

Monroe County

Objective 101.2

Monroe County shall reduce hurricane evacuation clearance times to 24 hours by the year 2010.

Policy 101.2.13

Monroe County shall establish an interim Permit Allocation System for new residential development. The interim Permit Allocation System shall supersede Policy 101.2.1 and remain in place until such time as Monroe County determines its future growth capacity based on hurricane evacuation, public safety and environmental needs including water quality and habitat protection, and amends its plan consistent with such determination, based on the results of the work program as set forth below.

Objective 101.19

Monroe County recognizes that there presently exists a significant excess of platted residential subdivision lots relative to the County's carrying capacity based upon hurricane evacuation, traffic circulation, water quality and marine resources, and other level of service standards. The County further recognizes that lot owners who are unaware that they will be subject to the County's land development regulations may have unrealistic expectations concerning their ability to receive building permits. In order to avoid, to the extent possible, further unrealistic development expectations, Monroe County shall not approve a preliminary or final plat unless development of the plat would meet all of the requirements of Monroe County's land development regulations including, but not limited to, minimum area requirements for a single-family residence. Under no circumstances shall Monroe County approve a plat which creates an unbuildable lot.

Objective 216.1

Monroe County shall reduce hurricane evacuation clearance time to 24 hours by the year 2010.

Policy 216.1.1

Within one year of the effective date of this plan, Monroe County shall adopt Land Development Regulations which establish a Permit Allocation System for new residential development. The Permit Allocation System shall limit the number of permits issued for new residential development to be consistent with the Future Land Use Element in order to maintain hurricane evacuation clearance times at a maximum of 24 hours (See Land Use Objective 101.2 and supporting policies).

Policy 216.1.5

As part of the 5-year Comprehensive Plan Evaluation and Appraisal Report process, Monroe County shall, in coordination with the South Florida Regional Planning Council and the municipalities of Key West, Layton, and Key Colony Beach, re-run updated transportation models of the Southeast Florida Hurricane Evacuation Study in order to re-evaluate and adjust such factors as participation rates, visitor population levels, total growth allocations, allocations to sub-areas and municipal jurisdictions and estimates of the effectiveness of programs and policies to reduce the number of evacuating vehicles.

No later than six months after the effective date of this comprehensive plan and as part of every Evaluation and Appraisal Report thereafter, Monroe County shall review and re-evaluate the key variables on which hurricane clearance times have been calculated, with the highest priority given to conducting surveys necessary to more accurately predict peak seasonal occupancy rates, behavioral response factors and related assumptions. If data becomes available to indicate need for an adjustment of any factor such data shall, within one year of certification of such data, be used to re-run transportation models of the Southeast Florida Hurricane Evacuation Study. New clearance times produced by such additional runs of the Southeast Florida Hurricane Evacuation Study shall be incorporated by plan amendment.

Policy 216.1.8

In the event of a pending major hurricane (category 3-5) Monroe County shall implement the following staged/phased evacuation procedures to achieve and maintain an overall 24-hour hurricane evacuation clearance time for the resident population.

1. Approximately 48 hours in advance of tropical storm winds, a mandatory evacuation of non-residents, visitors, recreational vehicles (RV's), travel trailers, live-aboards (transient and non-transient), and military personnel from the Keys shall be initiated. State parks and campgrounds should be closed at this time or sooner and entry into the Florida Keys by non-residents should be strictly limited.

2. Approximately 36 hours in advance of tropical storm winds, a mandatory evacuation of mobile home residents, special needs residents, and hospital and nursing home patients from the Keys shall be initiated.

3. Approximately 30 hours in advance of tropical storm winds, a mandatory phased evacuation of permanent residents by evacuation zone (described below) shall be initiated. Existing evacuation zones are as follows:

- a) Zone 1 – Key West, Stock Island and Key Haven to Boca Chica Bridge (MM 1-6)
- b) Zone 2 – Boca Chica Bridge to West end of 7-mile Bridge (MM 6-40)
- c) Zone 3 – West end of 7-Mile Bridge to West end of Long Boat Key Bridge (MM 40-63)
- d) Zone 4 – West end of Long Boat Key Bridge to CR 905 and CR 905A intersection (MM 63-106.5)
- e) Zone 5 – 905A to, and including Ocean Reef (MM 106.5–126.5)

The actual sequence of the evacuation by zones will vary depending on the individual storm. The concepts embodied in this staged evacuation procedures should be embodied in the appropriate County operational Emergency Management Plans. The evacuation plan shall be monitored and updated on an annual basis to reflect increases, decreases and or shifts in population; particularly the resident and non-resident populations.

