
Parcel:
00437580-000000

VESTED IN:
ENDEAVORS, LLC,
a Florida limited liability company
Book 2537, Page 1021
Parcel:
00437590-000000, 00437610-000000,
00437630-000000, 00437640-000000

TOTAL LAND AREA:
64,026 Square Feet
1.4698 Acres



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

R/W	– Right-of-Way
P/L	– Adjoiner Property Line
●	– Monumentation Found as Noted
○	– 5/8" Iron Pin w/Cap Set Stamped "PSM 7351"
(X)	– Schedule B-Section II Item
Rad	– Radius
Arc	– Arc Length
Δ	– Delta Angle
ChL	– Chord Length
ChB	– Chord Bearing
Calc.	– Calculated
Plat	– Boatman's Colony Plat Book 3, Page 90
XX / XX	– No. of Regular Parking Spaces / No. of Handicap Parking Spaces
	– Curb Inlet Basin w/ Grate
	– Catch Basin
	– Cleanout
	– Sanitary Manhole
	– Water Valve
	– Water Meter
	– Monitoring Well
	– Handicap Space
	– Sign
	– Unknown Valve
	– Wood Fence (As Noted)
	– No Parking Area
	– Building Area

BASIS OF BEARING:

The basis for all bearings shown hereon is the south right-of-way line of Old Highway, known as being S 86°54'46" E, per Florida Primary Reference Network.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone AE (Special Flood Hazard Area; Base flood elevations determined) according to the Flood Insurance Rate Map for the County of Monroe, State of Florida, Community Panel No. 12087C0918K, Effective Date February 18, 2005.

ZONING:

As of June 29, 2021, we have not yet received the current zoning information for the subject property.

PARKING:

0 Parking Spaces
1 Handicapped Spaces
1 Total Parking Spaces

TOTAL LAND AREA:

64,026 Square Feet
1.4698 Acres

CERTIFICATION:

To: First State Bank of the Florida Keys, a banking corporation organized and existing under the laws of the State of Florida; Johnson, Pope, Bokor, Ruppel & Burns, LLP; LAH Creekside LLC, a Delaware limited liability company; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 16 and 17 of Table A thereof. The field work was completed on June 28, 2021.

Date of Plat or Map: June 29, 2021.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J-17.050-052 F.A.C.

By: Ronald W. Walling
Ronald William Walling, PSM
Florida Professional Surveyor and Mapper No. LS 6473
Florida Certificate of Authorization No. LB 7351
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
EMG	07/09/2021	CERTIFICATION

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY AND ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

LAH FLORIDA VENTURE, LLC
510 Walnut Street
Ninth Floor
Philadelphia, Pennsylvania 19106

90611 Old Highway
City of Tavernier
County of Monroe
State of Florida

NORTH

GRAPHIC SCALE
0 30 60
1 INCH = 30 FT.

Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper, unless transmitted electronically.

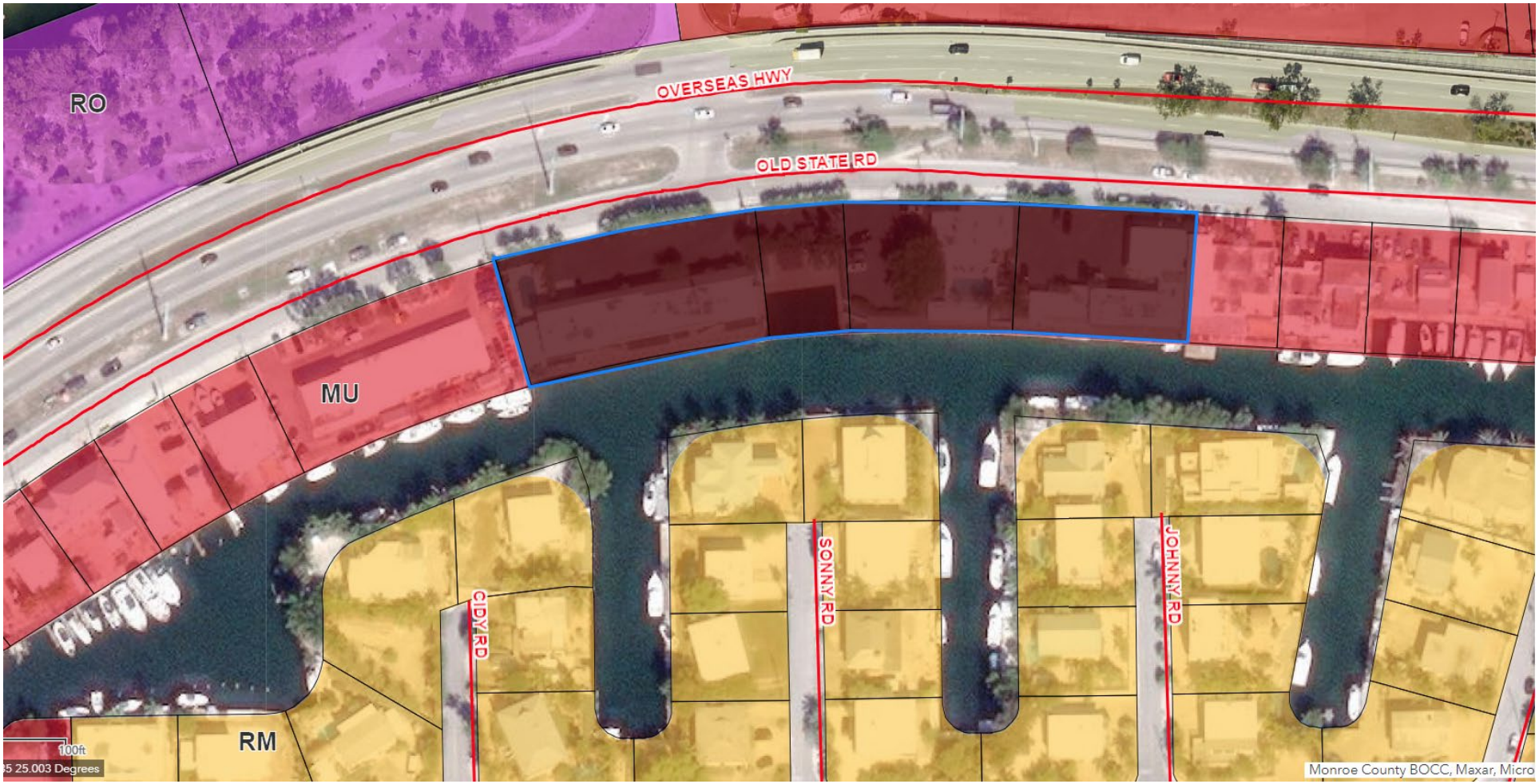
RONALD W. WALLING
LICENSE NUMBER
6473
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
RONALD W. WALLING
State of Florida Professional Surveyor and Mapper License No. 6473

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 50309
PC: JJL
PM: ATK Drafter: JLO

Future Land Use Map:



Official Zoning Map:

This instrument was prepared by:
Jess Miles Goodall, Esq.
Smith Hawks, PL
138 Simonton Street,
Key West, FL 33040

After Recording Return To:
Islamorada, Village of Islands
Planning and Development Services Department
86800 Overseas Highway
Islamorada, Florida 33036

RE #s 00437640-000000
00437590-000000
00437630-000000
00437610-000000 Sender Site
RE # 00400810-000000 Receiver Site

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
(SENDER SITE)

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made this ____ day of _____2024, by **LAH CREEKSIDE, LLC**, a Delaware limited liability company, whose address is 44 Hersha Drive, Harrisburg, PA 17102 (the "Owner") to and in favor of **LAH ISLANDER LLC,** a Delaware limited liability company, whose principal address is 510 Walnut Street, 9th Floor, Philadelphia, FL 19106.

R E C I T A L S

1. The Owner holds fee simple title to real property located in Islamorada, Village of Islands (the "Village"), Monroe County, Florida, as more particularly legally described as follows:

See Exhibit "A" (the "Property");

2. The Property consists of approximately 1.4698 acres of land with fifty (50) Hotel/Motel development rights, disturbed land, zoned Village Center (VC).

3. Pursuant to the Village Land Development Regulations, Chapter 30, Article IV, Division 12, and Section 30-506(1)(a), and Chapter 30, Article IV, Division 2, Owner has applied for an off-site Transfer of Development Rights ("TDR") from the Property to the Receiver Site (as hereinafter described), which off-site transfer consists of fifty (50) Hotel/Motel units to the Receiver Site located at 82100 Overseas Highway, Upper Matecumbe Key, Florida, and legally described as follows:

See Exhibit "B" (the "Receiver Site");

4. The Owner has agreed to a TDR in the form of an off-site transfer of fifty (50) Hotel/Motel Units from the Property to the Receiver Site, which would allow for the development of fifty (50) Hotel/Motel units as part of the re-development of the existing resort on the Receiver Site;

5. The TDR of fifty (50) Hotel/Motel Units from the Property to the Receiver Site reduces the remaining units on the Property to zero (0) remaining development rights for the property; and

6. As a condition of approval of the TDR from the Property to the Receiver Site, and in order to document and restrict the remaining density or acreage on the Property, and as condition for the issuance of permits on the Receiver Site, the Village requires that the Owner execute this Declaration.

NOW, THEREFORE, in order to assure the Village that the representations made by the Owner during the TDR process from the Sender Site to the Receiver Site will be abided by, and as a condition to the issuance of a permit to the Receiver Site, the Owner freely, voluntarily and without duress, hereby declares, covenants, and agrees that the Property shall be held and conveyed subject to the following restrictions, covenants and conditions, which shall run with the Property and be binding upon all persons having any right, title or interest in the Property or any part thereof.

1. **Recitals Adopted**. Each of the above recitals is hereby confirmed and adopted.

2. **Village's Right to Inspect Property**. The Owner hereby acknowledges and agrees that any official Village inspector or duly authorized agent of the Village has the right to enter upon and inspect the use of the Property at any time during normal working hours to determine whether the Owner is in compliance with the conditions of this Declaration.

3. **Covenant Running with the Land**. This Declaration shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the Public Records of Monroe County, Florida. This Declaration shall remain in full force and effect and be binding upon the Owner, and all parties having any right, title or interest in the Property or any part thereof, and their heirs, successors, and assigns, until such time as the same is modified, amended, or released pursuant to paragraph 5 herein below.

4. **Term**. This Declaration shall be binding on the Owner and all subsequent owners of the Property for a period of thirty (30) years from the date this Declaration is recorded, after which time the Declaration shall be extended automatically for successive periods of ten (10) years each.

5. **Modification, Amendment Release**. This Declaration may only be modified, amended, or released by a written instrument executed by the Director of the Village's Planning and Development Services Department, or his/her designee.

6. **Enforcement**. This Declaration may be enforced by the Village against any party or person violating, or attempting to violate, any of the covenants and restrictions contained herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, reasonable attorneys' fees and costs as well as attorneys' fees and cost incurred in enforcing this prevailing parties' attorneys' fees provision. This enforcement provision shall be in addition to any other remedies available at law or in equity.

7. **Authorization for Village to Withhold Permits and Inspections**. If the terms of this Declaration are not being complied with, in addition to any other remedies available at law or in equity, the Village is hereby authorized to withhold any permits regarding the Property or any portion thereof, and to refuse to make any inspections or grant any approvals for the Property or any portion thereof, until such time as the Owner is in compliance with the covenants of this Declaration.

8. **Election of Remedies**. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges. The Owner or the Village shall be entitled to pursue all actions at law or in equity including, but not limited to, injunctive relief.

9. **Severability**. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK, SIGNATURE OF OWNER FOLLOWS ON NEXT PAGE]

Signed, witnessed, executed, and acknowledged on this ___ day of _____, 2024.

OWNER:

LAH CREEKSIDE, LLC, a Delaware limited liability company

By:_____
Name:_____
Title:_____

WITNESSES:

_____
Print Name:_____

_____
Print Name:_____

STATE OF FLORIDA)
SS:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this ____ day of , 2024, by _____ in his capacity as _____ of LAH Creekside, LLC, a Delaware limited liability company, on behalf of the company, who is [ ] personally known or [ ] has produced _____ as identification.

_____
NOTARY PUBLIC, State of Florida
My Commission Expires: Print Name:_____

EXHIBIT A

Lots 8, 9, 10, 11, 12, 13, 14, and 15, Block 1 of BOATMANS COLONY, according to the Plat thereof as recorded in Plat Book 3, Page(s) 90, of the Public Records of Monroe County, Florida.

EXHIBIT B

A PARCEL OF LAND AND SUBMERGED LAND IN A PART OF SECTION 32, TOWNSHIP 63 SOUTH, RANGE 37 EAST, UPPER MATECUMBE KEY, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN TRACTS 6 AND 7, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HIGHWAY (STATE ROAD NO. 5), AS SHOWN ON PLAT OF SUBDIVISION OF LOTS 3 AND 4, UPPER MATECUMBE KEY, RECORDED IN PLAT BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTH 44° 35' 00" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HIGHWAY AND THE SOUTHEASTERLY LINES OF TRACTS 7 AND 8 FOR A DISTANCE OF 219.53 FEET; THENCE RUN NORTH 39° 23' 30" WEST FOR A DISTANCE OF 430 FEET MORE OR LESS TO THE MEAN HIGH TITLE LINE OF THE BAY OF FLORIDA AND THE MOST SOUTHERLY CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 24126; THENCE RUN NORTH 34° 23' 00" WEST FOR A DISTANCE OF 207.55 FEET TO THE MOST WESTERLY CORNER OF SAID T.I.I.F. DEED NO. 24126; THENCE RUN NORTH 64° 51' 00" EAST FOR A DISTANCE OF 51.93 FEET TO THE MOST NORTHERLY CORNER OF SAID T.I.I.F. DEED NO. 24126 AND THE MOST WESTERLY CORNER OF T.I.I.F. DEED NO. 23077; THENCE RUN NORTH 56° 11' 30" EAST FOR A DISTANCE OF 146.9 FEET TO THE MOST NORTHERLY CORNER OF SAID T.I.I.F. DEED NO. 23077; THENCE RUN SOUTH 34° 51' 50" EAST ALONG THE NORTHEASTERLY LINE OF SAID T.I.I.F. DEED NO. 23077 FOR A DISTANCE OF 188.14 FEET TO A POINT ON THE MEAN HIGH TIDE LINE OF THE BAY OF FLORIDA AND THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID TRACT 7; THENCE RUN SOUTH 42° 02' 30" EAST ALONG THE NORTHWESTERLY PROJECTION OF AND ALONG THE NORTHEASTERLY LINE OF SAID TRACT 7 FOR A DISTANCE OF 399.52 FEET MORE OR LESS BACK TO THE POINT OF BEGINNING.

Islamorada, Village of Islands
Planning & Development Services
86800 Overseas Highway, Islamorada, FL 3303
T: 305-664-6400, F: 305-664-6467

Application for Transfer of Development Rights

Pursuant to Code Chapter 30, Article IV, Division 12

Application Type: Nonresidential Floor Area	Fee	Deposit*	Total Fee
☐ Transfer of 4,999 square feet of nonresidential floor area or less:	$1,500	$500	$2,000
☐ Transfer of 5,000 square feet of nonresidential floor area or more:	$2,500	$500	$3,000

Application Type: Residential dwelling units and density or hotel/motel units	Fee	Deposit	Total Fee
☐ Transfer of four or less dwelling units or hotel/motel units:	$1,500	$500	$2,000
☑ Transfer of five or more dwelling units or hotel/motel units:	$2,500	$500	$3,000

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

An application must be deemed complete and in compliance with the Village Code by Staff prior to the items being scheduled for review.

Applicant / Agent (if applicable): Property owner must submit a **notarized** letter authorizing the applicant/agent to act on their behalf including the agent's name, address and phone number.

Name: SMITH HAWKS, PL/ Barton W. Smith, Esq. / Jess Miles Goodall, Esq.

Mailing Address: 138 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 296-7227 Fax: _____

Email: Bart@SmithHawks.com / Jess@SmithHawks.com / Brandi@SmithHawks.com

Sender Site Property Owner: If multiple sender sites, please provide details of such on separate page.

Name: LAH Creekside LLC

Mailing Address: c/o Agent

City: c/o Agent State: c/o Agent Zip: c/o Agent

Home/Mobile Phone: c/o Agent Office: c/o Agent Fax: c/o Agent

Email: c/o Agent

Sender Site Legal Description: If in metes and bounds, attach legal description on separate page.

Physical Address: 90611, 90655, 90691, and 90701 Old Hwy, Tavernier, FL 33070 Mile Marker: 90.5

Lot: _____ Block: _____ Subdivision: _____

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

Real Estate (RE) Number: 00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000 Alternate Key: 1536857, 1536849, 1536822, & 1536806

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

Total Land Area: 64,026 Square Feet 1.4698 acres

Proposed TDR Sender Site:	**Existing Development Rights**	**Proposed Transfer to Receiver Site(s)**	**Remaining Development Rights**
Amount of nonresidential floor are in square feet (SF):	N/A	N/A	N/A
Number of residential **Market Rate** dwelling units:	N/A	N/A	N/A
Number of residential **Affordable** dwelling units:	N/A	N/A	N/A
Amount of residential density in acres (AC):	50 hotel/motel Unit	50 hotel/motel Units	Affordable density
Number of hotel/motel units:	50	50	0

Receiver Site Property Owner: If multiple sender sites, please provide details of such on separate page.

Name: LAH Islander LLC

Mailing Address: c/o Agent

City: c/o Agent State: c/o Agent Zip: c/o Agent

Home/Mobile Phone: c/o Agent Office: c/o Agent Fax: c/o Agent

Email: c/o Agent

Receiver Site Legal Description: If in metes and bounds, attach legal description on separate page.

Physical Address: 82100 Overseas Highway; 81998 Old Highway; and 132 Carroll St, L Mile Marker: 81/82

Lot: Block: Subdivision: STRATTON'S

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

Real Estate (RE) Number: 00400400-000000; 00400450-000000; and 00400810-000000 Alternate Key: 1492680; 1492736; and 14931

Zoning District: Tourist Commercial (TC) and SR Future Land Use Category: Mixed Use (MU)

Total Land Area: 2,419,758 gross, 961,804.8 upland Square Feet 55.55 gross acres, 22.08 Upland acres

Please submit the following documents for all applications:

☑ **Correct application fee:** Check or money order made payable to "Islamorada, Village of Islands".

☑ **Notarized agent authorization letter** from all owners of sender and receiver sites.

☑ **Proof of ownership** of sender and receiver sites (i.e. warranty deeds).

☑ **Signed and sealed survey** prepared by a Florida registered surveyor.

N/A **Vegetation survey and/or a habitat analysis** prepared by a qualified biologist of all sites.

☑ **Declaration of Covenants, Conditions and Restrictions** on the sender site indicating the recorded amount of nonresidential floor area, residential dwelling units or hotel/motel units remaining.

N/A **Grant of Conservation Easement Agreement** on the sender site prohibiting any future development on all hammock areas of the property.

N/A **Restoration plan** prepared by a qualified biologist in accordance with Code Section 30-1615.

If deemed necessary to complete a full review of the application, the Planning & Development Services Department reserve 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 or Agent: _____ Date: April 15, 2024

Print Name: Jess Miles Goodall

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me by means of ☑ physical appearance or ☐ online notarization, this 15th day of April, 2024, by Jess Miles Goodall (name of person signing the application) as Agent (type of authority e.g. officer, manager / member, trustee, attorney in fact) for LAH Creekside LLC (name of entity or party on behalf of whom application was executed).

_____
Signature of Notary Public –State of Florida

SEAL:

BRANDI GREEN
Notary Public - State of Florida
Commission # HH 016147
My Comm. Expires Jun 29, 2024
Bonded through National Notary Assn.

☑ Personally Known ☐ Produced Identification Type of ID: N/A

Doc # 2330344 Bk# 3112 Pg# 2090 Electronically Recorded 7/16/2021 at 10:37 AM Pages 3
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $27.00 Deed Doc Stamp $87,500.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

William T. Conroy, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
490 First Avenue South, Suite 700
St. Petersburg, FL 33701

Parcel ID Nos. 00437590-000000; 00437610-000000; 00437630-000000; and 00437640-000000

Space above this line for Recorder's use only

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of July 15, 2021, by ENDEAVORS, LLC, a Florida limited liability company, which has principal address of 90800 Overseas Highway, Tavernier, Florida 33070 (hereinafter called the "**Grantor**"), in favor of LAH CREEKSIDE LLC, a Delaware limited liability company, which has a principal address of 44 Hersha Drive, Harrisburg, PA 17102 (hereinafter called the "**Grantee**").

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Monroe, State of Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**"):

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO the easements, restrictions, agreements and reservations of record, if any, which are specifically not reimposed or extended hereby, and all real estate taxes for 2021 and all subsequent years.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does fully warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

NOTE TO RECORDER: Documentary stamp taxes in the amount of $87,500.00 are being paid on consideration of $12,500,000.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

Print Name: NORA M. KERRIGAN

Print Name: Jerrett Burmester

GRANTOR:

ENDEAVORS, LLC, a Florida limited liability company

By: _____
Name: German Fucaraccio
Title: Manager

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing Special Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of July, 2021, by German Fucaraccio in his capacity as Manager of **ENDEAVORS, LLC**, a Florida limited liability company, and he is ☒ is personally known to me, or ☐ has produced _____ as identification.

My Commission Expires: 8-5-21

Print Name: NORA M. KERRIGAN
NOTARY PUBLIC

NORA M. KERRIGAN
MY COMMISSION # GG 122147
EXPIRES: August 5, 2021
Bonded Thru Notary Public Underwriters

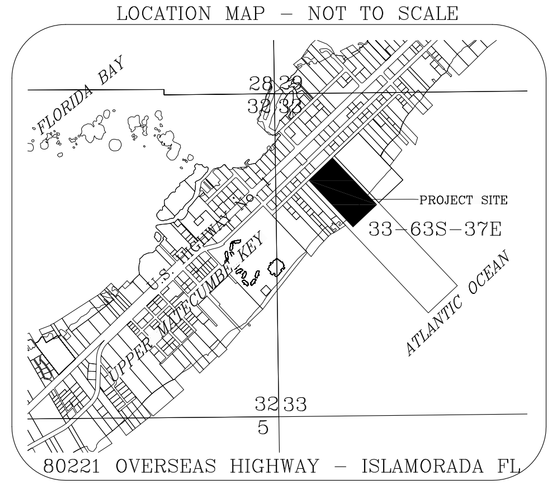
EXHIBIT "A"
LEGAL DESCRIPTION

Lots 8, 9, 10, 11, 12, 13, 14, and 15, Block 1 of BOATMANS COLONY, according to the Plat thereof as recorded in Plat Book 3, Page(s) 90, of the Public Records of Monroe County, Florida.

TREE LEGEND:

- THATCH PALM
- TABEBUIA TREE
- SILVER PALM TREET
- SILK FLOSS TREE
- ROYAL PALM TREE
- PLUMERIA TREE
- PINE TREE
- MANGO TREE
- MAHOGANY TREE
- GUMBO LIMBO TREE
- BANANA TREE
- BIRD OF PARADISE
- BUTTONWOOD TREE
- CABBAGE PALM
- DATE PALM
- FOXTAIL PALM
- THATCH PALM
- PALM CLUSTER
- PICCABEAN PALM
- UNKNOWN TREE
- SEA GRAPE TREE

LOCATION MAP – NOT TO SCALE



LEGEND:					
P.O.B. POINT OF BEGINNING	CLF – CHAIN LINK FENCE	(M) – MEASURED	PRM – PERMANENT REFERENCE MARKER
P.O.C. POINT OF COMMENCEMENT	A/C – AIR CONDITIONER	(C) – CALCULATED	A/C – AIR CONDITIONER
(T) BB TITLE EXCEPTION	WM – WATER METER	(P) – PLAT	FIR – FOUND IRON ROD
APPROX. APPROXIMATE (Δ)	SAN – SEWER AIR VENT	(D) – DEED	FN – FOUND NAIL
M.H.W.L. MEAN HIGH WATER LINE	BLDG – BUILDING	SCO – SEWER CLEANOUT	FND – FOUND NAIL AND DISK
O.R.B. – OFFICIAL RECORD BOOK	CONC – CONCRETE BLOCK WALL	SVT – VACUUM SEWER PIT	FSD – FOUND SCREW AND DISK
C/L – CENTERLINE	MF – METAL FENCE	SD – STORM DRAIN	FRC – FOUND IRON ROD AND CAP
R/W – RIGHT-OF-WAY	WF – WOOD FENCE	OHW – OVERHEAD WIRES	SRC – SET IRON ROD AND CAP
PG. – PAGE	SAW – PLASTIC FENCE	NGVD – NATIONAL GEODETIC VERTICAL DATUM	SND – SET NAIL AND DISK
CONC. – CONCRETE	PR – DEDICATED AIR BREATHER	PRM – PERMANENT REFERENCE MARKER	FIP – FOUND IRON PIPE
BOCC – BOARD OF COUNTY COMMISSIONERS	SP – SPECIFIC PANEL	WUP – METAL UTILITY POLE	UTILITY POLE
O/H – OVERHANG	T.O.P. – TYPICAL	—o— – TRAFFIC SIGN	13.5 – TOP OF SLOPE
E.O.P. – EDGE OF PAVEMENT	GEN – GENERATOR	O/H – OVERALL	10.5 – TOP OF BANK
NAVD88 – NORTH AMERICAN VERTICAL DATUM OF 1988	X.X' SPOT ELEVATION (EL)	LS – LICENSED SURVEYOR – BUSINESS	I.I.I.F. – TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA		CONCRETE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°23'34"E	34.82
L2	N42°14'43"E	23.66
L3	N12°09'14"E	5.82
L4	N35°33'41"W	6.15
L5	N41°44'34"E	16.58
L6	S58°10'15"E	8.16
L7	N68°52'26"E	3.53
L8	N40°09'08"E	33.56
L9	N42°50'59"E	34.55
L10	N45°20'43"E	50.11
L11	N21°08'33"E	17.49
L12	N14°10'01"W	5.21
L13	N21°33'11"E	22.32
L14	N27°09'22"E	27.57
L15	S65°38'54"E	7.70
L16	N87°26'05"E	13.50
L17	N51°12'52"E	9.53
L18	N40°48'04"E	52.97
L19	N43°01'51"E	44.18
L20	N37°33'39"E	39.63
L21	N42°06'04"E	43.44
L22	N38°52'12"E	31.60
L23	N40°23'11"E	5.67
L24	N44°02'03"E	38.60
L25	N40°35'25"E	39.09
L26	N41°05'50"E	15.74

SHORELINE SETBACK

SEC. 30–1542. – SHORELINE SETBACK.
ALL DEVELOPMENT WITHIN THE SHORELINE SETBACK SHALL BE SUBJECT TO THE FOLLOWING STANDARDS AND DESIGN CRITERIA:

(1) PRINCIPAL STRUCTURES SHALL BE SET BACK FROM THE MEAN HIGH WATER LINE (MHWL) OR THE LANDWARD EXTENT OF THE MANGROVES AS FOLLOWS: (A) TWENTY FEET FROM THE MHWL ALONG LEGALLY ALTERED SHORELINES INCLUDING MANMADE CANALS, CHANNELS, AND BASINS; (B) THIRTY FEET FROM THE MHWL OR THE LANDWARD EXTENT OF THE MANGROVES, WHICHEVER IS FURTHER LANDWARD ALONG OPEN WATER SHORELINES NOT ADJACENT TO MANMADE CANALS, CHANNELS, OR BASINS WHICH HAVE BEEN LEGALLY ALTERED, PROVIDED THAT: 1. A MANGROVE FRINGE OF AT LEAST TEN FEET IN WIDTH OCCURS ACROSS THE ENTIRE SHORELINE OF THE PROPERTY; OR 2. WHERE NO MANGROVE FRINGE EXISTS, PRINCIPAL STRUCTURES SHALL BE SET BACK AT LEAST 30 FEET FROM THE MHWL, PROVIDED THAT NATIVE VEGETATION EXISTS OR IS PLANTED WITH A CLASS G BUFFERYARD PURSUANT TO SECTION 30–815 OF THIS CHAPTER ACROSS THE ENTIRE SHORELINE AS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, AND IS PLACED UNDER CONSERVATION EASEMENT; OTHERWISE THE SETBACK SHALL BE 50 FEET AS MEASURED FROM THE MHWL; OR 3. WHERE DEVELOPED LOTS EXIST WITHIN 200 FEET ON BOTH SIDES OF AN INFILL LOT AND PRINCIPAL STRUCTURES ARE SET BACK LESS THAN 50 FEET FROM THE MHWL OR THE LANDWARD EXTENT OF THE MANGROVES, WHICHEVER IS FURTHER LANDWARD; THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY EVALUATE THE COMMUNITY CHARACTER, THE PRESENCE OR ABSENCE OF ENVIRONMENTAL FEATURES, AND THE SETBACKS ON ADJACENT DEVELOPED PROPERTIES WITHIN TWO PARCELS ON EITHER SIDE OF PROPOSED DEVELOPMENT, AND MAY ALLOW PRINCIPAL STRUCTURES TO BE SET BACK AS FAR AS PRACTICABLE OR IN LINE WITH ADJACENT PRINCIPAL STRUCTURES. IN NO EVENT SHALL THE SETBACK BE LESS THAN 30 FEET. ON SHORELINES WHERE THE EXISTING PATTERN OF SETBACK IS GREATER THAN 30 FEET FROM THE MHWL, THE GREATER SETBACK SHALL APPLY. (C) FIFTY FEET FROM THE MHWL OR THE LANDWARD EXTENT OF THE MANGROVES, WHICHEVER IS FURTHER LANDWARD ALONG UNALTERED OR UNLAWFULLY ALTERED SHORELINES. (2) ON THOSE BEACHES IDENTIFIED AND APPROVED BY THE VILLAGE OR DEPARTMENT OF ENVIRONMENTAL PROTECTION AS TURTLE NESTING AREAS, NO STRUCTURE, INCLUDING FENCES, SHALL BE PERMITTED WITHIN 50 FEET OF THE LANDWARD TOE OF THE BEACH BERM OR 100 FEET FROM THE MEAN HIGH–WATER LINE WHERE THE BERM CANNOT BE DETERMINED. (3) SHORELINE SETBACK REQUIREMENTS SHALL NOT APPLY TO FENCES, SEAWALLS, RETAINING WALLS, RIPRAP, AND BULKHEADS AS PERMITTED PURSUANT TO THIS DIVISION AND THIS CHAPTER. THESE STRUCTURES MAY BE ALLOWED AS PRINCIPAL USES WHERE IT IS DEMONSTRATED THAT THEIR PURPOSE IS FOR EROSION CONTROL OR UPLAND PROTECTION AS DETERMINED PURSUANT TO THIS DIVISION OR ARTICLE V, DIVISION 9 OF THIS CHAPTER (FENCES).

ZONING: TOURIST COMMERCIAL

Sec. 30–693. – Tourist commercial (TC) zoning district.
(a) Purpose and intent. (1) The purpose of the tourist commercial (TC) zoning district is to accommodate existing tourist lodging, tourist attractions and supportive facilities. (2) This zoning district is established within the Mixed Use (MU) FLUM category. (b) Permitted uses. The following uses are permitted uses provided that they do not contain a drive–in or drive–through component. (1) Single family dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to single–family dwelling units is not permitted; (2) Deed restricted affordable housing dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to dwelling units is not permitted; (3) Hotels and motels with 25 rooms or less; (4) Recreational equipment rental; (5) Restaurants less than 1,500 square feet; (6) Brewpubs less than 1,500 square feet; and (7) Accessory uses and structures, excluding guesthouses. (c) Uses reviewed as a minor conditional use. The following uses are reviewed as minor conditional uses provided that they do not contain a drive–in or drive–through component. (1) Any permitted residential use, greater than 25 dwelling units, except that motels and hotels shall not be considered a residential use; (2) Bars, taverns and drinking places less than 5,000 square feet; (3) Brewpubs of 1,500 to 3,000 square feet; (4) Commercial recreational facility less than 5,000 square feet; (5) Community pier or public dock; (6) Docking facility. (7) Hotels or motels having more than 25 rooms and less than 50 rooms; (8) Infrastructure and municipal utility facilities; (9) Restaurants of 1,500 to 3,000 square feet; and (10) Attached wireless facility. (d) Uses reviewed as a major conditional use. (1) Hotels or motels having 50 rooms or more; (2) Brewpubs of 3,001 to 5,000 square feet; (3) Commercial recreational uses of 5,000 square feet or greater; (4) Marina redevelopment; (5) Restaurants of 3,001 to 5,000 square feet; (6) Stealth wireless facility; (7) Outdoor storage and display areas pursuant to article VI, division 8 of this chapter; and (8) Any use listed above as a permitted or minor conditional use, or a major conditional use listed herein, provided that the use contains a drive–in or drive–through component. (e) Site development standards. (1) Minimum lot area: Not applicable. (2) Maximum building height: 35 feet. (3) Maximum developable lot coverage: Not applicable. (4) Setbacks: a. Front yard: Minimum 25 feet. Front yard setback may be reduced to the minimum required bufferyard width pursuant to division 6 of this article only for covered unenclosed areas, outdoor seating areas, balconies, roof overhangs, walkways, stairways and entryways. b. Street side yard: Minimum ten feet, or the required bufferyard width pursuant to division 6 of this article, whichever is less. c. Interior side yard: Minimum ten feet. d. Rear yard: Minimum 20 feet. e Rear yard on shoreline: See article VII, division 2 of this chapter. (5) Floor area: Maximum floor area for principal structures: 0.25 FAR or 0.35 FAR with TDRs or with working waterfronts pursuant to article IV, division 17 of this chapter. (6) Density. Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs, or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units. (7) Open space: See article VII, division 4 of this chapter. (8) Landscape requirements: See division 6 of this article. (9) Parking requirements: See division 7 of this article. (10) Maximum principal building size: The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.

LEGAL DESCRIPTION: ISLANDER PHASE 1 PARCEL

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 10 OF STRATTON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 38, PUBLIC RECORDS, MONROE COUNTY, FLORIDA; THENCE N.46°09'42"E., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S.43°20'27"E., A DISTANCE OF 676.07 TO A POINT ON THE PLATTED LOT LINE OF SAID LOT 4 BLOCK 10, THENCE CONTINUE S.43°20'27"E., A DISTANCE OF 147.99 FEET TO A POINT ON THE MEAN HIGH WATERLINE OF THE ATLANTIC OCEAN; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 26 CALLS:
N45°23'34"E , A DISTANCE OF 34.82 FEET; THENCE
N42°14'43"E , A DISTANCE OF 23.66 FEET; THENCE
N12°09'14"E , A DISTANCE OF 5.82 FEET; THENCE
N35°33'41"W , A DISTANCE OF 6.15 FEET; THENCE
N41°44'34"E , A DISTANCE OF 16.58 FEET; THENCE
S58°10'15"E , A DISTANCE OF 8.16 FEET; THENCE
N68°52'26"E , A DISTANCE OF 3.53 FEET; THENCE
N40°09'08"E , A DISTANCE OF 33.56 FEET; THENCE
N42°50'59"E , A DISTANCE OF 34.55 FEET; THENCE
N45°20'43"E , A DISTANCE OF 50.11 FEET; THENCE
N21°08'33"E , A DISTANCE OF 17.49 FEET; THENCE
N14°10'01"W , A DISTANCE OF 5.21 FEET; THENCE
N21°33'11"E , A DISTANCE OF 22.32 FEET; THENCE
N27°09'22"E , A DISTANCE OF 27.57 FEET; THENCE
S65°38'54"E , A DISTANCE OF 7.70 FEET; THENCE
N87°26'05"E , A DISTANCE OF 13.50 FEET; THENCE
N51°12'52"E , A DISTANCE OF 9.53 FEET; THENCE
N40°48'04"E , A DISTANCE OF 52.97 FEET; THENCE
N43°01'51"E , A DISTANCE OF 44.18 FEET; THENCE
N37°33'39"E , A DISTANCE OF 39.63 FEET; THENCE
N42°06'04"E , A DISTANCE OF 43.44 FEET; THENCE
N38°52'12"E , A DISTANCE OF 31.60 FEET; THENCE
N40°23'11"E , A DISTANCE OF 5.67 FEET; THENCE
N44°02'03"E , A DISTANCE OF 38.60 FEET; THENCE
N40°35'25"E , A DISTANCE OF 39.09 FEET; THENCE
N41°05'50"E , A DISTANCE OF 15.74 FEET; THENCE
LEAVING THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN, N.43°20'23"E., A DISTANCE OF 773.54' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET; THENCE S.46°09'42"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CARROLL STREET, A DISTANCE OF 600.28 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

3. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

4. BEARINGS SHOWN HEREON ARE BASED UPON THE MONUMENTED RIGHT OF WAY OF CARROLL STREET BEING N46°09'42"E. AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 2011 ADJUSTMENT AND WERE ESTABLISHED WITH REALTIME RTK GPS NETWORK SOLUTION.