For the purpose of implementing Policy 216.1.8, this Policy shall not increase the number of allocations to more than 197 residential units a year, except for workforce housing. Any increase in the number of allocations shall be for workforce housing only.

Policy 216.1.18

Reduced evacuation clearance times which may result from adjustments to evacuation model variables, programs to reduce the number of evacuating vehicles or increased roadway facility capacity, shall not be used to increase development expectations beyond the growth allocations provided herein, except to the extent that a hurricane evacuation clearance time of 24 hours can be maintained. Any necessary reduction in hurricane clearance times shall be accomplished by a plan amendment within 180 days of the re-assessment.

Islamorada

GOAL 1-3: LIMIT GROWTH WITHIN THE VILLAGE. Islamorada, Village of Islands shall manage the rate of development and population growth to promote small-town ambiance, improve quality of life for residents, enhance and protect natural resources and environmental quality unique to the Florida Keys, comply with adopted level of service standards for public facilities, effectively time public infrastructure and services according to the availability of public funds and support safe and timely evacuation prior to a hurricane.

OBJECTIVE 1-3.1: IMPLEMENT LIMITED GROWTH OBJECTIVES AND POLICIES.

Islamorada, Village of Islands shall limit the annual allocation of permits based on the objective to reduce and maintain hurricane evacuation clearance times at or below 24 hours as determined by the most up-to-date evacuation model. Land Development Regulations shall implement the goals, objectives and policies of this Comprehensive Plan that limit growth within the Village. These regulations shall provide a process for distributing the Village's equitable share of the Keys-wide allocation of available annual building permits for residential and non-residential development and shall provide incentives for preserving environmentally sensitive lands, extinguishing development rights, providing affordable housing and promoting redevelopment of the Village Activity Centers, to be adopted in accordance with the framework and timelines established by the following policies:

Policy 1-3.1.1: Establish a Building Permit Allocation System (BPAS). 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. The annual allocation shall be approved provided that hurricane evacuation clearance time does not exceed 24 hours. The Village shall cease issuing permits under the annual allocation once the hurricane evacuation clearance time provided Monroe County, Key West and Marathon also cease issuing permits, except that the Village may voluntarily do so.

Policy 2-1.2.8: Provide a Staged/Phased Evacuation Procedure to Maintain a 24-Hour Hurricane Evacuation Clearance Time. In the event of a pending major hurricane (category 3-5) Islamorada, Village of Islands shall implement the following staged/phased evacuation procedures to achieve and maintain an overall 24-hour hurricane evacuation clearance time for the resident population.

7. Approximately 48 hours in advance of tropical storm winds, a mandatory evacuation of nonresidents, visitors, recreational vehicles (RVs), travel trailers, live-aboards (transient and non-transient), and military personnel from the Village shall be initiated.

State parks and campgrounds should be closed at this time or sooner and entry into the Village by nonresidents should be strictly limited.

8. Approximately 36 hours in advance of tropical storm winds, a mandatory evacuation of mobile home residents, special needs residents, and hospital and nursing home patients from the Village shall be initiated.

9. Approximately 30 hours in advance of tropical storm winds, a mandatory phased evacuation of permanent residents by evacuation zone shall be initiated. Islamorada, Village of Islands is within existing evacuation Zone 4 - West end of Long Key Bridge to CR 905 and CR 905A intersection (MM 63-106.5).

The actual sequence of the evacuation by zones will vary depending on the individual storm. The concepts incorporated in this staged evacuation procedure should be embodied in the Village Comprehensive Emergency Management Plan. The evacuation plan shall be monitored and updated on an annual basis to reflect increases, decreases and or shifts in population; particularly the resident and non-resident populations.

Policy 2-1.2.9: Support Regional Hurricane Evacuation Model. The Village shall support state funding for the update of the hurricane evacuation model that considers the impact of Miami-Dade County on evacuees, contains more uniform standards for counting and allocating dwelling units and reflects the benefits from staged/phased evacuation pursuant to Policy 2-1.2.9.

Policy 2-1.6.3: Adopt a 24 Hour Hurricane Evacuation Time for the Florida Keys.