5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT. PROSPECT SURVEYING, LLC ACCEPTS NO RESPONSIBILITY FOR RIGHTS–OF–WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE PROVIDED BY CLIENT.

6. MEAN HIGH WATER LINE DEPICTED HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION –0.10' NAVD 88 FROM FDEP INTERPOLATION POINT No. 3071 MEAN HIGH WATER LINE DEPICTED HERON IS WAS LOCATED BY CONVENTIONAL TOTAL STATION SURVEY ON 6–15–22. THIS SURVEY DOES NOT PURPORT TO DEFINE A TIDAL BOUNDARY AS AS DEFINED IN FLORIDA STATUTES CHAPTER 472 PART II. THE UPLAND PORTION OF THIS PARCEL DOES NOT ABUT THE SOVEREIGN LANDS OF THE STATE OF FLORIDA. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES TO THE BEST OF MY BELIEF AND KNOWLEDGE.

7. UPLAND ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. MEAN HIGH WATER ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL OF 1988. BASIS OF BENCHMARK : NATIONAL GEODETIC SURVEY BENCHMARK AA0838

8. LAST DATE OF FIELD SURVEY: 6–15–22

9. OVERALL PARCEL AREA = 488,076 SQ FT MORE OR LESS AND CONTAINS 375,964 SQ FT UPLAND MORE OR LESS.

10. SUBJECT PARCE LIES WITHIN FLOOD ZONES AE8,AE9,AE10,VE11,VE12 AND VE 14 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 12087C0992K EFFECTIVE DATE 2–18–2005.

BRENT JOSEPH THURKETTLE
FLORIDA LICENSE – LS 6794

THE ISLANDER – PHASE I
82100 OVERSEAS HIGHWAY
VILLAGE OF ISLAMORADA

TIDAL WATER & BOUNDARY SURVEY

EAST 1/2 LOT 4 – ALL OF LOTS 5 & 6 AND WEST 1/2 LOT 7 BLOCK 10
STRATTON'S SUBDIVISION ON UPPER MATECUMBE KEY
PLAT BOOK 2 AT PAGE 38
MONROE COUNTY, FLORIDA

NO.	DATE	REVISIONS	APP'D BY	JOB No. 22-148
1	9-15-22	UPDATE – LIFTSTATION PARKING FINISHFLOOR		FIELD BOOK No. GB-54-22
				DATE: 6-15-22
				SCALE: 1"=40'

SHT 1 OF 2

DRAWN: BT
CHECKED: BT
QC: PSM
COGO FILE: 121 points

Prospect Surveying, LLC
Surveying • Planning • GIS
103400 Overseas Highway Suite 111 Key Largo FL 33037
www.prospectsurveying.com
305.587.4336

CERTIFIED TO:
LAH ISLANDER LLC

Prospect Surveying, LLC
Certificate of Authorization
No. LB 7921

Y:\Civil Projects\2022\Islander\ISLANDER RESORT PHASE 1 9-15-22 SOUTH HALF CLIENT.dwg

N43°20'23"E 773.54' (M/D M/H/L)
PROJECT PHASE LINE (773.54'(M/D M/H/L))

WEST 1/2 LOT 7
P.B. 2 PG 38
PHASE I

LOT 6
P.B. 2 PG 38
PHASE I

LOT 5
P.B. 2 PG 38
PHASE I

EAST 1/2 LOT 4
P.B. 2 PG 38
PHASE I

WEST 1/2 LOT4
P.B. 2 PG 38
NOT INCLUDED

THE ISLANDER - PHASE I
82100 OVERSEAS HIGHWAY
VILLAGE OF ISLAMORADA

SCALE IN FEET
SCALE: 1" = 30

0 15 30 60

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA
DEED No. 21326

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA
DEED No. 21327

ATLANTIC OCEAN

CARYSFORT STREET
50' PUBLIC RIGHT OF WAY
MONUMENTED CENTERLINE

CARYSFORT STREET
50' PUBLIC RIGHT OF WAY
MONUMENTED CENTERLINE

N40°09'42"E 600.28' (M/D)

S43°20'27"E 676.07' (M/D M/H/L)

S43°20'27"E 147.99' (M/D M/H/L)

P.O.B.

P.O.C.
SW CORNER
LOT 4 BLOCK 10

BEGIN M/H/L SURVEY

MEAN HIGH WATER LINE
AS LOCATED 6-15-22
-1.03'NAVD88
1.43'NGVD29'

RIPRAP SEAWALL

RIPRAP TYPICAL

224.2'

WOOD DOCK

POOL

SPA

SPLASHPAD

SHUFFLE BOARD

BASKETBALL HOOP/2

VOLLEY BALL NET

ONE STORY CONCRETE BUILDING FFE = 9.5'

ONE STORY BUILDING FFE = 8.6'

ONE STORY CONCRETE BUILDING FFE = 9.0'

ONE STORY CONCRETE BUILDING FFE = 9.3'

ONE STORY CONCRETE BUILDING FFE = 9.2'

ONE STORY CONCRETE BUILDING FFE = 9.4'

ONE STORY CONCRETE BUILDING FFE = 9.5'

ONE STORY CONCRETE BUILDING FFE = 9.6'

ONE STORY CONCRETE BUILDING FFE = 9.7'

ONE STORY CONCRETE BUILDING FFE = 9.8'

ONE STORY CONCRETE BUILDING FFE =

Creekside Inn

90611 Old Highway

Plantation Key, Florida

TRAFFIC IMPACT STUDY

prepared for:
Smith Hawks, PL

KBP CONSULTING, INC.

August 2024

Creekside Inn

90611 Old Highway

Plantation Key, Florida

Traffic Impact Study

August 2024

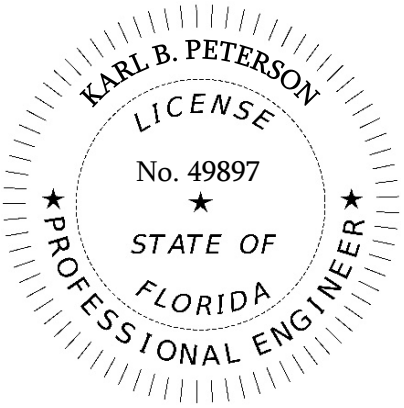
Prepared for:

Smith Hawks, PL

Prepared by:

KBP Consulting, Inc.

APPROVED BY:



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:

Karl B Peterson 2024.08.20 14:16:32 -04'00'

ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

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Existing Roadway Network 4
Existing Traffic Conditions 4
TRIP GENERATION 5
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TRAFFIC IMPACT ANALYSIS 8
DRIVEWAY VOLUMES 9
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APPENDIX B – FDOT Historic Traffic Data
APPENDIX C – ITE Trip Generation Data
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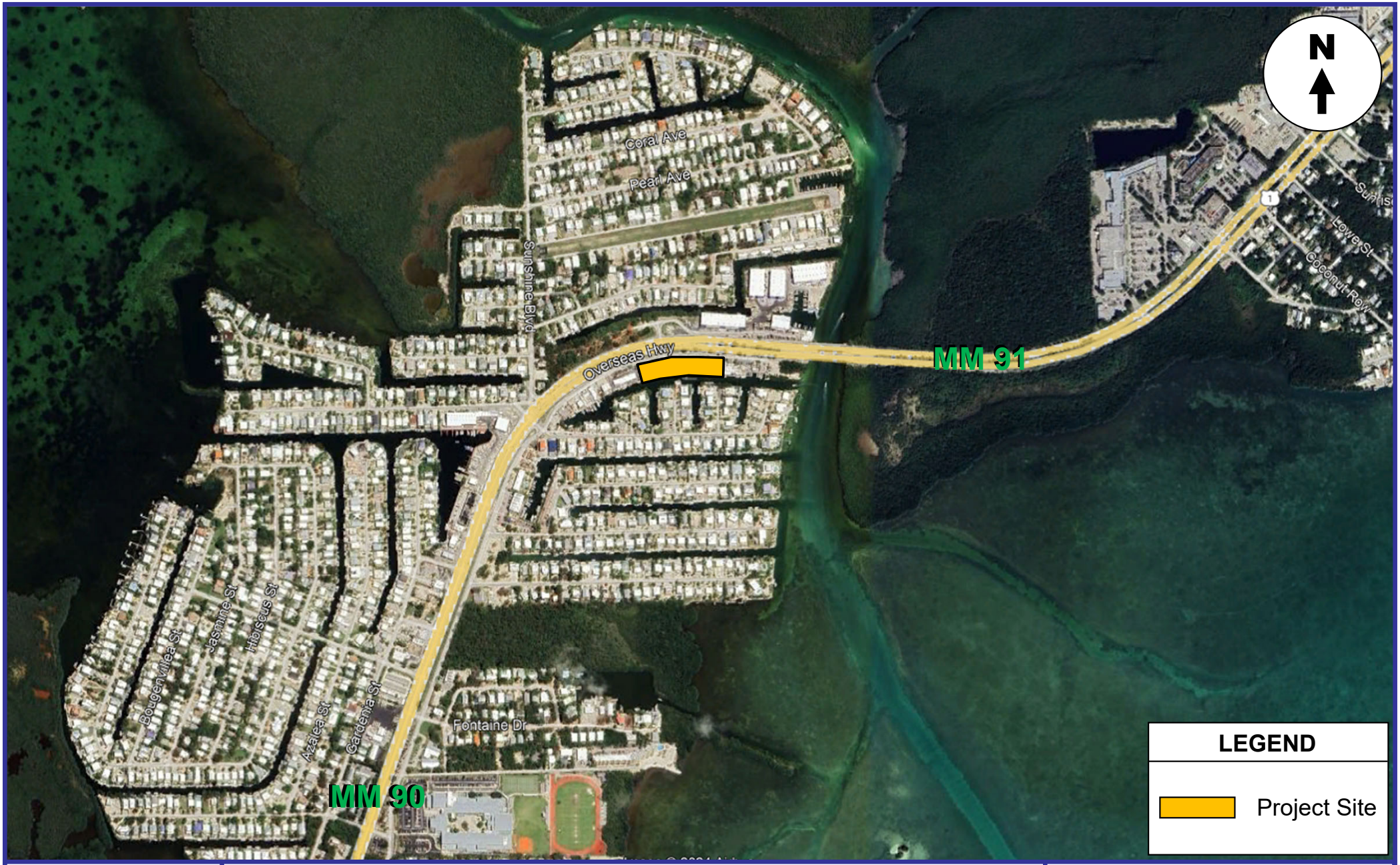
INTRODUCTION

The Creekside Inn is an existing hotel located on the south side of Overseas Highway / US 1 near mile marker 90.5 on Plantation Key, Monroe County, Florida. More specifically, the site is approximately 1,200 feet west of Tavernier Creek, the Parcel ID numbers are 00437640-000000, 00437610-000000 and 00437590-000000, and the address is 90611 through 90701 Old Highway. A project location map is presented in Figure 1 on the following page.

The proposed action relative to this property is the transfer of the development rights associated with the existing transient units to another property in Islamorada and the acquisition of affordable housing development rights through the Village of Islamorada's Building Permit Allocation System (BPAS).

KBP Consulting, Inc. has been retained by Smith Hawks, PL to conduct a traffic impact study for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, project traffic impacts along Overseas Highway / US 1, and site access. For the purposes of performing this traffic impact analysis, the project is planned to be completed by late 2026.



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Creekside Inn
Plantation Key, Florida

INVENTORY

Existing Land Use and Access

The size of the subject site is approximately 1.47 acres (64,026 square feet) and, as mentioned previously, is occupied by the Creekside Inn. The Creekside Inn is a hotel facility with 50 transient units. Vehicular access to the site is provided via four (4) full access driveways located on Old Highway.

Proposed Land Use and Access

As mentioned previously, the existing transient units on this site are proposed to be transferred to another property in Islamorada (i.e. the Islander Resort located at 82100 Overseas Highway). Once the transient units have been transferred, the proposed action involves the acquisition of development rights for 15 affordable dwelling units through the Village's BPAS process. Eight (8) dwelling units will be located in the east building (90701 Old Highway) and seven (7) dwelling units will be located in the west building (90611 Old Highway). Vehicular access on Old Highway will remain as is. The preliminary site plan and site data for this project are included in Appendix A of this report.

EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and general traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area is a four-lane divided principal arterial roadway with two (2) eastbound lanes and two (2) westbound lanes and a posted speed limit of 45 miles per hour (mph). Old Highway is a two-lane local roadway located on the south side of Overseas Highway / US 1 and on the north side of the Creekside Inn property.

Existing Traffic Conditions

The Florida Department of Transportation (FDOT) maintains one (1) traffic count station within the immediate proximity of the subject site. FDOT count station #900102 is located 100 feet south of the Tavernier Creek Bridge at mile marker 91. Daily traffic volumes recorded over the last (published) five (5) years at this station are summarized in Table 1 below. The daily volumes collected at station #900102 indicate that volumes have fluctuated between 27,500 vehicles per day (vpd) in 2020 and 31,500 vpd in 2019. Appendix B contains the historical traffic data from the FDOT count station referenced above.

Table 1
Creekside Inn
Average Annual Daily Traffic (AADT) Volumes
Plantation Key, Florida

Year	Station #900102
2023	30,000
2022	30,500
2021	30,000
2020	27,500
2019	31,500

Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (August 2024)

TRIP GENERATION

The trip generation for this project was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (11th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates for the existing and proposed development are as follows:

MULTIFAMILY HOUSING (LOW-RISE) – ITE LAND USE #220

- Weekday: T = 6.74 (X)
  Saturday: T = 4.55 (X)
  Sunday: T = 3.86 (X)
  Daily (wt. avg.): T = 6.02 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: T = 0.40 (X) (24% in / 76% out)
- PM Peak Hour: T = 0.51 (X) (63% in / 37% out)

HOTEL – ITE LAND USE #310

- Weekday: T = 7.99 (X)
  Saturday: T = 8.07 (X)
  Sunday: T = 5.94 (X)
  Daily (wt. avg.): T = 7.71 (X)
  where T = number of trips and X = number of rooms
- AM Peak Hour: T = 0.46 (X) (56% in / 44% out)
- PM Peak Hour: T = 0.59 (X) (51% in / 49% out)

Table 2 below presents the trip generation analysis for the Creekside Inn project. Relevant excerpts from the referenced ITE manual are presented in Appendix C.

Table 2
Creekside Inn
Trip Generation Summary
Plantation Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Hotel	50 Rooms	386	13	10	23	15	15	30
Proposed Multifamily Housing (Low-Rise)	15 DU	90	1	5	6	5	3	8
Difference (Proposed - Existing)		(296)	(12)	(5)	(17)	(10)	(12)	(22)

Compiled by: KBP Consulting, Inc. (August 2024).
Daily, AM & PM peak hour trip generation rates from the ITE Trip Generation Manual (11th Edition).

As indicated in Table 2 on the previous page, the proposed residential development is anticipated to generate 90 daily vehicle trips, six (6) AM peak hour vehicle trips (1 inbound and 5 outbound), and eight (8) PM peak hour vehicle trips (5 inbound and 3 outbound). When compared with the existing hotel development on the site, this represents a decrease of 296 daily vehicle trips, a decrease of 17 AM peak hour vehicle trips, and a decrease of 22 PM peak hour vehicle trips. It is noted that the hotel trips will be reassigned to the Islander Resort in Islamorada and will not be removed from the overall transportation network in the Florida Keys (i.e. Overseas Highway / US 1).

TRIP DISTRIBUTION

A trip distribution analysis has been performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. For the purposes of this analysis, it has been assumed that all of the project-related trips will ultimately access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the subject project.

Table 3
Creekside Inn
Project Trip Distribution
Plantation Key, Florida

Direction	Distribution (%)
East (US 1 North)	60%
West (US 1 South)	40%
North	0%
South	0%

Source: Based upon population data contained within the Monroe County Traffic Report Guidelines Manual.

TRAFFIC IMPACT ANALYSIS

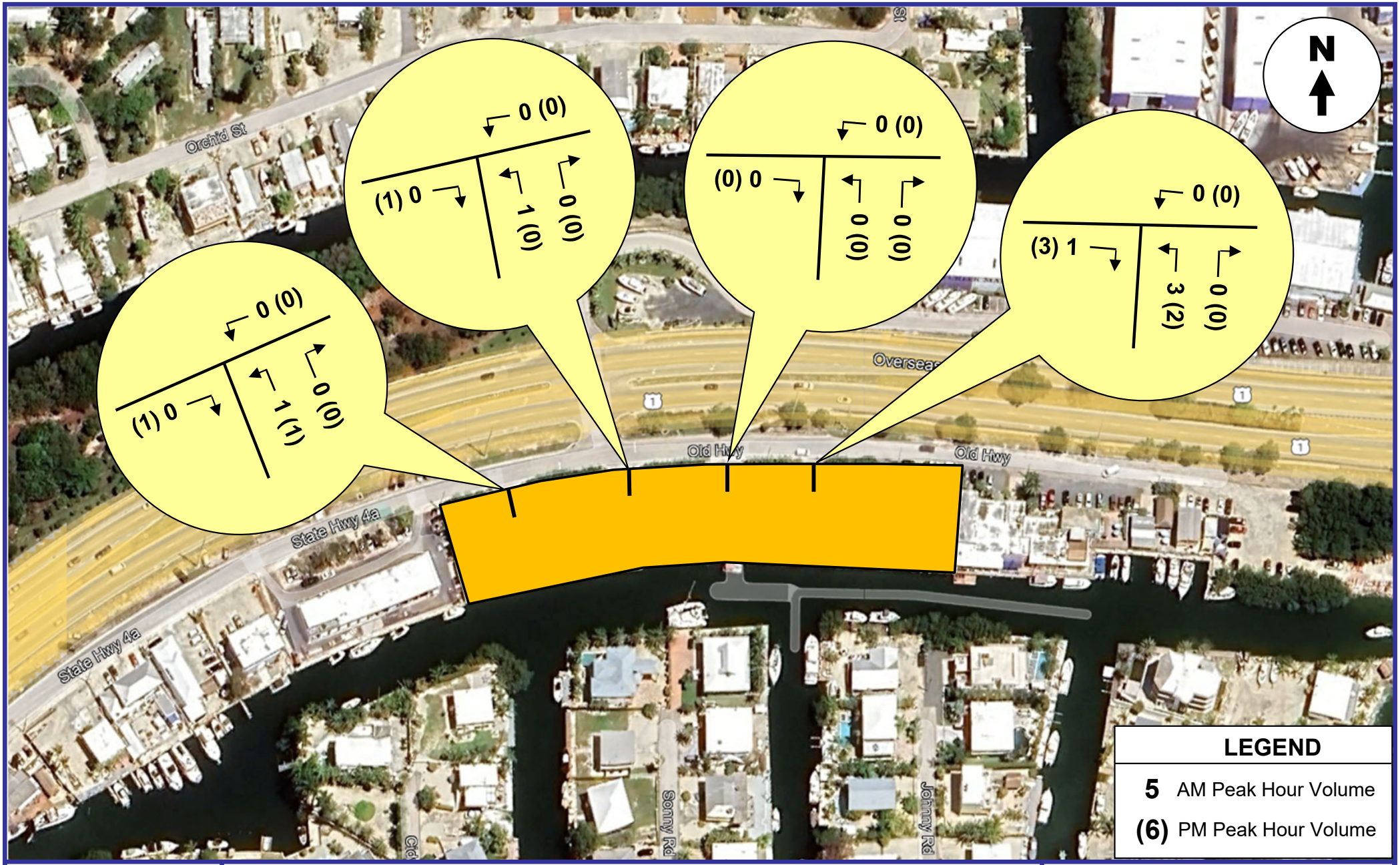
Consistent with the adopted ordinance in the Village of Islamorada (Ordinance No. 13-21), the traffic impacts of the Creekside Inn project located near Mile Marker 90.5 were assessed based upon the available roadway capacity of Overseas Highway / US 1 as measured on an overall countywide basis and reported in the *2021 US 1 Arterial Travel Time and Delay Study*. (The applicable excerpt of this study is presented in Appendix D along with the latest tracking table published by Monroe County.)

According to this report, Overseas Highway / US 1 is currently operating at Level of Service (LOS) "C" with a median travel speed of 45.5 miles per hour (mph). As such, Overseas Highway / US 1 has adequate capacity to accommodate the additional vehicle trips to be generated by this residential project.

For informational purposes, a link analysis with impacts by mile marker is presented in Appendix E of this report. (Since the trips associated with the existing hotel use will be reallocated to another site in Islamorada, no reduction in trips on Overseas Highway / US 1 has been applied.)

DRIVEWAY VOLUMES

This section of the report presents the anticipated AM and PM peak hour turning movement volumes at the project driveways on Old Highway. These volumes are presented in Figure 2 on the following page.



KBP
CONSULTING, INC.

Driveway Volumes

FIGURE 2
Creekside Inn
Plantation Key, Florida

SUMMARY & CONCLUSIONS

Based upon the results of the traffic analyses performed for the Creekside Inn project to be located near mile marker 90.5 on Plantation Key, it is evident that the proposed project will not have a significant impact on the operating characteristics of Overseas Highway / US 1, nor will it inhibit the safe flow of traffic traveling through study area.

Appendix A

Creekside Inn – Plantation Key

Preliminary Site Plan & Site Data

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2061-5287348 - SCHEDULE A, EXHIBIT A:

The land referred to herein below is situated in the County of Monroe, State of Florida, and described as follows:

Lots 8, 9, 10, 11, 12, 13, 14, and 15, Block 1 of BOATMANS COLONY, according to the Plat thereof as recorded in Plat Book 3, Page(s) 90, of the Public Records of Monroe County, Florida.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2061-5287348 - SCHEDULE B, SECTION II:

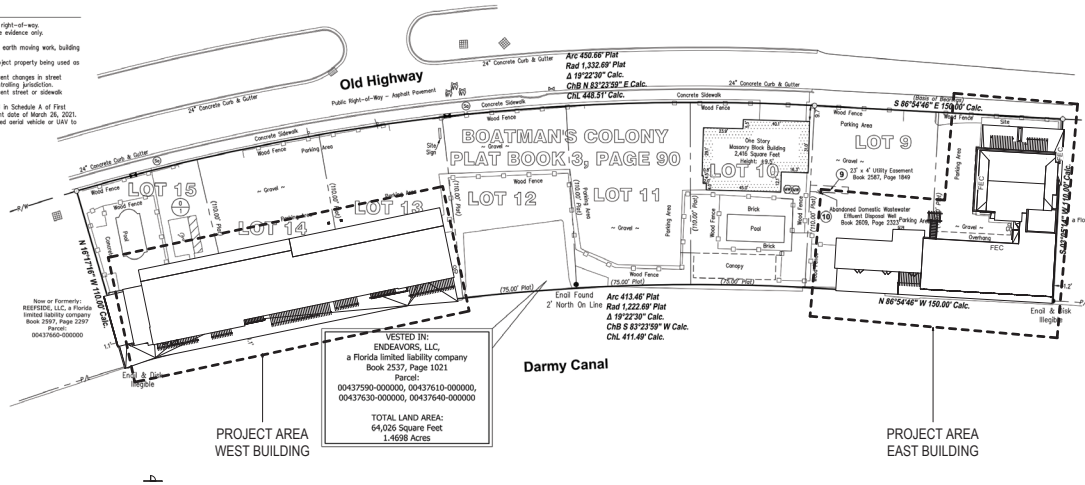
Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

9. Utility Easement granted to Endeavors LLC, recorded September 07, 2012 in Book 2587, Page 1849.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

10. Notice of Abandoned Well recorded January 24, 2013 in Book 2609, Page 2322.
(AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Old Highway, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 90611 Old Highway, Tavernier, Florida.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company File No. 2061-5287348 with a commitment date of March 26, 2021.
9. Orthophotography was captured during the field visit utilizing an unmanned aerial vehicle or UAV to assist in completing the survey.



SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- ● – Monumentation Found as Noted
- ○ – 5/8" Iron Pin w/Cap Set Stamped "PSM 7351"
- (X) – Schedule B-Section II Item
- Rad – Radius
- Arc – Arc Length
- Δ – Delta Angle
- ChL – Chord Length
- ChB – Chord Bearing
- Calc. – Calculated
- Plat – Boatman's Colony Plat Book 3, Page 90
- XX / YY – No. of Regular Parking Spaces / No. of Handicap Parking Spaces
- – Curb Inlet Basin w/ Grate
- – Catch Basin
- – Cleanout
- – Sanitary Manhole
- – Water Valve
- – Water Meter
- – Monitoring Well
- – Handicap Space
- – Sign
- – Unknown Valve
- – Wood Fence (As Noted)
- – No Parking Area
- – Building Area

BASIS OF BEARING:

The basis for all bearings shown hereon is the south right-of-way line of Old Highway, known as being S 86°54'46" E, per Florida Primary Reference Network.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone AE (Special Flood Hazard Area; Base flood elevations determined) according to the Flood Insurance Rate Map for the County of Monroe, State of Florida, Community Panel No. 12087C0919K, Effective Date February 18, 2005.

ZONING:

As of June 29, 2021, we have not yet received the current zoning information for the subject property.

PARKING:

0 Parking Spaces
1 Handicapped Spaces
1 Total Parking Spaces

TOTAL LAND AREA:

64,026 Square Feet
1.4698 Acres

CERTIFICATION:

To: First State Bank of the Florida Keys, a banking corporation organized and existing under the laws of the State of Florida; Johnson, Pope, Bokor, Ruppel & Burns, LLP; LAH Creekside LLC, a Delaware limited liability company; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 16 and 17 of Table A thereof. The field work was completed on June 28, 2021.

Date of Plat or Map: June 29, 2021.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J-17.050-052 F.A.C.

By: Ronald W. Walling
Ronald William Walling, PSM
Florida Professional Surveyor and Mapper No. LS 6473
Florida Certificate of Authorization No. LB 7351
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
EMG	07/09/2021	CERTIFICATION

1 SITE PLAN
SCALE: 1" = 30'-0"

Gensler

10 North Park Place
Suite 400
Morristown, NJ 07960
United States
Tel 973.290.8500
Fax 973.290.8585

545 NW 26th St.
Suite 250
Miami, Florida 33127
United States
Tel 305.350.7070
Fax 305.350.7071

CREEKSIDE INN
90611 Overseas Highway
Islamorada, FL 33036

△	Date	Description
	11/02/2023	PROGRESS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name: MOTEL CONVERSION
Project Number: 12.0309.000
Description: SITE PLAN
Scale: 1" = 30'-0"

G0.002

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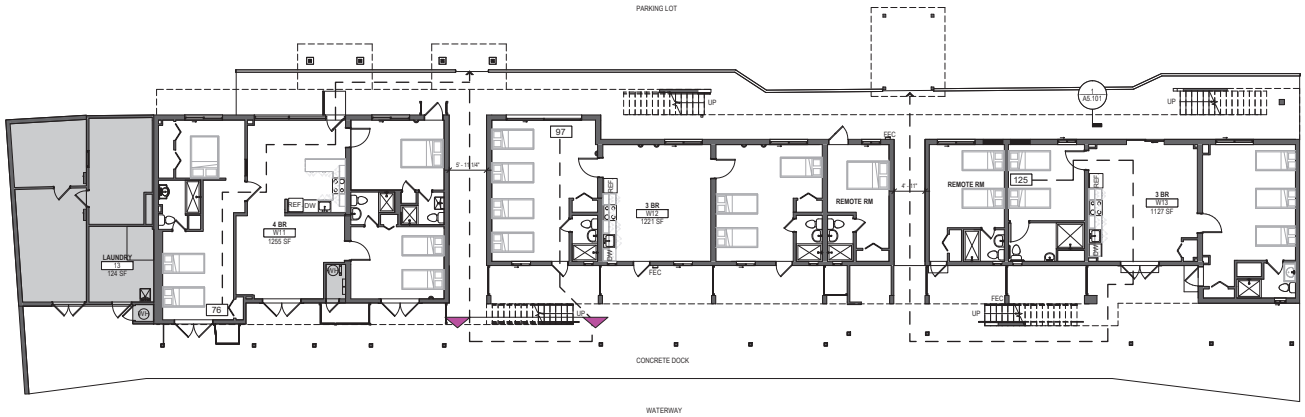
11/2/2023 10:00:28 AM C:\Revit\Projects\12\12.0309.000\BIM\Building Model_Central Model FileArchitecture_12.0309.000.rvt



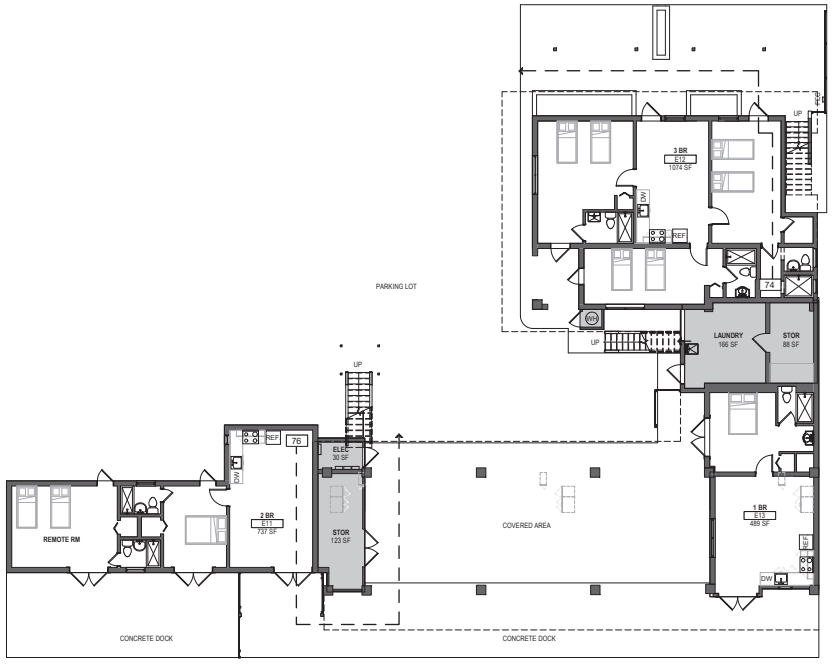
R-2

RESIDENTIAL
4,804 SF / 200 = 24 OCC.

2 WEST BUILDING LIFE SAFETY PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

ROOM SCHEDULE - WEST BUILDING		
ROOM NUMBER	NAME	AREA
LEVEL 01		
W13	3 BR	1127.28 SF
W12	3 BR	1221.19 SF
W11	4 BR	1255.14 SF
LEVEL 02		
W24	1 BR	657.45 SF
W21	2 BR	1213.78 SF
W22	2 BR	1021.02 SF
W23	2 BR	693.72 SF
TOTAL NET SF		7189.57 SF

ROOM SCHEDULE - EAST BUILDING		
ROOM NUMBER	NAME	AREA
LEVEL 01		
E12	3 BR	1073.75 SF
E13	1 BR	488.90 SF
E11	2 BR	737.13 SF
LEVEL 02 (High)		
E21	STUDIO	345.17 SF
E23	3 BR	1065.27 SF
E24	1 BR	434.61 SF
E22	STUDIO	363.25 SF
E25	2 BR	628.01 SF
TOTAL NET SF		5136.10 SF



R-2

RESIDENTIAL
3,226 SF / 200 = 16 OCC.

1 EAST BUILDING LIFE SAFETY PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

CODE DATA SUMMARY

EXISTING BUILDING DATA:
Building Address:
90611 Overseas Highway
Islamorada, FL 33036

Existing Building Use: R-1 (HOTEL)
Existing Construction Type: 1B (Assumed); Reinforced concrete structure, Non-combustible.

Existing Building Height: 2 stories
Existing Fire Protection and Life Safety Systems:
Automatic Sprinkler System: **NONE**
Standpipe Systems: **NONE**
Fire Department Connections: **NONE**
Fire Command Station: **N/A**
Automatic Fire Alarm System: **PROVIDED**
Automatic Fire Detection System: **PROVIDED (SMOKE DETECTORS)**
Smoke Control System: **N/A**
Emergency Voice/ Alarm Communication System: **PROVIDED**
Elevator Emergency Operation: **N/A**
Emergency Power Systems: **ONLY LIFE SAFETY SYSTEMS (EM LIGHTING)**

PROJECT DATA:
Proposed Project Use: R-2 (APARTMENTS)

Category of Work: **CHANGE OF OCCUPANCY**

OCCUPANT LOADS:
Occ. Load Factor: 200 Gross SF per Occ. (Residential)

WEST BUILDING: 8,971 GSF
45 occupants

EAST BUILDING: 6,507 GSF
32 occupants

BASIC EGRESS REQUIREMENTS:
Egress Capacity Factor = 0.3 Inch/Occ
Min. Corridor Width = 36"
Dead End Corridor = 50' max. (Existing Builing Code 805.6, exception 2.)