Islamorada, Village of Islands hereby adopts 24 hours as the maximum allowable hurricane evacuation clearance time standard, pursuant to Policies 2-1.2.9 and 2-1.2.10. The Village shall reduce and maintain hurricane evacuation clearance time at or below 24 hours by implementing transportation improvements and strategies in coordination with FDOT and other affected local governments and by pursuing a toll on the 18 Mile Stretch, limiting tourist marketing activities, and limiting the annual allocation of permits in an equitable share as determined by interlocal agreement with the affected local governments in the Keys and the Department of Community Affairs. In any Keys-wide reduction in allocation the Village asserts that the Administration Commission should, and will request it to consider and prorate any voluntary reduction adopted by the Village to the allocation originally assigned to the Keys by Final Order of the Administration Commission.

Marathon

Objective 1-3.5 Manage Growth Rate within the City

The City shall manage the rate of new development to protect the quality of life for residents, enhance and protect natural resources, comply with adopted level of service standards for public facilities, effectively time public infrastructure and services according to the availability of public funds and support safe and timely evacuation prior to a hurricane.

Policy 1-3.5.4 3 Residential Building Permit Allocation System (RBPAS)

By December 2005 the City shall adopt Land Development Regulations that establishes a RBPAS and ensure that all environmental impacts have been mitigated or an equivalent amount

of land acquisition funds donated, and ensure that the proposed development is consistent with all other applicable regulations...

- a. Provide disincentives for development in environmentally sensitive lands;
- b. Provide disincentives for development in offshore islands, COBRA and High Velocity Zones;
- c. Provide incentives for in-fill of developed subdivisions;
- d. Establish programs to extinguish development rights;
- e. Maintain an up-to-date hurricane evacuation plan and meet the required 24 hour hurricane evacuation time or other applicable state standard for hurricane evacuation;
- f. Provide priority/preference to established permanent local residents; and
- g. Provide incentives for mixed-income (affordable and market rate housing within one development) developments.

Objective 1-2.2 Hurricane Evacuation

The City shall maintain an up-to-date hurricane evacuation plan and meet the required 24 hour hurricane evacuation time or other applicable state standard for hurricane evacuation.

Policy 1-2.2.1 Implement Staged/Phased Hurricane Evacuation for Major Hurricanes (Category 3 – 5)

In order to provide for safe and efficient evacuation of the residents in the event of a major hurricane (category 3 – 5), the City shall implement, in coordination with Monroe County, the following staged/phased evacuation procedures to achieve and maintain an overall 24-hour hurricane evacuation clearance time for the resident population.

- a. Approximately 48 hours in advance of tropical storm winds, a mandatory evacuation of non-residents, visitors, recreational vehicles (RVs), live-boards (transient and non-transient), and military personnel from the Keys shall be initiated. State parks and campgrounds should be closed at this time and entry into the Florida Keys by non-residents should be strictly limited.
- b. Approximately 36 hours in advance of tropical storm winds, a mandatory evacuation of mobile home residents, special needs residents, and hospital and nursing home patients from the Keys shall be initiated.
- c. Approximately 30 hours in advance of tropical storms winds, a mandatory phased evacuation of permanent residents, by evacuation zone shall be initiated.

The actual sequence of the evacuation by zones will vary depending on the individual storm. The concepts embodied in this staged evacuation procedures should be embodied in the appropriate county operational emergency management plans.

Policy 1-2.2.2 Coordinate Evacuation Plans

The City shall coordinate plans for evacuation of coastal area populations with appropriate local or regional hurricane evacuation plans.

Layton

Policy 10.a: Residential and Commercial Building Permit Allocation System. The City of Layton’s Building Permit Allocation System, in which all building permits for both dwelling units and hotel/motel time-sharing units shall in total, allocate a maximum 3 permits per year until a Comprehensive Plan Amendment is submitted reflecting the new allocation based upon an inter-local decision made by all governments in Monroe County. The annual allocation of permits per year, or any portion thereof, shall not be allowed to rollover from ROGO year to ROGO year. All commercial permits shall be solely limited to an annual maximum square footage of 717 square feet. Any square footage not issued by permit in a single year, shall rollover to the following year, to be added to the 717 square feet for that year. These allocations shall represent build-out of the City of Layton, after which new redevelopment will be allowed.