LEGEND

- TRAVEL DISTANCE (IN FEET) — 150
- EGRESS WIDTH (IN INCHES) — 36
- EGRESS CAPACITY (OCCUPANTS) — 240
- DESIGN LOAD (OCCUPANTS) — 65
- FIRE EXTINGUISHER AND CABINET — FEC
- EXIT SIGNS
- AREA OR ROOMS NOT IN SCOPE OF THIS CONTRACT
- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- 1 HR. RATED PARTITION
- **2 HR. RATED PARTITION**

CREEKSIDE INN

90611 Overseas Highway
Islamorada, FL 33036

Gensler

10 North Park Place
Suite 400
Morristown, NJ 07960
United States
Tel 973.290.8500
Fax 973.290.8585

545 NW 26th St.
Suite 250
Miami, Florida 33127
United States
Tel 305.350.7070
Fax 305.350.7071

Date	Description
11/02/2023	PROGRESS

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
MOTEL CONVERSION

Project Number
12.0309.000

Description
LIFE SAFETY - LEVEL 01

Scale
1/8" = 1'-0"

G1.101

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11/2/2023 10:00:28 AM \\gensler.ad\Projects\12\12.0309.000\BIM\Building Model_Central Model File\Architecture - 12.0309.000.rvt

Appendix B

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0102 - SR 5/US-1, 100' S TAVERNIER CREEK BRIDG

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	30000 C	N 15000	S 15000	9.00	54.70	9.90
2022	30500 C	N 15000	S 15500	9.00	54.20	11.70
2021	30000 C	N 15000	S 15000	9.00	53.10	8.90
2020	27500 C	N 13000	S 14500	9.00	54.10	8.90
2019	31500 C	N 15500	S 16000	9.00	54.70	8.90
2018	30000 C	N 15000	S 15000	9.00	55.10	9.40
2017	26500 C	N 13000	S 13500	9.00	53.90	9.10
2016	25000 C	N 12500	S 12500	9.00	54.90	7.60
2015	25500 C	N 12500	S 13000	9.00	54.30	7.20
2014	21000 C	N 10500	S 10500	9.00	55.20	9.20
2013	23500 C	N 11500	S 12000	9.00	54.80	9.30
2012	26500 C	N 13000	S 13500	9.00	55.00	8.60
2011	24000 C	N 11500	S 12500	9.00	55.10	8.70
2010	24500 C	N 12000	S 12500	10.26	56.84	9.10
2009	34500 C	N 17000	S 17500	10.23	56.56	8.30
2008	27500 C	N 13500	S 14000	10.45	54.98	10.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix C

Relevant Excerpts from the

ITE *Trip Generation Manual (11th Edition)*

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

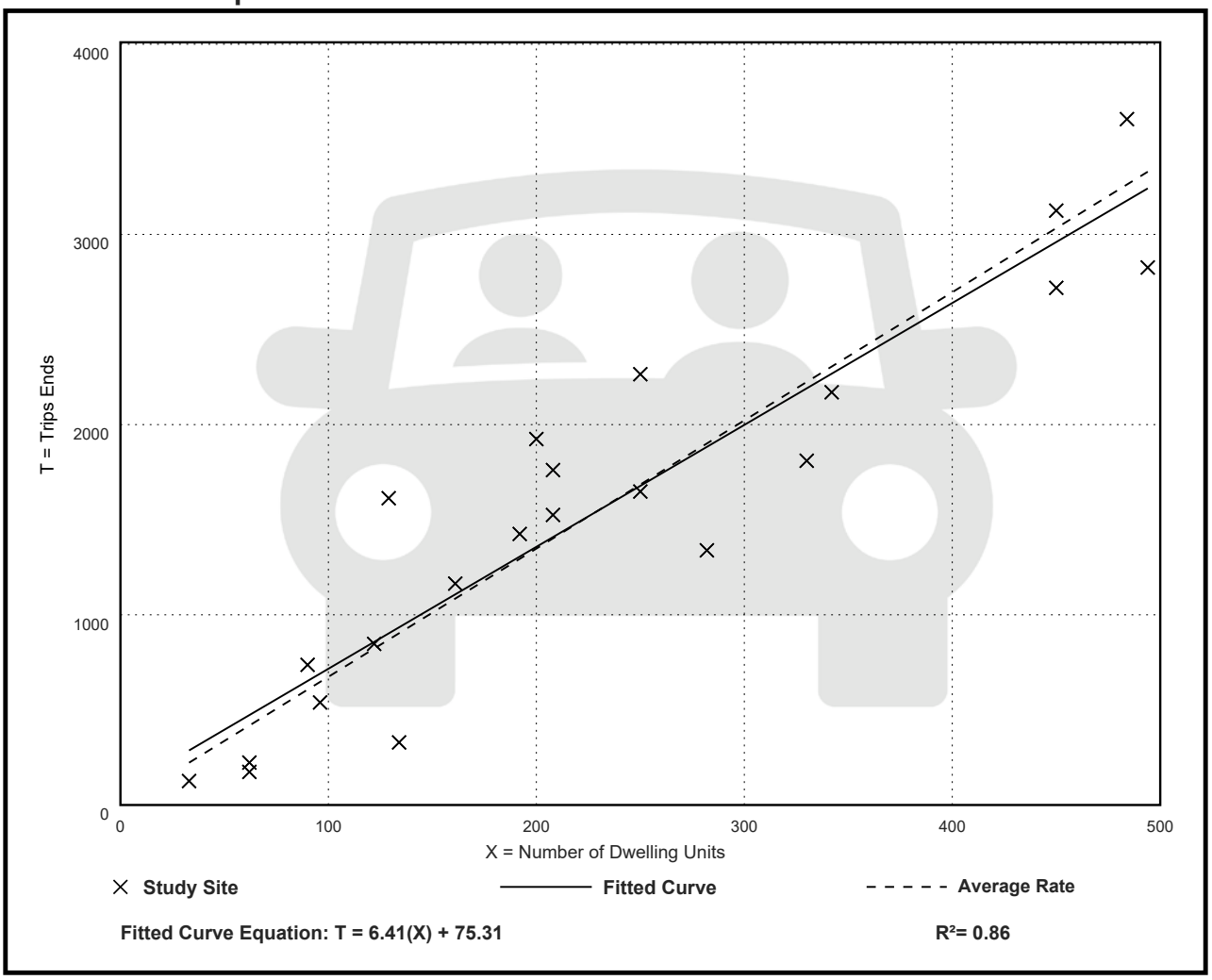
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

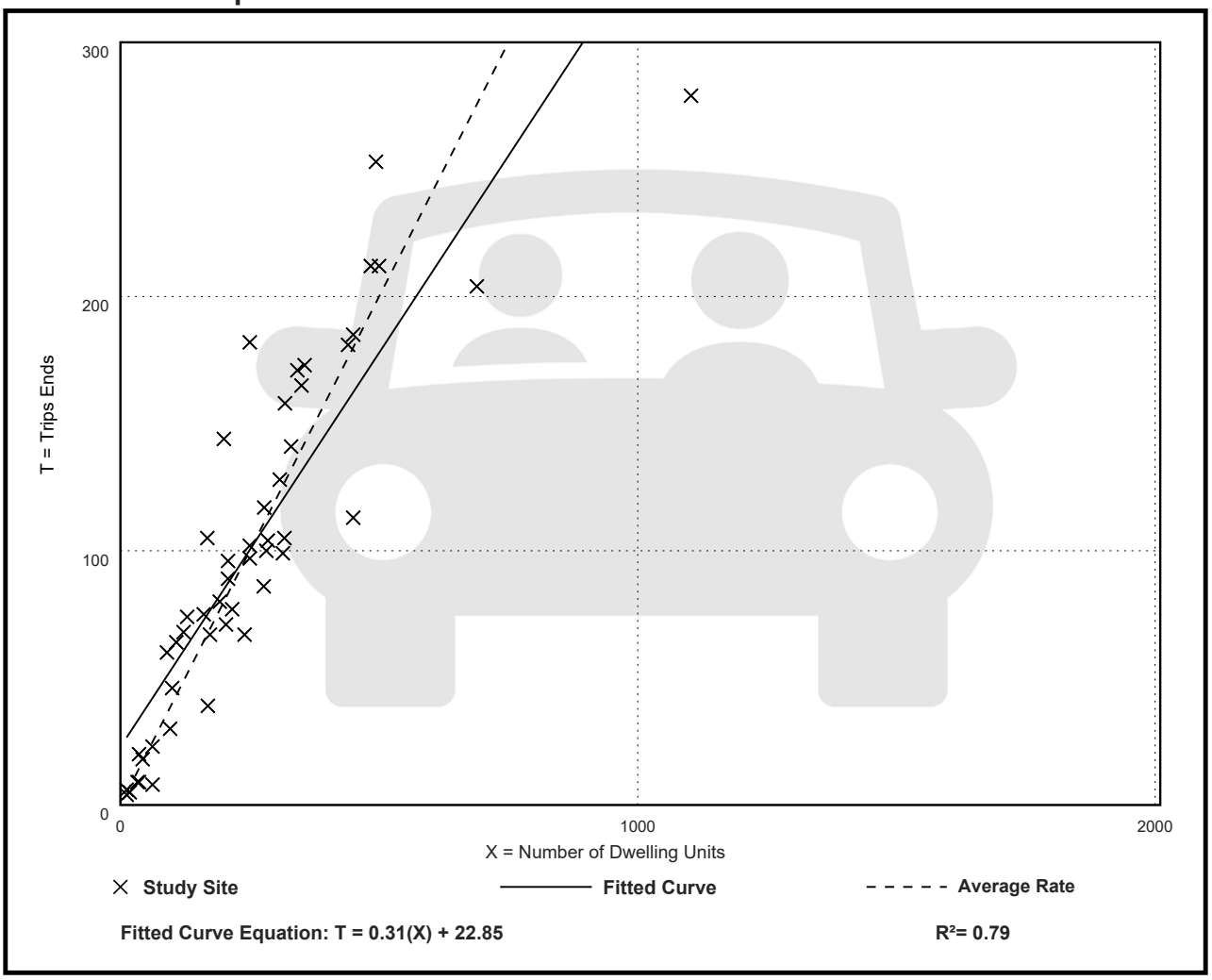
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



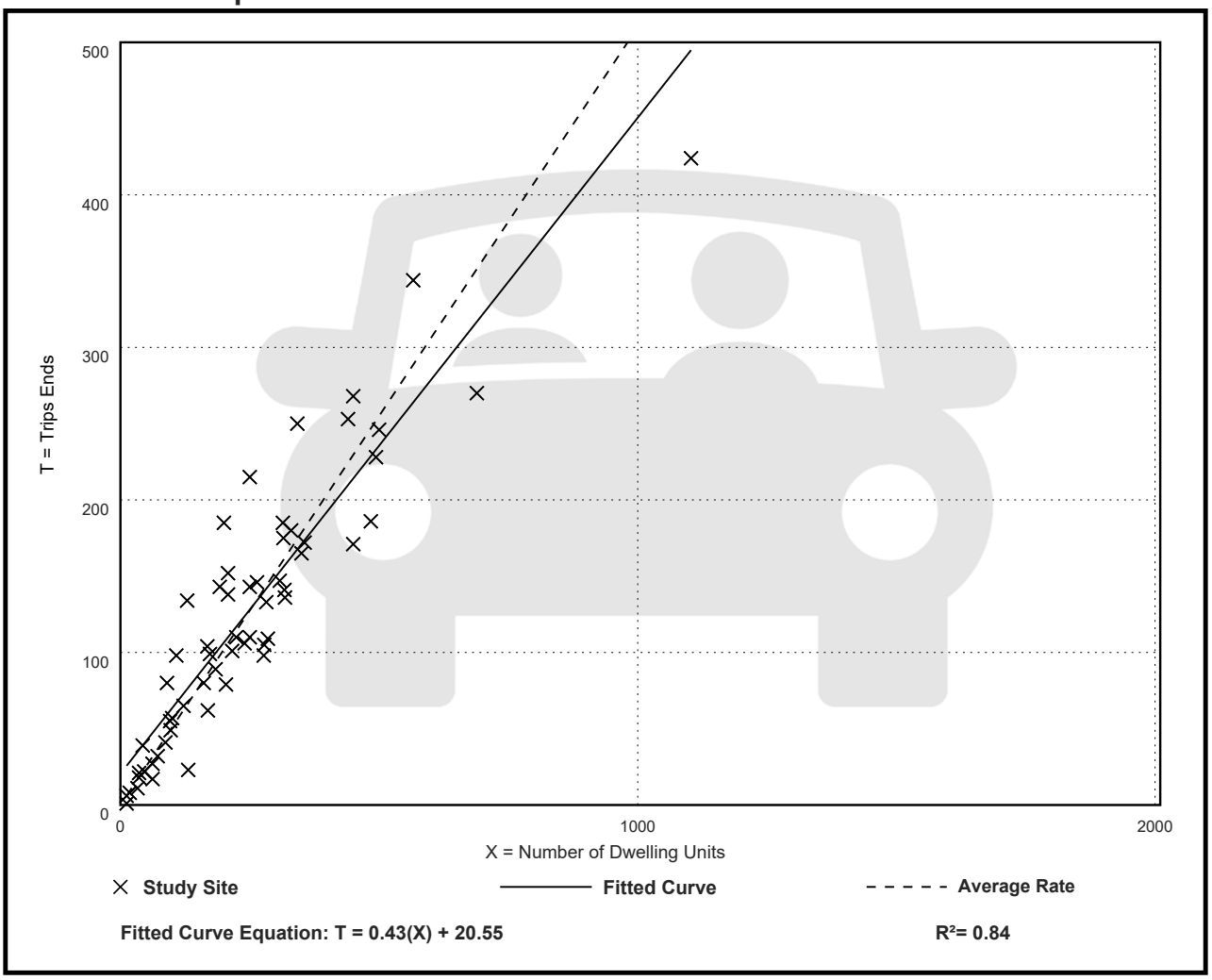
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

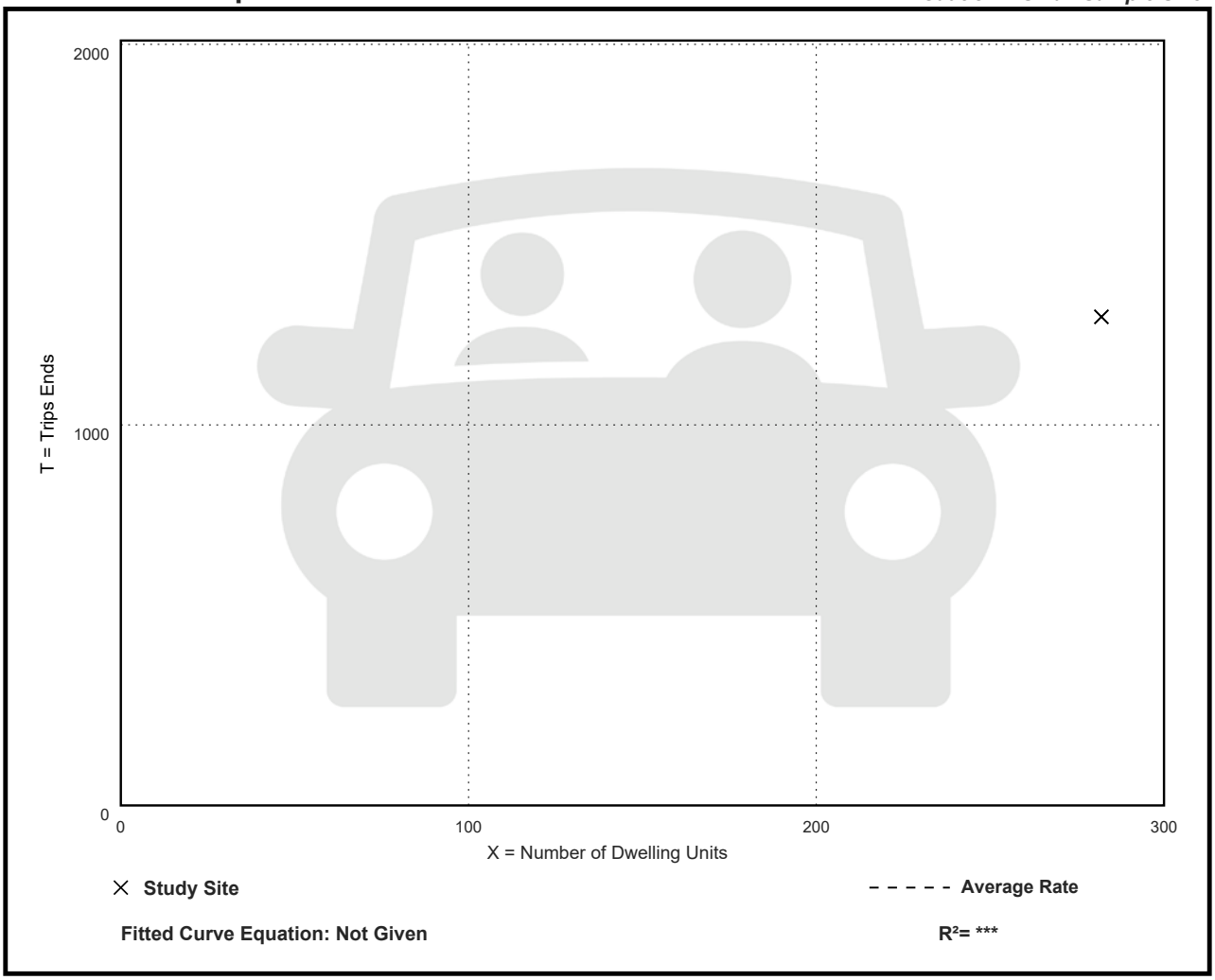
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.55	4.55 - 4.55	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

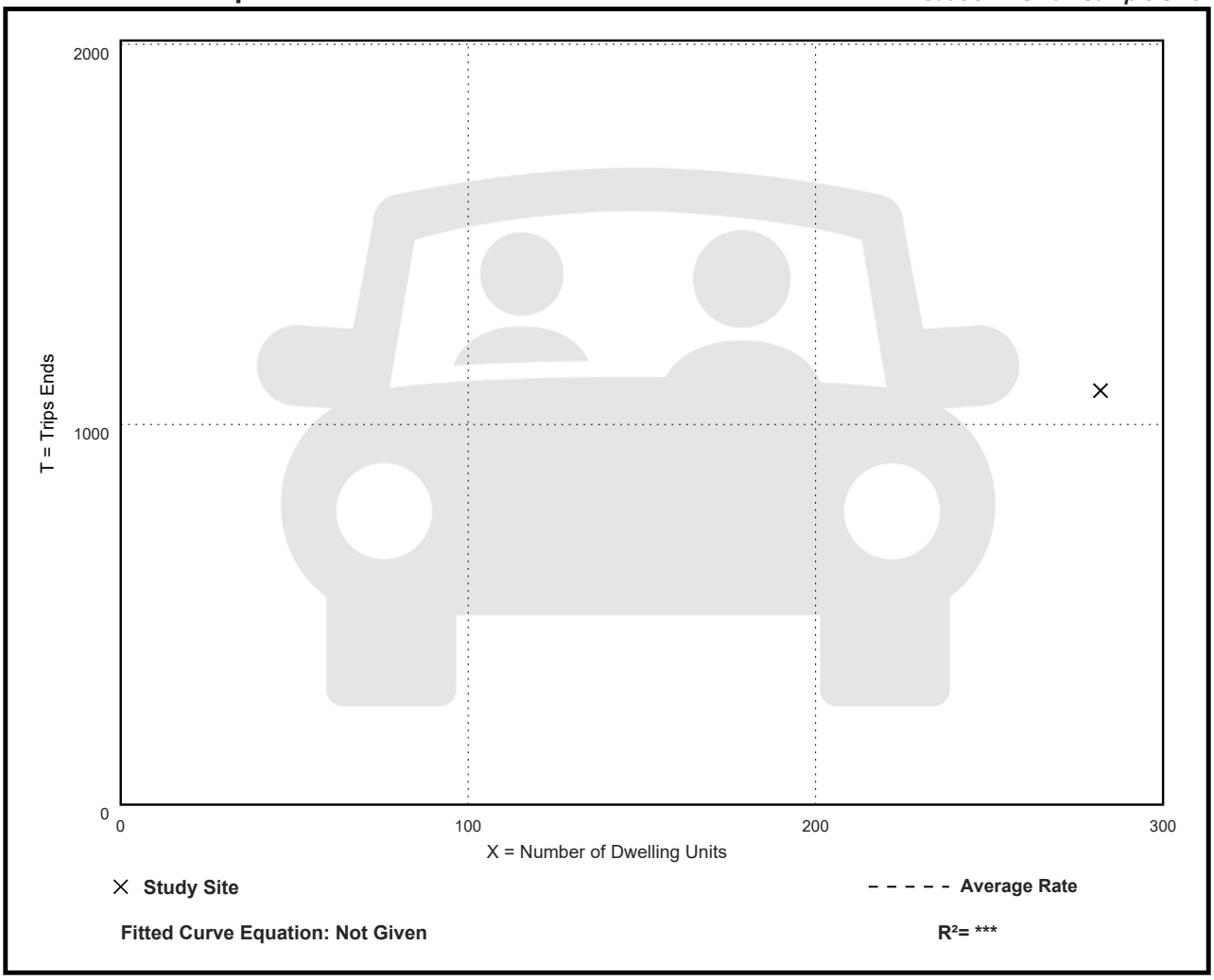
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.86	3.86 - 3.86	***

Data Plot and Equation

Caution – Small Sample Size



Land Use: 310
Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Ontario (CAN), Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951, 1009, 1021, 1026, 1046

Hotel
(310)

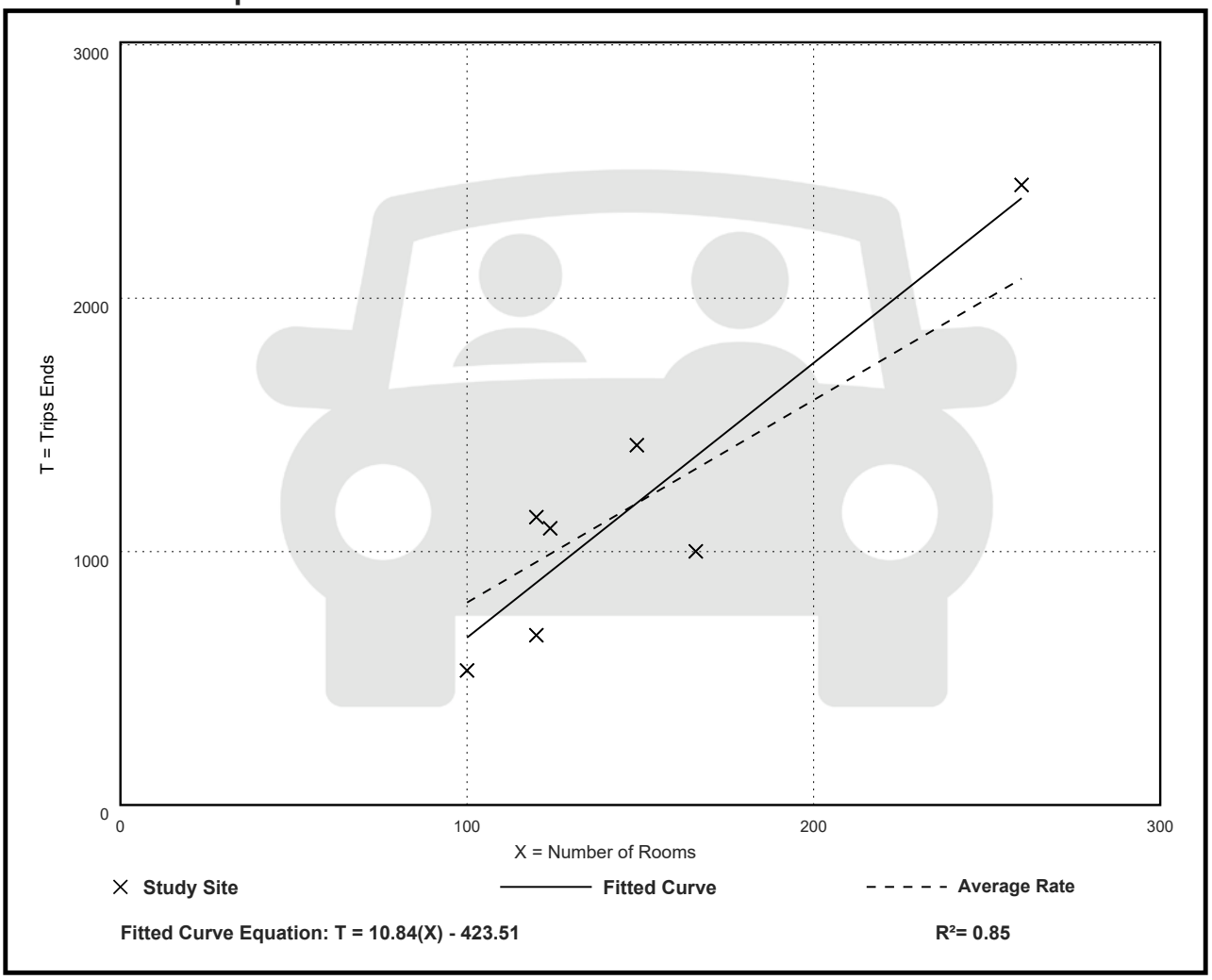
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



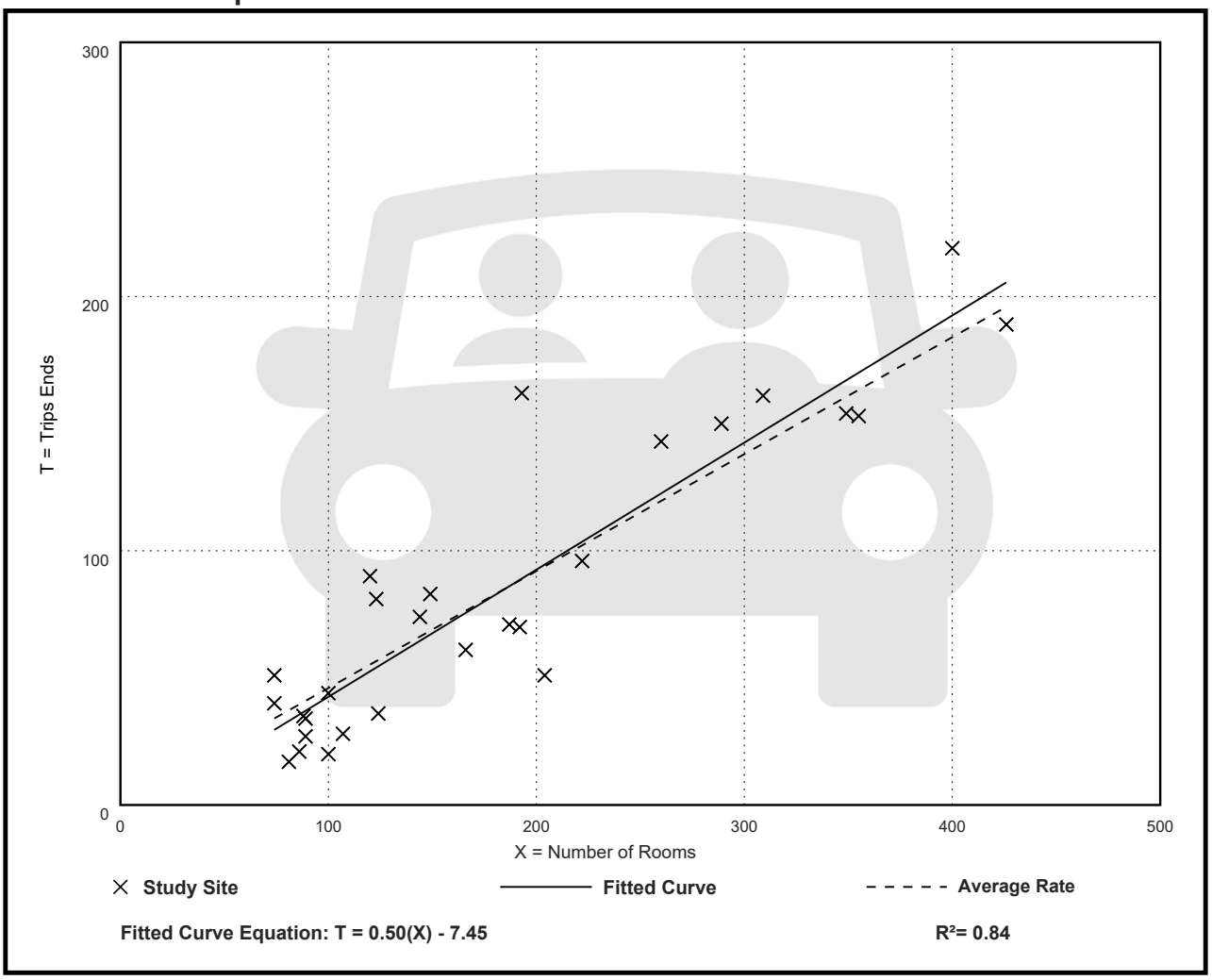
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



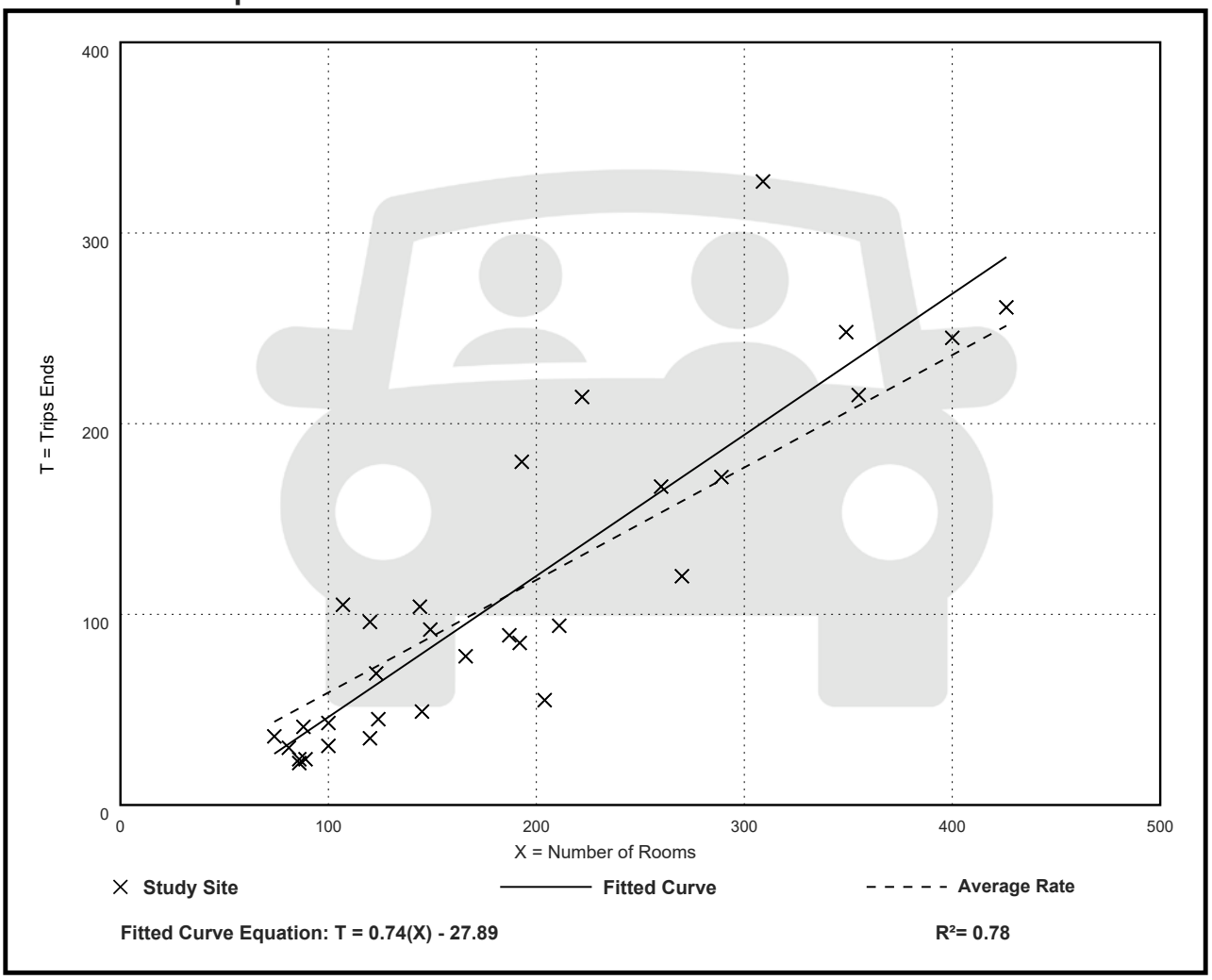
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Hotel
(310)

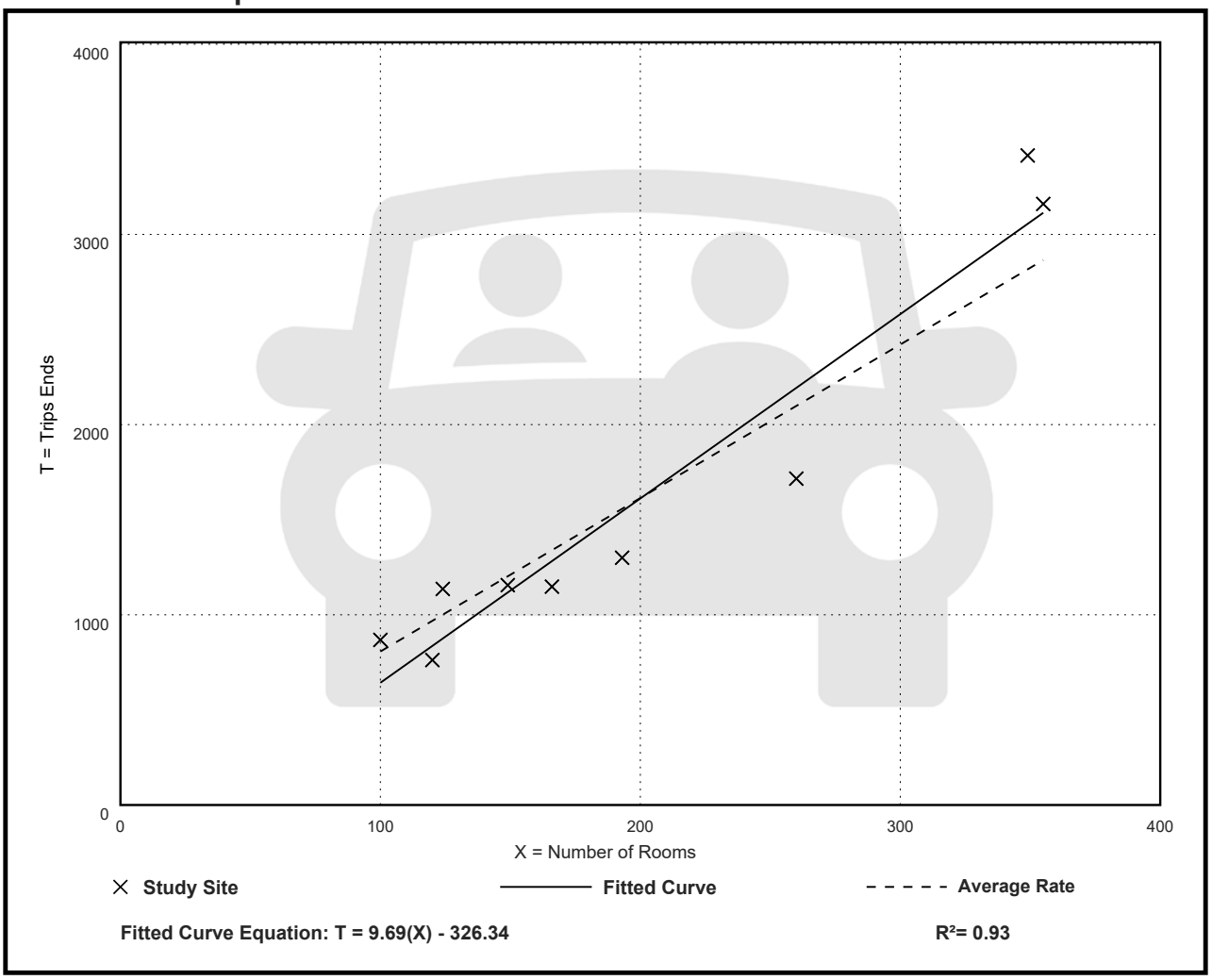
Vehicle Trip Ends vs: Rooms
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Rooms: 202
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.07	6.35 - 9.79	1.35

Data Plot and Equation



Hotel
(310)