- a. Building Permit Allocation System. The Comprehensive Plan and ROGO shall be reviewed in response to the findings of the Carrying Capacity Study to ensure that future development shall not exceed the carrying capacity of the City of Layton. Detailed allocation procedures for distributing available awards shall be adopted through Land Development Regulations, ROGO, consistent with the goals, objectives and policies of the revised Comprehensive Plan.

Policy 3.b: Transient Hurricane Evacuation Implement Staged/Phased Hurricane Evacuation for Major Hurricanes.

1. It shall be the policy of the City to work cooperatively with the County Emergency Manager to require early evacuation of tourists and transient units, in order to maintain a 24-hour hurricane evacuation clearance time.
3. Based upon this work program requirement, the City adopts the following:
 - a. Complete a comprehensive analysis of hurricane evacuation issues in the Florida Keys and develop strategies to reduce actual hurricane clearance times and reduce potential loss of life from hurricanes. In order to provide for safe and efficient evacuation of residents in the event of a major hurricane (category 3-5), the City shall implement, in coordination with Monroe County, the following staged/phased evacuation procedures into the City’s Hurricane Evacuation Plan to achieve and maintain an overall 24-hour hurricane evacuation clearance time for the resident population.

Key Colony Beach

Objective 1.3 Hurricane Evacuation

Grant no land use plan amendments that would increase land use density and intensity, in order to ensure that the projected “buildout” hurricane evacuation traffic entering on U.S. 1 will not increase.

Policy 1.3.1 Deny any plan amendments and rezoning requests that would increase population densities on the island in order to avoid further burdens on the hurricane evacuation plan. Vacant

parcels should be developed at densities and intensities consistent with the Future Land Use Map and pre-1990 plats.

Objective 1.6 Hurricane Evacuation Plan

Upon adoption of the Plan, the City shall adopt a Hurricane Evacuation Plan, and coordinate with the Monroe County Emergency Management Department to maintain or reduce hurricane evacuation times.

Goal 2 To minimize human and property loss due to hurricanes.

Objective 2.3 Hurricane Evacuation

In the event of a pending major hurricane (Category 3-5), the City of Key Colony Beach shall implement the following staged/phased evacuation procedures to achieve and maintain an overall 24-hour hurricane evacuation clearance time for the resident population.

Key West

OBJECTIVE 1-3.12: MANAGING BUILDING PERMIT ALLOCATION. (Cross reference Policy 5-1.6.4: Building Permit Allocation and Hurricane Evacuation, herein Section XII). The State of Florida, Monroe County and its municipalities have concluded that: 1) the present hurricane evacuation clearance time in the Florida Keys is unacceptably high; and 2) based on a continuation of historic rates of growth within the County incorporated and unincorporated areas; clearance time will continue to increase.

In order to protect the health and safety of the residents in the Florida Keys, the City of Key West shall regulate the rate of population growth commensurate with planned increases in evacuation capacity in order to prevent further unacceptable increases in hurricane evacuation clearance time. Regulation of the rate of growth will also assist in preventing further deterioration of public facility service levels. Therefore, in concert with Monroe County and the Cities of Key Colony Beach and Layton, upon plan adoption, the City shall manage the rate of growth in order to reduce the 1990 hurricane evacuation clearance times of 35 hours to 30 hours by the year 2002 and to 24 hours by the year 2010. The Florida Keys hurricane evacuation studies (Post, Buckley, Schuh & Jernigan, 1991) and the "Lower Southeast Florida Hurricane Evacuation Study Update" (US Army Corps of Engineers, June 1991) provided the basis for the 1990 hurricane evacuation clearance time and also provide the basis for projecting the targeted evacuation clearance times.

Policy 1-3.12.1: Establishing a Building Permit Allocation Ordinance. Upon plan adoption, the City of Key West shall adopt a building permit allocation ordinance. The building permit allocation ordinance shall establish a permit allocation system for managing new permanent and transient residential development. The permit allocation system shall limit the number of permits issued for new permanent and transient development to 5,786 units during the period from April 1, 1990 (i.e., the starting date used in the 1991 Florida Keys hurricane evacuation study) to September 2002, including those permitted in Monroe County and in the Cities of Key Colony Beach and Layton. The City of Key West will permit an estimated total of 1,093 new permanent

and transient units during the period April 1, 1990 to the April 2002. The annual allocation will be ninety-one units (91) single-family units or an equivalent combination of residential and transient types based on the equivalency factors established in Policy 1-3.12.3.