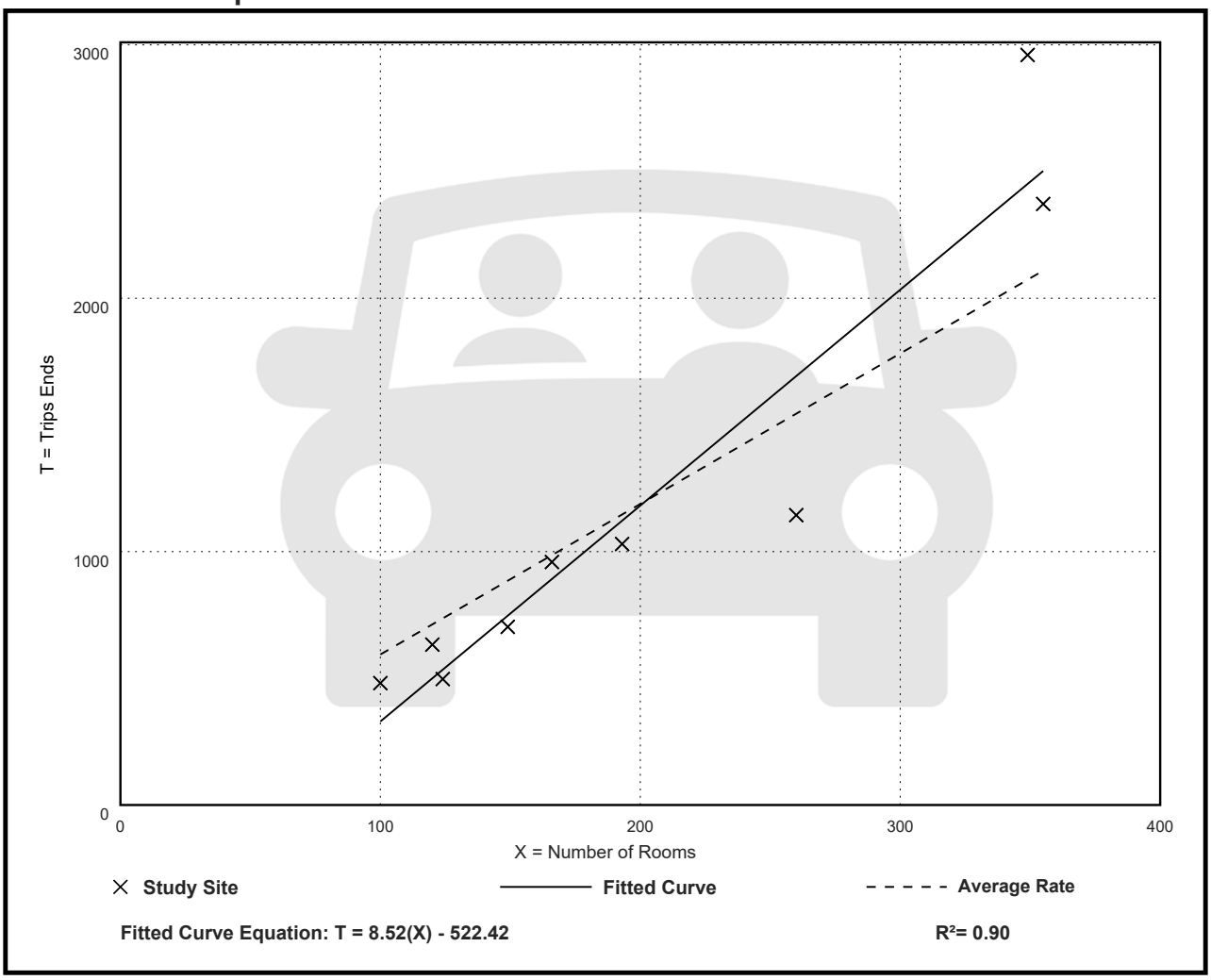
Vehicle Trip Ends vs: Rooms
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Rooms: 202
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
5.94	4.01 - 8.48	1.58

Data Plot and Equation



Appendix D

Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	**40.0**	**A**	**18.0**	**3,279**	**3,474**	**1,348**
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	**59.9**	**A**	**9.7**	**6,265**	**7,876**	**6,071**
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	**47.5**	**B**	**5.6**	**1,391**	**1,921**	**1,341**
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**53.5**	**B**	**4.3**	**4,130**	**6,513**	**4,034**
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	**48.8**	**A**	**15.1**	**9,752**	**10,856**	**7,944**
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**47.9**	**A**	**7.4**	**3,064**	**3,920**	**3,188**
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**46.1**	**B**	**5.6**	**2,040**	**2,791**	**1,639**
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.5**	**A**	**6.0**	**2,285**	**3,063**	**2,133**
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**48.8**	**A**	**8.3**	**2,886**	**3,589**	**2,504**
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	**42.7**	**A**	**8.1**	**4,561**	**5,511**	**1,295**
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	**54.8**	**A**	**6.9**	**7,998**	**10,730**	**6,723**
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	**53.2**	**B**	**3.3**	**3,716**	**6,508**	**3,603**
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	**39.6**	**A**	**17.6**	**21,276**	**22,590**	**19,221**
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	**51.4**	**C**	**3.4**	**3,603**	**6,183**	**3,286**
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	**53.2**	**C**	**2.7**	**1,207**	**2,344**	**1,252**
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	**49.9**	**C**	**1.0**	**1,639**	**5,619**	**2,459**
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	**48.2**	**C**	**0.2**	**149**	**1,939**	**224**
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,222**	**2,965**	**(692)**
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	**35.3**	**E**	**-5.2**	**(3,531)**	**(2,187)**	**(883)**
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	**39.3**	**D**	**-1.2**	**(378)**	**271**	**157**
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	**34.7**	**C**	**2.0**	**1,921**	**3,524**	**3,266**
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	**49.4**	**A**	**9.8**	**12,983**	**15,580**	**8,876**
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	**45.0**	**A**	**9.9**	**11,148**	**13,095**	**8,333**
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	**49.1**	**C**	**2.2**	**2,259**	**4,618**	**5,852**
Overall	108.3					45.0	45.5	**C**	**0.5**	N/A		

File No.	RE Number	Project Name	Application Type	Status	COed/Permit Issued	Approval/ Permit Number	Estimated Daily Trips By Segment Number																						
							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
							South Stock Island, Key Haven (4.0-5.0)	Boca Chica, Rockland (5.0-9.0)	Big Coppit (9.0-10.5)	Shark, Saddlebunch (10.5-16.5)	Lower Sugarloaf, Upper Sugarloaf (16.5-20.5)	Cudjoe (20.5-23.0)	Summerland (23.0-25.0)	Ramrod (25.0-27.5)	Torch (27.5-29.5)	Big Pine (29.5-33.0)	W Summerland, Bahia Honda, Ohio (33.0-40.0)	7-Mile Bridge (40.0-47.0)	Marathon, Key Colony Beach (47.0-54.0)	Fat Deer Crawl, Grassy (54.0-60.5)	Duck, Conch (60.5-63.0)	Long, Fiesta, Craig (63.0-73.0)	Lower Matecumbe (73.0-77.5)	Tea Table, Fill (77.5-79.5)	Upper Matecumbe (79.5--84.0)	Windley (84.0-86.0)	Plantation (86.5-91.5)	Tavernier, Key Largo (91.5-99.5)	Key Largo (99.5-106.0)	Key Largo, Cross Key (106.0-112.5)
2021 Reserve Capacity							3279	6265	1391	4130	9752	3064	2040	2285	2886	4561	7998	3716	21276	3603	1207	1639	149	2222	-3531	-378	1921	12983	11148	2259
LOS (2021)							A	A	B	B	A	A	B	A	A	A	A	B	A	C	C	C	C	A	E	D	C	A	A	C
5% ALLOCATION BELOW LOS C The # in this cell is the MAX. The difference between 5% below and reserve capcity is ACTUAL # of trips allowed once 0 is reached.							3474	7876	1921	6513	10856	3920	2791	3063	3589	5511	10730	6508	22590	6183	2344	5619	1939	2965	-2187	271	3524	15580	13095	4618
2017-057		KL Baptist Church	Min. CUP	Permitted	CO Issued	18300924-CO 7.19.21																						13	64	6
2017-120	00454500-000000	65 Atlantic Drive (Truck Weigh Station)	Min. Dev	Permitted	Permit Issued	•19300098-Permit 4.3.19 •3.2.23 - no CO yet •6.923 no CO yet																						1	6	1
2018-139	00118050-000000	Sugarloaf School	FLUM	Approved		•Ord 031-2019 •3.2.23 - no permit •6.9.23 no permit •5.8.24 no permit				11	87	70	35	-																
2019-009/010/011	00124000-000000	Thompson Island (Residential Units)	FLUM/LUD	Under Review			42	35	29	27	21	17	8	4																
2019-028/029	00475270-000000	Abit Holding (Residential or Commercial)	FLUM/LUD	Hold																									193	24
(2018-200) 2019-068	•RE 00141132-004400 •RE 00141132-004500	Key Haven (Commercial/Office)	Min. CUP	Approved		DO 04-19 •10.19.22 no permits •3.2.23 no permits •6.9.23 no permits •5.8.24 no permit	200	215	55	49	43	37	31	25	18	12														
2018-169	00123590-000000	Safe Harbor Community Center (Longstock)	LDC Txt	Hold			1,055	575																						
(2018-050) 2019-057		Coco Palms (Residential Units)	TIS (not Rqrd)	Permitted	CO Issued	•19104207-CO 8.9.21 •19104206-CO 8.9.21 •19104205-CO 8.9.21 •19104204-CO 8.9.21				23	49	76	37	31	29	18	8												
2019-205 (2019-080)		Quarry III	TIS	Permitted	CO Issued	•20100058-CO 11.23.21 •20100057-CO 11.23.21 •20100056-Site Wrk Cert. of comp 11.18.21	250	306	312	160	134	109	92	76	67	59	42												
2019-177	00378390-000000	Hawks Cay Resort	Methodology	Hold																										
2019-058		Beards & Brews Trip Generation	Trip Generation	Approved	CO Issued	TIS not Rqrd, in existing plaza. Trip gen for intensity compliance • 19100764 •1.14.21 Cert. of Comp																								
2021-195 (2020-037/047)	00127480-000000	Stock Island Harbor Yacht Club/SH Marinas 6000 •TRAFFIC ONLY APPROVED - ALL APPLICATIONS STILL UNDER REVIEW BY PLANNING	Maj CUP FLUM/LUD Methodology	Approved		P19-22 •8.25.22 clearing permits applied for 22102180 •6.9.23 no other permits or movement	97	48	42	34	32	29	26	24	21	18	13	11	11	-									
20101242	00816930-000000	22936 US 1 Cudjoe	Permit	Permitted	Permit Issued	20101242-Permit 1.5.22 •6.9.23 same status						29																		
2020-026 (2020-026)	00166976-011300 00166976-011400	Dockside and Landing Apartments	Maj. CUP TIS	Under Review		•P36-20 •6.9..23 still needs BOCC aprvl	231	269	327	385	385	244	231	226	205	185	128	115	115	13	-								
2020-026	00166976-011300 00166976-011400	Dockside and Landing Apartments (alternate with 10%reduction) Alternate only if needed, not counted in either total.	Maj CUP	Approved for Next App			208	242	294	346	346	219	208	203	185	166	115	104	104	12	-								
18104641/1810463		Public Park BPK	Permit	Permitted	CO Issued	•18104641-Permit 7.1.21 •CO 8.17.22 •18104643- Permit 6.8.21 •CO 8.5.22										7													
20101367	00156310-000100	Bella Construction/ 35 Dimaond Dr.	Permit	Permitted	Permit Issued	20101367- Permit 4.11.21 •6.9.23 TCO 2.7.23			14																				
2020-130	RE 00483370-000000 RE 00483390-000000 RE 00483400-000000	Southcliff Estates (Workforce Housing)	Maj. CUP	Permitted	Permit Issued	•P04-21 •10.7.22 Site Wrk Permit 21301943 issued •10.7.22 Bldg permits 21301890, 21301889, 21301888 •Bldg permits 22300465 - 473 issued •6.9.23 - all permits, no Cos															-	16	33	45	53	65	73	122	80	37
2020-056 (2020-056)	00120940-000000	Dickerson	Min CUP	Approved for Next App		DO 05-21 •6.9.23 no permits •5.8.24 no permits	76	85	95	43	38	33	28	23	20	15	10	-											
20102607 (2021-001)	00149500-000000	Big Coppitt Ofc Bldg	Permit	Permitted	Permit Issued	•20102607-issued 9.20.22	20	22	25	11	10	9	7	6	5	4	3	-											
20103282.00		5650 Laurel Ave - Mixed use - 2DU/Ofc	Permit	Permitted	CO Issued	20103282- CO 8.8.22	16	8	7	6	5	5	4	4	3	3	2	2	2	-									

20103439 thru 20103447 (2020-078)	RE 00124540-000000 RE 00124560-000000	Wrecker's Cay Apartments	Permit	Permitted	CO Issued	•6.9.23 ALL SFR PERMITS STILL OPEN •20103447-Permit 5.25.21 •20103446-Permit 5.25.21 •20103445-Permit 5.25.21 •20103444-Permit 5.25.21 •20103443-Permit 5.25.21 •20103442-Permit 5.25.21 •20103441-Permit 5.25.21 •20103440-Permit 5.25.21 •5.9.24 Cos issued 8.30.23	380	219	137	183	146	122	97	73	49	24	-												
19101451		SI Restaurant - 6840 Front St.	Permit	Permitted	CO Issued	19101451-CO 3.11.22	104	65	58	47	43	40	36	33	29	25	18	14	14	-										
2021-022	SFR: RE 00090820-000000 APT: RE 00090860-000000	PLOR	CUP Renewal	Permitted		**SFR: •3.11.23 STILL APPLIED/ISSUED •21301801-issued 5.3.22 •21301799-issued 5.3.22 •21300348-issued 5.2.22 •20301303-Applied 8.21.20 •20301301-Applied 8.21.20 •20301300-Applied 8.21.20 •20301299-Applied 8.21.20 •20301298-Applied 8.21.20 •20301297-Applied 8.21.20 •20301295-Applied 8.21.20 •20301293-Applied 8.21.20 APT: • All permits COed 7.24&25.19**																			-	40	93	133	100	-
20103306		mini storage - 113 OSH, Rockland	Permit	Permitted	CO Issued	20103306-CO 2.16.22	26	43	20	12																			
19102478	00127270-000000	SI redevloped from 19 mobile homes and one 8 unit apartment building to 27 "SFR" units, .	Permit	Permitted	Permit Issued	•19102478-Permit 10.19.21 •6.12.23 STILL OPEN	9	3	3	3	2	2	2	1	1														
21300521 (2020-143)	00087600-000100	116 Ocean Dr, KL - Mini warehouse, RFC investments	Permit	Permitted	CO Issued	DO 05-20 •21300521 Permit 9.28.21 •CO 1.18.23																					4	
2020-211 (2021-082 CUP)	RE 00188980-000000	Shell Gas of Summerland	No App/ Min CUP	Under Review						-	53	99	143	118	87	49	-												
2021-009	00115840-000401	Kickin Back Gas Station and C-Store	Methodology	Approved		•6.12.23 no further applications or permits																						
2021-076	00124440-000000	Pilsner Pub (6150 2nd Street, Inc)		Withdrawn			37	8	6	5	2																	
2021-132		Little Palm - Dolphin Resort •12.17.21 applicant submitted TIS with CUP		Hold																								
2021-158 (21100984)	00186990-000000	22864 Overseas Highway (Mary Jane's Coffee Shop)	Permit/no app-TIS	Permitted	CO Issued	•21100984 issued 4.29.22 •3.7.23 CO NR, final bld issued 11.14.22						15																
2021-163	00464640-000000	Ubben -KL warehouse	Min CUP	Approved	Permit Issued	•DO 01-22 • 22300925 permit issued 1.9.23																					2	
2021-223 (2021-021 LOU) (21302050)	00454611-000100	KL Publix Overall trips reduced	No App TIS	Approved for Next App	Permit Issued	•21302050 - issued 8.17.22 •22301075permit issued 11.10.22																						
2021-237	00111320-000100	Dion's BPK TIS ONLY approved, application still under rvw with planning	Minor CUP	Approved	Permit Issued	•aprvl ltr dated 12.08.22 •22100851 permit issued 2.15.23						-	27	80	134	536	84	-											
2021-255 (2020-056)	00120940-000000	Dickerson Grp	Maj CUP	Under Review			107	120	133	61	54	47	39	32	29	22	14	-											
2021-248 (2021-132)	00113570-000100	Little Palm - Dolphin Resort	Maj CUP	Under Review					-	24	48	63	82	92	118	118	71	53	53	-									
2022-061 (21103154)	00275450-000000	Landco LLC (Tom Thumb BPK)	Permit	Permitted		•21103154 - applied 10.19.21 •6.12.23 still applied stage						-	11	34	57	228	49	-										
2022-021	00519590-000000	KL Gas station	Maj CUP	Under Review																					-	5	76	33	-
2021-103	00200640-000100	Check Overseas Property, LLC	Min CUP	Permitted	Permit Issued	•11.28.22 - DO 14-22 •6.12.23 No permits •5.1.24 • C-RMDL-2023-0297 - DU •C-ACCB-2023-0035			-	1	2	2	3	2	2	1	1	-											
2022-150	00160140-000000	J Jade Development	Minor CUP - Amend	Approved for Next App		DO 02-23 approved , but applicant has applied to amend CUP to include 1 AFH file 2023-115	21	24	29	34	18	16	14	13	11	5	3	2	2	-									
2022-221	00114840-000000	Shrinp Farm Housing	minor CUP	Approved		•Internal staff rvw •3.3.23 traffic only apprvd •10.16.23 - DO 07-23 •5.1.24 no permits	8	9	12	14	15	16	18	7	7	6	4	4	4	-									
2022-012 (2022-053)	•00089490-000000 •00490250-000000	Cemex	Maj. CUP	Under Review																					-	1,638	2,184	-	

2022-261	00521380-000000	Conch Svcs, LLC	MinCUP	Permitted		22301172																		-	2	9	7	1
2023-033	00174960-000000	MHH Coco LLC	Maj CUP A	Permitted		•SITE-2023-0057 (REVIEWED) •MULTI-AFF-2023-0006 •MULTI-AFF-2023-0007 •MULTI-AFF-2023-0008 •MULTI-AFF-2023-0009 •MULTI-AFF-2023-0010 •MULTI-AFF-2023-0011	10	17	25	31	35	41	25	21	18	15	4	-										
C-ACCB-2022-0014	00520530-000000	Reef - KL	permit	Permitted		C-ACCB-2022-0014																		-	1	7	5	1
2022-116	00215140-000000	Tremblay	Min CUP	Permitted		R-RMDL-2023-0542				-	-	1	1	2	3	2	1	-										
22102213	•00111660-000300 •00111660-000200	Octopus Gardens BPK	permit	Permitted		•22102213 applied 8.31.22			-	3	6	10	14	18	23	28	6	-										
2023-115 (2022-150)	00160140-000000	J Jade Development	Minor CUP - Amend	Permitted		•22100778	22	26	31	37	19	17	15	14	12	5	3	2	2	-								
2023-116	00468472-009710	LHS Key Largo Overseas		Permitted		C-RMDL-2022-0039																		-	-	130	198	528	200
combldg-2023-0014	00178530-000000	42 Cutthroat Dr		Permitted		combldg-2023-0014	9	15	24	30	34	43	31	26	22	19	5	-										
2023-178	00124940-000000	Refershment Svcs. - 5510 Maloney Avenue Stock Island	Minor CUP	Under Review			3	2	2	1	1	1	1	1	-	-	-											
2023-177	00508050-000000	33 Hibiscus, LLC	Minor CUP	Under Review																				-	2	8	12	1
2023-243	•00123761-000400 •00123761-000800	7005 & 7025 Shrimp Rd. Stock Island	Maj CUP	Under Review			246	121	107	101	80	67	54	40	34	20	7	-										
COMBLDG-2023-	00122070-000201	Rockland Distribution Center North	Permit	Permitted		COMBLDG-2023-0017	27	29	12	10	9	7	6	4	2	-												
C-RMDL-2023-0276	00124790-000000	Cayo Hueso Brewery 5630 Maloney Avenue	Permit	Permitted		C-RMDL-2023-0276	14	7	6	4	3	-																
Potential Remaining Capacity = Reserve Capacity - Total Input							403	4111	10	2862	8436	1846	964	1291	1911	3157	7535	3515	21075	3590	1207	1623	116	2177	-3584	-483	-23	10232	10114	1988
Actual Remaining Capacity = Reserve Capacity - Permitted Projects (in column F, status)							2,392	5,505	717	3,569	9,255	2,536	1,659	1,940	2,564	4,123	7,856	3,698	21,258	3,603	1,207	1,623	116	2,177	(3,584)	(483)	1,622	12,500	10,354	2,013

Appendix E

US 1 / Overseas Highway Link Analysis

Table E-1
Creekside Inn
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Plantation Key, Florida

Project:	Creekside Inn	**US 1 Mile Marker:**	90.5
Location:	Plantation Key	**ITE Land Use Category:**	220
Type of Development:	Multifamily Residential	**Daily Trip Generation Rate / Formula:**	6.02 trips / D.U.
Project Size:	15 Dwelling Units		
Average Trip Length:	20 Miles East / 25 Miles West		

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Reserve Capacity [1]
		15	40%	0%	0	1,207
		16	40%	25%	9	1,623
		17	40%	45%	16	116
		18	40%	55%	20	2,177
		19	40%	70%	25	(3,584)
		20	40%	80%	29	(483)
90	100%	21	60% / 40%	100%	54	1,622
		22	60%	75%	41	12,500
		23	60%	60%	32	10,354
		24	60%	20%	11	2,013

Source: Monroe County Planning and Environmental Resources Department.

Compiled by: KBP Consulting, Inc. (August 2024).

[1] *Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (5/20/24). These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Appendix D for the latest tracking table.*

McFARLAND JOHNSON

1111 12th Street, Unit 109B • Key West, FL 33040
Phone: (321) 431-7029
www.mjinc.com

September 26, 2024

Mr. Robert Mather, P.E.
Planning Review Engineer
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036
Ph.: (305) 664-6416 | E.: Robert.Mather@Islamorada.fl.us

RE: Traffic Engineering Review of Site Plan Application
Creekside Inn | Islamorada Plantation Key, FL

Dear Mr. Mather:

McFarland Johnson, Inc. (MJ) has reviewed the site plan application referenced above to determine if the Traffic Impact Study submitted was completed in accordance with the 2017 Monroe County Traffic Reports Guidelines Manual for Transportation Site Impact Analysis ("County Manual") as well as the Islamorada, Village of Islands ("the Village') land development regulations related to traffic and transportation aspects of the proposed action.

The review was based on the information submitted by the applicant to the Village and the document provided to MJ by your office on August 28, 2024, included the Traffic Impact Study, dated August 2024, prepared by KBP Consulting, Inc. The project entails redevelopment of the existing Creekside Inn and convert into a multi-family housing.

1.0 PROJECT DESCRIPTION

The project is located near mile marker 90.5 and entails transferring the existing 50 transient units of Creekside Inn to the Islander Resort located at 82100 Overseas Highway. See **Figure 1**. Once the transient units have been transferred, the proposed action involves the acquisition of development rights for 15 affordable dwelling units. Eight (8) dwelling units will be located in the east building at 90701 Old Highway, and seven (7) dwelling units will be located in the west building at 90611 Old Highway. See **Figure 2**. Vehicular access on Old Highway is proposed to remain as currently configured.

The project is proposed within the boundaries of Parcels 00437640-000000, 00437610-000000 and 00437590-000000, with an approximate upland area of 1.47 acres. These parcels are currently occupied by the Creekside Inn.

Figure 1 – Project Site

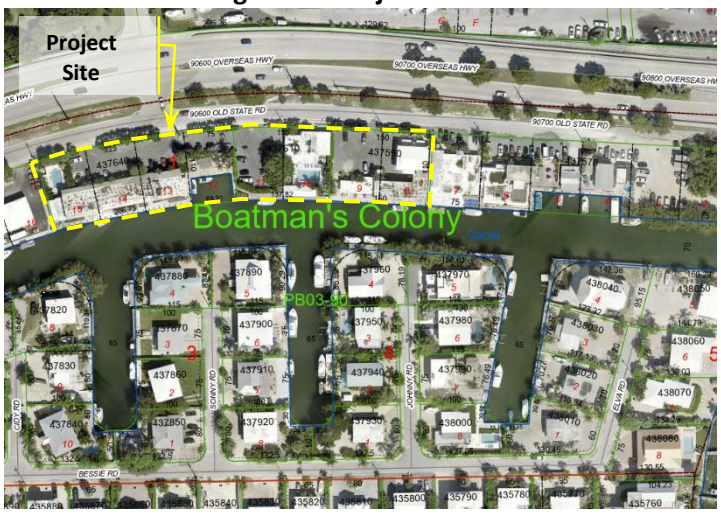
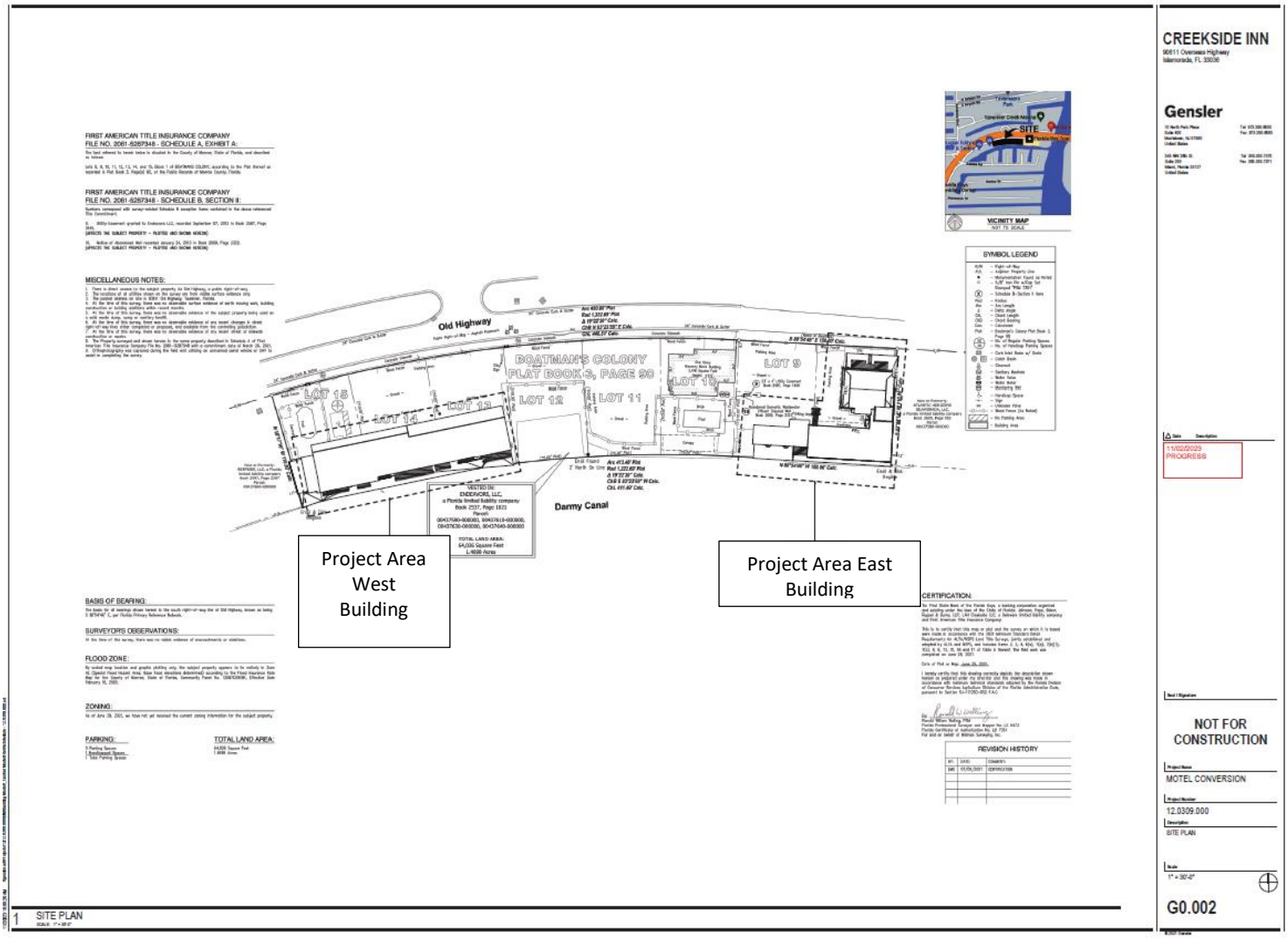


Figure 2 – Creekside Inn Site Plan



2.0 TRAFFIC REVIEW

For your consideration, our comments to the Traffic Impact Study as per the traffic engineering review are presented below:

1. As noted in Section 2.2 of the County Manual, the Gross Daily Trip Generation for the entire development using the latest edition of the ITE Trip Generation Manual (ITE Manual) should be included in the traffic statement.

    a. The Traffic Impact Study included the trip generation calculations utilizing the ITE Manual - 11th edition Land use code #220 Multi-Family Housing (Low-Rise) using dwelling units as the variable noted in Table 2 of the report, resulting in 90 total gross daily trips. The peak hour entering and exiting trips were also provided using the ITE rate values for calculating resulting in 6 AM Peak hour Trips (17 net decrease) and 8 PM Peak hours trips (22 net decrease) in accordance with the ITE manual.

        - The proposed trip generation net difference in the report utilized ITE Land Use #310 Hotel as the existing use. We also compared the trip generation difference when utilizing ITE Land Use #320 Motel, which has a lower trip generation rate than Hotel and may be more appropriate for the existing Creekside Inn operations. This land use still had an order of magnitude more trips than the proposed multi-family housing units. With that, we concur with the overall conclusions of the proposed trip generation analysis completed, calculating that the proposed land use will have a net decrease in traffic when compared to the current land use.

    b. The proposed number of parking spaces is not shown in the site plan provided in the Traffic Impact Study appendix as our understanding is that no site work is proposed as part of this change in use application. It should be noted that per the Village Land Development Zoning Code (Sec. 30-852-c-2), there should be a total of 30 spaces (2 per dwelling unit) for the proposed multi-family housing, which would include 2 accessible spaces. No parking calculations or information was provided on the Appendix A Site Plan drawing. We assume there is adequate parking given the 50 transient units requires 50 spaces (1 per room); however, we cannot confirm that and recommend that adequate spaces including accessible spaces are confirmed by the Village during the site plan approval process as it is unclear in the Traffic Impact Study appendix plan.

2. Based on the trip generation results in the Traffic Impact Study, a Traffic Report Level 1 would be required. See below for Table 2.1 from the County Manual and item # 3.

TABLE 2.1 – TRANSPORTATION SITE IMPACT STUDY THRESHOLD

Gross Daily Trip Generation[1]	Project Location	Type of Report Required
11 – 249	Segments of US-1 designated as Inadequate Capacity or Marginally Adequate Capacity according to the biennial assessment of public facilities capacity report (LDC Sec. 114-2)	Level 1
250 – 500	All Areas	Level 2
> 500	All Areas	Level 3

(1) The "gross" trips are defined as the total trips generated by the entire development, and not merely the net increase or decrease in trips due to the expansion or reduction in the size of an existing development.

3. The scope of the Traffic Impact Study completed, and information provided is consistent with a Level 1 report as per Section 2.2 of the County Manual.

    a. The Traffic Impact Study referenced Village Ordinance No. 13-21 which modified Section 30-304-(1)-a of the Village code regarding Level of Service which states:

    "U.S. 1 shall have sufficient available capacity to operate at or within five percent of LOS C as measured on an overall countywide basis not dependent on any single roadway segment, using the measured median travel speed from the annual report of public facilities capacity."

    All other roadways for which the village is responsible shall have sufficient available capacity to operate at or above LOS D as measured by peak hour volumes at all intersections, including but not limited to all intersections with U.S. 1."

    We concur that the traffic generated by the proposed housing project would not have a negative impact on the operating conditions of Old Highway and that Overseas Highway / US 1 is operating at Level of Services (LOS) C in this area and the project will not affect its operations with 1,921 vehicle reserve capacity per the 2021 US-1 study.

4. An assessment of the impacts on US-1 was discussed in the traffic statement with the 2021 LOS and Reserve Capacity table provided in Appendix E.

5. A more detailed plan set with the Proposed Site Plan Diagram was not provided for our review for items related to the traffic and transportation aspects of the site layout. It is understood that no site improvements are being proposed and therefore this review may not be warranted for this application. In general, these items that can be reviewed if site improvements are proposed include the following as defined in the County Manual and Zoning Code:
    a. Driveway Sight Triangles (County Manual Section 3.8 & Zoning Code Sec. 30-857)
    b. Driveway Geometry (Zoning Code Sec. 30-855)

c. Turning Radii (County Manual Section 3.8)
d. Internal Circulation (County Manual Section 3.9)
e. Signage and Pavement Markings (County Manual Section 3.9)
f. Parking Layout (Zoning Code Sec. 30-852)

This concludes our comments on this traffic impact study. If you have any questions or wish for any additional clarifications, please feel free contact me or David R Rosa at 305-705-4871 or via email at afrosino@mjinc.com and drosa@mjinc.com.

Very truly yours,

Adam J. Frosino, PE, PTOE
Project Engineer

Cc: David R. Rosa, MJ

RESOLUTION NO. 24-

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF LAH ISLANDER LLC FOR A TRANSFER OF DEVELOPMENT RIGHTS OF FIVE OR MORE HOTEL/MOTEL UNITS FROM THE PROPERTY LOCATED AT 90611,90655, 90691 AND 90701 OLD HIGHWAY IN TAVERNIER WITH REAL ESTATE NUMBERS 00437590-000000, 00437610-000000, 00437630-000000 AND 00437640-000000 AS LEGALLY DESCRIBED HEREIN TO PROPERTY LOCATED AT 82100 AND 81998 OVERSEAS HIGHWAY AND 132 CARROLL STREET ON UPPER MATECUMBE KEY, WITH REAL ESTATE NUMBERS 00400810-000000 AND 00400450-000000 AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, LAH Creekside LLC applied for the Transfer of Development Rights pursuant to Section 30-503 of the Code of Ordinances Islamorada, Village of Islands, FL on April 16, 2024, to transfer fifty (50) hotel/motel units from the real property located at 90611, 90655, 90691 AND 90701 Old Highway in Tavernier with Real Estate Numbers 00437590-000000, 00437610-000000, 00437630-000000 and 00437640-000000 (Sender Site) to the real property located at 82100 Overseas Highway and 81998 Old Highway and 132 Carroll Street on Upper Matecumbe Key, with real estate numbers 00400810-000000, 00400400-000000 and 00400450-000000 (Receiver Site); and

WHEREAS, the Staff reviewed the Request and recommended approval with conditions of the Request; and

WHEREAS, pursuant to the applicable provisions of the Code, the Staff Report dated August 8, 2024 recommended to the Village Council that the Request be approved with conditions; and

WHEREAS, the Village Council conducted a duly noticed Public Hearing regarding the application for Transfer of Development Rights and has considered the Request, the relevant supporting materials, the Staff's recommendations, public testimony and evidence given.

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

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

Section 2. Findings of Fact. The Village Council having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Transfer of Development Rights meets the requirements set forth in Village Code Chapter 30, Article IV, Division 12-Transfer of Development Rights and has demonstrated through competent substantial evidence that the criteria for granting the Request have been met.

(2) The Applicant has furnished the Village with a Declaration of Covenants, Conditions, and Restrictions for the Sender Site on a form acceptable to and approved by the Village Attorney affecting the removal of the fifty (50) development rights proposed for transfer from the Sender Site.

(3) The Request **is** consistent with the purposes, goals, objectives, and policies of the Village Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.

Section 3. Conclusions of Law. Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

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

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

(a) Accorded procedural due process; and

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

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

(3) Imposed the following Conditions:

1. This approval shall not take effect prior to the effective date of the Resolution approving Major Conditional Use Application PLCUP20220131.

2. Upon approval of the Major Conditional Use PLCUP20220131, the Village shall record the executed Declaration of Covenants, Conditions, and Restrictions provided herein, removing the fifty (50) hotel/motel development rights from the Sender Site.

3. No occupancy permits shall be issued to the transferred units at the Receiver Site until occupancy permits are issued for Workforce/Affordable Housing at the Sender Site.

Section 4. Effective Date.

This approval shall not take effect prior to the effective date of the Resolution approving Major Conditional Use Application PLCUP20220131. This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following thirty (30 days, this Resolution shall not be effective or acted upon by the Applicant until forty-five (45)

days following the rendition to the Florida Department Of Commerce ("DOC"), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this Resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by_____, second by_____.

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

Mayor Sharon Mahoney ___
Vice Mayor Don Horton ___
Councilman Joseph B. Pinder III ___
Councilwoman Deb Gillis ___
Councilman Steve Friedman ___

PASSED AND ADOPTED THIS _____ DAY OF_____, 2018.

_____
SHARON MAHONEY, MAYOR

ATTEST:

_____
MARNE MCGRATH, VILLAGE CLERK

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

_____
JOHN J. QUICK, INTERIM VILLAGE ATTORNEY